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| Agenda Item | 7.12       |
| Report No   | PLN/038/26 |

## HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee

**Date:** 10 June 2026

**Report Title:** 25/03236/S42: Whirlwind Energy Storage LLP  
Land 295M South of Mill House, Stainland, Thurso

**Report By:** Area Planning Manager – North

### Purpose/Executive Summary

**Description:** Application for S42 to amend the wording of condition 14 of planning consent 22/02054/FUL and subsequent changes to siting, design and ancillary infrastructure

**Ward:** 02 – Thurso and North West Caithness

**Development category:** Major

**Reason referred to Committee:** Major Development

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

### Recommendation

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

## 1. PROPOSED DEVELOPMENT

- 1.1 This application has been submitted under Section 42 of the Town and Country Planning (Scotland) Act 1997 (as amended). It seeks to amend the wording of Condition 14 attached to planning permission 22/02054/FUL, as well as to approve subsequent changes to the siting, design and ancillary infrastructure.
- 1.2 Planning application 22/02054/FUL was previously granted planning permission following consideration by NPAC on the 18<sup>th</sup> October 2022, regarding the erection and operation of a battery energy storage system (BESS), comprising up to 50 battery storage units, an electrical connection building, landscaping, fencing and associated ancillary infrastructure, on land located approximately 295 metres south of Mill House, Stainland, Thurso.
- 1.3 With no material commencement on site, the applicant now seeks, through the proposed variation of Condition 14, to extend the planning permission by one year. In addition, the application proposes amendments to the previously approved siting, design and ancillary infrastructure, to reflect ongoing advancements in BESS technology.
- 1.4 For reference condition 14 of application ref. 22/02054/FUL states:  

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

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).’
- 1.5 Grid connection availability, ongoing reforms to the grid application process, equipment delivery timescales and funding constraints, have all had an adverse effect on the timeline for implementation of the originally approved scheme. A grid connection has now been offered for the BESS facility in 2027, dependent on wider network upgrades, and cannot be brought forward to align with the original 2022 planning consent. As the grid connection is now scheduled for 2027 - beyond the lifetime of the original planning permission - the applicant is seeking a Section 42 to enable implementation of the development within the revised timescale.
- 1.6 The previously approved development comprised up to 50 battery storage containers (with integrated air conditioning units and external inverters) arranged in paired units with shared transformers, a Distribution Network Operator (DNO) control building, site office and storage containers, security and acoustic fencing, CCTV infrastructure, areas of hardstanding, parking provision, a new access onto the A9(T), surface water drainage, and associated landscaping. The amended scheme comprises 36 battery storage units (arranged in nine groups of four), 9 associated inverter units, an auxiliary transformer, standby generator and fuel tank, harmonic filter, DNO substation, client switchroom, welfare cabin, two storage containers, and a firefighting water tank, together with internal acoustic fencing, perimeter security fencing, lighting and CCTV, parking provision, and a temporary construction compound.

The application footprint remains within the extent of the previously approved compound, while retaining a storage capacity of up to 49.9MW and an anticipated operational lifespan of up to 50 years.

- 1.7 The BESS facility is intended to store excess electricity from the national grid and release it during periods of high demand, requiring a grid connection via the existing Thurso South substation approximately 1km to the south-west. This grid connection is noted within the submission as to be by underground cabling rather than overhead lines; however, the grid connection itself does not form part of this application.
- 1.8 Pre Application Consultation: No formal pre-application was undertaken between the applicants and the Planning Authority both prior to the original application and the pending Section 42.
- 1.9 Supporting Information:
  - Supporting Statement
  - Biodiversity Net Gain Report
  - Supporting Letter
  - Noise Impact Assessment
  - Landscape Management Plan
  - Acoustic Fencing Details
  - Visualisations (Viewpoints 1–7)
  - Viewpoint 5 Comparative Wireline
  - Cumulative Assessment Plan
  - Drainage Report
  - Ecological Assessment
  - Pre Application Consultation Report
- 1.10 Variations: Multiple variations to submitted drawings occurred during the assessment of this application in line with consultee remit, appropriate guidance and to alter recognised discrepancies across the submitted plans.

## **2. SITE DESCRIPTION**

- 2.1 The application site itself which statements unchanged from the 2022 approval and comprises 1.85 hectares of agricultural land within a wider rolling agricultural landscape. The site lies approximately 1.7km south-east of Thurso within the Farmed Lowland Plain (LCT 143), and is set back around 410m from the A9 trunk road. The surrounding landscape is characterised by large open fields within a shallow basin, with the site on gently rising ground.
- 2.2 The surrounding pattern of development is characterised by dispersed housing and agricultural businesses, with the nearest properties being Upper Geiselittle (250m), Bainstown House (315m), Mill House Stainland (470m), and Four Winds (700m). Of relevance to this proposal lies the Thurso South substation, approximately 1km to the southwest.
- 2.3 There are no landscape designations covering the site, the River Thurso Special Area of Conservation (SAC) and Site of Scientific Special Interest (SSSI) is

approximately 580m to the east, Weydale Quarry SSSI 1.5km ESE, and the Newlands of Geise Mire SSSI around 2.7km northwest of the site.

### 3. PLANNING HISTORY

- |     |            |  |                          |
|-----|------------|--|--------------------------|
| 3.1 | 14.02.2022 | 21/05957/PAN: Erection and operation of a battery energy storage system comprising of up to 50 battery storage units, electrical connection building, landscaping, fencing and ancillary infrastructure. | CASE<br>CLOSED           |
| 3.2 | 18.02.2024 | 22/02054/FUL: Erection and operation of a battery energy storage system comprising of up to 50 battery storage units, electrical connection building, landscaping, fencing and ancillary infrastructure. | APPLICATION<br>PERMITTED |

### 4. PUBLIC PARTICIPATION

- 4.1 Advertised: Schedule 3 and Unknown Neighbour – 14 Days  
Date Advertised: 3<sup>rd</sup> March 2026  
Representation deadline: 17<sup>th</sup> April 2026
- 4.2 Timeous representations: 0
- 4.3 Late representations: 0
- 4.4 Material considerations raised are summarised as follows:  
a) N/A
- 4.5 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet <https://www.highland.gov.uk/planning/view-comment-planning-applications>.

### 5. CONSULTATIONS

- 5.1 **Castletown Community Council:** No response.
- 5.2 **Environmental Health:** No objection, subject to condition. The applicant proposes separate daytime and nighttime noise limits based on background sound levels, reflecting the operational characteristics of BESS, where cooling demand and associated noise varies with temperature. While lower nighttime temperatures are expected to reduce noise output, daytime operation may be associated with higher ambient temperatures and an increased requirement for cooling, leading to potentially higher noise emissions. As such, supporting manufacturer data was requested to be provided to justify the assumed reductions in fan speeds. On receipt of the manufacturer's data provided, Environmental Health confirmed that it is sufficient to demonstrate that the fans will operate at a reduced speed during the daytime and at night. Environmental Health requested the attachment of revised conditions regarding noise.

- 5.3 **Transport Planning:** No objection. Advised that whilst the revisions include changes to the layout and overall scale of the development, these generally reflect a reduction in the extent of development, including a lower number of units and a reduced footprint. The submitted information indicates that construction traffic levels remain low and broadly comparable to those previously assessed, with no material change in anticipated vehicle movements or impact on the road network. Operational traffic is also unchanged and minimal. On that basis, Transport Planning has no objection to the amended proposals.
- 5.4 **Transport Scotland:** No objection. Noted that the number of units has decreased resulting in a reduction to the anticipated traffic movements over the nine-month construction period. On that basis, Transport Scotland remain satisfied that requirements are covered under condition 9 of the original consent (Ref: 22/02054/FUL).
- 5.5 **SEPA:** No objection.
- 5.6 **Historic Environment Scotland:** No objection.
- 5.7 **Flood Risk Management Team:** No objection subject to condition. Initially stated that they had no issues with the proposed extension of time. Following revisions, advised the latest surface water drainage design is more comprehensive than the info received for the previous application 22/02054/FUL. As such, the Flood Team remain content with the proposals and request a condition on the final drainage design.
- 5.8 **Ecology:** No objection informally responded stating that the Ecology Service are content with the proposals. Requested conditions regarding Habitat Management and GIS Data.
- 5.9 **Community Wealth Building:** No objection, the Community Wealth Building team will be in touch with the Developer/Applicant regarding the Highland Social Value Charter.
- 5.10 **Contaminated Land Officer:** No objection
- 5.11 **HQ Forestry:** No objection.
- 5.12 **Historic Environment Team – Archaeology:** No objection.
- 5.13 **Access Officer:** No objection.
- 5.14 **Development Plans:** No response.
- 5.15 **Landscape Officer:** No response.
- 5.16 **Scottish Water:** No response.
- 5.17 **NatureScot:** No response.
- 5.18 **Forestry Land Scotland:** No response.

## **6. DEVELOPMENT PLAN POLICY**

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

### **National Planning Framework 4 (2023) (NPF4)**

- 6.2 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 7 – Historic Assets and Places  
Policy 11 - Energy  
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

### **Highland Wide Local Development Plan 2012 (HwLDP)**

- 6.3 28 - Sustainable Design  
29 - Design Quality and Place-making  
30 - Physical Constraints  
36 - Development in the Wider Countryside  
56 - Travel  
57 - Natural, Built and Cultural Heritage  
58 - Protected Species  
61 - Landscape  
64 - Flood Risk  
66 - Surface Water Drainage  
67 - Renewable Energy Developments  
69 - Electricity Transmission Infrastructure  
72 - Pollution  
73 - Air Quality  
77 - Public Access

### **6.4 Caithness and Sutherland Local Development Plan (2018) (CaSPlan)**

No specific policies apply.

### **6.5 Highland Council Supplementary Planning Policy Guidance**

Developer Contributions (March 2018)  
Flood Risk and Drainage Impact Assessment (Jan 2013)  
Green Networks (Jan 2013)  
Highland Historic Environment Strategy (Jan 2013)  
Highland's Statutorily Protected Species (March 2013)  
Physical Constraints (March 2013)  
Roads and Transport Guidelines for New Developments (May 2013)  
Standards for Archaeological Work (March 2012)

Sustainable Design Guide (Jan 2013)

## **7. OTHER MATERIAL POLICY CONSIDERATIONS**

### **7.1 Scottish Government Planning Policy and Guidance**

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 (NFCC) (December 2025)

Planning Guidance: Battery Energy Storage Systems (March 2026)

## **8. PLANNING APPRAISAL**

8.1 This application is made under Section 42(2) of the 1997 Planning Act which states that, when dealing with a section 42 application, the planning authority shall consider only the question of the conditions subject to which planning permission should be granted, and that, if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly; but if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application. Circular 3/2022: Development Management Procedures, Annex H(5) goes on to state that while authorities may consider only the issue of the conditions to be attached to any resulting, in some cases this does not preclude the consideration of the overall effect of granting a new planning permission, primarily where the previous permission has since lapsed or is incapable of being implemented.

8.2 In accordance with section 25 of the 1997 Act, the application must therefore be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan comprises the National Planning Framework and the relevant Local Development Plan (section 24(1)). In the event of any incompatibility between a provision of the National Planning Framework and a provision of the Local Development Plan, whichever is later in date is to prevail (section 24(3)).

### **Determining Issues**

8.3 The principle of the development has been established and through this submission there are some changes to the extents of the previously approved development, with

the site's overall electrical generating capacity remaining the same as previously approved, with the footprint of development reducing. The application also seeks to extend the term of the permission. To address the determining issues therefore, the council must consider the extent to which the proposal, as amended, continues to comply with development plan policy and take into consideration any other material considerations.

It is worth highlighting that an application submitted under S42 of the Planning Act provides the Planning Authority with an opportunity, as part of the process in considering the proposed variation, to amend any, or each of the original conditions previously applied which it considers necessary to regulate the development proposed.

### **Planning Considerations**

8.4 The key considerations in this case are:

- a) Compliance with the development plan and other planning policy
- b) Socio-Economic Impacts;
- c) Siting, design and visual impact;
- d) Natural Heritage Impacts;
- e) Traffic and transport impacts;
- f) Impact on built and cultural heritage;
- g) Amenity
- h) Flood Risk and Drainage;
- i) Health and Safety;
- j) Decommissioning and Reinstatement; and
- k) Impact on infrastructure and services and proposed mitigation (developer contributions)
- l) any other material considerations

### **Development plan/other planning policy**

8.5 Development Plan policy has changed since the determination of the original application with the adoption of National Planning Framework 4 (NPF4). A section 42 consent constitutes a fresh planning permission. As such, it is necessary to assess this in the light of the current policy framework at the time of determination. The application is supported by a Supporting Statement which covers the proposal's compliance with NPF4. The most relevant to this proposal are policies: 1 - Tackling the Climate and Nature Crises, 3 - Biodiversity and 11 - Energy. The key issue is therefore whether the proposed amendment to condition 14 (ref. 22/02054/FUL), and the subsequent proposal changes, would result in the development being incompatible with the current Development Plan or national planning policy. If the Council is satisfied that the proposal, as set out in the submission, would not give rise to any significant adverse impacts, the application can be supported. In this respect the applicant has provided a Supporting Statement which details compliance of the proposals against NPF4, with further details provided regarding Biodiversity Net Gain, Fire Risk Suppression and Mitigation.

8.6 The Development Plan in which the application requires to be assessed against comprises National Planning Framework 4 (NPF4), the adopted Highland-wide Local

Development Plan (HwLDP), Caithness and Sutherland Local Development Plan (CaSPlan), and all statutorily adopted supplementary guidance.

- 8.7 NPF4 considers that Strategic Renewable Electricity Generation and Transmission Infrastructure will assist in the delivery of the Spatial Strategy and Spatial Priorities for the north of Scotland, and, that Highland can continue to make a strong contribution toward meeting Scotland's ambition for net zero. Alongside these ambitions, the strategy for Highland aims to protect environmental assets as well as deliver on other policy considerations. These are assessed in the following sections, which set out that the proposal is generally in conformity with the provisions of the development plan.
- 8.8 Since its adoption, NPF4 Policies 1, 2, and 3 now apply to all development proposals Scotland-wide, which means that significant weight must be given to the global climate and nature crises when considering all development proposals, as required by NPF4 Policy 1. To that end, development proposals must be sited and designed to minimise lifecycle greenhouse gas emissions as far as is practicably possible in accordance with NPF4 Policy 2, while proposals for major developments must conserve, restore, and enhance biodiversity, including nature networks, so they are in a demonstrably better state than without intervention, as required by NPF4 Policy 3 b). Furthermore, NPF4 Policy 25 for Community Wealth Building sets out at Part a) that development proposals should contribute to local or regional community wealth building strategies and be consistent with local economic priorities.
- 8.9 While the above proposals are salient to the proposal's assessment, the principal policy for assessing energy developments is NPF4 Policy 11 for Energy. The policy sets out the Development Plan's in-principle support for all forms of renewable, low carbon, and zero emission technologies, including BESS facilities. Part c) of the policy qualifies this position by stating that energy proposals should only be supported where they maximise net economic impact including local and community socio-economic benefits such as employment, associated business, and supply chain opportunities. The policy goes on to state at part e) that while significant weight will be placed on the contribution of the proposal to renewable energy generation targets and on reduction of greenhouse gas emissions targets, the development's impacts, including cumulative impacts, must be suitably addressed and mitigated against. These considerations are not a policy test and relate to matters of: impacts on communities and individual dwellings in relation to amenity; landscape and visual impacts; public access; aviation and defence interests; telecommunications; traffic; historic environment; ecology and biodiversity (including birds); impacts on trees; and decommissioning and site restoration.
- 8.10 The Development Plan, which now includes NPF4, must be considered in the round. While there is clear in-principle support for renewable energy proposals that contribute to reaching net zero, of which BESS technology is one, this is not unqualified. It needs to be demonstrated that the impact on factors such as community amenity, biodiversity, landscape and visual matters, heritage, and infrastructure, to name but a few, are addressed and/or adequately and appropriately mitigated and as such, several policy considerations will apply. The extent to which the proposal's energy, economic and other benefits outweigh, or otherwise, other

policy considerations are assessed in the following sections, which set out that the proposal is generally in conformity with the provisions of the development plan.

### **Socio-Economic Impacts**

- 8.11 Energy storage facilities are an every evolving and are expected to be a significant component of national energy infrastructure in the coming years and are therefore expected to support jobs and economic development. Since the determination of the previous planning consent 22/02054/FUL, the Council has worked with public, private, and community partners to develop its priorities through the Highland Outcome Improvement Plan 2024-2027. This Plan has a vision to maximise opportunities and tackle inequality to build a thriving Highlands for all and includes three high level strategic priorities around people, place and prosperity.
- 8.12 A Community Wealth Building Strategy was approved in September 2024. This provides an alternative approach to economic development and a practical response that aims to keep wealth within a local area. It aims to ensure every area and community can participate in, and benefit from, economic activity. The Council's position on Community Benefits has recently been updated with the approval of a 'Social Values Charter for Renewables Investment' (June 2024). The charter sets out The Highland Council's expectations from developers wishing to invest in renewables related projects in the Highland area and what the Highland partnership will do to support and enable this contribution, namely
- embed an approach to community wealth building into Highland;
  - maximise economic benefits from our natural environment and resources;
  - engage and involve relevant stakeholders to understand how we can continually improve our impact; and,
  - unlock economic opportunities for the area.
- 8.13 The Council's Social Value Charter Statement, adopted since the determination of the originally proposed BESS scheme, would expect this development to: 1) maximise local economic impact and employment; 2) prioritise local employment and supply chain opportunities along with promoting environmental stewardship; 3) support the community through flexible contributions to a community and a strategic fund; 4) provide grid resilience and environmental benefits; and 5) provide training and skill development. These commitments would align with the Council's Social Values Charter by contributing to the emerging Community Wealth Building Strategy and would also ensure that the proposal results in long-lasting socio-economic benefits for the local community.
- 8.14 Community Benefit is not considered a material planning consideration, and therefore the Planning Authority have limited ability to compel developers to sign up to the provisions of the Charter. As such, community benefit can only be secured by means of a voluntary arrangement between the Council and the Developer. Since the submission of this application, the Council's Community Wealth Building Team have been made aware of the proposals and will conduct their own discussions with the developer directly. As a result of the adoption of the councils own Social Values Charter, and NPF4 which puts greater onus on Community Wealth Building, since the determination of 22/02054/FUL, a further condition should be attached secure details of a local employment scheme. The additional condition shall ensure

compliance with NPF4 Policy 11c) and to maximise the local socio-economic benefits of the development to the wider community.

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

- 8.15 The application site is located upon woodland plantation ground which is mapped as class 3.2 - Land capable of average production though high yields of barley, oats and grass can be obtained, and where grass leys are common. As such, the application site is not considered to be Prime Agricultural land in accordance with Policy 5 of the NPF4.
- 8.16 Scotland Soils Carbon and Peatland 2016 map distinguishes the application site to be wholly situated upon Mineral soil - Peatland habitats are not typically found on such soils (Class 0). As such, the application site is not considered to consist off peaty or carbon rich soils and is therefore compliant with policy 5c of the NPF4.
- 8.17 The siting of the BESS facility at the chosen location was established during the previous planning assessments undertaken in 2022, and this position has not changed under consideration of this current application. The site was selected for its proximity to grid infrastructure, with a secured connection at Thurso South Substation, while avoiding unacceptable landscape and visual impacts (including from the A9), cumulative effects, environmentally sensitive areas, designated sites, and residential receptors.
- 8.18 Given the principle of development at the chosen location has already been established, a main component of this appraisal regards the change in proposed infrastructure. The footprint of the BESS facility has been reduced by 30% and will now be surrounded by a significant area of new landscaping to provide screening and biodiversity net gain. Due to the evolving BESS technology, the application now proposes the siting of 45 battery and inverter units, rather than the previously approved 50, with the heights of these units set at 2.9m. Since the consideration of the previous application, whilst the development footprint has reduced, a firewater tank has been added to the proposals, which will have a circular footprint with a maximum height of 3.1m. In addition, a DNO Substation has been added to the site, replacing the previously approved Control Room, and will have a footprint of 6m x 6m x 4.9m high, being the tallest feature within the compound. During the previous assessment, the tallest feature within the compound previously approved was the battery energy units which had a maximum height of 3.5m.
- 8.19 Given the reduction in both the height and number of units within the compound, the overall visual impact of the proposals is expected to be reduced. While the tallest element has increased in height, the design and appearance of the DNO substation is considered acceptable for its intended use. The compound will be enclosed by 3m-high security and acoustic fencing, and supplemented by proposed tree and shrub planting, which together will assist in effectively screening views of the site. The revised layout includes a Client Switchroom within the compound, alongside ancillary infrastructure such as an auxiliary transformer, harmonic filter, standby generator, and associated fuel tank. The standby generator and fuel tank are intended to operate only in the event of a power failure affecting the development. It is noted that the requirement for a harmonic filter will be confirmed at a later stage in the project; however, it has been incorporated into the proposals at this stage as a precautionary

measure. In line with updated fire safety guidance since the previous assessment, the compound now incorporates internal access tracks to facilitate emergency vehicle access. A temporary construction compound also forms part of the current application.

- 8.20 The site is relatively remote and low-lying, with any visual effects limited and deemed not significant, mainly affecting the immediate locality. As identified in the 2022 application, receptors include residential properties to the north and south, and users of the A9. The landscape is open but characterised by fields, boundary fences, and hedgerows. The low, linear form of the development, viewed externally in the distance as primarily screen planting and security fencing, allows it to integrate well within the surrounding landscape. The scale and appearance of the scheme are appropriate to the setting and would assimilate further over time as planting matures. Internal areas of the compound will be visible from higher ground. However, these areas are generally away from the most accessible public views and at a significant distance from the site. The visual impacts are therefore not significantly detrimental. The site would not be illuminated except for motion-sensitive lighting which would only be activated by visiting personnel entering the site, preventing any sky lighting effects which is welcomed.
- 8.21 The recently released Scottish Government BESS guidance seeks to ensure that BESS are in appropriate locations to minimise potential visual and environmental impacts. As already noted, this proposal has previously obtained full planning consent in 2022, with the principle of the development in the approved location already established. The Guidance further recommends that design measures include the use of natural landscaping (hedgerows, trees) for screening, adopting natural colours (dark greens/greys) for containers, and creating compact layouts to reduce footprint, all of which are included within this proposal. The finalised colour, finish and materials proposed can be secured by condition.
- 8.22 The proposed BESS facility must also be considered within the context of existing electrical generation infrastructure in the surrounding area, including the nearby electrical substation and several operational single wind turbine developments to the east. An assessment of potential cumulative visual effects arising from the proposal in combination with other electrical generation and infrastructure developments within a 3km radius of the site has been undertaken by the applicant. As illustrated in Figure 17, submitted in support of the application, two other BESS schemes - Geiselittle (24/3544/FUL), located approximately 1.2km to the southwest, and Glengolly (24/00561/FUL), located approximately 1.85km to the west - have been granted planning permission. The applicant has confirmed that the Geiselittle scheme, which is under the control of the same developer as the current proposal, will not be progressed due to grid constraints. In comparison with the permitted but not yet implemented Glengolly BESS project, the proposed development is similar in scale and general design, with components rarely exceeding 3m in height. Both schemes would benefit from landscape mitigation measures, which would substantially limit their visual influence. Furthermore, the separation distance of approximately 1.85km between the sites, combined with intervening features including the A9, the River Thurso, and the railway line, would provide effective screening and visual separation.

- 8.23 Within 3km of the site, users travelling on the A9 towards Thurso would experience views of the Thurso South substation to the west, followed by indirect views of the Stainland scheme to the east. This gives rise to a potential sequential visual effect; however, in practice this would be very limited due to the brief and transient nature of these views. Additional electrical generation infrastructure within 3km of the site includes five domestic-scale farm wind turbines and one medium-scale scheme at Weydale, all situated over 1km from the project. These are deemed small-scale, established features within the landscape and are not considered to visually interact with the proposals. Overall, it is considered that the proposal would not give rise to significant cumulative visual effects when assessed alongside existing and consented developments. The site already benefits from a previous planning consent, and the proposed amendments would further reduce both the scale and footprint of the development.

### **Natural Heritage**

- 8.24 The supporting information accompanying this application provides, where required, updated assessments of the likely impacts of the proposed development on designated sites, protected species, and habitats. As was the case during the assessment of 22/02054/FUL, the development is not situated within any sites designated for ecological interests but is close to and has potential connectivity with the River Thurso Special Area of Conservation (SAC), which designated is at international level. Consequently, the requirements of the Conservation (Natural Habitats, &c.) Regulations 1994 as amended (the “Habitats Regulations”) apply and the Council as the competent Authority is required to consider the impact of the proposal on the Natura2000 site through a Habitats Regulations Appraisal, or Appropriate Assessment, which is provided as an Appendix to this report. NatureScot provided advice during the assessment of the previous application, in relation to the likelihood of significant effects and subsequent mitigations that may be required.
- 8.25 The River Thurso SAC is approximately circa 600m from the site to which it is hydrologically connected via drainage ditches and the Burn of Stainland watercourse. This connectivity means that silt, sediments, and other pollutants including pollutants from the impermeable surfaces introduced to the site by the development, may be released into the SAC via drainage channels during construction works and during the site’s operation. NatureScot previously reviewed the applicant’s Hydrology and Hydrogeology Reports in 2022 and advised that the development should proceed in accordance with the mitigation measures set out within those reports. The applicant has since confirmed, following consultation with their hydrologists, that although there have been alterations to the extent of the development, including a revised drainage design, the potential impacts of the proposals on local hydrology and hydrogeology remain unchanged. In light of this, the mitigation measures previously identified should be secured through a Construction Environmental Management Document (CEMD), consistent with the approach taken under the 2022 planning consent.
- 8.26 Although no consultation response has been received from NatureScot in respect of the current application, it is noted that, subject to appropriate mitigation being secured by condition, NatureScot previously advised that the development would be unlikely to give rise to significant effects on the qualifying interests of the Special

Area of Conservation. These measures are likewise considered necessary to protect the qualifying features of the flood-plain fen and vascular plant assemblage of the River Thurso SSSI and should therefore be secured by condition.

- 8.27 The applicant has confirmed that the Preliminary Ecological Appraisal submitted under application 22/02054/FUL remains applicable to the current proposal, with the project ecologists advising that site conditions have not materially changed. The site is characterised primarily by improved grassland, marshy grassland, and hedgerows. Within a 250m buffer, the surrounding habitat context comprises grazing land, marshy grassland, arable fields, the Burn of Stainland watercourse, areas of hardstanding, gorse scrub, amenity grassland, residential properties, farm tracks, and modified bog. The appraisal identifies suitable habitat within the site for protected species including badger, otter and water vole. The appraisal sets out appropriate mitigation measures to protect sensitive habitats, including site-specific safeguards for local hydrological features, the wider water environment, and sensitive vegetation. These measures are consistent with those identified in relation to the Special Area of Conservation. Further mitigation includes pre-construction breeding bird surveys, site personnel training on protected species, and measures to prevent animals becoming trapped within construction infrastructure. Species Protection Plans and a Schedule of Mitigation will be secured through a Construction Environmental Management Document (CEMD), as required under application 22/02054/FUL, and should likewise be secured by condition for the current proposal.
- 8.28 In line with Policy 3 of the NPF4, adopted since determination of the previous application, a Biodiversity Net Gain Report has been submitted. This confirms that the application site comprises entirely grassland habitats, including 0.4039ha of modified grassland in poor condition and 1.7544ha of other neutral grassland in moderate condition. The report acknowledges that a 10% biodiversity net gain cannot be achieved within the application boundary. Therefore, an additional area of approximately 1.4ha of modified grassland in poor condition, located outwith the red line boundary but within the applicant's control, is proposed for enhancement. The proposals include the improvement of on-site grassland habitats from moderate to good condition, alongside the enhancement of the off-site area to good condition other neutral grassland. Collectively, these measures are predicted to deliver an overall biodiversity net gain of 10.37%. The proposed site landscaping works also includes perimeter hedgerow, tree and shrub planting and other landscaping on the site periphery. The attenuation basin will provide biodiversity with a permanent water level of 0.5m creating opportunities for local wildlife and vegetation and better quality of water. The Council's Ecology Team has reviewed the submission and raises no objection, subject to the submission and approval of a Habitat Management Plan and accompanying GIS shapefiles identifying the enhancement areas. These matters should be secured by condition.

### **Traffic and Transport Impact**

- 8.29 The site would be accessed from the A9 to the west, via an existing agricultural access which is proposed to be upgraded. The access forms onto a straight stretch of the A9, commanding appropriate visibility in both directions.
- 8.30 Both Transport Planning and Transport Scotland have raised no objection to this application, with the previous conditions requested to be attached to this Section 42

application also, regarding a Construction Traffic Management Plan. Both consultees have advised that given the revisions generally reflect a reduction in the overall extent of development, including a lower number of units and reduced footprint, construction traffic movements are anticipated to remain low broadly comparable to those previously assessed, with no material change in anticipated vehicle movements or impact on the road network. Operational traffic will remain unchanged and minimal.

- 8.31 Any works alongside the trunk road will require Transport Scotland's permission and must comply with its standards, which is included in an informative. In terms of internal arrangements, immediately prior to entrance of the compound accommodating the BESS infrastructure, the access track splits in two, allowing access to the compound from both the north and south in the event of emergency, in line with the NFFC guidance.
- 8.32 As denoted within the previous planning assessments, there is little to no public access opportunities on the site at present. The proposed development will not be accessible to the public for safety reasons. As a result, it is not considered that an outdoor access management plan is required.

### **Impact on Built and Cultural Heritage**

- 8.33 Historic Environment Scotland was consulted on this application and stated that no further comments were to be provided. HES previously considered the development under 22/02054/FUL in relation to Tulloch of Shalmstry, broch 275m SE of Shalmstry Scheduled Monument. HES did not have any specific concerns regarding the development's likely direct or indirect impacts on the monument, including its setting, and that situation has not changed in consideration of this Section 42 application. The Council's Archaeology previously identified the area as potentially having archaeological remains and requested the attachment of a condition to secure an archaeological watching brief which should also be attached this application.

### **Amenity**

- 8.34 There are likely to be some adverse impacts caused by construction traffic and disruption, particularly during the anticipated construction phase when construction materials are being delivered to site and during works to connect the site to the substation. Developers and contractors must comply with reasonable operational practices with regard to construction noise so as not to cause nuisance in any case, as required by Section 60 of the Control of Pollution Act 1974, which is regulated by Environmental Health. Working hours on the construction site would usually be restricted to be 07.00 – 19.00 Monday to Friday, 08.00 – 13.00 on Saturday with no Sunday or Bank Holiday working. Construction activities that do not generate impacts beyond the site boundary are permissible outwith these hours. If the applicant intends to undertake noisy work out-with the aforementioned times, as advised by Environmental Health, the applicant will be required to submit a detailed construction noise assessment for the written approval of the Planning Authority.
- 8.35 The BESS facility will create a degree of noise with potential to impact residential amenity. The closest residential property is located approximately 250m from the

proposals. Given the revised scheme, the applicant has provided a Noise Impact Assessment.

- 8.36 Environmental Health has reviewed the latest Noise Impact Assessment and advised that the applicant proposes separate daytime and nighttime noise limits based on background sound levels, reflecting the operational characteristics of BESS, where cooling demand and associated noise varies with temperature. While lower nighttime temperatures are expected to reduce noise output, daytime operation may be associated with higher ambient temperatures and an increased requirement for cooling, leading to potentially higher noise emissions. As such, supporting manufacturer data was requested by Environmental Health to justify the assumed reductions in fan speeds. On receipt of the manufacturer's data provided, Environmental Health confirmed that it is sufficient to demonstrate that the fans will operate at a reduced speed during the daytime and at night. Environmental Health requested the attachment of revised conditions regarding noise, and as subject to the attached conditions, the noise impact of the proposals is accepted by officers.
- 8.37 Although the application confirms that only motion sensitive lighting will be used within the compound, a condition is also attached regarding the provision of lighting in the application site to ensure any installed lighting scheme is appropriate to the development's location, in the interests of visual amenity.

### **Flood Risk and Drainage**

- 8.38 To the west of the site, the land descends towards the Burn of Stainland which connects into a network of drainage ditches and joins the River Thurso over a kilometre to the northwest. The Council's Flood Risk Management Team is satisfied that the risk of flooding to the site is low.
- 8.39 Since the assessment of the original application, the proposed drainage arrangements have been revised. Surface water run-off will be collected and treated by permeable paving throughout the site. Following ground investigations on site, infiltration test results mean infiltration cannot be relied on for discharge of surface water. As such, appropriate pipework and perimeter filter drains, will convey collected rainwater to a SuDS attenuation basin, also acting as a firefighting containment basin. The basin will be lined with a clay impermeable geomembrane to prevent any contaminated water leaking into existing ground. The outlet from the basin will have a controlled discharge and a remotely operated penstock valve. Given that the attenuation pond is lined, the controlled outfall represents the only potential pathway for contaminated firewater to enter the receiving water environment. In the event of a fire, the valve would be closed remotely as part of emergency response procedures, with manual override available. The Flood Risk Management Team is content with the proposed drainage strategy subject to approval of the final drainage system design, which should be secured by condition.
- 8.40 In terms of foul drainage, there is welfare provisions on site and as such, foul drainage will be served by a septic tank which will be emptied and taken from site. No foul water drainage discharge is required.

### **Health and Safety**

- 8.41 Since the consideration of the previous application, the National Fire Chief Councils Guidance and the Scottish Government BESS guidance have been considered as part of the planning assessment of BESS proposals. As such, the application satisfies the required separation distance between BESS units, includes appropriate turning facilities to allow fire appliances to safely move around the site, incorporates two separate access points, includes both a source of firefighting water of the required volume and a storage pond for fire water run-off that will be isolated in the event of an incident, and ensures that potential combustible vegetation is separated from the site components. The proposed BESS comprises a containerised battery system designed to limit fire risk and ensure safe operation. Any fire would be contained within a single unit, with modern fire suppression and gas venting systems reducing the risk of escalation and aiding firefighting. The facility would be continuously monitored by a 24/7 SCADA system, which includes sensitive alarms for heat, smoke and intrusion. In the event of an issue, operators can remotely shut down and isolate the system to minimise fire risk while maintaining compliance with National Grid requirements.
- 8.42 Recommended fire risk mitigation measures set out in the Scottish Government BESS guidance include the provision of water containment systems for firefighting runoff, safe access for emergency services, and the preparation of Safety Management Plans. These measures have been incorporated into the amended scheme, which now includes an on-site firefighting water supply, an attenuation basin designed to contain potentially contaminated runoff, and a secondary emergency access. The applicant has advised that the total minimum volume required of the containment basin for containing firewater is 605m<sup>3</sup> and the designed containment basin can hold a volume of 610m<sup>3</sup>. Despite there being firewater supply tank on site, a condition should be attached to secure full details of this including the capacity of for the storage of water to be used in the event of a fire on site.
- 8.43 Additional site security measures including perimeter fencing, alarms and CCTV will further discourage unauthorised access to the site, and such measures will be secured by condition to reduce the risk of fire sabotage and vandalism.
- 8.44 The location of the facility ensures that there are no occupied or unoccupied buildings within 25m-30m of the compound. The nearest occupied building is at a 250m distance from the proposal. In addition, the battery storage enclosure will be setback from the perimeter fencing, and the land immediately surrounding this is allocated to earthworks, and as such, it is considered there is sufficient mitigation by site location to further offset any future fire risk receptors. Fully implementable Fire Management and Emergency Response Plans should be ready prior to the delivery of battery equipment to the site, which should be secured by condition. With these plans and procedures in place, the applicant has demonstrated that the proposal's significantly adverse impact on human health, safety, and the environment in the highly unlikely event of a battery fire has been duly considered and mitigated against. As such, the proposal complies with NPF4 Policy 23 for Health and Safety. The applicants have confirmed that the proposed scheme has been designed to comply with the most recent (January 2026) iteration of the National Fire Chiefs Council's BESS Guidance.
- 8.45 **Decommissioning and Reinstatement**

- 8.46 It is understood that BESS facilities have a limited operational lifetime, generally within the region of 50 years. While there is no suggestion to limit the lifetime of this development by condition, it is appropriate as well as required under NPF4 Policy 11e) and HwLDP Policy 67 to condition an outline Decommissioning and Reinstatement Plan (DRP) prior to the commencement of development on site. The DRP shall inform measures to safeguard and guarantee finances, prior to the commencement of development, to effectively implement the DRP in the event the operator or owner is no longer solvent, which should also be secure by condition. The strategy and financial safeguard would also require to be reviewed at regular intervals.
- 8.47 The application states that the site would be decommissioned, dismantled and restored to its previous use as farmland. This would include the removal and recycling of energy storage units, other modular components, and perimeter security/acoustic fencing. It is currently proposed that the landscaping around the site would be retained as an additional habitat/landscape feature, and the access track would also be retained as an agricultural access. Once clearance is complete, the remaining original subsoil will be overlain with topsoil. The site will initially be restored to pasture to facilitate the recovery of soil structure prior to any return to arable cultivation.

#### **Other material considerations**

- 8.48 There are no other material considerations.

#### **Matters to be secured by Legal Agreement / Upfront Payment**

- 8.49 In order to mitigate the impact of the development on infrastructure and services the following matters require to be secured prior to planning permission being issued:
- a) None

### **9. CONCLUSION**

- 9.1 The proposed development has the potential to play an important role in addressing supply and demand on the electricity transmission and distribution networks by virtue of storing excess energy produced by renewable sources. In that way, the proposal is considered to contribute to national climate change and carbon net-zero targets. The development's siting and design are considered appropriate to ensure its landscape and visual impacts are within acceptable limits, while the supporting information demonstrates that, following mitigation, the proposal will not have significantly detrimental impacts on natural, built, and cultural resources, on the public road network, or on residential amenity. Since the determination of the previous application, changes to relevant policy and guidance, together with ongoing advances in BESS technology, have led to a revised approach to planning conditions. Accordingly, the wording of previously applied conditions has been updated where necessary to reflect current standards and best practice.
- 9.2 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 subject to the conditions suggested with this report.

## 10. IMPLICATIONS

- 10.1 Resource: Not applicable
- 10.2 Legal: Not applicable
- 10.3 Community (Equality, Poverty and Rural): Not applicable
- 10.4 Climate Change/Carbon Clever: Not applicable
- 10.5 Risk: Not applicable
- 10.6 Gaelic: Not applicable

## 11. RECOMMENDATION

### **Action required before decision issued** N

Notification to Scottish Ministers N

Conclusion of Section 75 Obligation N

Revocation of previous permission N

**Subject to the above actions**, it is recommended to **GRANT** the application subject to the following conditions and reasons

1. No development shall commence until a Construction Environment Management Document (CEMD) and Pollution Protection Plan (PPP) has been submitted to and approved in writing by the Planning Authority, in consultation with NatureScot. Thereafter the construction of the development shall only be carried out in accordance with the approved CEMD and PPP, subject to any variations approved in writing by the Planning Authority. The CEMD and PPP shall include:
  - a) details of the phasing of construction works;
  - b) details of the formation of temporary construction compounds, access tracks and any areas of hardstanding;
  - c) details of any temporary site compound including temporary structures/buildings, fencing, parking and storage provision to be used in connection with the construction of the development;
  - d) details of the maintenance of visibility splays on the entrance to the site;
  - e) details of the method of construction and erection of the structures;
  - f) details of dust management;
  - g) details of pollution control: protection of the water environment, bunding of fuel storage areas, surface water drainage, sewage disposal and discharge of foul drainage;
  - h) details of temporary site illumination during the construction period;
  - i) details of timing of works;

- j) 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, nonreflective finish with details of the chemical properties of any and all imported stone provided;
- k) details of routing of onsite cabling;
- l) details of emergency procedures and pollution response plans;
- m) siting and details of wheel washing facilities;
- n) 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;
- o) details and implementation and a timetable for post construction restoration/reinstatement of the temporary working areas, and the construction compound;
- p) details of working practices for protecting nearby residential dwellings, including general measures to control noise and vibration arising from on-site activities, to be adopted as set out in British Standard 5228 Part 1: 2009;
- q) a Waste Management Plan in accordance with the Council's Supplementary Guidance Managing Waste in New Developments;
- r) details of the location of tree protection fencing to be erected between the development site and surrounding trees;
- s) a Species Protection Plan to include the following measures:
  - I. cover excavations overnight where possible [LB2.1] to prevent animals falling into them and to inspect excavations for the presence of animals prior to recommencing work on them;
  - II. where it is not possible to cover excavations overnight, uncovered excavations should include a means of escape for any animal that may fall in;
  - III. all construction works shall be limited to the hours from dawn to one hour before sunset;
  - IV. use of pallets to raise the storage of all building materials above ground; and,
  - V. ensure waste materials are placed in appropriate facilities.
- t) details of areas on the site designated for the storage, loading, offloading, parking and manoeuvring of heavy-duty plant, equipment and vehicles.
- u) the mitigation measures as detailed within the Hydrology and Hydrogeology Report.

**Reason:** To ensure a satisfactory level of environmental protection and to minimise disturbance to local residents during the construction process.

2. (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:
- Up to 36 battery storage cabinets;
  - Up to 9 inverter units;
  - An aux transformer;
  - A standby generator and fuel tank;
  - A harmonic filter;
  - A DNO Substation;

- A Client Switchroom;
- A Welfare Cabin;
- Up to 2 storage containers;
- A Firefighting Water Tank;
- Security and acoustic barrier fencing;
- Landscaping and biodiversity enhancement;
- Area of hardstanding;
- Parking for maintenance vehicles;
- Access track and junction with the A9;
- Fire Fighting Water Supply;
- SuDS; and
- A 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 10 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.

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. 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) 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. 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. 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.

- 5. No development shall commence until details of the final drainage design have been submitted for review. This shall include 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. Surface water discharge from the site to the receiving watercourse shall be limited to the equivalent pre-development greenfield rates for a range of storms up to and including a 1 in 200 year plus climate change event.

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

- 6. No development shall commence until details of a scheme of hard and soft landscaping works have been submitted to, and approved in writing by, the Planning Authority. Details of the scheme shall include:
  - i. All earthworks and existing and finished ground levels in relation to an identified fixed datum point;
  - ii. A minimum of two cross sections through the site running NNW to SSE, and, a minimum of two cross sections through the site running WSW to ENE, showing the existing land contours and the proposed finished ground levels, the floor levels of the proposed infrastructure, buildings (including

- underbuilding), the associated hardstanding areas, vehicle parking/turning areas, fencing, and adjoining land, all relative to a fixed datum point;
- iii. A plan showing existing landscaping features and vegetation to be retained;
  - iv. The location and design, including materials, of any existing or proposed walls, fences and gates;
  - v. All soft landscaping and planting works, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities; and
  - vi. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

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

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

**Reason:** In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site, and in order to ensure the long-term management of trees and / or woodland.

7. No development or work (including site clearance) shall commence until proposals for an archaeological watching brief to be carried out during site clearance and excavation works, have been submitted to, and approved in writing by, the Planning Authority. Thereafter, the watching brief shall be implemented as approved.

**Reason:** In order to protect the archaeological and historic interests of the site.

8. No development shall commence unless and until a finalised Construction Traffic Management Plan (CTMP) has been submitted to, and approved in writing by, the Council. The CTMP shall include:
  - a) Full details of the proposed site access, including geometry, construction, drainage, and traffic management measures, shall be provided for the agreement of Transport Scotland, as the trunk roads authority, priority to any works commencing;
  - b) Identification of the routes to site for general construction traffic and details of the number and type of vehicle movements anticipated on these routes during the construction period.;
  - c) A detailed protocol for the delivery of AIL's, prepared in consultation and agreement with interested parties, including Highland Council, the Police, Transport Scotland and, as required, community representatives;
  - d) Proposed traffic management measures on the routes to site for construction traffic including temporary speed limits, suitable temporary signage, road markings, and the use of speed activated signs;
  - e) Proposed measures to mitigate the impact of AIL's and general construction traffic on the routes to site following detailed assessment of the relevant roads;
  - f) A procedure for the regular monitoring of road conditions and the implementation of any remedial works required during the construction period;

- g) Measures to ensure that all affected public roads are kept free of mud and debris arising from the development;
- h) A concluded agreement in accordance with Section 96 of the Roads (Scotland) Act 1984 under which the developer is responsible for the repair of any damage to the public road network that can reasonably be attributed to construction related traffic. As part of this agreement, prestart and post-construction road condition surveys must be carried out by the developer, to the satisfaction of the Roads Authority(s).

Thereafter, the development shall proceed in accordance with the approved CTMP including the construction timetable specified within the document.

**Reason:** In the interests of road safety and to ensure that abnormal loads access the site in a safe manner.

- 9.
  - 1. Any noise originating from the operation of the development shall not exceed the following Rating Levels, including any applicable acoustic character penalties, when measured and/or calculated at the curtilage of any noise-sensitive property:
    - 35 dB LAr,Tr during the daytime period, 07:00 to 23:00; and
    - 27 dB LAr,Tr during the night-time period, 23:00 to 07:00.

(Terms and measurements to be in accordance with BS4142:2014+A1:2019 Method for rating and assessing industrial and commercial sound.)

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

- 2. The development shall proceed in accordance with the approved noise assessment [Stainland BESS– Noise Impact Assessment for S42 Application, Inacoustic Reference 25-432-4, Version 1, 12th May 2026], the approved layout drawings, the plant noise data and operating assumptions set out therein, and the acoustic mitigation measures shown on the approved drawings. The approved acoustic mitigation shall be implemented prior to the operation of the development and thereafter maintained or the operational lifetime of the development.
- 3. Within 4 weeks of operations commencing, and at the expense of the operator, compliance monitoring shall be carried out by a competent person in accordance with details agreed in writing with the Council's Environmental Health Service prior to the commencement of compliance monitoring. Within 4 weeks of the monitoring exercise being completed, a noise assessment report shall be submitted for the written approval of the Planning Authority. The noise assessment shall demonstrate whether the proposed development complies with the daytime and night-time rating levels prescribed above.

4. If the noise level exceeds the prescribed noise limits, the noise assessment shall include a scheme of mitigation to be enacted, including timescales for implementation, to ensure compliance with this condition. Thereafter any mitigation measures shall be implemented in accordance with the approved scheme and timescales.

**Reason:** In the interests or residential amenity.

10. 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, in consultation with SEPA. The strategy shall outline measures for the decommissioning of the development along with the restoration and aftercare of the site, and shall include proposals for the removal of individual components of the development as well as the development as a whole as well as the treatment of ground surfaces, and, the management and timing of the works and environmental management provisions which shall include, but not be limited to, the following:

- a) site waste management plan (dealing with all aspects of waste produced during the decommissioning, restoration and aftercare phases);
- b) details of measures to be taken to prevent loose or deleterious material being deposited on the local road network, including wheel cleaning and lorry sheeting facilities, and measures to clean the site entrances and the adjacent local road network;
- c) a pollution prevention and control method statement, including arrangements for the storage and management of oil and fuel on the site;
- d) details of measures for soil storage and management;
- e) a surface water and groundwater management and treatment plan, including details of the separation of clean and dirty water drains, and location of settlement lagoons for silt laden water;
- f) temporary site illumination;
- g) management and timing of the works; and
- h) a traffic management plan to address any traffic impact issues during the decommissioning period.

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

11. 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.

**12.** No development shall commence until:

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 9 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 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 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.

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.

Each review shall be:

- a) conducted by a suitably qualified independent professional; and
- b) published within three months of each five-year period ending, with a copy submitted upon its publication to both the landowner(s) and the Planning Authority; and
- c) approved in writing by the Planning Authority without amendment or, as the case may be, approved in writing by the Planning Authority following amendment to their reasonable satisfaction.

Where a review approved under part (c) above recommends that the amount of the guarantee, bond or other financial provision should be altered (be that an increase or decrease) or the framework governing the bond or other financial provision requires to be amended, the Operator, and Leaseholder and/or Landowner shall do so within one month of receiving that written 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.

13. There shall be no Commencement of Development unless and until a Habitat Management Plan (HMP) has been submitted to and approved in writing by the Planning Authority.

The HMP shall set out proposed habitat management of the site and offsite areas including all mitigation, compensation, and enhancement measures, during the period of construction and operation. It shall clearly demonstrate using the DEFRA metric that the site will provide a minimum of 10% uplift in biodiversity.

The HMP shall detail the long-term management regimes of the compensation and enhancement measures required of the site and include provision for regular monitoring and review to be undertaken against the HMP objectives. It shall include measures for securing amendments or additions to the HMP in the event that the HMP objectives are not being met.

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.

**Reason:** In the interests of protecting ecological features and to ensure that the development secures positive effects for biodiversity.

14. The development to which this planning permission relates must commence on or before 17<sup>th</sup> June 2027. If development has not commenced within this period, then this planning permission shall lapse.

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

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

- i. a complete and fully implementable Fire Risk Management Plan; and,
- ii. a complete and fully implementable Fire Emergency Response Plan.

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

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

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

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

Or,

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

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

17. 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.

- 18.** No development shall commence until full details of site security measures, have been submitted to, and approved in writing by, the Planning Authority. Thereafter, the approved details shall be implemented in full prior to the energisation date and remain in place until the development is complete.

**Reason:** In the interests of amenity.

- 19.** GIS Shapefiles must be supplied of the compensation and/or 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.

- 20.** No development shall commence until full details of the water supply to serve the development for the suppression of fire (a Fire-fighting Water Supply Statement) has been submitted to, and approved in writing by, the Planning Authority. The approved arrangements shall be implemented prior to first commissioning and maintained for the lifetime of the development.

**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.

## **REASON FOR DECISION**

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.

## **INFORMATIVES**

### **Initiation and Completion Notices**

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion

of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

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

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

### **Flood Risk**

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

### **Scottish Water**

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

### **Septic Tanks and Soakaways**

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

### **Trunk Roads Authority Consent**

The granting of planning consent does not carry with it the right to carry out works within the trunk road boundary and that permission must be granted by Transport Scotland Roads Directorate.

Trunk road modification works shall, in all respects, comply with the Design Manual for Roads and Bridges and the Specification for Highway Works published by HMSO. The developer shall issue a certificate to that effect, signed by the design organisation.

Trunk road modifications shall, in all respects, be designed and constructed to arrangements that comply with the Disability Discrimination Act: Good Practice Guide for Roads published by Transport Scotland. The developer shall provide written confirmation of this, signed by the design organisation.

### **Transport Scotland**

## **Roads – Development Management**

**Buchanan House**

**Port Dundas Road**

**Glasgow**

**G4 0HF**

### **Local Roads Authority Consent**

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

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

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

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

[http://www.highland.gov.uk/info/20005/roads\\_and\\_pavements/101/permits\\_for\\_working\\_on\\_public\\_roads/2](http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2)

### **Mud and Debris on Road**

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

### **Construction Hours and Noise-Generating Activities**

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

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

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974

Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact [env.health@highland.gov.uk](mailto:env.health@highland.gov.uk) for more information.

### **Protected Species – Halting of Work**

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

Signature:

Designation: Area Planning Manager – North

Author: Liam Burnside/Aidan Brennan

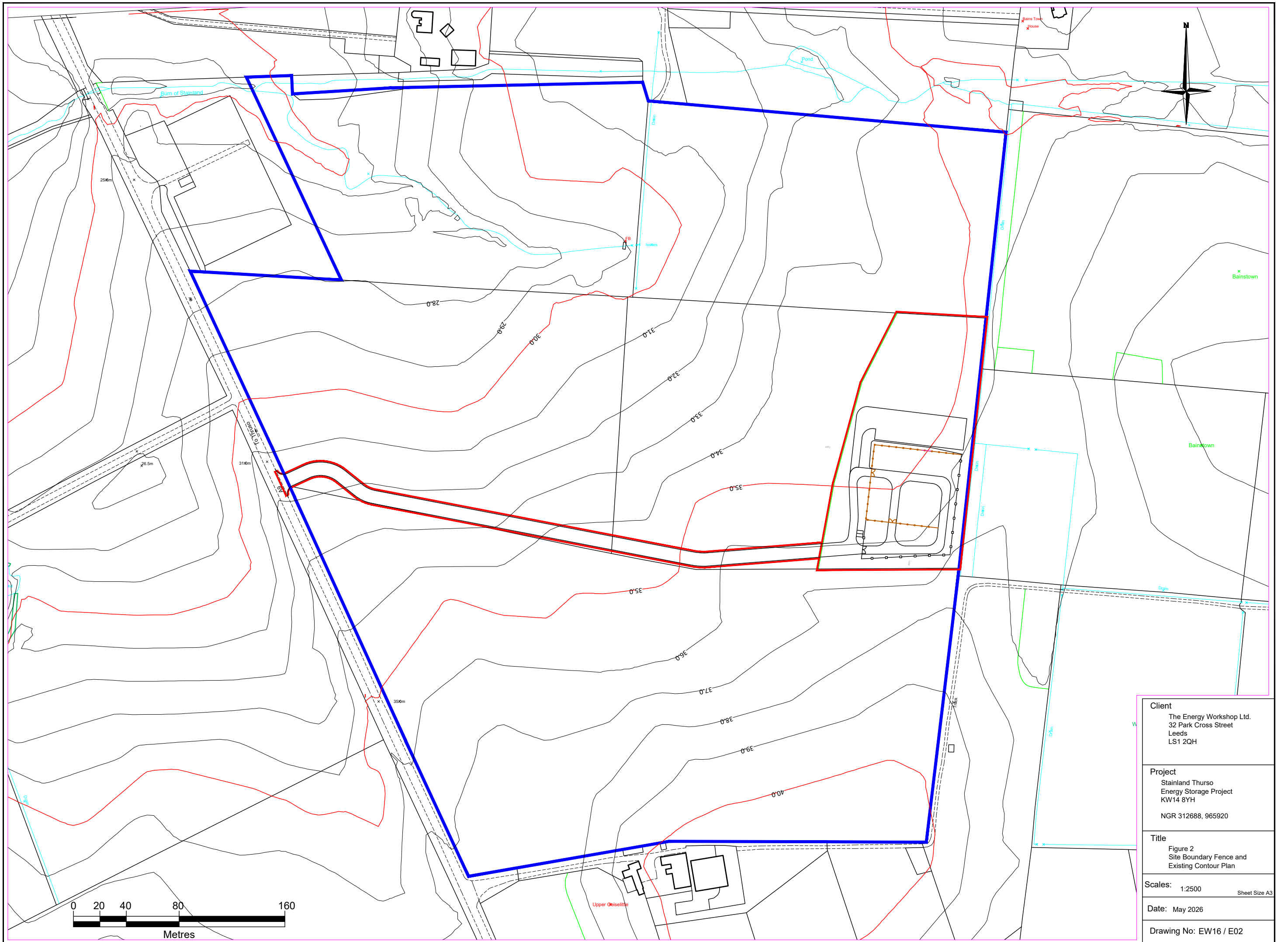
Background Papers: Documents referred to in report and in case file.

Relevant Plans:

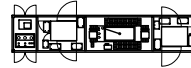

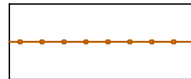
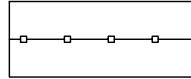
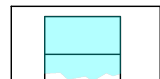

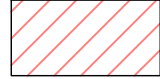

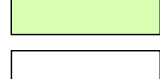
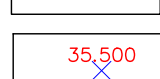
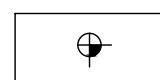

- Plan 1 - EW16/E03 SITE LAYOUT PLAN - FIGURE 3
- Plan 2 - EW16/E04 GENERAL PLAN - FIGURE 4
- Plan 3 - EW16/E06 GENERAL PLAN - FENCE DETAILS, CCTV MAST AND SWITCH ROOM DETAILS- FIGURE 6
- Plan 4 - EW16/E07 FLOOR/ELEVATION PLAN- BATTERY STORAGE AND INVERTER - FIGURE 7
- Plan 5 - EW16/E08 FLOOR/ELEVATION PLAN - FIREFIGHTING WATER TANK, TRANSFORMER, STORAGE AND WELFARE
- Plan 6 - EW16/E10 FLOOR/ELEVATION PLAN - FIREFIGHTING WATER TANK, TRANSFORMER, STORAGE AND WELFARE
- Plan 7 - EW16/S02 LOCATION PLAN
- Plan 8 - N1881-ONE-ZZ-ZZ-D-L-0001 REV P02 LANDSCAPE PLAN - FIGURE 18
- Plan 9 - EW16/E05 REV A SITE SECTION PLAN - FIGURE 5

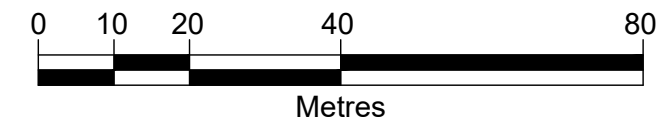
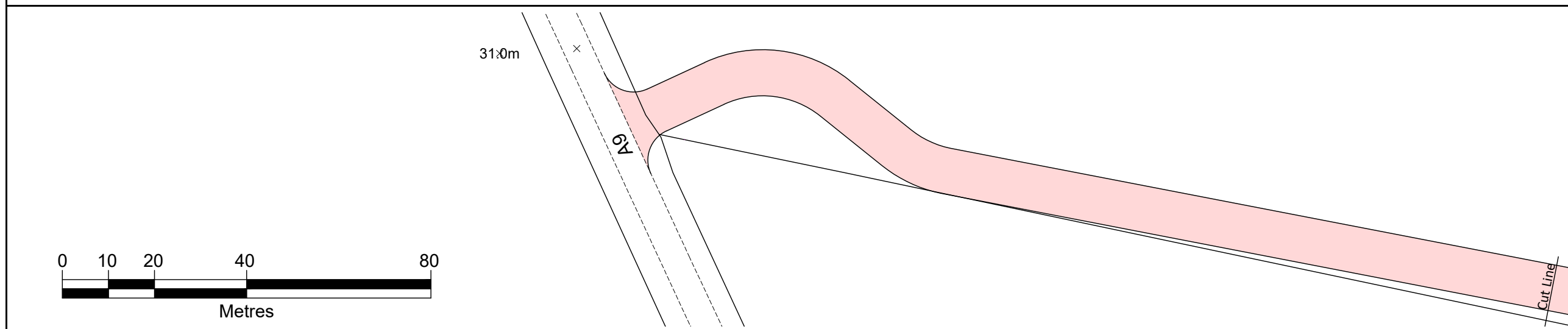
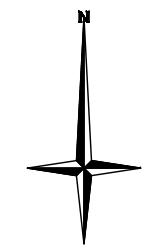
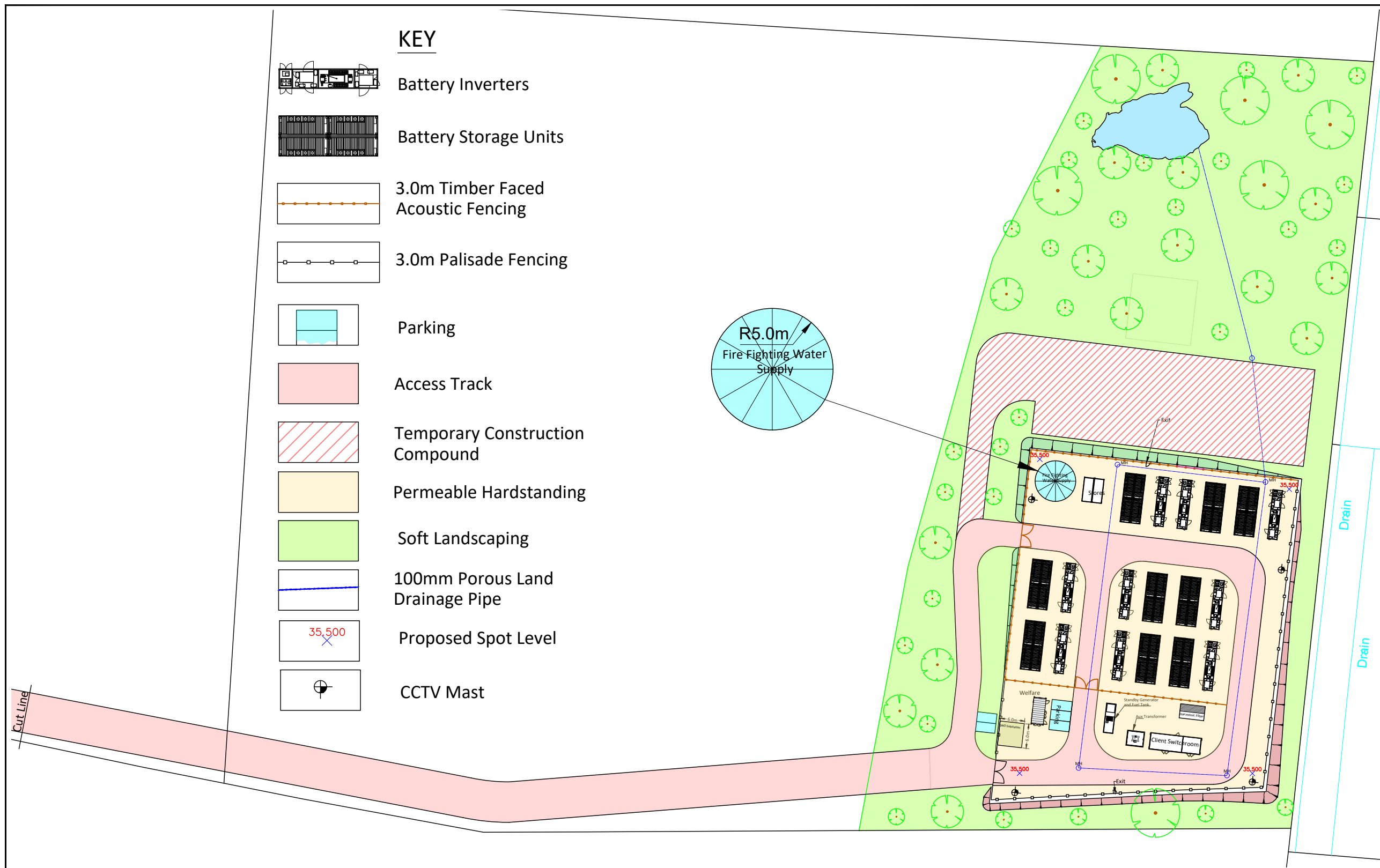
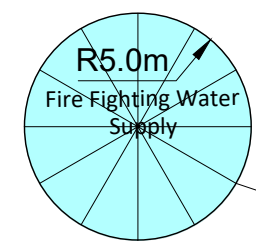
Appendix 1 – Letters of Representation

None

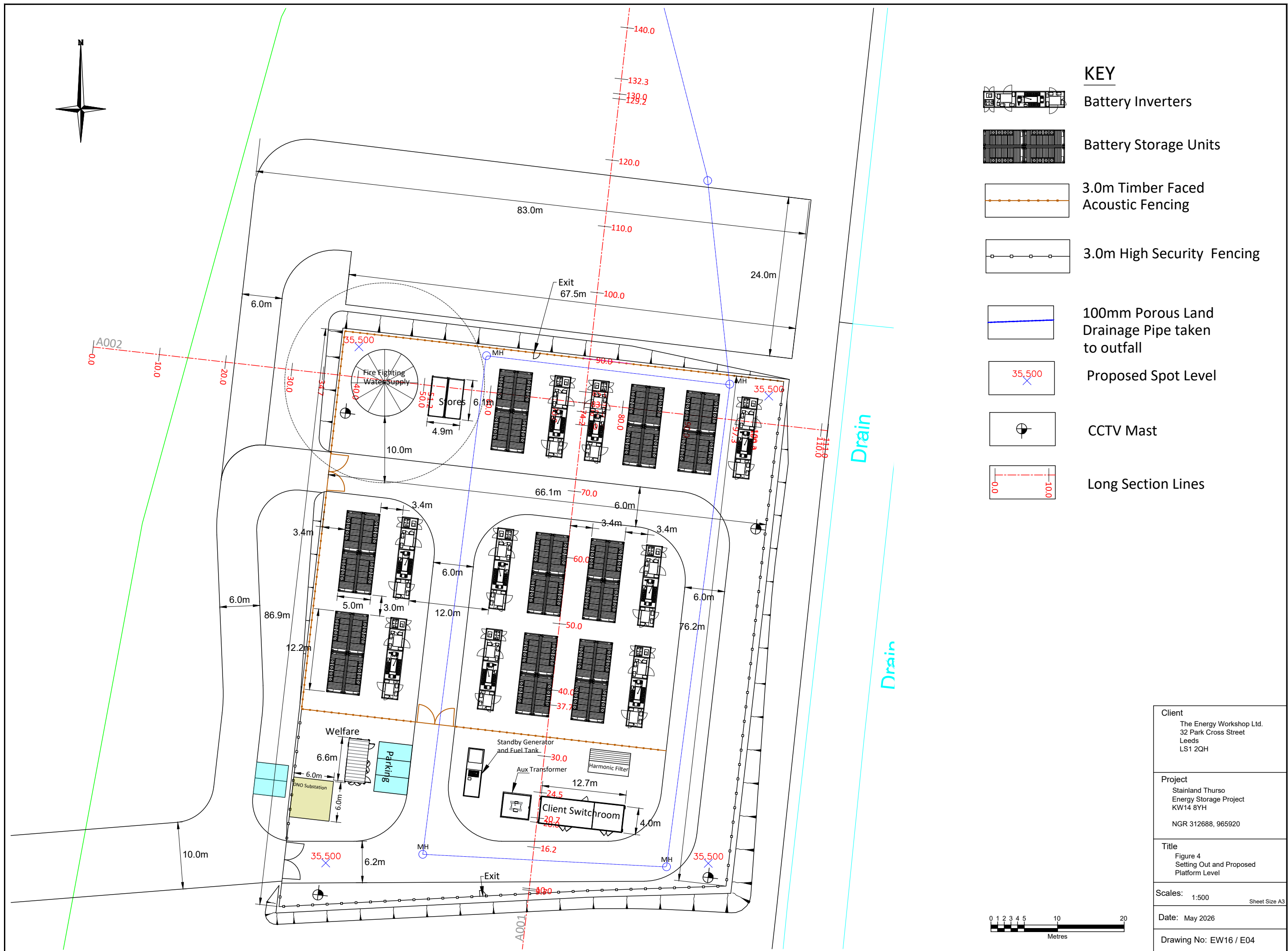
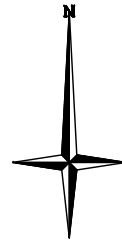


|                    |  |
|--------------------|--|
| <b>Client</b>      | The Energy Workshop Ltd.<br>32 Park Cross Street<br>Leeds<br>LS1 2QH             |
| <b>Project</b>     | Stainland Thurso<br>Energy Storage Project<br>KW14 8YH<br><br>NGR 312688, 965920 |
| <b>Title</b>       | Figure 2<br>Site Boundary Fence and<br>Existing Contour Plan                     |
| <b>Scales:</b>     | 1:2500 <span style="float: right;">Sheet Size A3</span>                          |
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| <b>Drawing No:</b> | EW16 / E02   |

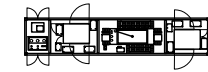
- KEY**
-  Battery Inverters
  -  Battery Storage Units
  -  3.0m Timber Faced Acoustic Fencing
  -  3.0m Palisade Fencing
  -  Parking
  -  Access Track
  -  Temporary Construction Compound
  -  Permeable Hardstanding
  -  Soft Landscaping
  -  100mm Porous Land Drainage Pipe
  -  Proposed Spot Level
  -  CCTV Mast



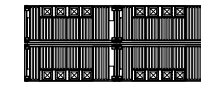
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|--------------------|--|
| <b>Client</b>      | The Energy Workshop Ltd.<br>32 Park Cross Street<br>Leeds<br>LS1 2QH             |
| <b>Project</b>     | Stainland Thurso<br>Energy Storage Project<br>KW14 8YH<br><br>NGR 312688, 965920 |
| <b>Title</b>       | Figure 3<br>General Arrangement  |
| <b>Scales:</b>     | 1:1000 <span style="float: right;">Sheet Size A3</span>                          |
| <b>Date:</b>       | May 2026   |
| <b>Drawing No:</b> | EW16 / E03   |



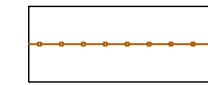
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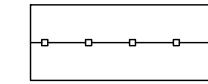
Battery Inverters



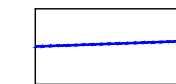
Battery Storage Units



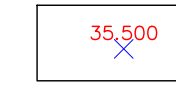
3.0m Timber Faced Acoustic Fencing



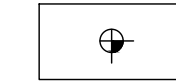
3.0m High Security Fencing



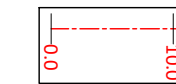
100mm Porous Land Drainage Pipe taken to outfall



Proposed Spot Level



CCTV Mast



Long Section Lines

Client  
The Energy Workshop Ltd.  
32 Park Cross Street  
Leeds  
LS1 2QH

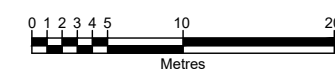
Project  
Stainland Thurso  
Energy Storage Project  
KW14 8YH  
NGR 312688, 965920

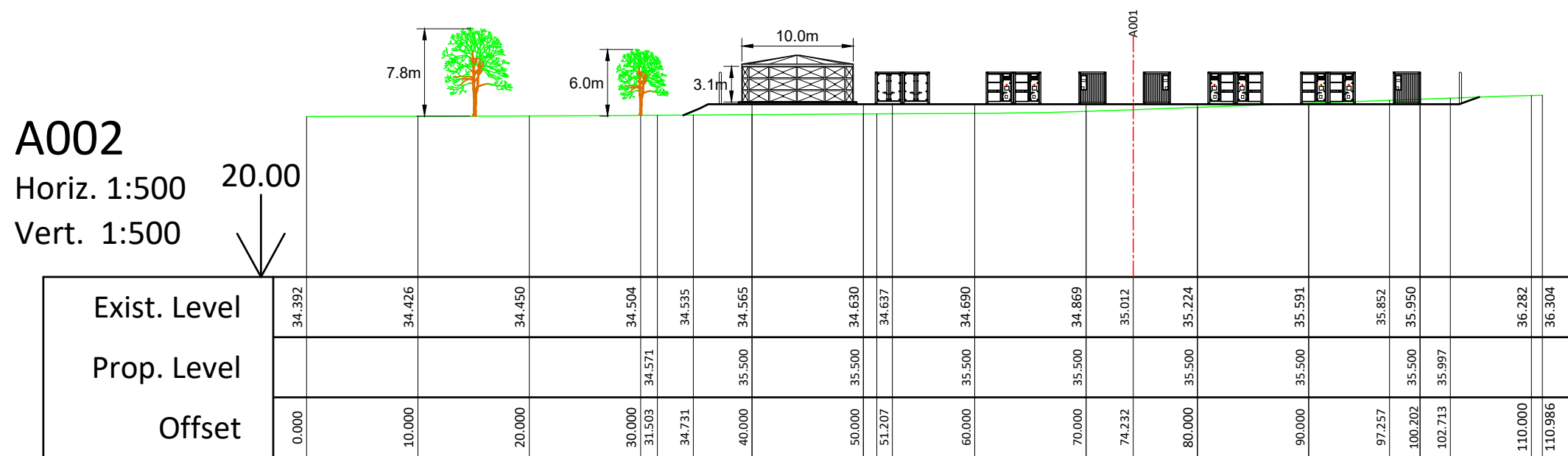
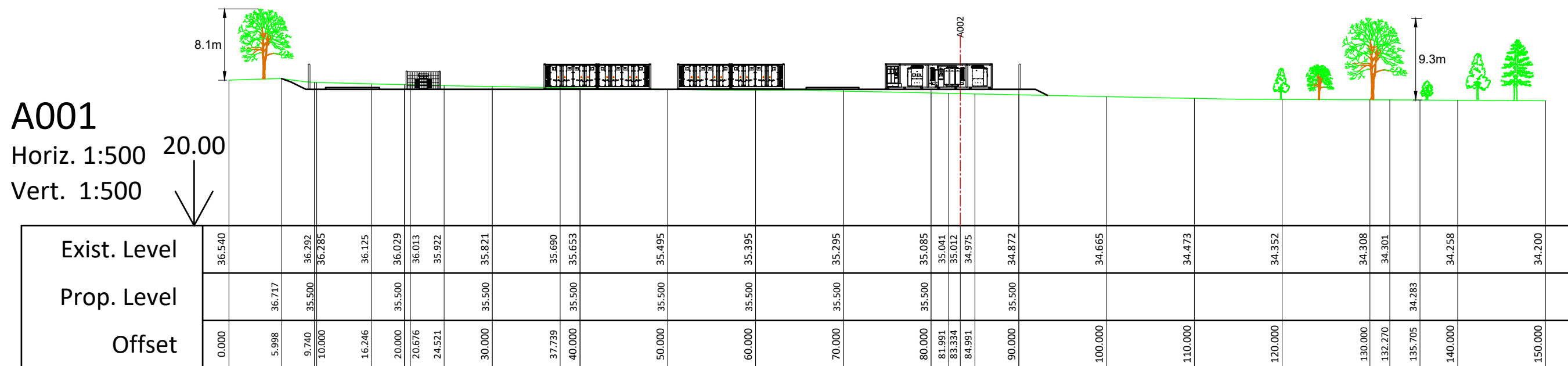
Title  
Figure 4  
Setting Out and Proposed  
Platform Level

Scales: 1:500 Sheet Size A3

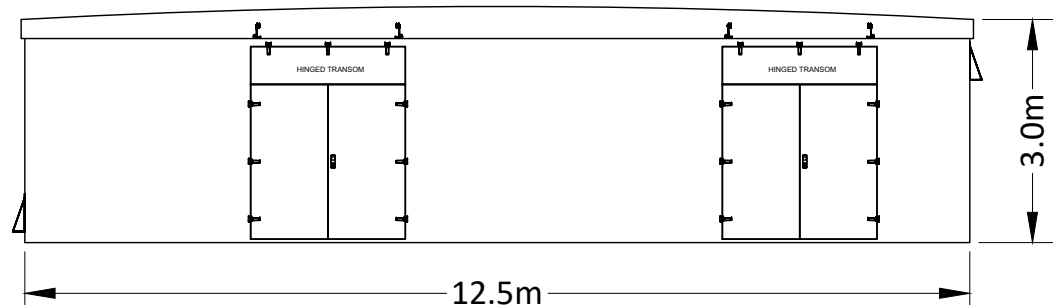
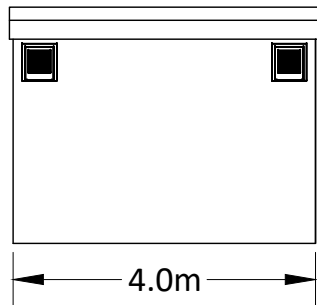
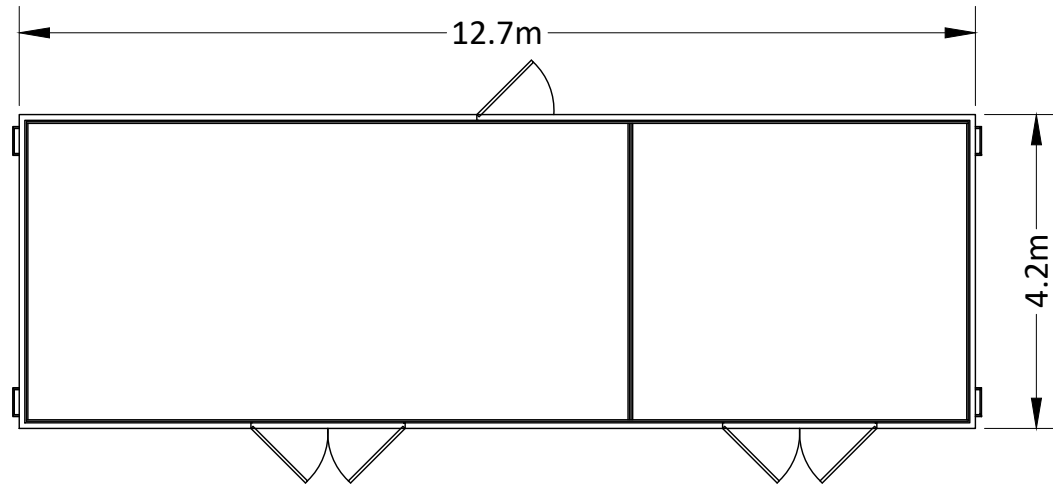
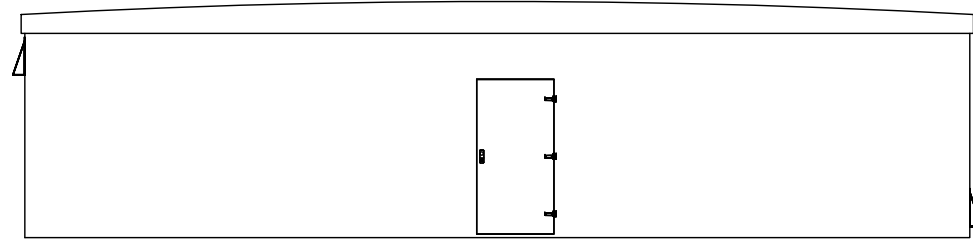
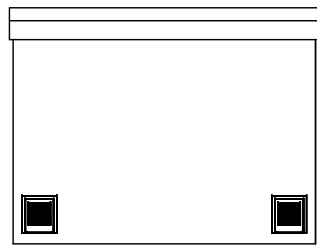
Date: May 2026

Drawing No: EW16 / E04

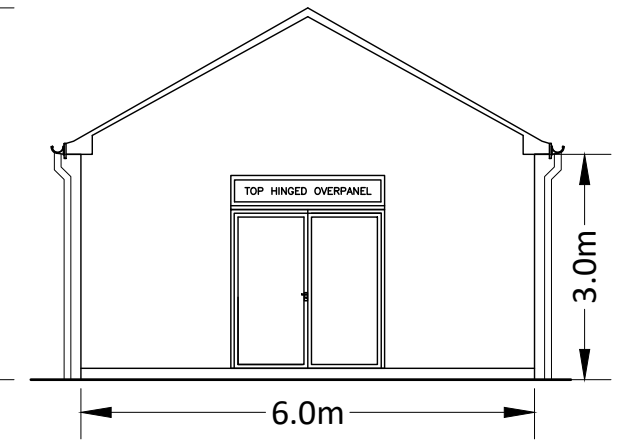
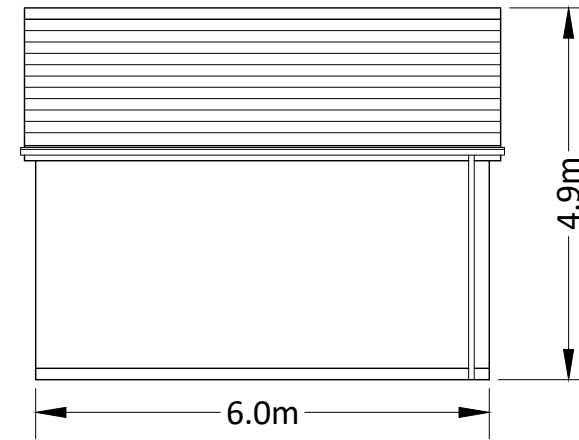
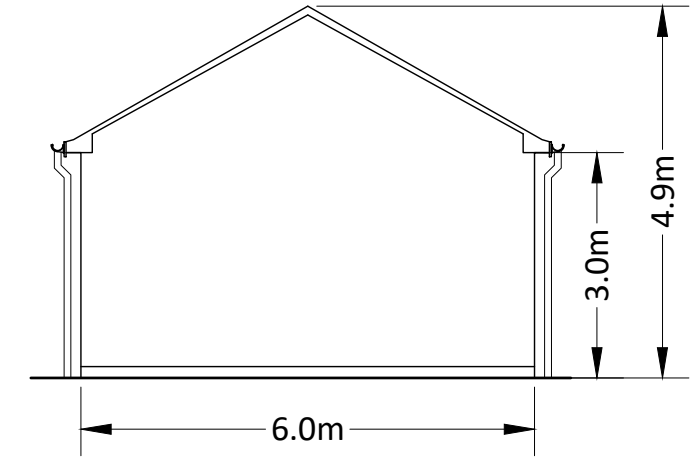




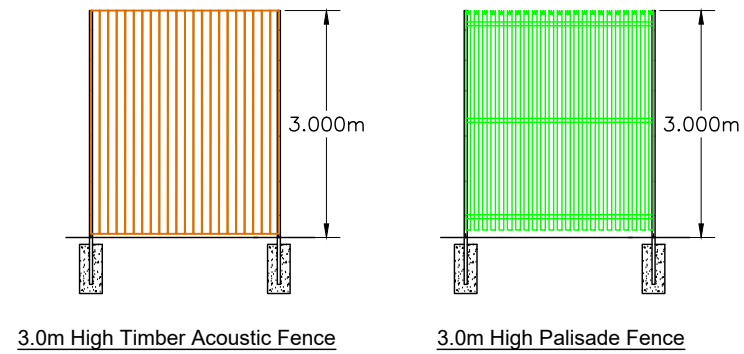
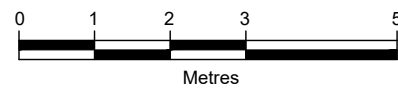
|  |
|--|
| <b>Client</b><br>The Energy Workshop Ltd.<br>32 Park Cross Street<br>Leeds<br>LS1 2QH              |
| <b>Project</b><br>Stainland Thurso<br>Energy Storage Project<br>KW14 8YH<br><br>NGR 312688, 965920 |
| <b>Title</b><br>Figure 5<br>Sections A001 and A002   |
| <b>Scales:</b> As Noted <span style="float: right;">Sheet Size A3</span>                           |
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| <b>Drawing No:</b> EW16 / E05  |



Client Switchroom

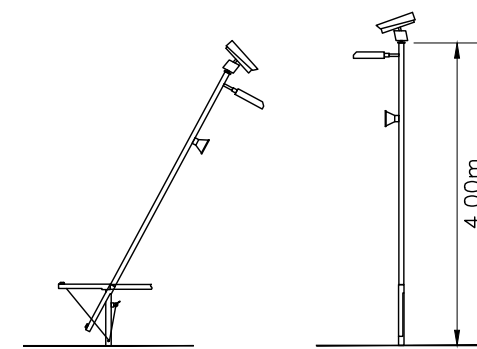


DNO Switchroom



FENCE DETAILS

Scale 1:100



CCTV MAST

Client  
The Energy Workshop Ltd.  
32 Park Cross Street  
Leeds  
LS1 2QH

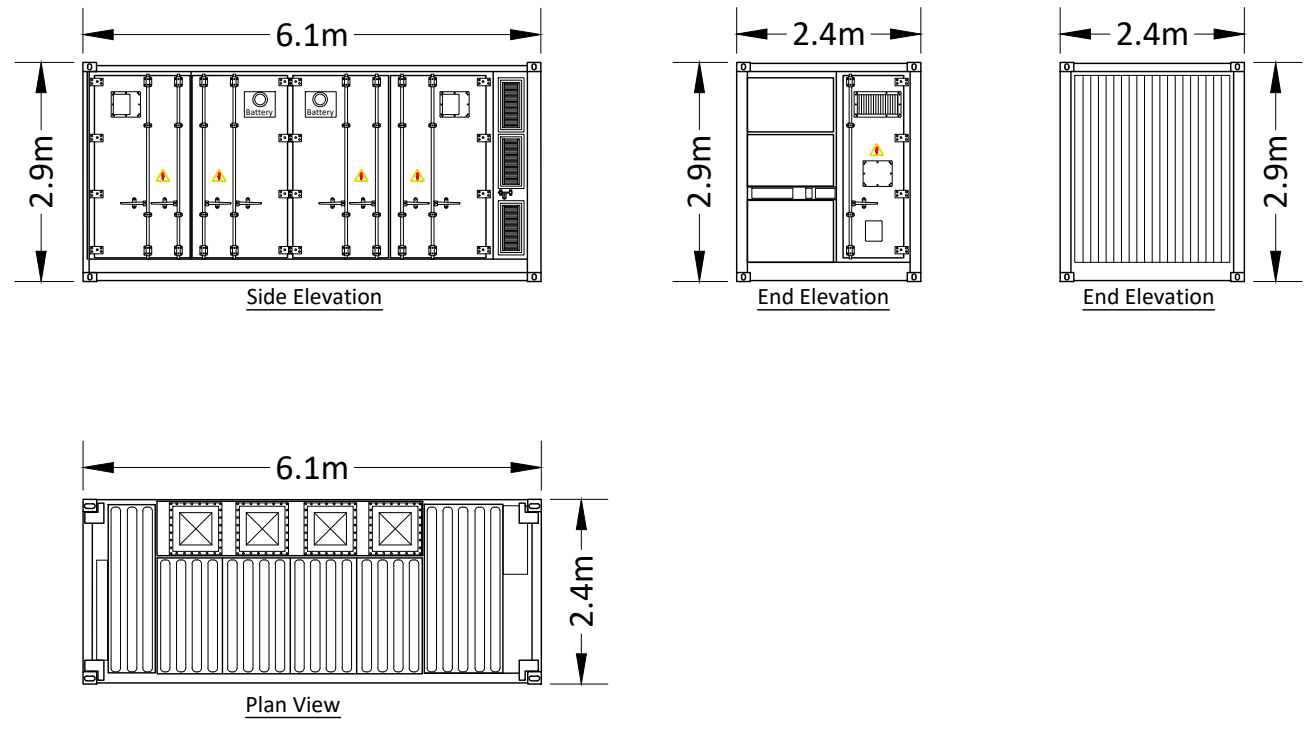
Project  
Stainland Thurso  
Energy Storage Project  
KW14 8YH  
NGR 312688, 965920

Title  
Figure 6  
Fence Details, CCTV Mast and  
Switch Room Details

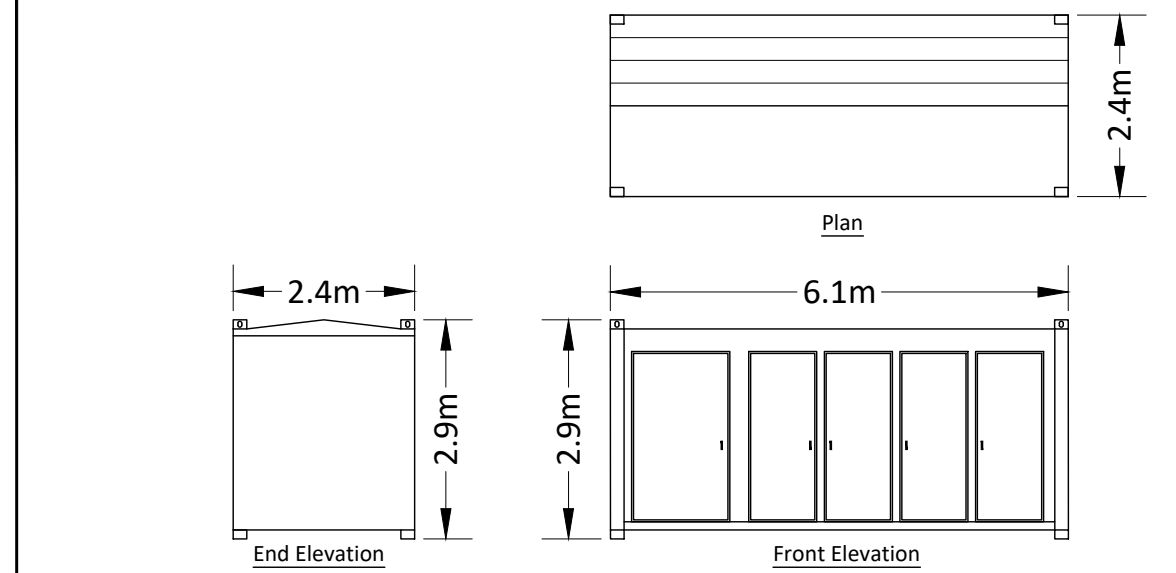
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Sheet Size A3

Date: May 2026

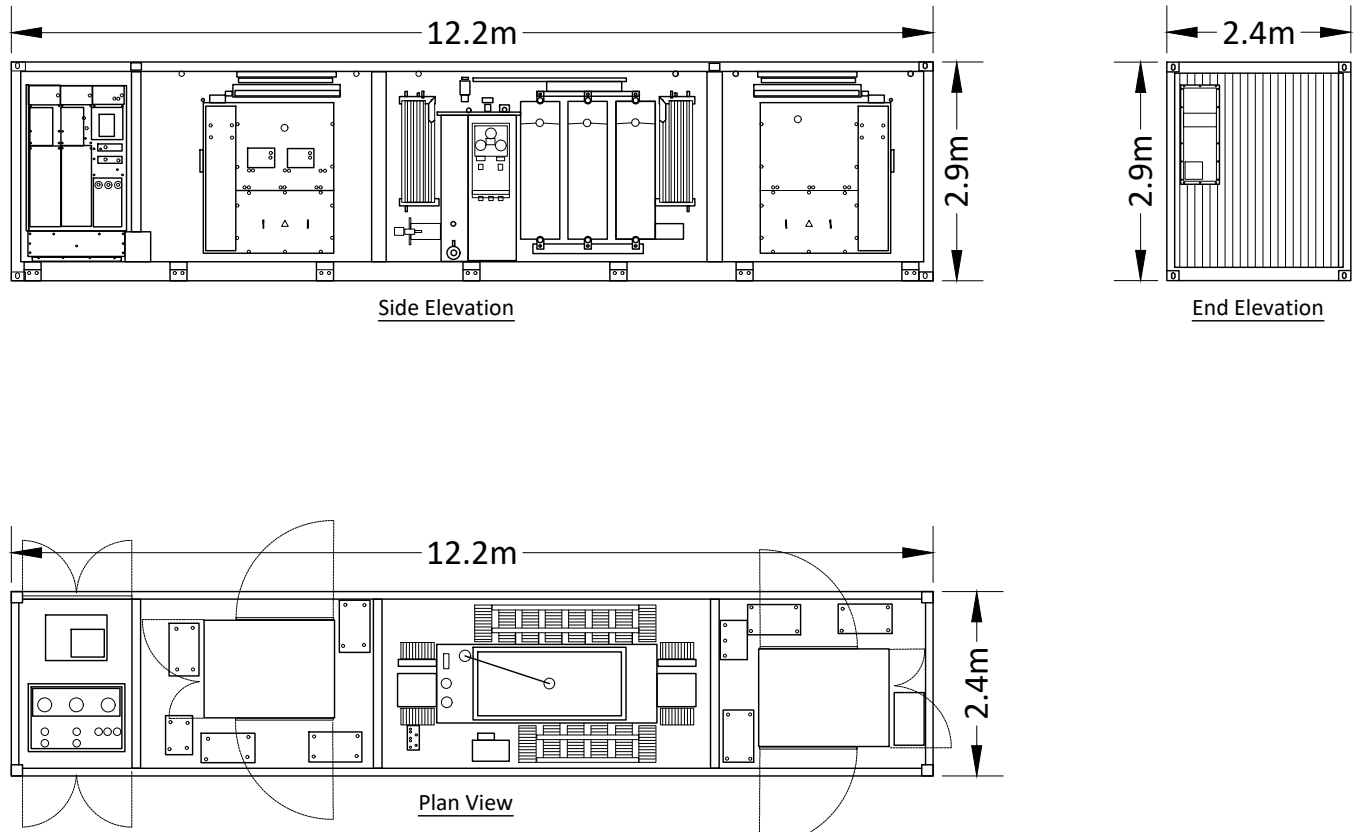
Drawing No: EW16 / E06



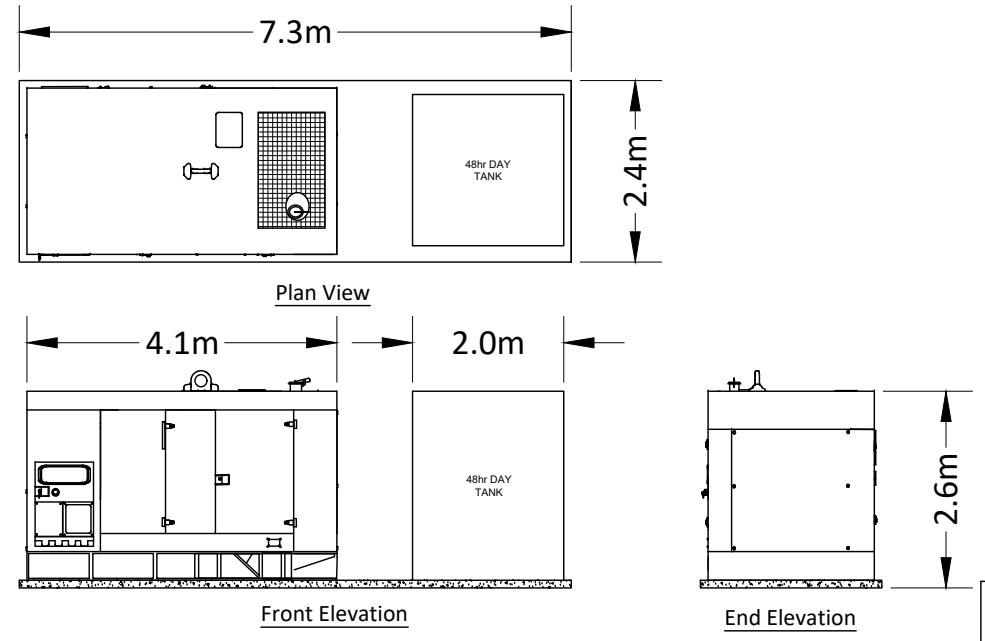
**Battery Storage Unit**



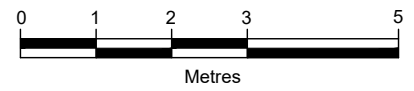
**Harmonic Filter**



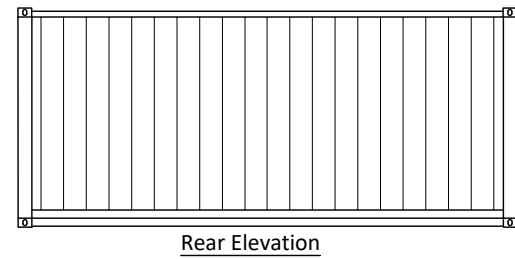
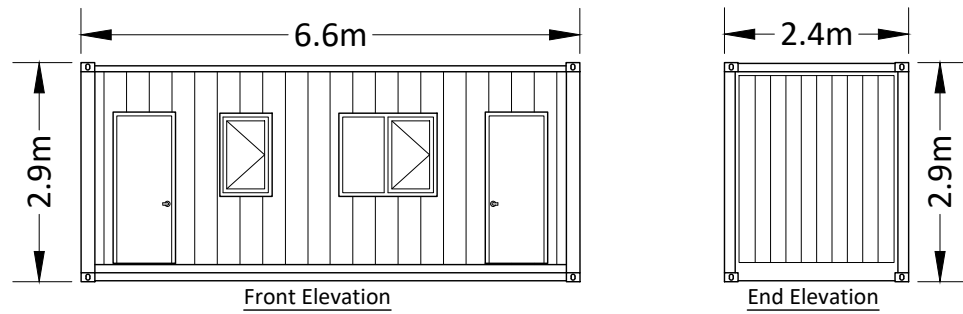
**Inverter**



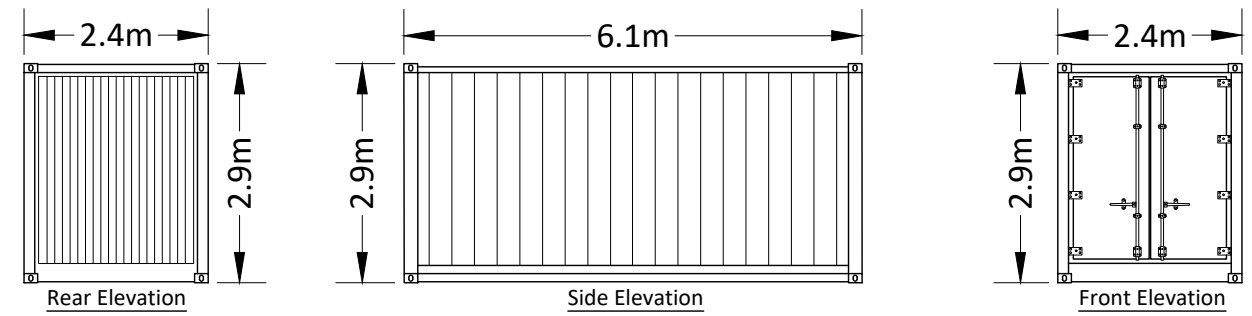
**Standby Generator**



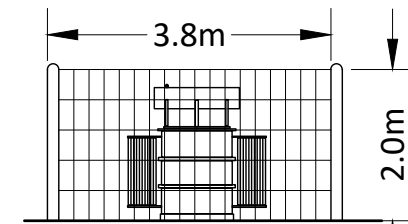
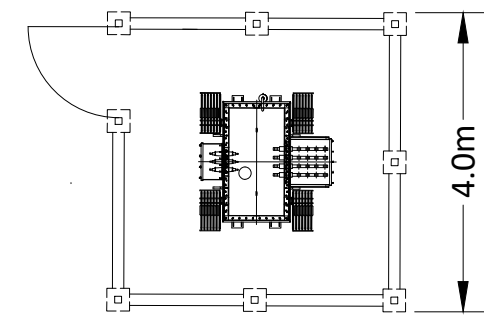
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| <b>Client</b><br>The Energy Workshop Ltd.<br>32 Park Cross Street<br>Leeds<br>LS1 2QH  |
| <b>Project</b><br>Stainland Thurso<br>Energy Storage Project<br>KW14 8YH<br><br>NGR 312688, 965920                               |
| <b>Title</b><br>Figure 7<br>Battery Storage Unit Details,<br>Inverter Transformer Skid, Harmonic<br>Filter and Standby Generator |
| <b>Scales:</b> Plan 1:100<br><span style="float: right;">Sheet Size A3</span>  |
| <b>Date:</b> May 2026  |
| <b>Drawing No:</b> EW16 / E07  |



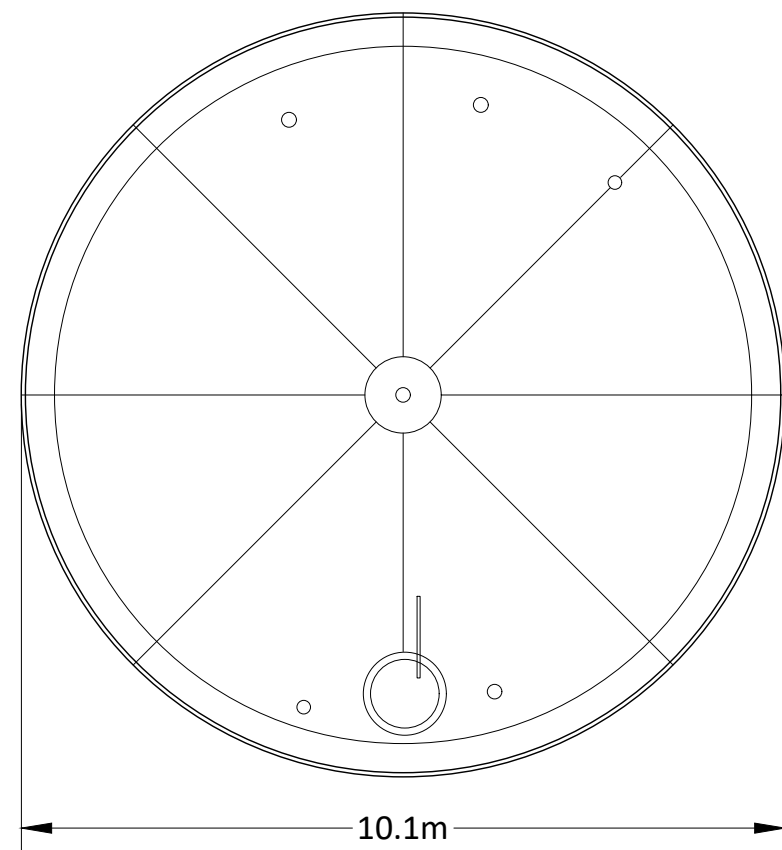
Welfare



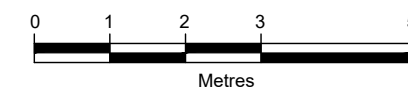
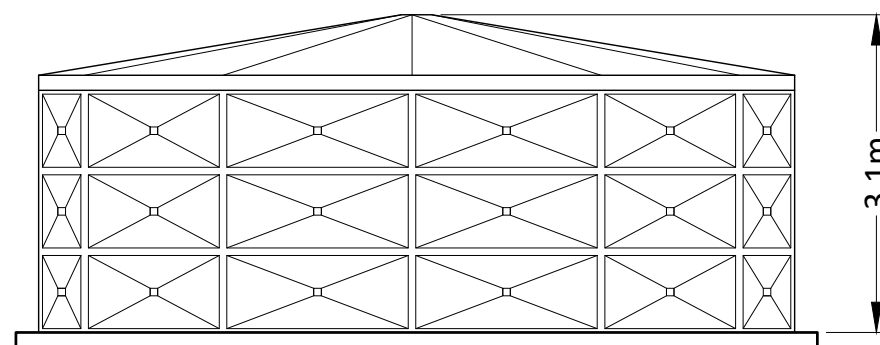
Stores



Aux Transformer



Fire Fighting Water Storage Tank



Client  
The Energy Workshop Ltd.  
32 Park Cross Street  
Leeds  
LS1 2QH

Project  
Stainland Thurso  
Energy Storage Project  
KW14 8YH  
NGR 312688, 965920

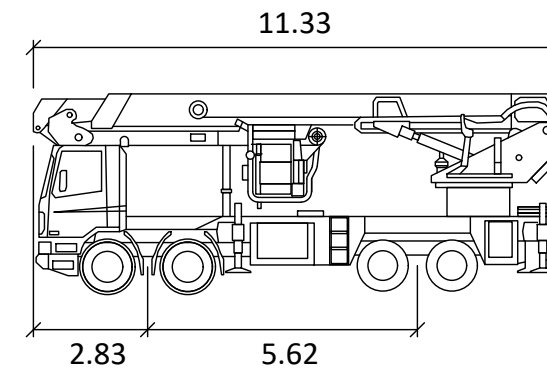
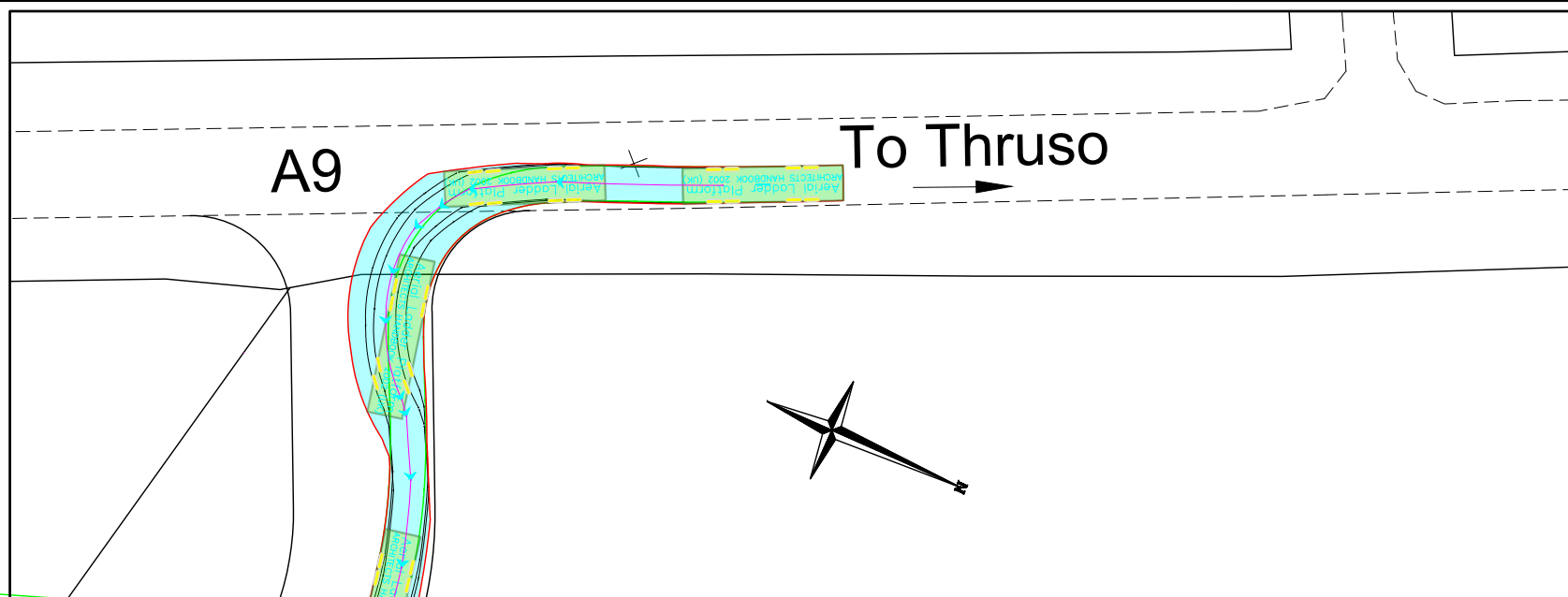
Title  
Figure 8  
Storage and Welfare Units  
Plan and Elevations

Scales: Plan 1:100

Sheet Size A3

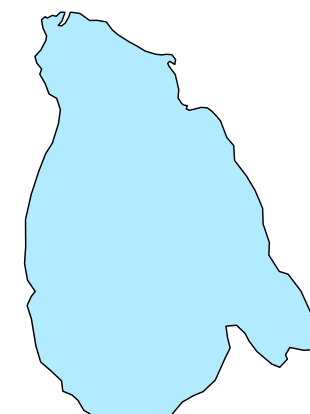
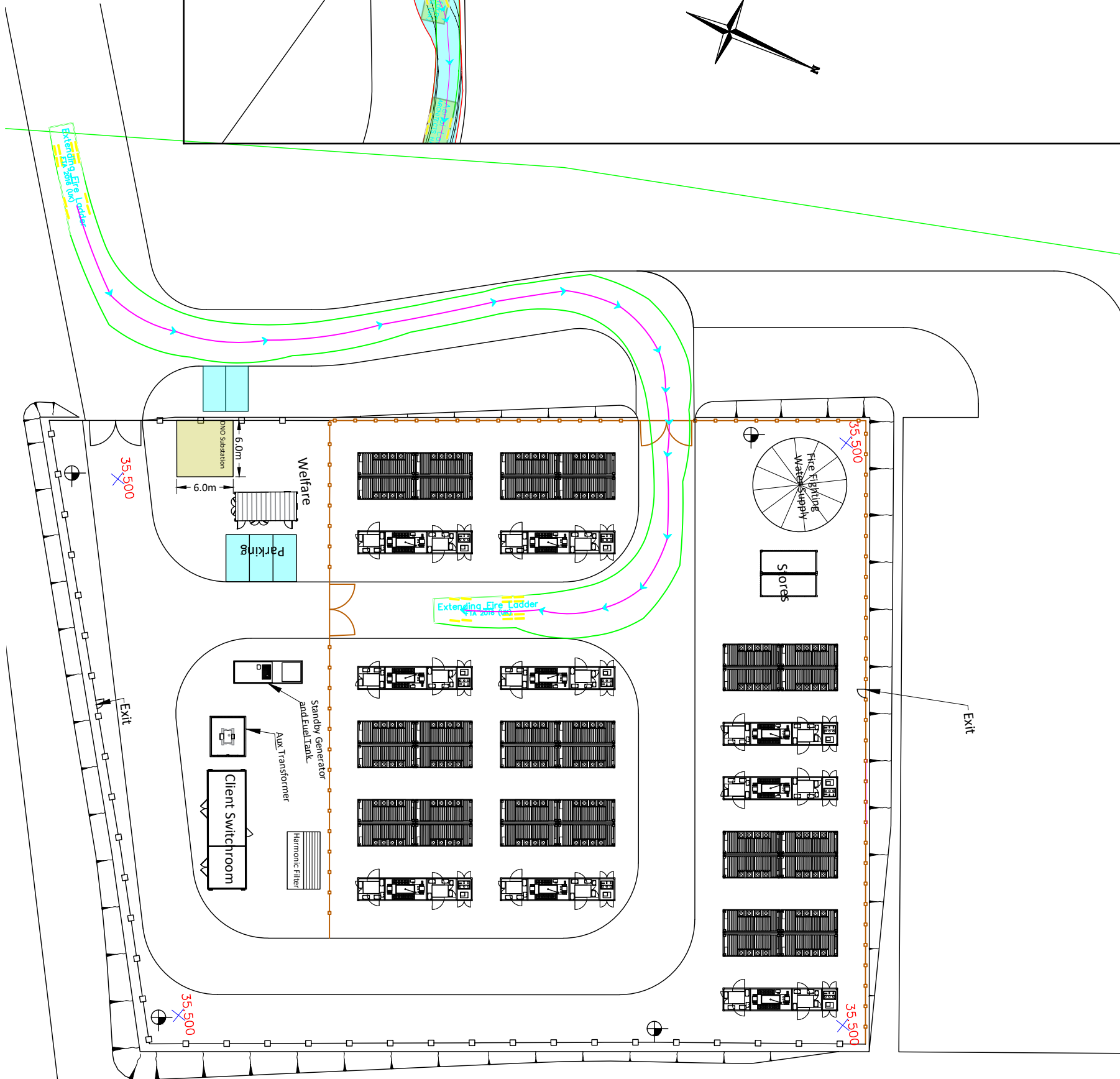
Date: May 2026

Drawing No: EW16 / E08



**Aerial Ladder Platform**

|                   |        |
|-------------------|--------|
|                   | meters |
| Width             | : 2.50 |
| Track             | : 2.50 |
| Lock to Lock Time | : 6.0  |
| Steering Angle    | : 32.0 |



**Client**  
The Energy Workshop Ltd.  
32 Park Cross Street  
Leeds  
LS1 2QH

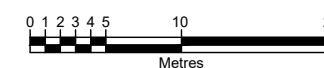
**Project**  
Stainland Thurso  
Energy Storage Project  
KW14 8YH  
NGR 312688, 965920

**Title**  
Figure 9  
Fire Fighting and Vehicle Tracks

**Scales:** 1:500 Sheet Size A3

**Date:** May 2026

**Drawing No:** EW16 / E10

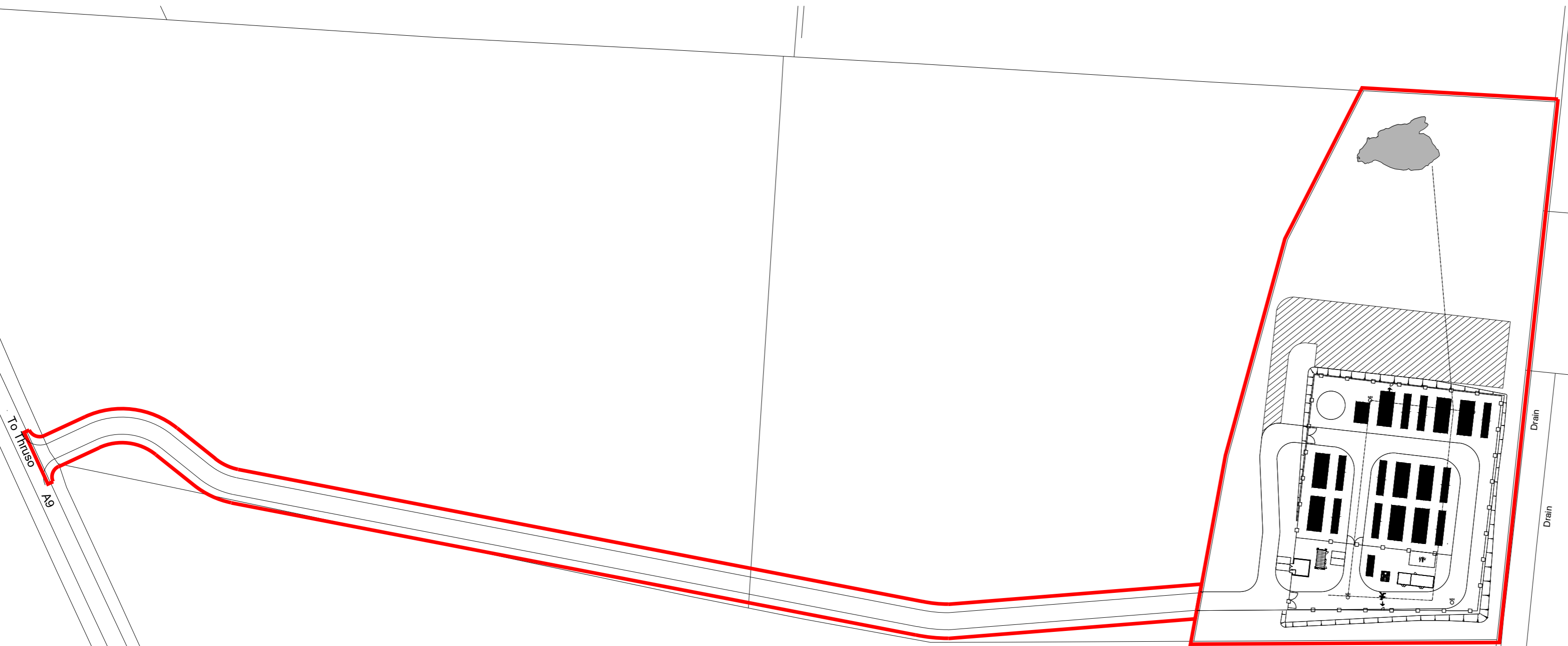


| Hedgerow Mix       |                 |  |       |            |   |      |   |             |
|--------------------|-----------------|--|-------|------------|---|------|---|-------------|
| Corylus avellana   | Common Hazel    |  | 40-60 | B          | 1+1; Transplant - seed raised; branched; 2 brks | 10.0 | 7 | 305         |
| Crataegus monogyna | Common Hawthorn |  | 40-60 | B          | 1+1; Transplant - seed raised                   | 50.0 | 7 | 1523        |
| Cytisus scoparius  | Common Broom    |  | 40-60 | 150cc min. | 1+0; Seedling; bushy; cell grown                | 2.5  | 7 | 76          |
| Prunus spinosa     | Blackthorn      |  | 40-60 | B          | 1+1; Transplant - seed raised; branched; 2 brks | 10.0 | 7 | 305         |
| Rosa canina        | Dog Rose        |  | 60-80 | B          | 1+1; Transplant - seed raised; branched; 3 brks | 5.0  | 7 | 152         |
| Sambucus nigra     | Common Elder    |  | 60-80 | B          | 1+1; Transplant - seed raised; branched; 3 brks | 5.0  | 7 | 152         |
| Sorbus aucuparia   | Rowan           |  | 40-60 | B          | 1+1; Transplant - seed raised                   | 10.0 | 7 | 305         |
| Ulex europaeus     | Common Gorse    |  | 15-30 | 100cc min. | 1+0; Seedling; bushy; cell grown                | 2.5  | 7 | 76          |
| Viburnum opulus    | Guelder Rose    |  | 40-60 | B          | 1+1; Transplant - seed raised; branched; 2 brks | 5.0  | 7 | 152         |
|                    |                 |  |       |            |   |      |   | <b>3046</b> |

| Woodland Mix     |                     |       |         |   |                                |      |     |             |
|------------------|---------------------|-------|---------|---|--------------------------------|------|-----|-------------|
| Alnus glutinosa  | Common Alder        |       | 40-60   | B | 1+1; Transplant - seed raised  | 30.0 | 1.5 | 769         |
| Alnus glutinosa  | Common Alder        | 10-12 | 300-350 | B | 2x; Feathered; 7 brks          | 2.5  | 1.5 | 64          |
| Betula pendula   | Common Silver Birch |       | 40-60   | B | 1+1; Transplant - seed raised  | 2.5  | 1.5 | 64          |
| Betula pubescens | Downy Birch         |       | 40-60   | B | 1+1; Transplant - seed raised  | 30.0 | 1.5 | 769         |
| Betula pubescens | Downy Birch         | 10-12 | 300-350 | B | 2x; Feathered; 7 brks          | 2.5  | 1.5 | 64          |
| Pinus sylvestris | Scots Pine          |       | 40-60   | B | 1+2; Transplant - seed raised  | 5.0  | 1.5 | 128         |
| Salix caprea     | Goat Willow         |       | 60-80   | B | 0/1; Cutting; branched; 2 brks | 20.0 | 1.5 | 513         |
| Salix cinerea    | Grey Willow         |       | 60-80   | B | 0/1; Cutting; branched; 2 brks | 5.0  | 1.5 | 128         |
| Sorbus aucuparia | Rowan               |       | 40-60   | B | 1+1; Transplant - seed raised  | 2.5  | 1.5 | 64          |
|                  |                     |       |         |   |                                |      |     | <b>2563</b> |



Landscape Plan  
Scale 1:500



Location Plan  
Scale 1:1250

©One-Environments Ltd. This drawing is not to be scaled. All dimensions to be verified on site prior to commencement of works. Discrepancies, ambiguities and/or omissions between this drawing & information supplied by others must be reported immediately for clarification before proceeding

NOTES

- Native Hedgerow
- Woodland
- Existing Vegetation Retained
- Attenuation Basin Grass Seeded

To be read with Landscape Management Plan.

1. All soft landscape operations are to be undertaken during the first available planting season, immediately following completion of all construction operations, or in accordance with any planning approval/conditions, whichever is most applicable.
  2. All care is to be taken to protect existing vegetation and to minimise disturbance to adjacent agricultural land whilst the works are in progress. Any existing trees to be retained, are the responsibility of the main contractor on site who shall take all necessary protective measures set out in BS 5837:2012.
  3. All areas of proposed planting/grass seeding affected by construction works to be relieved of compaction by ripping to a depth of 600mm, in two directions. Following seeding/turfing, wet full depth of topsoil without displacing seed or soil. If water supply is likely to be restricted, do not carry out seeding/turfing until instructed. Works to be carried out while soil and weather conditions are suitable; do not plant during periods of frost or strong winds.
  4. All groundworks and planting operations shall be in accordance with the following British Standards:
    - Recommendations for transplanting rootballed trees BS 4043
    - Code of practice for general landscape operations BS4428
    - Specifications for topsoil BS 3882:2015 Topsoil
    - Nursery Stock BS 3956 part 1.
  5. Where tree and hedgerow planting is proposed, and also to the attenuation basin, remove existing vegetation by spraying or by ploughing or digging it in. All planting areas to be cultivated to a depth of 300mm, all proposed grass areas to be cultivated to a depth of 150mm, except within 4.0m of any existing tree stem, unless otherwise stated in the specification. Effective weed control must be carried out prior to planting/seeding. The 'stale seed bed' technique should be used, allowing weed seeds to germinate following cultivation, then killing them off by rotovating or spraying, repeating the process once or twice more.
  6. All other areas of ground disturbed by the works to be either:
    - left to regenerate naturally if the original sward is reasonably intact
    - lightly cultivated, and brought to a tilth suitable for seeding if bare ground
  7. Topsoil depths to be: 300mm for trees (over minimum 600mm subsoil) and hedgerows. Good quality on site topsoil can be used for tree and shrub planting or imported topsoil to BS3882 (multi-purpose, sandy-loam). For species-rich grassland, a mixture of topsoil and subsoil (about 50:50) to a depth of about 300mm over existing subsoil should be used. Finished levels of topsoil after settlement to be 50mm above adjacent hard paved areas in all instances.
  8. Grass/wildflower seed can be sown by hand or mechanically. Use dry sand to bulk up the seed for ease of handling. Use either a Spring sowing (March to May) or Autumn sowing (Mid-August to late September). Seed must be sown on or very close to the surface using two diagonal sowings. Following sowing, the surface should be lightly rolled (but the seed should not be buried). Note - the extent of seeding on plan is indicative. All disturbed ground apart from tree planting areas are to be seeded.
  9. Either notch planting or pit planting will be used for trees depending on the size of the stock. Tree pits will be dug by the landscape contractor. Pits for containerised trees and shrubs (2L or 3L) to be 300 x 300 x 300mm. Pits for feathered trees and larger trees to be 1.2 x 1.2 x 0.6m (300mm topsoil, 300mm subsoil). All transplants to be planted in pits 300x300x300mm or notch planted as appropriate. If pits are not freely draining seek advice as alternative methods of planting may be required.
  10. Any deciduous trees and shrubs to be planted in late October to late March. Any conifers and evergreens to be planted in September/October or April/May. Container grown plants may be planted at any time of year.
  11. Apply peat-free tree and shrub planting compost by thoroughly incorporating it with topsoil into planting holes at the rate of 40 litres per feathered and standard trees.
  12. All shrubs, whips and transplants shall be watered in on planting with 20 litres per square metre. Trees shall be watered in with 25 litres per tree position. Standard trees, including Containerised RB and BR, shall be supported by 1 No. 50mm diameter x 1200mm long stakes angled to avoid rootball and angled to the north with 400mm below ground level, tied with Standard Nylon Reinforced Rubber Belts, 37.5mm with Extra Large Pads spacer - supplied by 3 Toms Ltd or similar approved. Extra Heavy standard trees to be supported by 2no. 75mm diameter x 1900mm double stake, cross-bar and tie.
  13. Surface mulching to be applied to be 50mm depth of spent mushroom compost, applied to a 1m width at the base of the hedgerow and 0.5m radius to all tree planting.
  14. All planting to be protected from browsing animals as appropriate. Deer fencing to exclude red/fallow deer from site area to be a minimum of 1.8m high with a maximum 200mm mesh size. Tree shelters to protect against browsing by smaller mammals including rabbits, voles and hares. To be a minimum of 750mm high, pushed 10mm into soil, supported by a wooden stake or bamboo cane. Rabbit proof fencing if required to be 900mm high galvanised mesh with timber stakes. Mesh to be buried 150mm below ground, with 150mm angled away from planting and installed where shown on this drawing.
- Grassed Areas:**  
Species Rich Grassland: Scotiasseeds Wet Meadow Mix (or similar approved), at a rate of 3g/m<sup>2</sup>.
- Planting Mixes:**  
See table opposite for species composition and specification of plants, etc.

REVISION | P02      DATE | 15.05.26      BY | AC      CHECKED | AC

Development layout amended

REVISION | P01      DATE | 06.05.26      BY | AC      CHECKED |

First issue

CLIENT      Energy Workshop Ltd

PROJECT      **Stainland Energy Storage Project**

TITLE      Figure 18 - Landscape Plan

DWG No.      N1881-ONE-ZZ-ZZ-D-L-0001      REV      P02

STATUS      Preliminary

SCALE      1:500/1:1250@ A1      DATE      06.05.26      DRN BY      AC

