

Agenda Item	5.4
Report No	PLS-018-20

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 10 March 2020

Report Title: 20/00578PAN: Intelligent Land Investments Group PLC
Land 690M SW of Balnabruich, Kerrow Farm, Cannich

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: 29.9MW battery energy storage system comprising steel containers, GRP substation, fencing, new hedgerows, landscape bund, and associated works

Ward: 12 – Aird and Loch Ness

Recommendation

Members are asked to note the submission of the PAN and highlight any material issues they wish to be brought to the attention of the applicant before the submission of the application for planning permission.

1. BACKGROUND

- 1.1 To inform the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).
- 1.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on 05 February 2020. Members are asked to note this may form the basis of a subsequent planning application
- 1.3 The submitted information attached includes:
 - Proposal of Application Notice
 - Location Plan

The applicant has set out that their consultation event will be on 11 March 2020 between 3pm-8pm at Cannich Village Hall.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Based upon the information provided, the development is likely to comprise of 29.9MW battery energy storage system comprising steel containers, GRP substation, fencing, new hedgerows, landscape bund, and associated works..
- 2.2 The applicant has not sought pre-application advice from the Planning Authority via the Pre-Application Advice Service for Major Developments in advance of submission of the PAN.

3. SITE DESCRIPTION

- 3.1 The site comprises an area of relatively flat area of ground which extends to approximately 0.92ha where commercial borrowpit workings have previously been undertaken.
- 3.2 The site is in proximity of the Fasnakyle Hydro Power Station south west and the River Glass is to the to the west of the site. The Fasnakyle Switching Station to the north west of the site, into which the Beauly-Denny Overhead Powerline, running to the north of the site, connects.
- 3.3 While few details have been provided at this stage, it is likely that access will be taken from the C1110.
- 3.4 The site is at risk of pluvial flooding based upon the indicative flood risk maps produced by SEPA.

4. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

4.1 Highland Wide Local Development Plan 2012

- 28 - Sustainable Design
- 29 - Design Quality & Place-making
- 30 - Physical Constraints

31 - Developer Contributions
53 - Minerals
55 - Peat and Soils
56 - Travel
57 - Natural, Built & Cultural Heritage
58 - Protected Species
59 - Other Important Species
60 - Other Important Habitats
61 - Landscape
62 - Geodiversity
63 - Water Environment
64 - Flood Risk
66 - Surface Water Drainage
67 - Renewable Energy Developments
68 - Community Renewable Energy Developments
69 - Electricity Transmission Infrastructure
72 - Pollution
73 - Air Quality
74 - Green Network
77 - Public Access
78 - Long Distance Routes

4.2 Inner Moray Firth Local Development Plan (2015)

No specific policies apply.

4.3 Highland Council Supplementary Planning Policy Guidance

Construction Environmental Management Process for Large Scale Projects (Aug 2010)
Flood Risk & Drainage Impact Assessment (Jan 2013)
Green Networks (Jan 2013)
Highland Historic Environment Strategy (Jan 2013)
Highland's Statutorily Protected Species (Mar 2013)
Managing Waste in New Developments (Mar 2013)
Physical Constraints (Mar 2013)
Public Art Strategy (Mar 2013)
Standards for Archaeological Work (Mar 2012)
Sustainable Design Guide (Jan 2013)
Trees, Woodlands and Development (Jan 2013)

4.4 Scottish Government Planning Policy and Guidance

- Scottish Planning Policy
- National Planning Framework 3
- Scottish Energy Strategy (Dec 2017)
- Historic Environment Policy for Scotland (HEPS, 2019)
- PAN 1/2011 – Planning and Noise
- PAN 1/2017 – Environmental Impact Assessment
- 2020 Routemap for Renewable Energy
- Scottish Government Energy Efficient Scotland Route Map (May 2018)

5. POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- 5.1
- a) Development Plan;
 - b) National Policy;
 - c) Planning History;
 - d) Roads and Transport;
 - e) Water Environment (including private water supplies);
 - f) Flood Risk and Drainage;
 - g) Natural Heritage (including protected species and designated sites);
 - h) Built and Cultural Heritage;
 - i) Design, Landscape and Visual Impact (including Cumulative impacts);
 - j) Access and Recreation;
 - k) Economic Impact;
 - l) Noise and Shadow Flicker;
 - m) Telecommunications;
 - n) Construction; and
 - o) Any Other Material Considerations Raised within Representations.

6. CONCLUSION

- 6.1 The report sets out the information submitted to date as part of the PAN. Summarised are the policy considerations against which any future planning application will be considered as well as the potential material planning considerations and key issues based on the information available to date. The list is not exhaustive and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.

7. IMPLICATIONS

- 7.1 Resource: Not applicable
- 7.2 Legal: Not applicable
- 7.3 Community (Equality, Poverty and Rural): Not applicable
- 7.4 Climate Change/Carbon Clever: Not applicable
- 7.5 Risk: Not applicable
- 7.6 Gaelic: Not applicable

8. RECOMMENDATION

It is recommended the Committee notes the submission of the PAN and advises of any material issues it wishes to be brought to the applicant's attention.

Designation: Area Planning Manager – South

Author: Simon Hindson

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

Relevant Plans: Plan 1 - Location Plan

PROPOSAL OF APPLICATION NOTICE

MOLADH BRATH IARRTAIS

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

The Council will respond within 21 days of receiving the Notice. It will advise whether the proposed Pre-application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required. Please note that a planning application for this proposed development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received by the Council and without the statutory consultation requirements having been undertaken. The planning application must be accompanied by a Pre-application consultation report.

Applicant Intelligent Land Investments Group plc

Address The Shires, 33 Bothwell Road "

Hamilton ML3 0AS" "

....." "

Phone No. 01698 891 352"

E-mail" ah@ili-energy.com"

Address or Location of Proposed Development Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice"

100 metres south east of Fasnakyle switching station, Cannich....."

....."

....."

Description of Development Please include detail where appropriate – eg the number of residential units; the gross floorspace in m of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information."

29.9MW battery energy storage system comprising steel containers, GRP substation, fencing, new hedgerows, landscape bund, and associated works.

....."

Pre-application Screening Notice"

" Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development?"

" If yes please provide a copy of this Opinion."

" YES....." NO...X....."

Community Consultation [See checklist of Statutory minimum consultation attached]"

" State which other parties have received a copy of this Proposal of Application Notice."

" Community Council/s" Date Notice Served"

" Strathglass Community Council..... " 5 Feb 2020

" Names/details of any other parties" Date Notice Served"

Please give details of proposed consultation"

" Proposed public event" Venue" Date and time"

" Drop In Event: Cannich Hall, Cannich Beauly IV4 7LJ..... 11 March 2020, 3pm-8pm

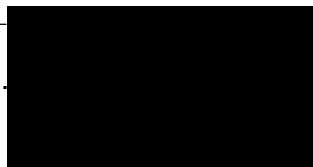
" Newspaper Advert – name of newspaper" Advert date(where known)"

" Inverness Courier....."



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

" Simon Munro from Logan PM attended a Strathglass Community Council meeting on the 2nd Dec 2019 to discuss our proposed application, answer questions and listen to feedback.

" Signed Andrew Hughes... " Date 5 Feb 2020....."

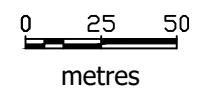


Kerrow

-  Planning boundary
-  Landownership

Energy storage for net zero carbon.

Scale 1:2500 at A3



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Ordnance Survey 0100031673
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Figure 1b. Location plan

Drawing number
J321/034/06122019

Status

