

Agenda Item	5.2
Report No	PLS-003-21

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 03 February 2021

Report Title: 20/04849/PAN: Whirlwind Developments LLP
Land 410m SW of Platchaig House, Kilmorack, Beauly

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Proposed energy storage facility to accommodate up to 50 battery storage units housed within containers along with ancillary structures

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 7th December 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 had set out that their consultation event would be online via a drop in video consultation on 21st January 2021.

- 1.4 Subsequent to correspondence received from Kilmorack Community Council and a request by the Planning Authority, the applicant has agreed to postpone the community consultation event due to poor broadband connectivity in the area. The applicant is now proposing to:
- distribute consultation letters to all addresses within 3km of the site which will include details of how to make representations to the developer, and will also include an indicative layout;
 - send further consultation letters to the Community Council, Ward Members, MP and MSP;
 - invite people to arrange to discuss the scheme by phone at a convenient time;
 - provide a more detailed information pack to immediate local residents within circa 1km of the site.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Based upon the information provided, the development is likely to comprise of up to 50 battery storage units with an installed capacity of up to 49.9MW. It is envisaged that the battery units would be housed within steel shipping containers. The site would be surrounded by low bunding and landscaping consisting of native trees, along with an inner security fence. Deer fencing would be installed, if necessary, during the establishment of the landscaping.
- 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 is currently open sloping farmland, lying off the west side of the public road from Kilmorack to Broallan. An 11kv overhead line crosses the site. There is an established woodland on the hillside on the opposite side of the public road. The surrounding area is rural in nature.

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
36 - Development in the Wider Countryside
51 - Trees and Development
56 - Travel
57 - Natural, Built & Cultural Heritage
58 - Protected Species
59 - Other important Species
60 - Other Importance Habitats
61 - Landscape
63 - Water Environment
64 - Flood Risk
66 - Surface Water Drainage
67 - Renewable Energy Developments
69 - Electricity Transmission Infrastructure
72 - Pollution
73 - Air Quality
77 - Public Access

4.2 Inner Moray Firth Local Development Plan (2015)

No specific policies apply.

4.3 Highland Council Supplementary Planning Policy Guidance

Access to Single Houses and Small Housing Developments (May 2011)
Flood Risk and Drainage Impact Assessment (Jan 2013)
Highland Historic Environment Strategy (Jan 2013)
Highland's Statutorily Protected Species (March 2013)
Physical Constraints (March 2013)
Standards for Archaeological Work (March 2012)
Sustainable Design Guide (Jan 2013)
Trees, Woodlands and Development (Jan 2013)

4.4 Scottish Government Planning Policy and Guidance

- Scottish Planning Policy (2020 revision)
- National Planning Framework 3
- Scottish Energy Strategy
- 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) Natural Heritage (including protected species and designated sites);
g) Design, Landscape and Visual Impact (including Cumulative impacts);
h) Access and Recreation;
i) Economic and Energy Impacts;
j) Noise;
k) Construction; and
l) 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: Susan Hadfield
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - Location Plan

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	Whirlwind Developments LLP	Agent	Dan Grierson
Address.	The Media Centre, 7 Northumberland Street, Huddersfield, HD1 RL	Address.	The Energy Workshop The Media Centre 7 Northumberland Street Huddersfield, HD1 1RL
Phone		Phone.	07545336960
E-mail		E-mail	dan@theenergyworkshop.co.uk

Address or Location of Proposed Development

Land to the North of Caulternich Farm, Kilmorack, Beauly, IV4 7AL

Description of Development

The proposed energy storage facility would accommodate up to 50 battery storage units housed within containers along with ancillary structures. It is envisaged that the battery units would be based on steel shipping containers and would have an installed capacity of up to 49.9 Megawatt Hours. The site would be surrounded by low bunding and landscaping consisting of native trees along with an inner security fence, with appropriate deer fencing being installed, if necessary, during the establishment of the landscaping.

The proposed energy storage facility would provide rapid-response electrical back-up to the Electricity Grid and would represent an early deployment within Scotland of a high-tech grid balancing facility, of a type which is already seeing significant deployment in the USA, Australia and other parts of the world. It would also provide employment opportunities through the construction, operation and maintenance of the project.

Site plans are appended

Pre-application Screening Notice

No Screening Opinion has been issued on the need for a Proposal of Application notice by the Highland Council

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
Kilmorack Community Council

Date Notice Served
11/12/20

Names/details of any other parties

Date Notice Served

Please give details of proposed consultation

Proposed public event

Venue

Date and time

Online drop-in video consultation.

Online

21/01/21

Newspaper Advert – name of newspaper

Advert date(where known)

Inverness Courier

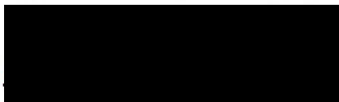
By end of December 2020

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

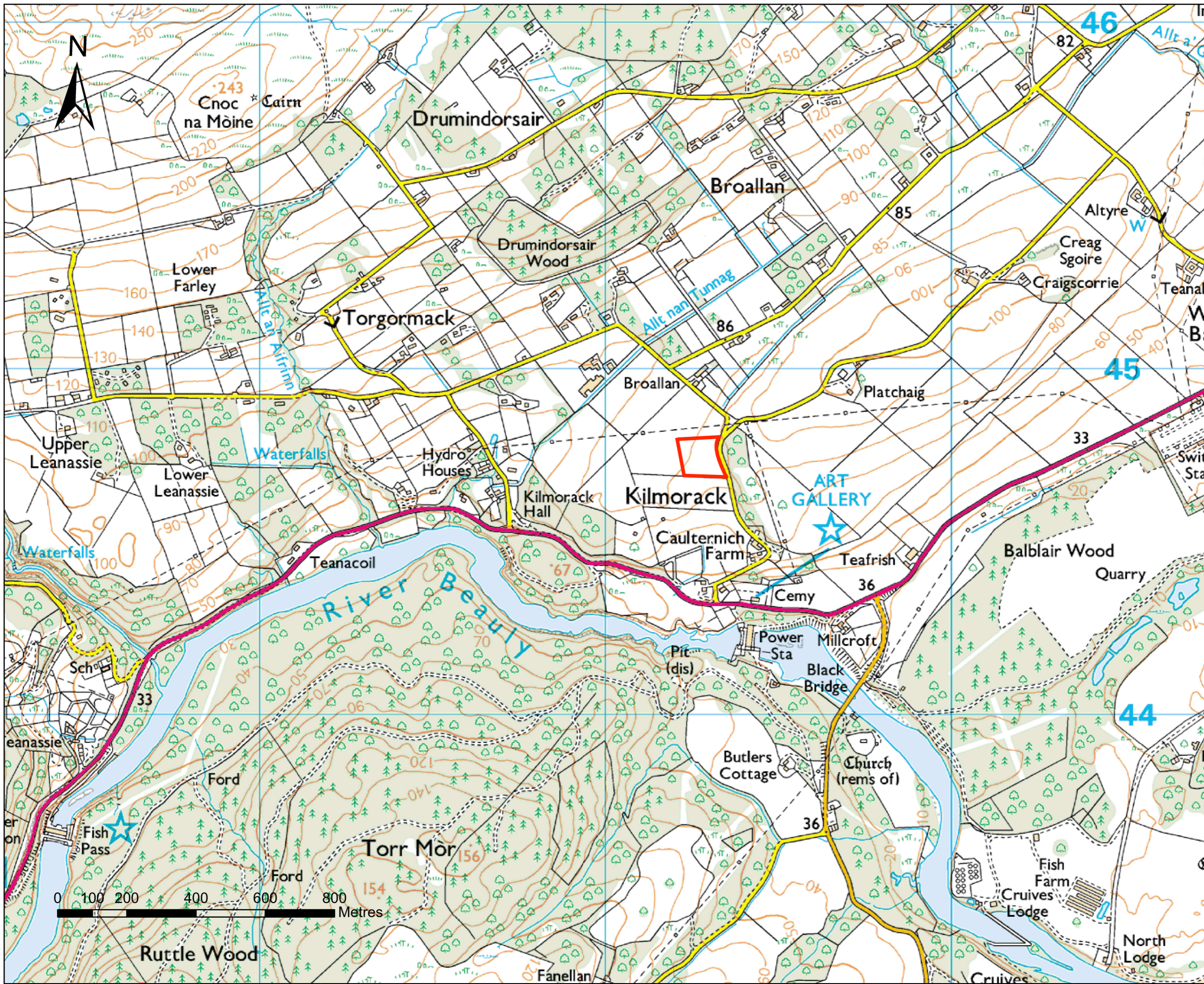
Site Notices will be placed around the site between the dates of 11/12/20 and 29/01/21);

Supply of information posters to Kilmorack Community Council on 11/12/20

Signed



Date...07/12/20.....



Caulternich Battery Energy Storage Project

Site Plan

 Proposed energy storage project

Scale: 1:10,000
when printed at A3



The Media Centre
7 Nothumberland St
Huddersfield HD1 1RL

Author	Thomas Chappell
Drawing Number	
Date	