

Agenda Item	<b>5.3</b>
Report No	<b>PLN/037/21</b>

## HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee  
**Date:** 8 June 2021  
**Report Title:** 21/01948/PAN Highview Power  
Spittal Mains Quarry, Spittal, Wick KW1 5XR  
**Report By:** Area Planning Manager – North

### **Purpose/Executive Summary**

**Description:** Cryobattery storage facility with capacity up to 49.9 MW  
**Ward:** 03 - Wick and East Caithness

### **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 an application for planning permission.

## 1.0 BACKGROUND

- 1.1 This report informs 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 made valid April 2021. The PAN is a statutory requirement for planning applications for major or national developments and must be lodged at least 12 weeks prior to the submission of a planning application. 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 (Application Form)
  - Location Plan
  - Existing Site Layout Plan
  - Proposed Site Layout Plan
  - Site Layout Plan – Site Analysis
  - Visual information when travelling along the nearby public road network and from Spittal Hill
- 1.4 In line with Covid-19 public health advice and temporary modifications made to the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, the developer proposes to undertake online public consultation. Virtual events will allow members of the public to engage in live discussion. Due to delays surrounding Covid-19, the first online event is now due to take place on 3<sup>rd</sup> June 2021 between 1700-1900hrs. In line with the Planning Authorities request a second online consultation event will take place on Thursday 17 June 2021 between 1700-1900hrs.
- 1.5 The applicant has set up a dedicated webpage with information on the proposal - <https://albannachpowerisland1.com/>
- 1.6 The consultation will be publicised and advertised in accordance with the appropriate statutory requirements with adverts to be placed in the John O’Groats Journal and the Press and Journal. The Planning Authority has confirmed that the adverts must be placed in the newspapers at least 7 days before each of the two consultation events. A maildrop will also be undertaken by the applicant to make people aware of the proposed development. The catchment area for this distribution will be within the Watten and Halkirk Community Council areas and it has been agreed with the Planning Authority that this will cover all properties, both residential and businesses. Details of all notified parties are contained and appended to the PAN form, this states that a copy of the PAN has been sent to the Watten and Halkirk community councils.
- 1.7 The forthcoming application will be accompanied by a Pre-Application Consultation (PAC) report explaining the consultation undertaken, feedback received, and any resultant amendments made to the planning application.

## **2.0 DESCRIPTION OF PROPOSED DEVELOPMENT**

2.1 The PAN provides notice of the developer's intention to submit a planning application classified as a Major Development. The proposed development is for the erection of a cryobattery energy storage system with a 49.9MW capacity of electricity for up to 6 hours. The applicant states that it works by taking in ambient air, removing the CO<sub>2</sub> and particulates and then cooling it to its liquid form, which is then stored on site in insulated low-pressure vessels. When there is a demand for electricity the liquid air is evaporated and expanded through a turbine to generate electricity.

This will consist of the following:

- Cylindrical storage tanks with a maximum height of 45m; a charger (air liquefier), generator, control room and ancillary plant.
- In total the buildings would cover 2,974sqm and 8,512sqm would be plant and machinery.
- Connection would be made to the transmission network at the existing Spittal substation. All connecting cables would be buried.
- Groundworks will involve re-using the bunded quarry material to infill the existing quarry sumps and crushed stone will be removed.

2.2 The developer has been advised to seek pre-application advice from the Planning Authority through the Council's Pre-Application Advice Service for Major Developments prior to lodging any application.

## **3.0 SITE DESCRIPTION**

3.1 The proposed site is situated on the eastern side of the A9 road at Spittal. The development will be sited on land within the disused quarry at the Spittal Mains Quarry. There is an existing access and car park from the A9, and the entrance is bounded by a stone wall, which will serve the proposed development. The site currently contains a number of buildings which are located along the boundary with the main road. The closest existing residential properties are located to the south of the site. There are no designated core paths within the site boundary.

3.2 There are no statutory natural heritage designations within the site boundary. The nearest is the Site of Special Scientific Interest (SSSI) at Spittal Quarry which is located to the south-east of the site and is designated for its Geological/Palaeontological features. There are further geological SSSI sites at Achanarras Quarry approx. 1.4km to the west and Banniskirk Quarry approx. 1.8km to the north-east.

3.3 There are no national or local landscape designations within the application site boundary. The closest Special Landscape Area (SLA) is The Flow Country and Berriedale Coast SLA which is located approx. 7.9km to the south west of the site.

3.4 There are no Scheduled Ancient Monuments, Listed Buildings or Conservation Areas within the application site. The nearest heritage feature is the Scheduled Monument of Fairy Hillock (SM528) which is a chambered cairn and is located on

land to the south-west of the site and on the opposite side of the A9 road. In addition, there are the Scheduled Monuments of St Magnus church, burial ground and hospital (SM5413) to the north-west and a broch (SM582) to the south east.

## **4.0 DEVELOPMENT PLAN**

The following policies are relevant to the assessment of the proposal:

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

- 28 - Sustainable Design
- 29 - Design Quality and Place-making
- 30 – Physical Constraints
- 31 – Developer Contributions
- 36 – Wider Countryside
- 42 - Previously Used Land
- 51 - Trees and Development
- 53 – Minerals
- 54 – Mineral Wastes
- 56 - Travel
- 57 - Natural, Built and Cultural Heritage
- 58 - Protected Species
- 61 - Landscape
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 67 – Renewable Energy Developments
- 70 - Waste Management Facilities
- 72 – Pollution
- 73 – Air Quality

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

- No specific policies relevant

### **4.3 Highland Council Supplementary Guidance**

- Developer Contributions (Nov 2018)
- Physical Constraints (March 2013)
- Flood Risk and Drainage Impact Assessment (Jan 2013)
- Highland's Statutorily Protected Species (Mar 2013)
- Managing Waste in New Developments (Mar 2013)
- Roads and Transport Guidelines for New Developments (May 2013)
- Sustainable Design Guide (Jan 2013)
- Trees, Woodlands and Development (Jan 2013)
- Renewable Energy Strategy (May 2006)
- Construction Environmental Management Process for Large Scale Projects (August 2010)

#### **4.4 Scottish Government Policy and Other Guidance**

- Scottish Planning Policy (Jun 2014 and as amended Dec 2020)
- National Planning Framework 3, NPF3 (Jun 2014) and the emerging content of NPF4
- PAN 33 – Development of contaminated land (Dec 2017)
- PAN 60 – Planning for Natural Heritage (Jan 2008)
- PAN 61 – Sustainable Drainage Systems (Jul 2001)
- PAN 64 - Reclamation of surface mineral workings
- PAN 68 – Design Statements (Aug 2003)
- PAN 75 – Planning for Transport (Aug 2005)
- PAN 1/2011 – Planning and Noise
- Energy Storage Planning Advice (July 2013)
- 2020 Routemap for Renewable Energy in Scotland

#### **5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- a) Development Plan and other planning policy;
- b) Design and layout
- c) Landscape and visual impact;
- d) Amenity impacts (including construction and operational noise);
- e) Impact upon the road network, access and parking;
- f) Developer contributions;
- g) Natural heritage;
- h) Contaminated land;
- i) Water supply, flood risk and drainage;
- j) Impact on peats and soils; and
- k) Any other material considerations raised within representations.

#### **6.0 CONCLUSION**

- 6.1 The report presents 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.

#### **7.0 IMPLICATIONS**

- 7.1 Not applicable.

## **8.0 RECOMMENDATION**

8.1 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 – North

Author: Alison Harvey

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

Relevant Plans: Plan 1 - Location Plan - L(PL)0001 REV P01  
Plan 2 – Location Plan - L(PL)0002 REV P01  
Plan 3 – Location Plan - L(PL)0003 REV P01  
Plan 4 - Existing Site Plan - L(EX)0001  
Plan 5 - Existing Site Plan - L(SK)0020  
Plan 6 – Site Layout Plan - L(PL)0004  
Plan 7 - Site Layout Plan - L(PL)0005

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.**

<p>Applicant David Thomas, Project Development Manager Highview Power Pennine Place 2A Charing Cross Road London WC2H 0HF</p> <p>Phone E-mail. David.thomas@higviewpower.com</p>	<p>Agent Catherine Newton Bell Ingram Durn Isla Road Perth, PH2 0JL Phone. 01738 646571 E-mail. Catherine.newton@bellingham.co.uk</p>
--	---

### 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

Spittal 2 Quarry (7.22 HECTARES) (north of Spittal Mains Quarry) Spittal, Wick, Caithness, KW1 5XR

### Description of Development

The proposal is for a cryobattery energy storage scheme with the capacity to deliver 49.9 MW of electricity for up to 6 hours. Submitted with this PAN are location plans, existing and proposed site plans. Visualisations of the proposed development have also been prepared from key view-points in the surrounding area and can be downloaded from the link in the email.

The cryobattery would charge using a local electricity grid connection, utilising surplus wind energy and discharge at times of high demand and low wind output. The technology works by taking ambient air, removing the CO<sup>2</sup> and particulates and cooling it to its liquid form, which it is then stored on site in insulated, low pressure vessels. At times of demand, the liquid air is evaporated and expanded through a turbine to generate electricity. For long-duration storage, this is achieved at roughly half the cost of lithium-ion batteries. The proposal would provide clean, reliable and cost efficient long-duration energy storage and grid stability solutions which help to integrate renewables.

The site of the buildings and plant would cover an area of 11,486sqm, of which 2974 sqm would be buildings and the rest would be plant and machinery. Further details can also be found at <https://albannachpowerisland1.com/>

**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.

No

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
Watten Community Council – 16 April 2021	
Halkirk Community Council- 16 April 2021	

Names/details of any other parties	Date Notice Served

Please give details of proposed consultation

Proposed public event	Venue	Date and time
Web based Q&A event	Online	Thursday 20 May 2021 5-7pm

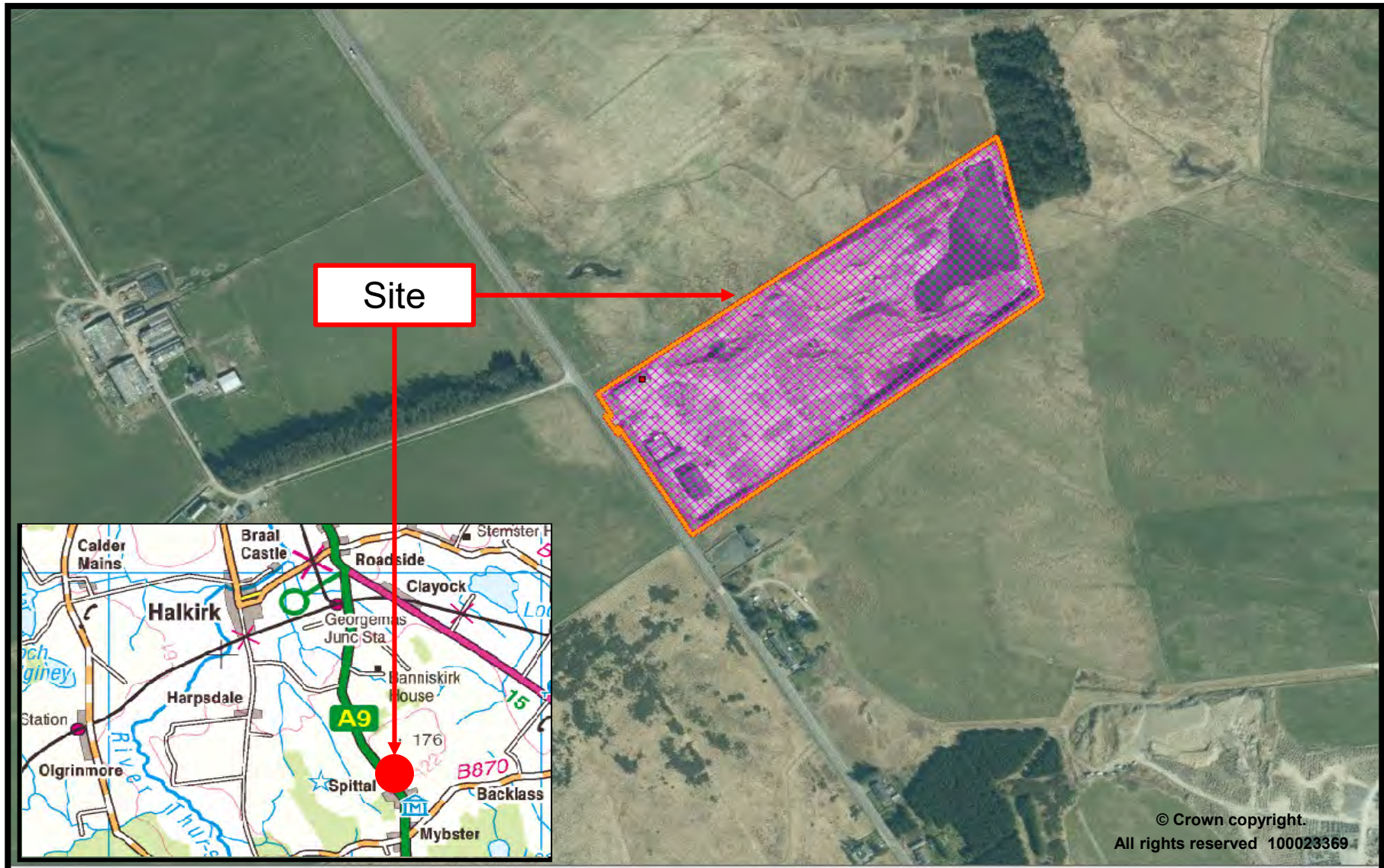
Newspaper Advert – name of newspaper	Advert date(where known)
Press and Journal	Friday 7 May 2021
John O’Groats Journal	Friday 7 May 2021

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

Leaflet drop to properties in Watten and Halkirk CC areas with details of the public event and website with information on the proposals. Contact and details of how and when to comment, including contact details for telephone appointments to speak directly to members of the team directly if requested.

Signed .....C Newton..... Date.....15/4/21.....





Planning and  
Development Service

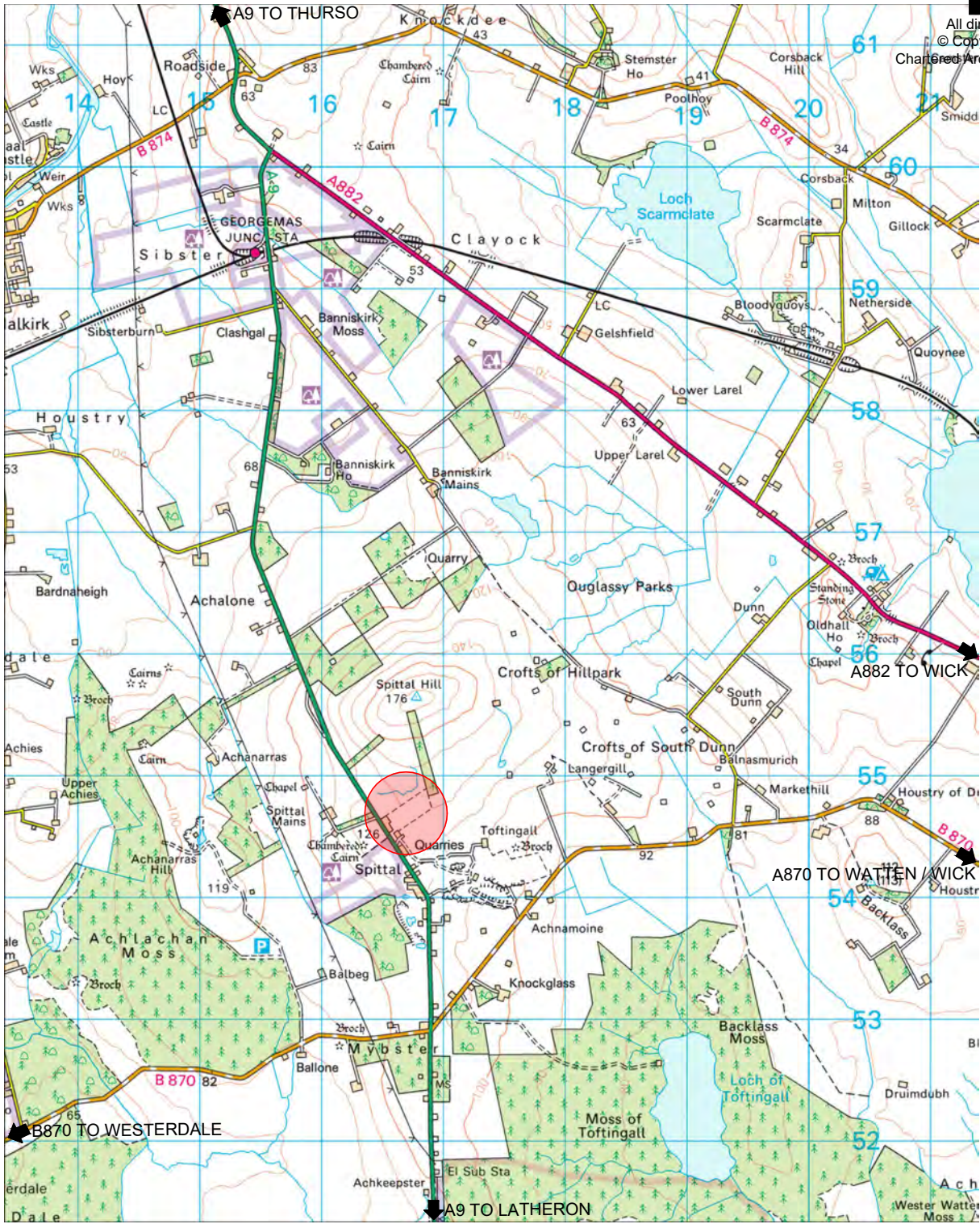
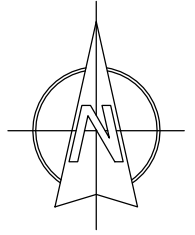
Location Plan  
21/01948/PAN

**Cryobattery storage facility with capacity up to 49.9 MW**

June 2021



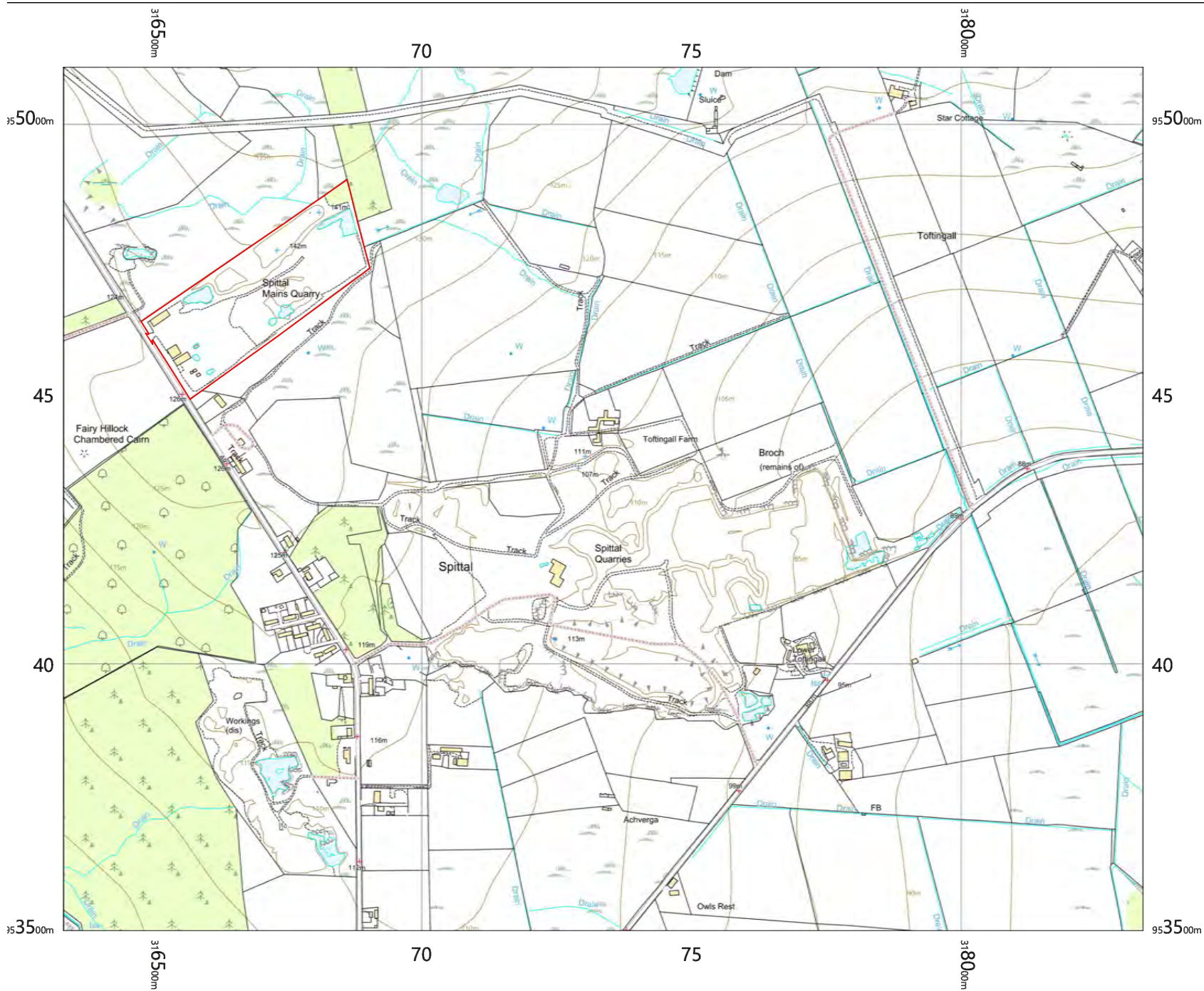
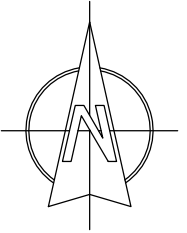
Scale:



Client David Thomas			
Project Spittal 2 - Cryobattery Site			
Title Rural Location Plan 1:50,000			
Branch Forfar		Telephone 01307 462516	
Drawn LL	Date Feb'2021	Drg Size A4	Checked CN / IC
Job No. T9457		Scale 1:50,000	
Drg No. L(P)0001			Rev P01

Revision  
- - - - -

Date  
00-00-00

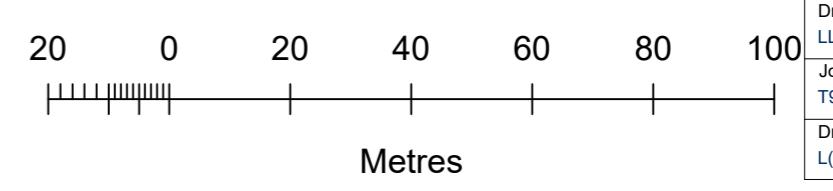
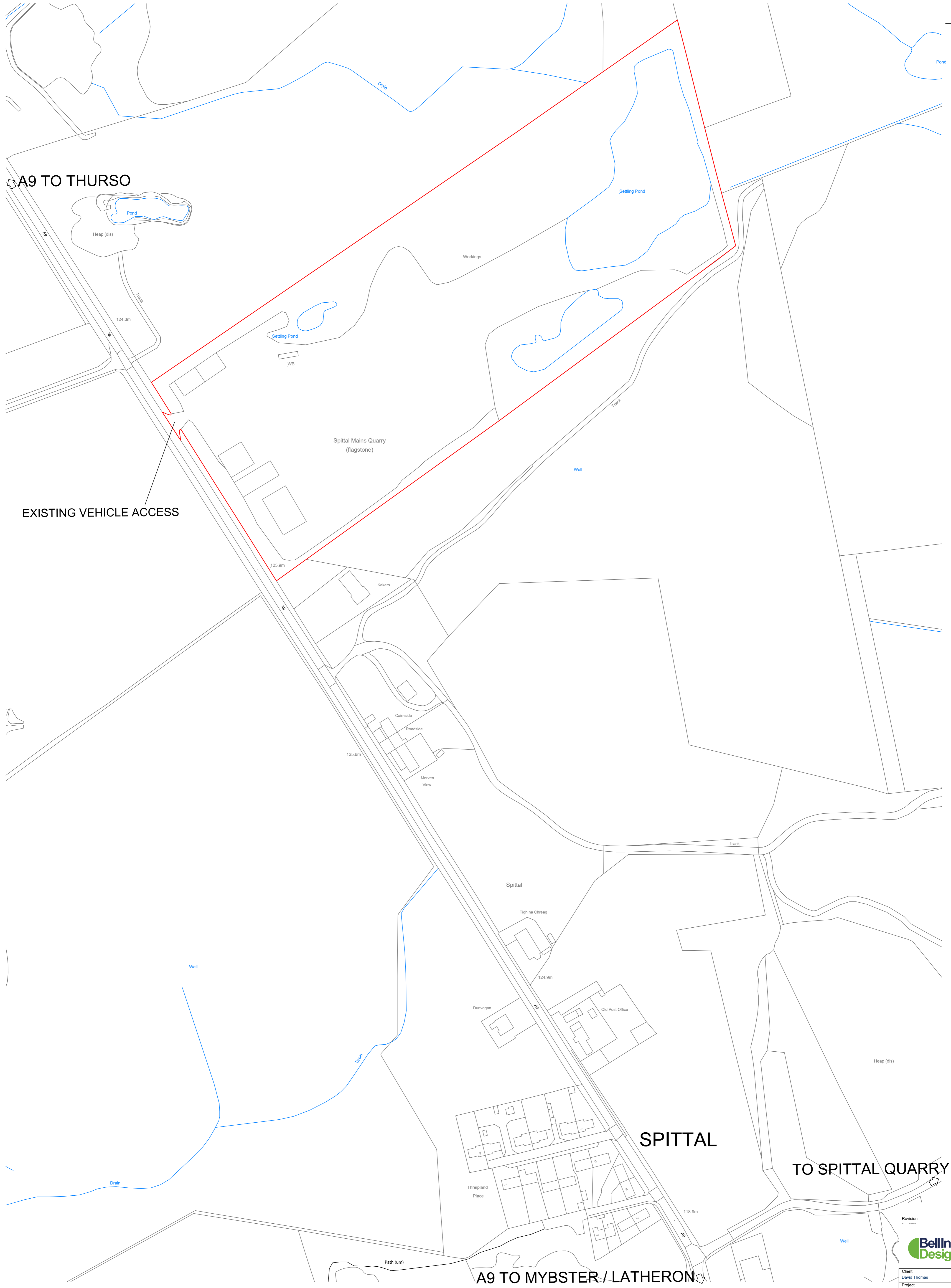
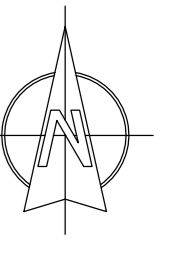


Revision - ..... Date 00-00-00

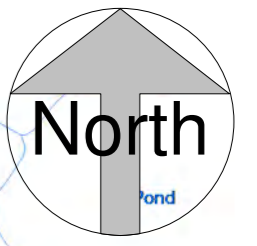


Client David Thomas			
Project Spittal 2 - Cryobattery Site			
Title Rural Location Plan 1:10,000			
Branch Forfar		Telephone 01307 462516	
Drawn LL	Date Feb'2021	Drg Size A4	Checked CN / IC
Job No. T9457		Scale 1:10,000	
Drg No. L(PL)0002			Rev P01





Revision		Date	
00-00-00			
<b>Bellingram Design</b>			
Client David Thomas			
Project Spittal 2 - Cryobattery Site			
Title Site Location Plan			
Branch Forfar		Telephone 01307 462516	
Drawn LL	Date Feb 2021	Dwg Size A1	Checked CN / IC
Job No. T9457	Scale 1:1250		
Dwg No. L(PL)0003	Rev P01		



A9 TO THURSO

124.3m

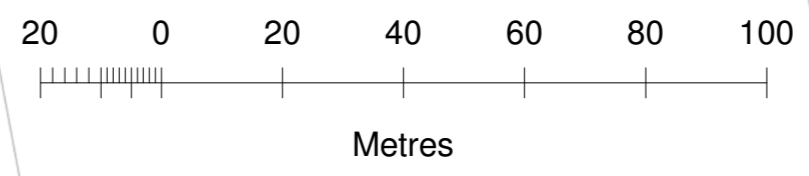
EXISTING VEHICLE ACCESS

**L(PL)Site As Existing**  
1 : 1250

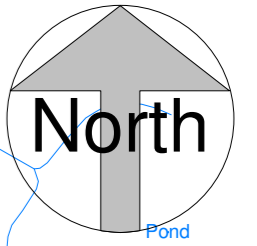
No.	Description	Date



Client David Thomas			
Project Spittal 2 - Cryobattery Site			
Title Site as Existing			
Perth Office 01738 621121		Status	
Drawn LL	Date 02/19/21	Drg Size A2	Checked CN / IC
Job No. T9457		Scale (@ A2) 1 : 1250	
Drg No. L(EX)0001			Rev







A9 TO THURSO

Heap (dis)

Pond

Drain

Well

Track

Kakers

EXISTING VEHICLE ACCESS

**L(PL) Site as Proposed**  
1 : 1250

No.	Description	Date



Client David Thomas			
Project Spittal 2 - Cryobattery Site			
Title Site as Proposed			
Perth Office 01738 621121		Status	
Drawn Author	Date 02/19/21	Drg Size A2	Checked Checker
Job No. T9457		Scale (@ A2) 1 : 1250	
Drg No. L(PL)0004			Rev

