

Agenda Item	5.2
Report No	PLS-041-21

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 15 June 2021
Report Title: 21/02329/PAN: Whirlwind Energy Storage Limited
Land 380m West of East Croftmore, Boat of Garten
Report By: Roddy Dowell

Purpose/Executive Summary

Description: Energy storage facility consisting of a compound containing up to 50 energy storage containers, electrical control building, transformers, switchgear and ancillary infrastructure
Ward: 20 – Badenoch and Strathspey
Development category: Proposal of Application Notice

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 May 2021. 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 Plans
 - Site Plan

The applicant held a public consultation event online on 10th June 2021 and the proposal was advertised in the Strathspey Herald on 20th May.

- 1.4 A copy of the Proposal of Application Notice was sent to Boat of Garten Community Council, local MP, MSP and Ward Members on 14th May 2021. Information posters were also supplied to Boat of Garten Community Council.
- 1.5 Letters describing the proposal including details of the drop-in video consultation event was sent to all addresses within 1km of the site by recorded delivery on 14th May. The agent's contact details are included so that interested parties can make representations and request further information if required. Additionally, a project website has been created.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Based upon the information provided, the development is likely to comprise of a compound containing up to 50 energy storage containers, electrical control building, transformers and switchgear on approximately 1ha of land. The site would be enclosed by 3m acoustic fencing and with tree planting and bunding beyond the fence.
- 2.3 Pre Application Consultation: The applicant has sought pre-application advice from the Planning Authority via the Pre-Application Advice Service for Major Developments.

3. SITE DESCRIPTION

- 3.1 The site is on land adjacent to the existing Boat of Garten substation, north of the B970 public road approximately 1.1km north east of Boat of Garten. The site will either be accessed via a new access from the B970 public road or the existing access via East Croftmore. The Speyside Way follows this stretch of road (Core Path LBS116). The site is within an area of historic flood risk. The surrounding area is rural in nature.

4. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

4.1 Cairngorms National Park Local Development Plan 2021

- 2 – Supporting Economic Growth
- 3 – Design and Placemaking
- 4 – Natural Heritage
- 5 – Landscape
- 7 - Renewable Energy
- 8 – Open Space, Sport and Recreation
- 10 – Resources
- 11 – Developer Obligations

4.2 Cairngorms National Park Planning Guidance

- Supporting Economic Growth (non-statutory guidance)
- Design and Placemaking (non-statutory guidance)
- Natural Heritage (supplementary guidance)
- Landscape (non-statutory guidance)
- Renewable Energy
- Open Space, Sport and Recreation (non-statutory guidance)
- Resources (non-statutory guidance)
- Developer Contributions (supplementary guidance)
- Cairngorms National Park Core Paths Plan: Developing Active Places (March 2015)

4.3 Highland Council Supplementary Planning Policy Guidance

Roads and Transport Guidelines for New Developments (May 2013)
Flood Risk and Drainage Impact Assessment (Jan 2013)
Highland's Statutorily Protected Species (March 2013)
Sustainable Design Guide (Jan 2013)
Trees, Woodlands and Development (Jan 2013)
Highland Renewable Energy Strategy & Planning Guidelines (May 2006)
Developer Contributions (March 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) Roads and Transport;
 - d) Water, Flood Risk, and Drainage;
 - e) Natural Heritage;
 - f) Protected Species;
 - g) Design and Layout;
 - h) Landscape and Visual Impact;
 - i) Access and Recreation;
 - j) Pollution including Noise and Light;
 - k) Construction Impacts;

- l) Landscaping;
- m) Phasing;
- n) Infrastructure capacity and delivery; 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

11. 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.

Signed: David Mudie
Designation: Area Planning Manager – South
Author: Roddy Dowell
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - Location Plan 10121-01-FIGURE 1
Plan 2 - Location Plan 10121-01-FIGURE 2
Plan 3 - Site Plan 10121-01-FIGURE 3

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 Energy Storage Limited	Agent	Dan Grierson
Address.	The Media Centre, 7 Northumberland Street, Huddersfield, HD1 1RL	Address.	The Energy Workshop The Media Centre 7 Northumberland Street Huddersfield, HD1 1RL
Phone		Phone:	07545 336 960
E-mail		E-mail:	dan@theenergyworkshop.co.uk

Address or Location of Proposed Development

Land immediately to the northwest of the existing Boat of Garten substation, on the northern side of the B970. 1.1km to the northeast of Boat of Garten.

Description of Development

The creation of an electrical energy storage facility consisting of a compound containing up to 50 energy storage containers immediately adjacent to the northern boundary of the existing substation. The site would also include an electrical control building, transformers and switchgear. The site would have an inner enclosure consisting of 3m tall wooden acoustic fencing, with planted native tree belts and bunding outwith this fence. The latter would be designed to complement the existing landscape character and to also create enhanced wildlife corridors between the Loch Garten NNR to the south and the River Spey to the north. Locally sourced native species would be used. The existing planting around the substation will be enhanced, where possible.

The site would be equipped with motion-sensitive lighting to serve visitors and would have no permanent lighting.

The project would occupy an area of circa 1 hectare.

It is envisaged that the site would be accessed via a site road along the eastern edge of the existing substation in which case a new access from the B970 would, therefore, be required. Alternatively the existing access via East Croftmore to the east of the site would be used. Once operational the site would be operated remotely and would generate very low levels of traffic, typically weekly visits by a light van.

Site plans are appended.

Pre-application Screening Notice

The Highland Council has confirmed that a Pre-application notice will be required.

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 <i>Boat of Garten Community Council</i>	Date Notice Served <i>14/05/21</i>
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Names/details of any other parties <i>The relevant MP, MSP and Ward Members</i>	Date Notice Served <i>14/05/21</i>
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Please give details of proposed consultation

Proposed public event <i>Online drop-in video consultation.</i>	Venue <i>Online (Zoom)</i>	Date and time <i>10/06/21</i>
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Newspaper Advert – name of newspaper <i>Strathspey Herald -</i>	Advert date(where known) <i>20/05/21</i>
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Details of any other consultation methods (date, time and with whom)

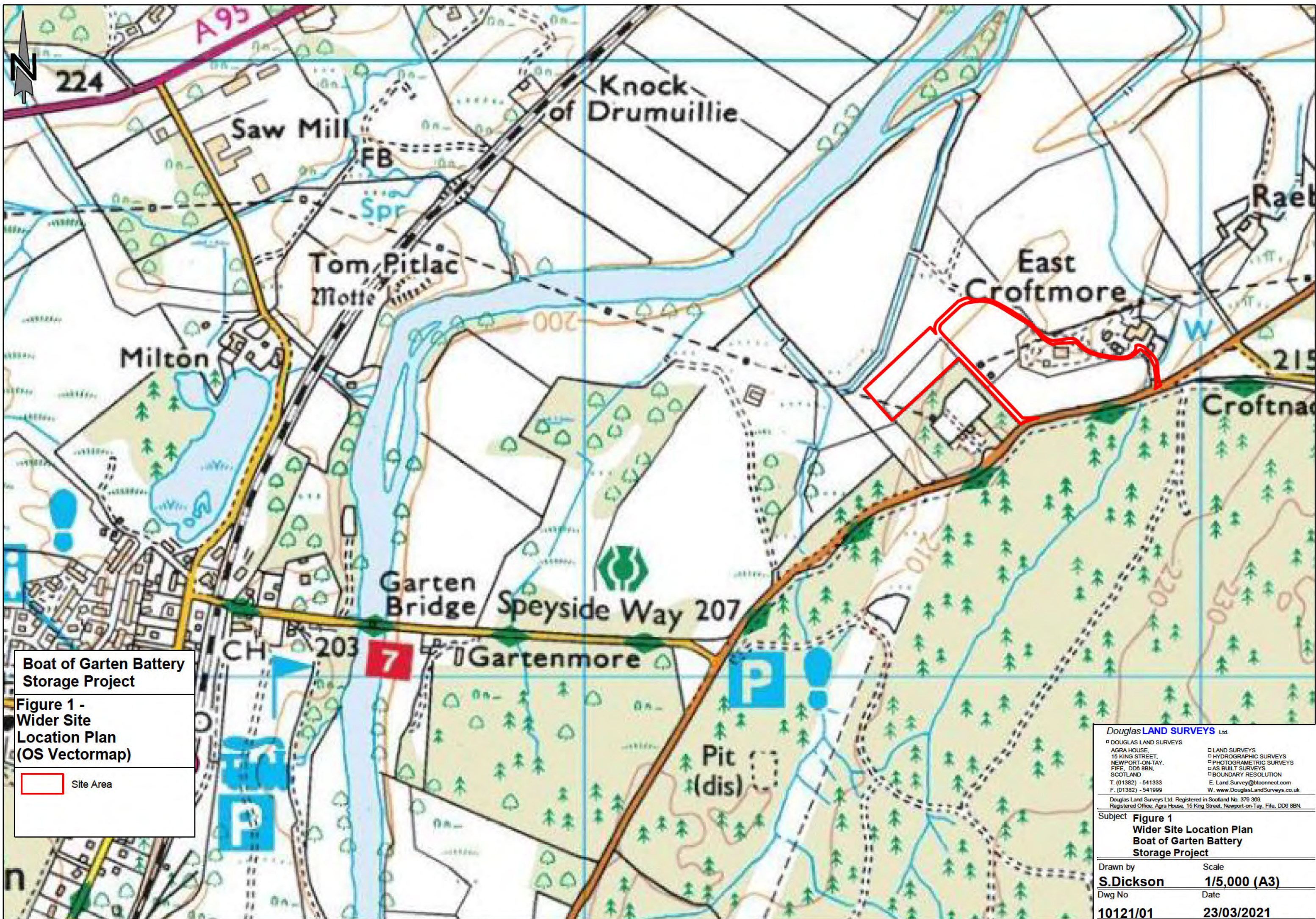
A letter describing the proposal, providing details of the drop-in video consultation event and inviting feedback will be sent to all addresses within 1km of the project (Or as advised by the LPA). This will be posted by recorded delivery on 21/05/21.

Contact details (phone and email) for the developer's agent will be provided in all correspondence so that interested parties can make direct representations and request further information.

A project website has been set up and has been live since 14/05/21.

Electronic copies of Information Posters about the project were supplied to Boat of Garten Community Council by email on. 14/05/21.

Signed  Date...19/05/21.....



Boat of Garten Battery Storage Project

Figure 1 - Wider Site Location Plan (OS Vectormap)

Site Area

Douglas LAND SURVEYS Ltd.

DOUGLAS LAND SURVEYS
 AGRA HOUSE,
 15 KING STREET,
 NEWPORT-ON-TAY,
 FIFE, DD6 8BN,
 SCOTLAND

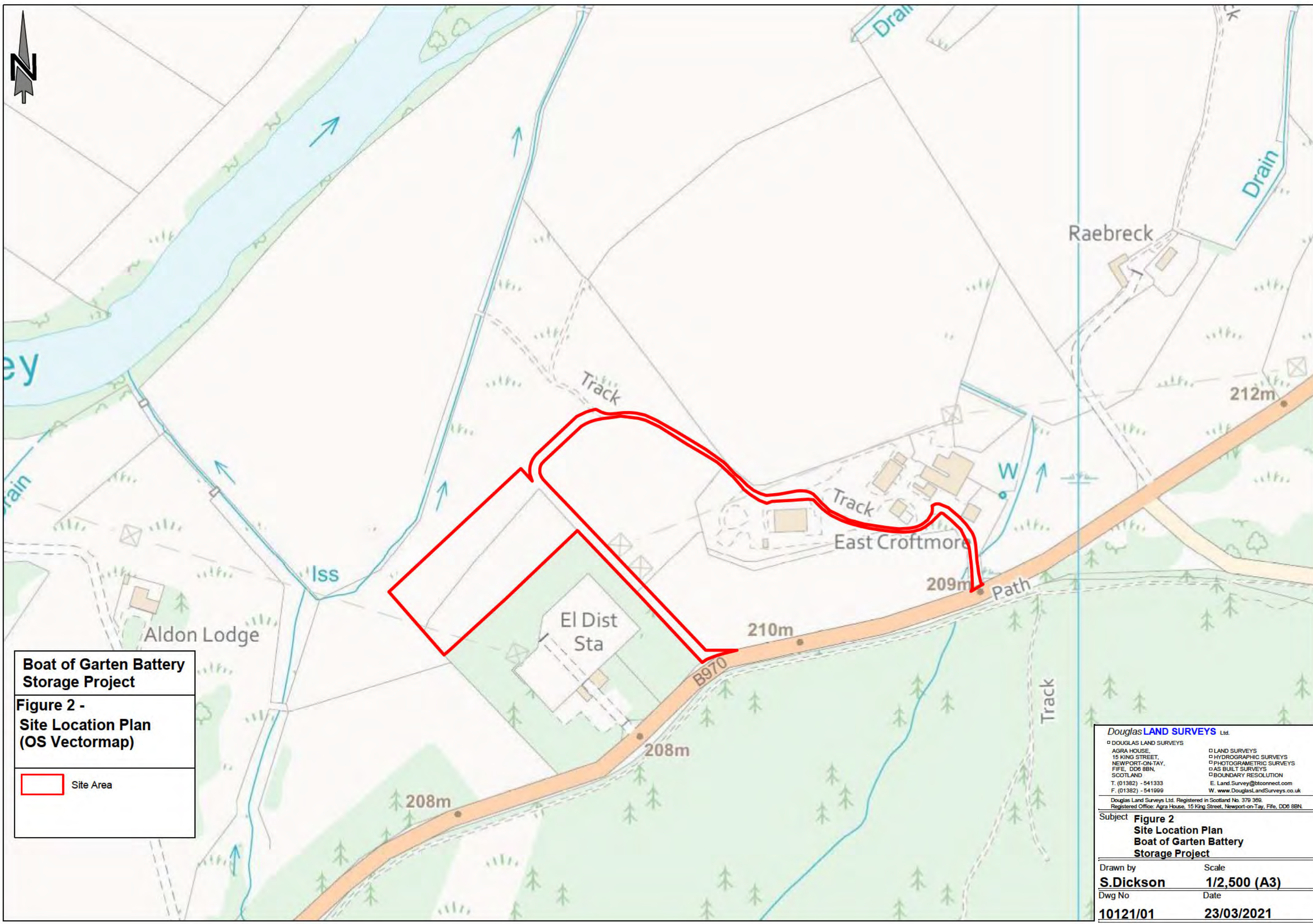
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 BOUNDARY RESOLUTION

T. (01382) - 541333
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 W. www.DouglasLandSurveys.co.uk

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 Registered Office: Agra House, 15 King Street, Newport-on-Tay, Fife, DD6 8BN.

Subject **Figure 1**
Wider Site Location Plan
Boat of Garten Battery Storage Project

Drawn by	Scale
S.Dickson	1/5,000 (A3)
Dwg No	Date
10121/01	23/03/2021



Boat of Garten Battery Storage Project

Figure 2 - Site Location Plan (OS Vectormap)

Site Area

Douglas LAND SURVEYS Ltd.

□ DOUGLAS LAND SURVEYS
 □ LAND SURVEYS
 □ AGRA HOUSE, 15 KING STREET, NEWPORT-ON-TAY, FIFE, DD6 8BN, SCOTLAND
 □ HYDROGRAPHIC SURVEYS
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Subject **Figure 2**
Site Location Plan
Boat of Garten Battery Storage Project

















Drawn by **S. Dickson** Scale **1/2,500 (A3)**

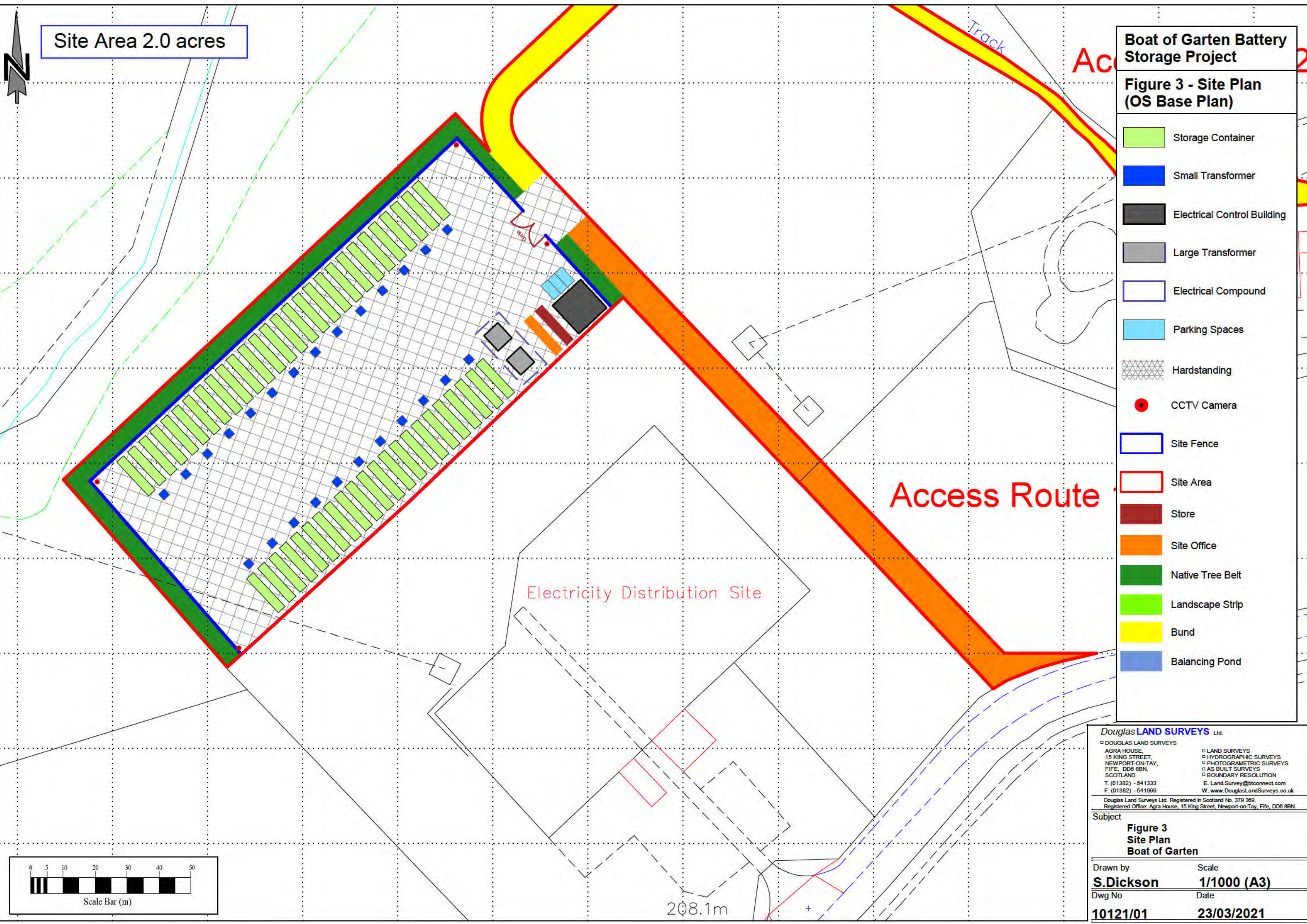
Dwg No **10121/01** Date **23/03/2021**

Site Area 2.0 acres



Boat of Garten Battery Storage Project Figure 3 - Site Plan (OS Base Plan)

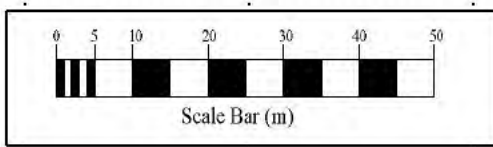
-  Storage Container
-  Small Transformer
-  Electrical Control Building
-  Large Transformer
-  Electrical Compound
-  Parking Spaces
-  Hardstanding
-  CCTV Camera
-  Site Fence
-  Site Area
-  Store
-  Site Office
-  Native Tree Belt
-  Landscape Strip
-  Bund
-  Balancing Pond



Access Route

Electricity Distribution Site

208.1m



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Subject
**Figure 3
 Site Plan
 Boat of Garten**

Drawn by **S. Dickson** Scale **1/1000 (A3)**
 Dwg No **10121/01** Date **23/03/2021**