

Agenda Item	5.2
Report No	PLS-03-23

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 08 February 2023

Report Title: 22/04463/PAN: Anesco

Land South Of Blackpark House, Nairn

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Erection and operation of battery energy storage system with a storage capacity of up to 30MW and associated infrastructure

Ward: 18 – Nairn and Cawdor

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 on 29 September 2022. 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.
- 1.4 The Proposal of Application Notice was submitted on 29 September 2022 under the Covid-19 Regs and prior to the Town and Country Planning (Pre-Application Consolation) (Scotland) Regulations 2021 coming into force on 01 October 2021. Consequently, the prospective applicant is only required to host a single online event, which was held on 23 November 2022 between 12h and 19h. The site-specific website went live on this date and remained available for public comments until 19h on 14 December 2022. The website address is www.anesco.com/blackpark-farm-background and the site-specific email address is Blackpark-farm@anesco.co.uk, both of which are still available for the public to send comments to. The event was advertised in the Inverness Courier – Nairn edition on 15 November 2022 which is one week prior to the public consultation date and within the required statutory period.
- 1.5 Details of all notified parties are contained / appended to the PAN form and include Auldearn Community Council, Nairn River Community Council, Cawdor and West Nairnshire Community Council, as well as local Members. In addition, event invitation leaflets were also hand delivered to properties within these Community Council Areas.
- 1.6 Any 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 proposal is for the installation and operation of a Grid Battery Energy Storage Facility with anticipated storage capacity of up to 30MW, along with associated infrastructure, with the anticipated development comprising:
- Battery energy storage containers;
 - Power conversion systems;
 - Voltage transformers;
 - A switch room, control room, and amenity building;
 - Fencing around site boundary;

- Lighting / CCTV columns; and,
- Associated infrastructure (access, drainage, etc.).

- 2.2 Any substation connections via new overhead lines would be subject to a separate application made to the Scottish Government's Energy Consents Unit under Section 37 of the Electricity Act 1989. The determination process for an application made under Section 37 of the Act will require further consultation with The Highland Council.
- 2.3 The applicant has not yet carried out formal Pre-Application Consultation with the Council.

3.0 SITE DESCRIPTION

- 3.1 The PAN boundary comprises part of an agricultural field located adjacent to mature woodland at the west side of Granny Barbour's Road southeast of Nairn. The site extends to 3.7ha and is bounded to the north by the garden ground of Blackpark House, and the aforementioned copse of mature trees to the northeast. Black Park Farmhouse is located to the south and further residential properties located to the west and north. Grigorhill Industrial Estate, which includes a mix of industrial uses, as well as a saw mill are located to the north on the opposite of Granny Barbour's Road.
- 3.2 Access is via a private road to the Black Park Farm that connects through the woodland to Granny Barbour's Road, which connects the site to the A939. There are no core paths in the vicinity of the site.
- 3.3 There are no landscape or cultural designations covering the site however the wider area is known to have archaeological interests as recorded in the Highland Historic Environment Record. There is known flood risk from surface water sources within the site towards its northwest boundary.
- 3.4 The proposed development site is not covered by any international, national, regional or local natural designations however the adjacent woodland is designated Long Established Woodland of plantation origin. The location is within the Coastal Farmlands Landscape Character Type (LCT) as defined by the Landscape Character Assessment produced by NatureScot.

4.0 DEVELOPMENT PLAN

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

4.1 Highland Wide Local Development Plan (2012) (IMFLDP)

- 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 Important Habitats
- 61 - Landscape

63 - Water Environment
64 - Flood Risk
66 - Surface Water Drainage
67 - Renewable Energy Developments
69 - Electricity Transmission Infrastructure
72 Pollution
74 - Green Networks
73 - Air Quality
77 - Public Access

4.2 **Inner Moray Firth Local Development Plan 2015**

No site-specific policies apply, however the application is within the Nairn Settlement Development Area.

4.3 **Inner Moray Firth Proposed Local Development Plan (IMFLDP)**

The Inner Moray Firth Local Development Plan is under review. The Proposed Inner Moray Firth Local Development Plan was published on 25 March 2022 for public consultation and now is a material consideration for determining planning applications. The site is within allocation NA05: Nairn East for mixed- housing (indicative capacity of 650-850 total houses), business, community, and industry, -uses. The allocation lists several developer requirements for consideration.

4.3 **Highland Council Supplementary Guidance**

- Developer Contributions
- 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)
- Roads and Transport Guidelines for New Development (May 2013)
- Standards for Archaeological Work (March 2012)
- Sustainable Design Guide (Jan 2013)
- Trees, Woodlands and Development (Jan 2013)

4.4 **Scottish Government Policy and Other Guidance**

- Scottish Planning Policy (June 2014)
- National Planning Framework 3, NPF3 (June 2014)
- Revised Draft National Planning Framework 4 (Nov 2022)
- Draft Scottish Energy Strategy and Just Transition Plan (Jan 2023)
- Scottish Energy Strategy (Dec 2017)
- 2020 Routemap for Renewable Energy (Jun 2011)
- Energy Efficient Scotland Route Map (May 2018)
- PAN 1/2013 – Environmental Impact Assessment (Aug 2013)

- PAN 1/2021 – Planning and Noise (Mar 2011)
- PAN 60 – Planning for Natural Heritage (Jan 2008)
- PAN 68 – Design Statements (Aug 2003)
- Historic Environment Policy for Scotland (Apr 2019)
- Highland Forest and Woodland Strategy (Nov 2018/2006)

5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- a) Development Plan and other planning policy
- b) Operational noise impacts;
- c) Impact on trees
- d) Design, landscape, and visual impact (including cumulative impacts);
- e) Roads and transport;
- f) Natural heritage including protected species and ornithology;
- g) Built and cultural heritage;
- h) Economic impact and tourism;
- i) Construction impacts;
- j) Pollution;
- k) Decommissioning;
- l) 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. The policy considerations against which any future planning application will be considered have been summarised 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 Climate Change/Carbon Clever: The proposed development can help to store renewable energy.

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 – South
 Author(s): Mark Fitzpatrick/ Swayamsidha Patra
 Background Papers: Documents referred to in report and in case file.

Relevant Plans: Plan 1 – Proposal of Application Notice
 Plan 2 – Location Plan
 Plan 3 – Advertisement

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	Anesco	Agent	Barton Willmore, now Stantec
Address	The Green, Easter Park, Benyon Road, Reading, Berkshire, RG7 2PQ	Address	68-70 George Street, Edinburgh, EH2 2LR
Phone	c/o agent	Phone	0131 220 7774
E-mail	c/o agent	E-mail	penny.johnstone@bartonwillmore.co.uk

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

Land at Blackpark Farm, Nairn, Highland, IV12 5HY

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.

‘Proposed installation of a Grid Battery Energy Storage Facility (c.30MW), with associated development.’

Typically, a development of this nature would include:

- **Battery energy storage containers;**
- **Power conversion systems;**
- **Voltage transformers;**
- **A switch room, control room and amenity building;**
- **Fencing around site boundary**
- **Lighting / CCTV columns; and**
- **Associated infrastructure (access, drainage, etc).**

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

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
Auldearn Community Council	29/09/2022
Nairn River Community Council	29/09/2022
Cawdor and West Nairnshire Community Council	29/09/2022

Names/details of any other parties	Date Notice Served
Councillors Fraser, Green, Jarvie and Oldham of the Nairn and Cawdor Ward	29/09/2022
MP Drew Hendry	29/09/2022
MSP Fergus Ewing	29/09/2022

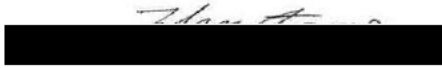
Please give details of proposed consultation

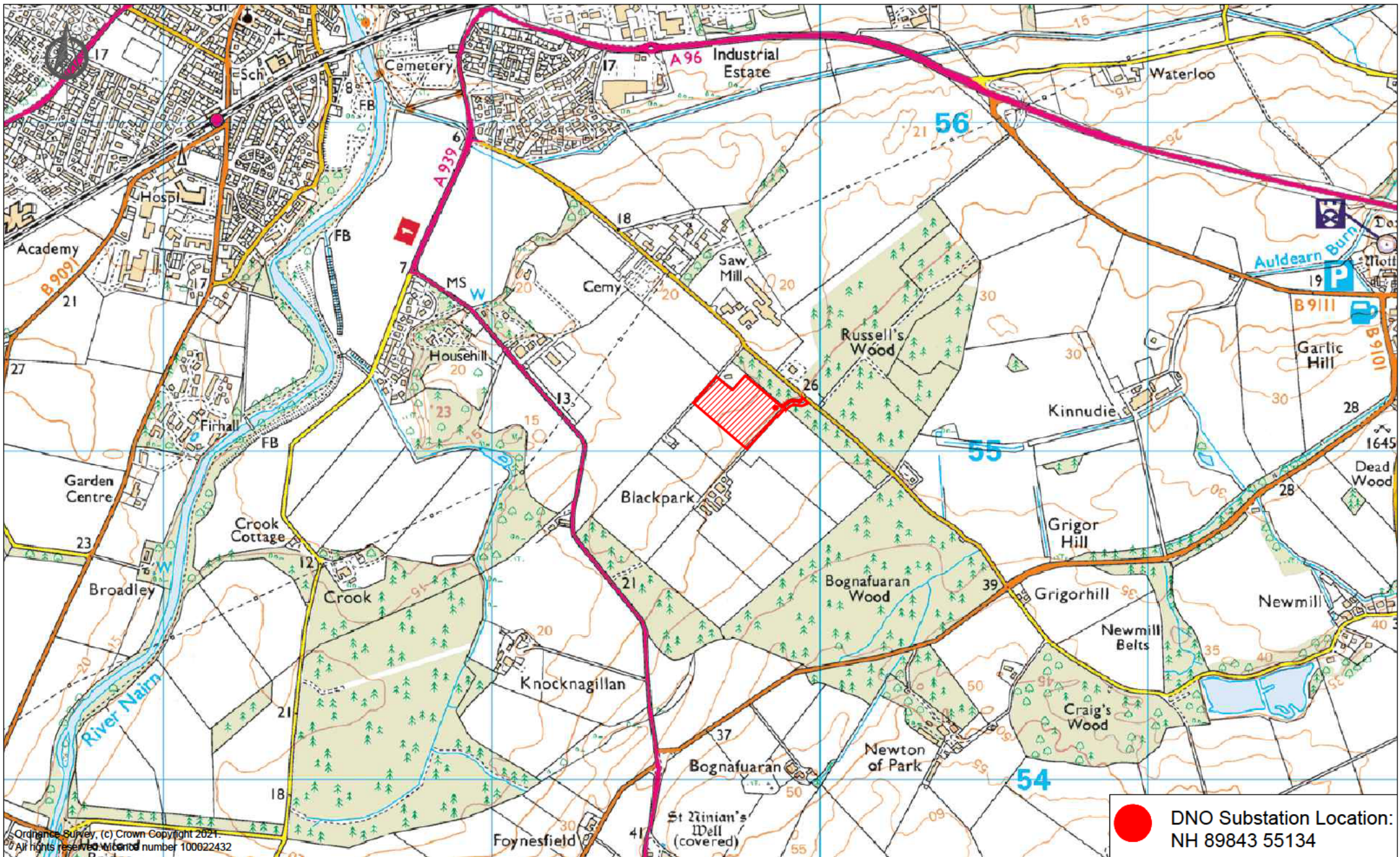
Proposed public event	Venue	Date and time
Online consultation	via site-specific website	23/11/2022 – 14/12/2022
Day of online live interaction	via site-specific website	12 noon – 7pm 23/11/2022


Newspaper Advert – name of newspaper	Advert date(where known)
Inverness Courier – Nairn Edition	15/11/2022

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

Please refer to the accompanying Proposal of Application Notice: Supporting Note.

 Date 29/09/2022



 DNO Substation Location:
NH 89843 55134

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Installer Details
Anesco Ltd.
The Green,
Easter Park,
Benyon Road,
Reading,
RG7 2PQ
Tel: 0845 894 4444

Revision	Description	Revised By	Date	Drawn By
A	Revised from Drawing no. Q21 0305 04	MS	27/09/2022	JS

Revision	Description	Revised By	Date	Drawn By
A	Revised from Drawing no. Q21 0305 04	MS	27/09/2022	JS

Installation Address
Househill,
Nairn,
Highland,
IV12 5HY

Project	Title	Drawing No.	Rev.
Nairn	Location Plan	C0002472_01	A



general notices

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GENERAL NOTICES

Nairn Hydrotherapy Pool would like to thank all the Co-operative shoppers in Nairn for selecting us as their designated charity to receive part of the Local Co-op Community Fund.

This has raised over £4000 for the pool which will be put to very good use?

public notices

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013 AND THE TOWN AND COUNTRY PLANNING (MISCELLANEOUS TEMPORARY MODIFICATIONS) (CORONAVIRUS) (SCOTLAND) REGULATIONS 2020

Notice under regulation 7(2)(b) Pre-application consultation by the prospective applicant (Anesco):

Proposed development at land at Blackpark Farm, Nairn, Highland, IV12 5HY for installation of a Grid Battery Energy Storage Facility (c 30MW), with associated development

In accordance with government guidance, extended to cover Proposal of Application Notices submitted prior to 30 September 2022, a public consultation for the above proposal will be held online. The consultation will be held at <https://anesco.com/blackpark-farm-background/> and be open for questions and comments for a period of 21 days from 23 November 2022 until 14 December 2022. This will include a day of live interaction on 23 November 2022 between the hours of 12pm until 7pm where members of the project team will be available to answer questions and interact with the local community through a live chat function.

Further information may be obtained by email to: Blackpark-farm@anesco.co.uk or by phoning Penny Johnstone (Barton Willmore, now Stantec - Agent) on 0131 220 7774

Persons wishing to make comments on the proposal should do so by 14 December 2022 via the website or by contacting Anesco on the details shown above

This notice does not relate to a planning application. Comments should not be made to the Highland Council. Any comments made to the prospective applicant are not representations to the planning authority. If a planning application is subsequently submitted to the Highland Council, there will be the opportunity to make formal representations regarding the proposal at that time.

www.highland.gov.uk



TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 PLANNING (LISTED BUILDING AND CONSERVATION AREAS) (SCOTLAND) ACT 1997

The applications listed below, along with plans and other documents submitted with them, may be examined online at <http://wam.highland.gov.uk>; electronically at the AREA PLANNING AND BUILDING STANDARDS OFFICE, TOWN HOUSE, INVERNESS, IV1 1JJ; or electronically at your nearest Council Service Point. You can find your nearest Service Point via the following link: https://www.highland.gov.uk/directory/16/a_to_z

Written comments should be made to the EPC at the contact details below within the time period indicated from the date of this notice. Anyone making a representation about this proposal should note that their letter or email will be disclosed to any individual or body who requests sight of representations in respect of this proposal.

Reference Number	Development Address	Proposal Description
22/05048/PIP	Land To The Nw Of Spidean, Ardcloch Nairn, IV12 5JE	Erection of house

Time period for comments is 14 days from the date of this notice
ePlanning Centre, The Highland Council, Glenurquhart Road, INVERNESS IV3 5NX
Email: eplanning@highland.gov.uk

jobsnorth

SITUATIONS VACANT



Senior Site Manager, Forsinard Flows Reserve

**Salary £38,000 to £46,313 per annum
Based at Forsinard Flows Field Centre**

We are looking for a knowledgeable, organised and passionate person to lead the RSPB's work on our largest Nature Reserve, Forsinard Flows. With a significant habitat restoration programme, field centre, visitor centre and large team this is an exciting and varied role that presents a fantastic opportunity to make a real difference for nature!

To make a success of this opportunity, you will be a capable leader with the ability to work well with a broad range of contacts, both within the RSPB and beyond. You will be able to apply your strong organisational skills in a pragmatic and focused way, to lead our reserve team to deliver the best possible outcomes for our priority habitats and species.

Closing date: 1st December 2022, Interviews: 13th December 2022

For further information and to apply for this position please visit our website www.rspb.org.uk. Please email Kenna Chisholm at kenna.chisholm@rspb.org.uk if you have any questions about this post.

The Royal Society for the Protection of Birds (RSPB) is a registered charity: England and Wales no 207076 and Scotland no. SC037654

jobsnorth

SITUATIONS VACANT



Nairn's Green Hive

**Job Title: Operations Officer (Seaman's Hall, Nairn)
Hours: Full-time (35 per week)**

We are now looking to find a suitable candidate for the role of Operations Officer (Seaman's Hall) working directly with Neil Mapes our Chief Operations Officer.

This role will lead on the exciting development of Seaman's Hall.

Purpose of role: Leading on and being the key contact for the development of Seaman's Hall.

To support the growth of Green Hive through fundraising, stakeholder development, communications and marketing, including social media.

To ensure the sustainability of Green Hive by managing our information, data, HR, finance, health and safety, and related systems. Reviewing policies and bringing these as appropriate to the Board, reporting to the Chief Operations Officer (COO).

For full details of the role and how to apply please visit the website: <https://www.hub.greenhive.co.uk/post/new-job-opportunity-2>

Deadline: 28th November



Looking for a new challenge?

Mowi are seeking an Engineering Technician/ Mechanical Maintenance Engineer for its Feed Mill in Kyleakin, Skye.

If you have experience in mechanical maintenance, whether it's boats, cars or plant, and would like to develop your skills further or are ready for a new challenge, then please apply. We offer a very attractive salary and benefits package, with a rota that complements work-life balance.

If you are interested in joining the team, please go to our website (below) for more information on this exciting local opportunity on Skye, or contact olivia.lovely@mowi.com if any questions.

mowi.com/people

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www.doras-hardware.com

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