

Agenda Item	5.3
Report No	PLN/080/23

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 6 December 2023

Report Title: 23/03736/PAN: Isenau Energy Storage Recourses Four Limited
Land 700m east of Ardachy, Lochluichart, Garve

Report By: Area Planning Manager – North

Purpose/Executive Summary

Description: Grid connected battery energy storage facility of up to 200MW, comprising of electrical equipment including batteries, access track, transmission compound, switchgear, control buildings, stores, fencing, security, landscaping, parking, and ancillary structures.

Ward: 05 – Wester Ross, Strathpeffer and Lochalsh

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 1 August 2023. 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 There have been two in-person consultation events, the first took place on Wednesday 6 September 2023 between 3pm and 7pm at Lochluichart Hall, and the second on Wednesday 20 September 2023 between 3pm and 7pm at Lochluichart Hall. Both events were advertised on 1 September 2023 in the Ross-shire Journal.
- 1.5 Details of all notified parties are contained / appended to the PAN form and include Garve and District Community Council, as well as local Members. The applicant undertook a letter drop to advise the public of the consultation events to households and businesses within a 2.5km radius of the site. The applicant also has the dedicated project website noted: www.loganpm.co.uk/corriemoillie-substation/
- 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 proposal is for a grid connected battery energy storage facility of up to 200MW and associated infrastructure as well as a compound of electrical equipment including: batteries; access track; transmission compound; switchgear; control building; stores; fencing; security; landscaping; parking; and ancillary structures. The proposal would allow for up to 200MW of power to be stored and exported from the site to the electricity grid.
- 2.2 The developer has not sought formal pre-application advice from the Planning Authority through the Pre-Application Advice Service for Major Developments.

3.0 SITE DESCRIPTION

- 3.1 The PAN boundary covers approximately of 754 hectares taking in the existing Corriemoillie Substation. The entire southern boundary is located adjacent to the A832. There is a small cluster of sparsely located residential properties to both the south west and the east of the proposed site boundary.

- 3.2 A section of the Coille Ceann Loch Luichart Ancient Woodland is present within the western boundary of the site. There are no other natural heritage designations within the site boundary nor is the site within connectivity distance of any Special Protection Area (SPA), Special Area of Conservation (SAC), or Sites of Special Scientific Interest (SSSI). The site falls wholly within the Rounded Hills and Moorland Slopes – Ross and Cromarty Landscape Character Type as defined by NatureScot's Landscape Character Assessment. There are no Core Paths within the site or within close proximity to the boundary, there are also no Listed Buildings or Scheduled Monuments in the vicinity of the site.

4.0 DEVELOPMENT PLAN

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

4.1 National Planning Framework 4 (2023)

National Development 3 (NAD3) – Strategic Renewable Electricity Generation and Transmission Infrastructure

- 1 – Tackling the climate and nature crises
- 2 – Climate mitigation and adaptation
- 3 – Biodiversity
- 4 – Natural places
- 5 – Soils
- 11 – Energy
- 13 – Sustainable transport
- 23 – Health and safety
- 25 – Community wealth building
- 33 – Minerals

4.2 Highland Wide Local Development Plan (2012) (HwLDP)

- 28 - Sustainable Design
- 29 - Design Quality and Placemaking
- 30 - Physical Constraints
- 31 - Developer Contributions
- 36 - Development in the Wider Countryside
- 51 - Trees and Development
- 52 - Principle of Development in Woodland
- 56 - Travel
- 57 - Natural, Built and 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

77 - Public Access

4.3 **West Highland and Islands Local Development Plan**

No site specific policies or allocations, application will be assessed against the general policies of the HwLDP.

4.4 **Highland Council Supplementary Guidance**

- Developer Contributions (November 2018)
- Flood Risk & Drainage Impact Assessment (Jan 2013)
- Green Networks (Jan 2013)
- Highland Historic Environment Strategy (Jan 2013)
- Highland's Statutorily Protected Species (March 2013)
- Highland Renewable Energy Strategy and Planning Guidelines (May 2006)
- Physical Constraints (Mar 2013)
- Roads and Transport Guidelines for New Developments (May 2013)
- Standards for Archaeological Work (Mar 2012)
- Sustainable Design Guide (Jan 2013)
- Trees, Woodlands and Development (Jan 2013)

4.5 **Scottish Government Policy and Other Guidance**

- Draft Energy Strategy and Just Transition Plan (2023)
- Scottish Energy Strategy (Dec 2017)
- 2020 Routemap for Renewable Energy (2011)
- Energy Efficient Scotland Route Map, Scottish Government (2018)
- Historic Environment Policy for Scotland (HEPS, 2019)
- Historic Environment Policy for Scotland, HES (2019)
- PAN 1/2011 - Planning and Noise (2011)
- PAN 60 – Planning for Natural Heritage (2008)
- Circular 1/2017: Environmental Impact Assessment Regulations (2017)

5.0 **POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- a) Development Plan and other planning policy;
- b) Community amenity including operational noise impacts;
- c) Construction impacts;
- d) Roads and transport;
- e) Flood risk and drainage impacts;
- f) Impact on trees and woodland;
- g) Design, landscape, and visual impact (including cumulative impacts);
- h) Natural heritage including protected species and habitats;
- i) Built and cultural heritage;
- j) Economic impact and tourism;
- k) Pollution;
- l) Decommissioning and restoration;
- m) Outdoor access; and,
- n) 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 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(s): Harry Goacher
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Proposal of Application Notice (Application Form)
Plan 2 – Site Plan

PROPOSAL OF APPLICATION NOTICE

To	The Scottish Government
Address	Energy Consents Unit, 5 Atlantic Quay 150 Broomielaw, Glasgow G2 8LU
Proposed development at	Land around 300m south west of Corriemoillie Substation, Garve, Highlands, IV23 2PY
Description of proposal	Grid connected battery energy storage facility of up to 200MW, comprising compound of electrical equipment including batteries, access track, transmission compound, switchgear, control building, stores, fencing, security, landscaping, parking, and ancillary structures.

Notice is given that an application for consent under Section 36 of the Electricity Act 1989 is intended to be made in due course to	The Energy Consents Unit of the Scottish Government
by	Iseanu Energy Storage Resources Four Limited
of	147A Northcote Road, London, SW11 6QB

The proposed consultation arrangements include:

A project website is to be established by the time newspaper adverts appear. Public events to be held at a local venue expected to be the Lochluichart Community Hall. The events are initially proposed on around 6th and 20th September 2023 or other dates agreed with the ECU or Council. Local households and businesses within 2.5km of the site to be written to. Councillors, MSPs and MP to be informed.

The developer will accept feedback or queries by telephone, post, email or web form. Notices to be placed in the Ross-Shire Journal around 30th August 2023 or other newspaper or dates agreed with ECU or Council. It is considered good practice to state a date for the close of the consultation to allow respondents to plan responses and to allow feedback to be reviewed. The closing date proposed for this consultation is 12th October 2023.

Other parties to whom this notice of application will be sent once agreed with ECU	Garve and District Community Council The Highland Council
For further details contact	Alice Ramsbottom
on telephone number	07875775093
or at the following address	LoganPM Ltd, Inverlair Farm, Roy Bridge, PH31 4AR

I certify that I have attached a plan outlining the site.

Name	Alice Ramsbottom
On behalf of	LoganPM Ltd, agent for the proposal
Date	1 st August 2023

1 Draft newspaper advert

ISENAU ENERGY STORAGE RESOURCES

NOTICE OF PUBLIC EXHIBITION FOR PROPOSED ENERGY STORAGE FACILITY

Land around 300m south west of Corriemoillie Substation, IV23 2PY

Wednesday 6th September 2023 & 20th September 2023 both 3pm – 7pm at Lochluichart Community Hall, IV23 2PZ

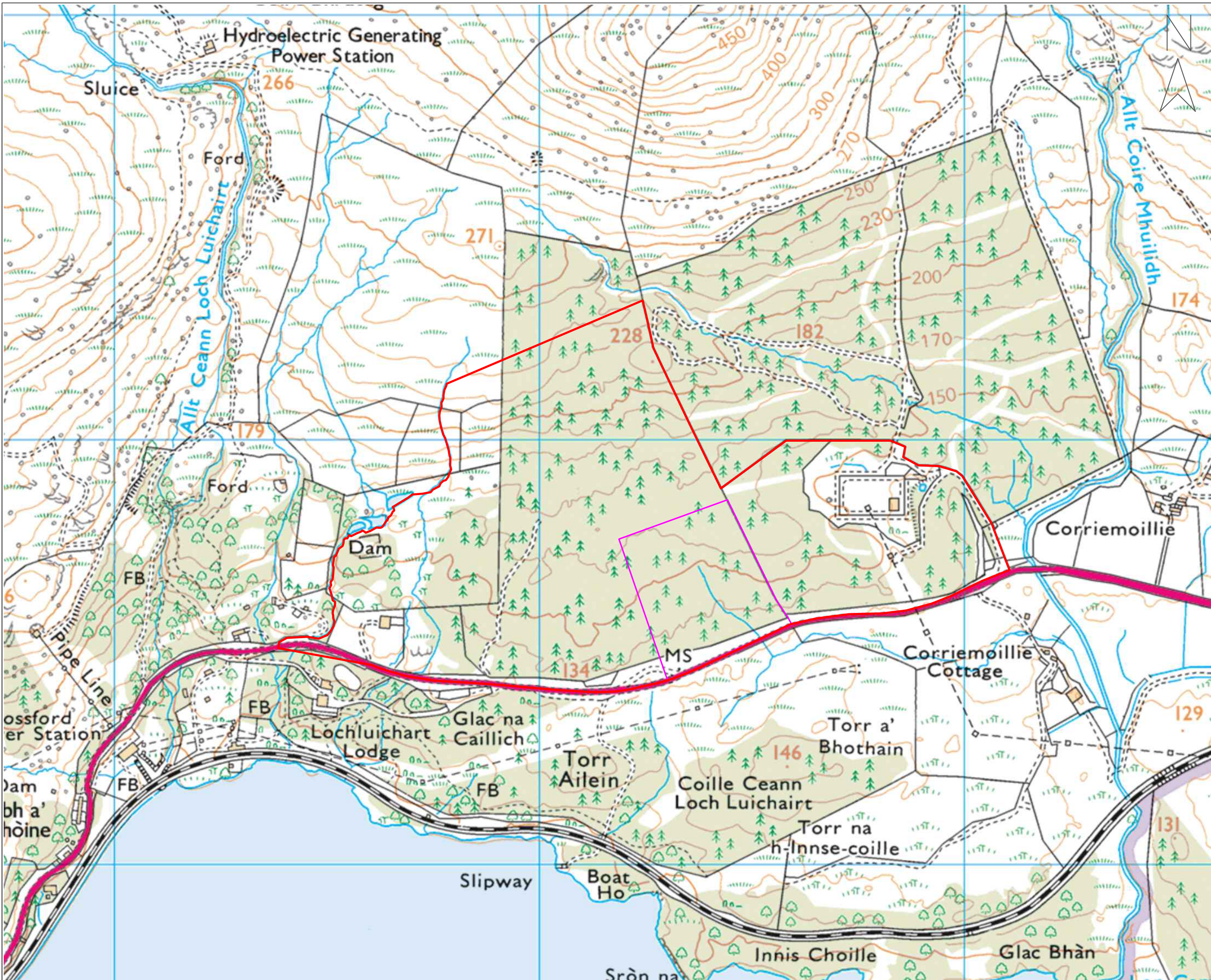
Website at www.loganpm.co.uk/corriemoillie-substation/

Isenau Group are exploring the potential for a new energy storage facility. This new proposal would enable 200MW of power to be stored and exported from the site to the electricity grid.

We are looking to engage with the local community and as part of our pre-application consultation we are holding an event to allow people to find out more about the proposal and to provide us with their views.

Comments and feedback should be made by 30th September 2023 by the online form or at the events or by email to Alice Ramsbottom, Project Manager: alice@loganpm.co.uk

Comments made to Isenau Group are not formal representations to the Scottish Government, if we submit a planning application there will be an opportunity to make formal representations on the application to the Scottish Government



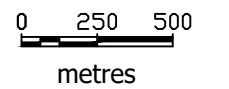
Corriemoillie Substation Energy Storage Facility

- Site
- The facility will be located within this area

Other areas may be used for access and grid connection etc.

Land 200m west of Corriemoillie Substation, Garve, IV23 2PY

Scale 1:25,000 at A3



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LOGAN^{PM}
 Energy Project Management

Location Plan

Drawing number	Status
J393/023/31072023	Draft