

Agenda Item	5.3
Report No	PLN/054/24

## HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee

**Date:** 7<sup>th</sup> August 2024

**Report Title:** 24/02669/PAN: Field Corriemoillie Ltd

Land at Corriemoillie Quarry, Garve

**Report By:** Area Planning Manager – South

### **Purpose/Executive Summary**

**Description:** Construction and Operation of a Battery Energy Storage System (BESS) with an installed storage capacity of up to 200MW along with associated infrastructure and ancillary works, earthworks, access, drainage, able route, landscaping, and biodiversity enhancements.

**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 8<sup>th</sup> July 2024. 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 / Site Layout Plan
- 1.4 In October 2022, The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 were amended by The Town and Country Planning (Pre-Application Consultation) (Scotland) Amendment Regulations 2021. This changed some of the consultation activities required by the applicant for PAN's submitted after 1<sup>st</sup> October 2022. The previous arrangements associated with the Covid-19 public health advice and previous modifications to the regulations, are now superseded. In line with the current regulations, there will be two in-person consultation events, the first took place on Wednesday 29<sup>th</sup> May 2024 between 2pm and 7pm at Garve Public Hall and the second will take place on Tuesday 9<sup>th</sup> August 2024 between 2pm and 7pm at Garve Public Hall. The consultation was publicised and advertised in accordance with the appropriate statutory requirements, with an advert placed within The Inverness Courier, no less than seven days prior to the event taking place.
- 1.5 The public events will include professional and expert attendance and will be undertaken in a drop-in session format. Comments cards will be made available for members of the public or interested stakeholders/third parties to provide comments to the applicant and the development team. Prior to the second consultation event occurring, any consequential changes to the proposed development will be reflected in event 2. The proposed development is located within, the Wester Ross, Strathpeffer and Lochalsh (Ward 05). As part of the PAC process, and prior to the public events taking place, the applicant will directly engage with the ward members. An invitation maildrop was undertaken before the first engagement event making local residents aware of the proposed development and the consultation process. The catchment for its wider distribution covered a minimum radius of 2km from the proposed site extending up to 5km to incorporate the nearby village of Garve.
- 1.6 The Proposal of Application Notice has also been served on the host community Council of Garve and District along with the neighbouring Community Councils of Strathpeffer, Contin, Marybank, Scatwell and Strathconon. Local Ward 05 (Wester Ross, Strathpeffer and Lochalsh) Elected Members, MSP's and MP have also been served notice.

- 1.7 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 proposed scheme is a Battery Energy Storage (BESS) complex, with a maximum installed capacity of up to 200MW and associated electrical equipment. The development will involve the construction of new infrastructure, and ancillary works, access, cable route, drainage, landscaping, and biodiversity enhancements.
- 2.2 The developer is encouraged to seek formal pre-application advice from the Planning Authority through the Pre-Application Advice Service for Major Developments.
- 2.3 The developer is encouraged to submit an EIA screening request in respect of the proposals.

## **3.0 SITE DESCRIPTION**

- 3.1 The site is located at the existing Corriemollie substation and extends into an area of woodland directly to the northeast. A previously used pit/quarry is located in the centre of the site immediately adjacent to the existing substation. The total site area is 17.5ha, 11.7ha will incorporate the BESS development area, while 5.8ha will constitute the indicative grid connection and access corridor. The site area is surrounded by woodland, part of which is designated Ancient Woodland to the East. The topography to the North of the existing substation is uneven and the A832 public road is to the South of the site.
- 3.2 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) other than Achanalt Marshes SSSI approximately 7.5km to the Southwest of the site and Glen Affric to Strathconon SPA which is about 1.7km to the South of the site. There are no Listed Buildings or Scheduled Monuments in the vicinity of the site.
- 3.3 According to SEPA's flood risk mapping data, the site is set back from surrounding watercourses and on high land, with a low (0.1%) risk of surface water flooding.
- 3.4 The Highland Council's Contaminated Land Officer noted a former pit/quarry within the red line site boundary at (gride reference North 234843, East 863942) which may result in contaminated land issues depending on age and infill materials. Subject to finalised site layout plans further information may be requested at the detailed planning application stage.

## **4.0 DEVELOPMENT PLAN**

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

- 4.1 **National Planning Framework (NPF) 4 (2023)**  
Policy 1 – Tackling the climate and nature crisis

Policy 2 – Climate mitigation and adaptation

Policy 3 – Biodiversity

Policy 4 – Natural places

Policy 5 – Soils

Policy 7 – Historic assets and places

Policy 11 – Energy

Policy 22 – Flood risk and water management

Policy 23 – Health and safety

#### 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

66 - Surface Water Drainage

67 - Renewable Energy Developments

69 - Electricity Transmission Infrastructure

72 - Pollution

74 - Green Networks

77 - Public Access

#### 4.3 **West Highlands and Islands Local Development Plan (2022) (WestPlan)**

No specific policies are applicable to the site

#### 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 & Planning Guidelines (May 2006)
- Construction Environmental Management Process for Large Scale Projects (Aug 2010)
- Managing Waste in New Developments (Mar 2013)
- 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**

- Scottish Planning Policy and Guidance
- Scottish Planning Policy
- National Planning Framework 3 (June 2014)
- Revised Draft National Planning Framework 4 (Nov 2022)
- Scottish Energy Strategy (Dec 2017)
- Historic Environment Policy for Scotland (HEPS, 2019)
- PAN 56 - Planning and Noise
- PAN 58 - Environmental Impact Assessment
- PAN 60 - Planning for Natural Heritage
- 2020 Routemap for Renewable Energy
- Scottish Government Energy Efficient Scotland Route Map (May 2018)

#### 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) Construction impacts;
- l) Pollution;
- m) Decommissioning and restoration;
- n) Outdoor access; and,
- o) 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): Ikram Ullah

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

Relevant Plans: Plan 1 – Proposal of Application Notice (Application Form)  
Plan 2 – Location Plan

## PROPOSAL OF APPLICATION NOTICE MOLADH BRATH IARRTAIS

**The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006 and Planning (Scotland) Act 2019**

### **Town and Country Planning (Pre-Application Consultation) (Scotland) Regulations 2021**

The Council will respond within 21 days of validation 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.

The Proposal of Application Notice will be valid for a period of 18 months from the date of validation of the notice by the Council.

#### **Data Protection**

Your personal data will be managed in compliance with the Data Protection legislation. You can read our privacy notice for planning related certificates on the Council's website at: [https://www.highland.gov.uk/directory\\_record/1052173/planning\\_applications\\_consents\\_and\\_notice\\_of\\_review](https://www.highland.gov.uk/directory_record/1052173/planning_applications_consents_and_notice_of_review)

I have read and understood the privacy notice.

#### **Contact Details**

Applicant	Field Corriemoillie Ltd	Agent	James McBride (On behalf of TNEI Services Ltd)
Address	Fora Montacute Yards, Shoreditch High Street, London, E1 6HU	Address	7th Floor, 80 St Vincent St, Glasgow G2 5UB
Phone		Phone	0141 260 0361
Email	<a href="mailto:anthony.palmer@field.energy">anthony.palmer@field.energy</a>	Email	<a href="mailto:james.mcbride@tneigroup.com">james.mcbride@tneigroup.com</a>

#### **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 200 m northeast of Garve, Lochluichart, centered at an approximate National Grid Reference (NGR): NH 35061 64099 and is situated within the postcode IV23 2PY.

**Description of Development**

Please include detail where appropriate –e.g. the number of residential units; the gross floorspace in m<sup>2</sup> 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.

Construction and operation of a Battery Energy Storage System along with associated infrastructure and ancillary works, earthworks, access, drainage, cable route, landscaping, and biodiversity enhancements.

**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**

State which other parties have received a copy of this Proposal of Application Notice.

<b>Community Council/s</b>	<b>Date Notice Served</b>
<ul style="list-style-type: none"> <li>• Garve and District CC</li> <li>• Strathpeffer CC</li> <li>• Contin CC</li> <li>• Marybank, Scatwell and Strathconon CC</li> </ul>	23rd May 2024
<b>Local Elected Members</b>	<b>Date Notice Served</b>
<ul style="list-style-type: none"> <li>• Chris Birt - Ward Councillor for Wester Ross, Strathpeffer and Lochalsh</li> <li>• Isabelle (Biz) Campbell - Ward Councillor for Wester Ross, Strathpeffer and Lochalsh</li> <li>• Liz Kraft - Ward Councillor for Wester Ross, Strathpeffer and Lochalsh</li> <li>• Patrick Logue - Ward Councillor for Wester Ross, Strathpeffer and Lochalsh</li> <li>• Cllr Raymond Bremner –Leader of the Council</li> <li>• Cllr Ken Gowans - Chair, Economy and Infrastructure Committee</li> <li>• Cllr Karl Rosie - Chair, Climate Change Committee</li> </ul>	23rd May 2024
<b>Members of Scottish Parliament and Members of Parliament</b>	<b>Date Notice Served</b>



<ul style="list-style-type: none"> <li>• Ian Blackford MP - MP for Ross, Skye and Lochaber</li> <li>• Maree Todd MSP - MSP for Caithness, Sutherland and Ross</li> <li>• Kate Forbes - Neighboring MSP for Skye, Lochaber and Badenoch</li> <li>• Douglas Ross –Regional MSP for the Highlands and Islands</li> <li>• Edward Mountain –Regional MSP for the Highlands and Islands</li> <li>• Rhoda Grant –Regional MSP for the Highlands and Islands</li> <li>• Tim Eagle –Regional MSP for the Highlands and Islands</li> <li>• Ariane Burgess –Regional MSP for the Highlands and Islands</li> <li>• Jamie Halcro Johnston –Regional MSP for the Highlands and Islands</li> <li>• Emma Roddick –Regional MSP for the Highlands and Islands</li> </ul>	23rd May 2024
<b>Names / details of other parties</b>	<b>Date Notice Served</b>
n/a	n/a

<b>Details of Proposed Consultation</b>		
<b>Proposed Public Event 1</b>	<b>Venue</b>	<b>Date and Time</b>
Event 1	Garve Public Hall, Station Road, Garve, Ross-Shire, IV23 2PR	Wednesday, 29th May 2024 from 2 PM to 7 PM
<b>Proposed Public Event 2</b> <i>(at least 14 days after Public Event 1)</i>	<b>Venue</b>	<b>Date and Time</b>
Event 2	Garve Public Hall, Station Road, Garve, Ross-Shire, IV23 2PR	Tuesday, 9th August 2024 from 2 PM to 7 PM

<b>Publication of Event</b>		
<b>Newspaper Advert</b>	<b>Name of Newspaper</b>	<b>Advert Date</b>

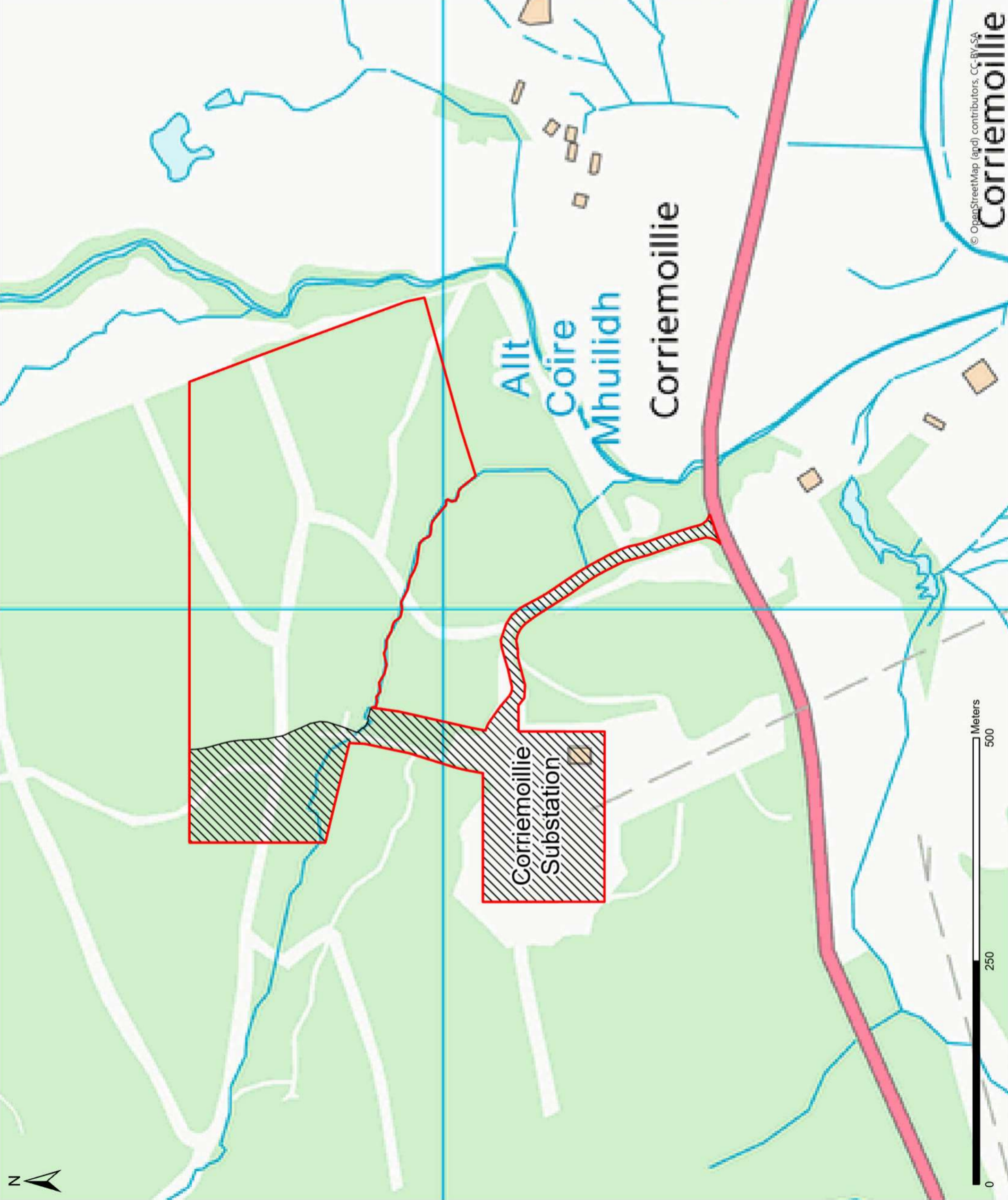
Event 1	The Inverness Courier	Tuesday 21 <sup>st</sup> May
Event 2	The Inverness Courier	Wednesday 31 <sup>st</sup> July

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

Field Corriemoillie Website - <https://www.fieldcorriemoillie.co.uk/>

**Consultation brochure drop to all properties within a minimum of 2 km of the site, extending up to 5km to incorporate the nearby village of Garve.**

Signed		Date	14/06/2024
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**Corriemoillie**

**LEGEND**

-  Site Boundary
-  Indicative Grid Connection and Site Access Corridor

Rev.	Date	Amendment Details	Drawn	Approved
2	14/08/24	FOR INFORMATION	JMB	CP
1	20/07/24	FOR INFORMATION	BT	JMB



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Client:			
Drawing Status:	FOR INFORMATION		
Project Title:	CORRIEMOILLIE BESS		
Drawing Title:	SITE LOCATION PLAN		
Scale:	1:4,000	Original Size:	A3
Drawing Number:	16622-003		
		Spatial Reference:	British National Grid