

Agenda Item	6
Report No	PLN/078/24

## HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee

**Date:** 29<sup>th</sup> October 2024

**Report Title:** Supplementary Report

23/04690/FUL: Toftingall Wind Limited

Land 725M East Of Mybster Sub Station Spittal

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

### Purpose/Executive Summary

**Description:** Erection and operation of a battery energy storage system with a maximum output of 49.9MW including switchgear and control buildings, landscaping, fencing and ancillary infrastructure

**Ward:** 03 - Wick and East Caithness

**Development category:** Major Development

**Reason referred to Committee:** Major Development

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

### Recommendation

Members are asked to agree the recommendation to **GRANT** the application as set out in section 6 of the report

## 1. PROPOSED DEVELOPMENT

- 1.1 Members will recall that this application was presented to the North Planning Applications Committee in April 2024 with a recommendation to approve subject to conditions. After discussion, Members agreed to defer and seek a formal response from the Scottish Fire and Rescue Service.
- 1.2 This report should be read alongside the Committee report and plans presented to the NPAC meeting on 16 April 2024.
- 1.3 Following the previous NPAC meeting in April, both the applicant and previous case officer have been in correspondence with the Scottish Fire and Rescue Service with regards to the proposed Battery Energy Storage Scheme.
- 1.4 In addition, further information has also been received from the applicant which is addressed below. Further consultation responses were also received which are set out below.
- 1.5 A further letter of representation has also been received details of which are set out below.

## 2. CONSULTATION RESPONSES (during period after April 2024 NPAC)

- 2.1 **Scottish Fire and Rescue Service (SFRS)** - The Scottish Fire and Rescue Service (SFRS) have confirmed that within the Highland region, SFRS will not be commenting at a local level on individual BESS site developments until such time that national guidance has been produced by our Prevention, Protection & Preparedness directorate, in order to be consistent in the advice provided. SFRS have noted that the technology and development of BESS sites has outstripped existing legislation and guidance for many agencies required to have an input on these applications, including SFRS. Therefore, until a time such SFRS can be confident that the approach undertaken will not be setting an inappropriate precedent, locally SFRS decline to engage with developers at the planning stage for these sites and suggest consultation is carried out with the planning team, using current best-practice industry guidance and knowledge as a benchmark for fire safety measures and considerations.

Nevertheless, in response to the concerns raised regarding fire risk and fire safety associated to this BESS proposal, SFRS did look over the planned risk mitigation measures proposed within this current application and would suggest considerations have been put in place that would address the primary concerns of the SFRS at this type of site associated to SFRS, based on current information available.

SFRS are working closely with the Scottish Government to ensure that the processes in place are appropriate review and comment on these types of premises during the planning stages. The Scottish Fire and Rescue Service will respond to all reports of fire which are received and have the ability to deploy a range of standard and specialist resources as determined by the needs of the incident. At these incidents, personnel will employ a range of Standard Operating Procedures (SOPs) in order to

effectively and safely resolve the incident, alongside working with partner agencies to mitigate the risk and impact to the public and the environment. The SOPs in use by SFRS are informed by the National Operational Guidance (NOG) produced by the National Fire Chiefs Council (NFCC) and this guidance includes incidents involving rechargeable batteries.

- 2.2 **Transport Planning** - The applicant has now uploaded an outline CPTMP – however this does not provide the detail of the HGV construction traffic routes to the sources, nor the volumes of the bulk materials required for the construction phase (for example roadstone and concrete). This is required to determine the requirement and extent of any mitigation such as a S96 Agreement required on the local public road. The location of the proposed site access has not altered and is onto the A9 Trunk Road via the existing private access track provided for Halsary Windfarm.
- Transport Planning state that the previous response remains valid and having discussed the outline CPTMP with the Roads Maintenance Team, no objection subject to Condition 17 which requires a CPTMP be agreed being placed on the consent. (This condition was previously proposed on Agenda Item 6.2 North Planning Applications Committee dated 16/04/2024).
- 2.3 **Flood Risk Management Team** - Reviewed the updated Drainage Strategy document and remain content with the proposals. Previous response dated 30/10/2023 remains valid.
- 2.4 **Scottish Environment Protection Agency** – Confirm that the revised layout does not change the conditions requested in previous response dated 7 November 2023; no additional comments to make at this stage.
- 2.5 **THIRD PARTY REPRESENTATION (received since April 2024 NPAC)**

One comment of objection has been received since the application was presented to April NPAC 2024: (In summary)

- Cumulative impact concerns, numerous BESS applications submitted in wider area.
- Request for a plan which details both this application and all renewable development within a 25km radius – request to be requirement with all similar future applications.
- Community safety fears relating to battery storage facilities and associated fire risk, fire safety and pollution issues.
- Comments on original committee report and a feeling negative issue associated with application outweigh associated benefits, in compliance with Development Plan in particular policies 3 and 11 of the NPF4.
- Request consideration for BESS applications by the council shall be paused pending the development of new policy and guidance relating to BESS applications.

**Planning Response** – All stated points above from the third-party comment received have been appropriately considered both within the original committee report and this supplementary committee report.

All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet [www.wam.highland.gov.uk/wam](http://www.wam.highland.gov.uk/wam).

## 2.6 **SUPPORTING INFORMATION (submitted since April 2024 NPAC)**

BESS National Fire Chiefs Council (NFFC) Compliance Report September 2024

BESS Statement on Nickel Manganese Cobalt (NMC) Battery Chemistry Risks

Loch Toftingall BESS Outline Battery Safety Management Plan – Draft B September

Construction Traffic Management Plan (CTMP)

Outline Feasibility Surface Water Drainage Strategy

## 2.7 **Variations (submitted since April 2024 NPAC)**

Indicative Fire Water Containment Arrangement drawing number: 17959\_LAY\_1500 Rev B

Indicative BESS Bund Details drawing number: 17959\_LAY\_1501 Rev A

Overall Proposed Development Layout Toft/9010/2 Rev B

Indicative BESS Layout 17959\_LAY\_1002 Rev F

Environmental Appraisal Report Figure 6.14 Landscape Masterplan Rev D

## 3. **ASSESSMENT**

- 3.1 As denoted above in terms of the response received by both the Planning Authority and the applicant, the Scottish Fire and Rescue Service have confirmed that within the Highland region, SFRS will not be commenting at a local level on individual BESS site developments until such time that national guidance has been produced by our Prevention, Protection & Preparedness directorate, in order to be consistent in the

advice provided. Nevertheless, despite the lack of advice to be provided by the SFRS on each individual BESS application at this stage, within email correspondence to the applicant, SFRS did look over the planned risk mitigation measures proposed within this current application and would suggest considerations have been put in place that would address the primary concerns of the SFRS at this type of site associated to SFRS, based on current information available. Therefore, although a lack of formal consultation has been provided it can be confirmed that the SFRS suggest satisfaction at the proposal and fire risk mitigation provided.

- 3.2 Since the previous application has been deferred the applicant has also submitted a revised outline surface water drainage scheme. The reasoning for the submission of the revised details is because an impermeable surfacing for the areas where the battery units would be situated has now been incorporated, instead of a more permeable crushed rock surface. This consequently would affect the rate of runoff during normal (ie non fire event) circumstances and therefore the surface water drainage scheme has been revised, and the size of the attenuation basin has increased. As such, the councils Flood Team and SEPA were reconsulted on the updated proposals, and following review both consultees have stated that they remain content with the proposals and the previous advice remains extant.
- 3.3 The new arrangements can be broadly summarised as follows. The two battery storage unit areas within the layout would have an impermeable concrete surface rather than a permeable crushed rock surface. There would be a low bund around each battery unit area which would contain used fire water in the unlikely event of an incident requiring cooling water. There would be access ramps into each bunded area. In normal circumstances, rainwater water would drain to the sustainable urban drainage feature, but if used fire water needed to be contained a stop valve would be activated. Used fire water would then be pumped to storage tanks and be removed by tanker at a later date. As a consequence of the new impermeable areas the surface water drainage scheme has been revised so that there is a larger sustainable urban drainage feature. A further detailed explanation of the fire water and surface water drainage approach can be found within the submitted documents.
- 3.4 It is worth noting that a National Fire Chiefs Council Planning Guidance for Battery Energy Storage System (BESS) Compliance Report – Loch Toftingall BESS, has also been submitted in support of the application. The report concludes that the proposed site layout and design is compliant with the recommendations detailed in the NFCC Planning Guidance for BESS. The NFCC Compliance Report demonstrates compliance with existing and potentially emerging NFCC Guidance, and in several areas the site design goes beyond the minimum requirements detailed in the guidance i.e. double the capacity of emergency firefighting water, complete retention of firefighting water runoff to dedicated containment tanks, distance to nearest residential properties. Overall, it is concluded that the application complies sufficiently with the relevant standards as denoted by the National Fire Chiefs Council Planning Guidance for Battery Energy Storage System, and as such in terms of fire risk and appropriate mitigation the application is considered supportable by the Planning Authority, following the advice provided by SFRS and the confirmation of compliance with appropriate standards.

- 3.5 The Environment Report originally submitted with the application included a chapter which provided an Outline Battery Safety Management Plan. A separate OBSMP report has recently been submitted which sets out the fire risk mitigation measures that are or will be incorporated in the scheme. The intention is that this will be a working document which will be updated and submitted before construction commences to comply with proposed planning condition 19 of the previous committee report.
- 3.6 Since the application was reported to committee back in April, the applicant has also submitted a statement on NMC Battery Chemistry fire risks. The submitted statement on battery chemistry fire risk explains how older style Li Ion Nickel Manganese Cobalt (NMC) battery chemistry is more susceptible to thermal runaway and fire risk than the Li Ion LiFEPO4 type of battery units now typically used in BESS projects. The intention is for the battery units installed in the Loch Toftingall scheme to be of the LiFEPO4 type. The used batteries will not be of the Li Ion NMC type, and an amended to condition 4 of the original committee report is proposed below to secure full details of the development prior to the commencement of development on site.
- 3.7 Furthermore, since the proposal was last presented at NPAC the applicant has also provided a CTMP to address previous members concerns about the lack of CTMP provided at initial application submission stage. The applicant has confirmed that the CTMP and its trip generation figures does take into account the change to the battery storage surface area from crushed rock to a concrete hardstanding. As detailed above, this change has been made as part of the arrangements to deal with used fire water in the unlikely event of a fire incident.
- 3.8 The CTMP and its trip generation figures does take into account the change to the battery storage surface area from crushed rock to a concrete hardstanding. This change has been made as part of the arrangements to deal with used fire water in the unlikely event of a fire incident. The previous committee report presented to NPAC in April included condition 17 which requires the submission and approval of a CTMP before the commencement of development.
- 3.9 In consultation with the councils Transport Planning Team, it has been noted that the provided CTMP does not provide the detail of the HGV construction traffic routes to the sources, nor the volumes of the bulk materials required for the construction phase (for example roadstone and concrete). This is required to determine the requirement and extent of any mitigation such as a S96 Agreement required on the local public road. The location of the proposed site access has not altered and is onto the A9 Trunk Road via the existing private access track provided for Halsary Windfarm. Therefore, as stated by Transport Planning, their previous consultation response remains valid and having discussed the outline CTMP with the Roads Maintenance Team, Transport Planning raised no objection subject to Condition 17 being placed on the consent. It is also the Planning Authority's view that this condition shall still be attached so that if there was a need to amend the CTMP between the application stage and the construction stage this could be enabled by the condition. Overall, in terms of impact on the public road the application can be considered acceptable with relevant details of the CTMP to be finalised at condition discharge stage.

3.10 Energy storage facilities are an emergent technology and are expected to be a significant component of national energy infrastructure in the coming years and are therefore expected to support jobs and economic development. The Council is in the process of working with public, private, and community partners to develop its priorities through the Highland Outcome Improvement Plan, while the production of a Community Wealth Building Strategy is also currently under way. The ongoing Local Place Plans initiative will likely identify other local opportunities too. The Council's position on Community Benefits has recently been updated with the approval of a new 'Social Values Charter for Renewables Investment' (June 2024). The charter sets out The Council's expectations from developers wishing to invest in renewables related projects in the Highland area and what the Highland partnership will do to support and enable this contribution, namely:

- embed an approach to community wealth building into Highland;
- maximise economic benefits from our natural environment and resources;
- engage and involve relevant stakeholders to understand how we can continually improve our impact; and,
- unlock economic opportunities for the area.

3.11 Despite not being the direct reason for deferral from the committee meeting in April, the applicant noted that during the debate, a lack of community benefit being offered with the scheme was questioned by members. As such, the applicant has agreed to provide a dedicated community benefit, and it is expected that the developer will work with the Council and partners to maximise such contributions along with its commitment to providing opportunities for wealth building. A condition is proposed to address this aspect. Accordingly, more weight may be given in the planning balance to the development's contribution to improving community resilience and increasing spending within communities in compliance with NPF4 Policies 11 and 25 as they relate to maximising socio-economic benefits and building community wealth.

#### 4. **CONCLUSION**

4.1 In conclusion, since the application was deferred from NPAC back in April primarily to allow the Planning Service to seek a formal response from the Scottish Fire and Rescue Service, both the Planning Authority and applicant have received responses from SFRS. Overall, as noted above despite the lack of advice provided by the SFRS on each individual BESS application at this stage, SFRS did look over the planned risk mitigation measures proposed within this current application and would suggest considerations have been put in place that would address the primary concerns of the SFRS at this type of site associated to SFRS, based on current information available. Therefore, although a lack of formal consultation has been provided it can be confirmed that the SFRS suggest satisfaction at the proposal and fire risk mitigation provided. In addition, the provision of a statement which demonstrates that the Loch Toftingall BESS application proposals are in compliance with both the NFCC guidance (2022) and the emerging revision of this (July 2024), with the measures incorporated exceeding what is required by the guidance in certain areas, and the assessment into Battery Chemistry, confirming the proposal will not utilise Lithium-Ion NMC (Nickel Manganese Cobalt) batteries, as well as the revision surface water drainage and fire containment strategy. It can be concluded by the Planning Authority that the application demonstrates sufficient Fire Risk Prevention

and Mitigation protocols, above and beyond the aforementioned guidance, and as such it is recommended the application is granted Planning Permission.

- 4.2 All relevant matters have been taken into account when appraising this application. It is considered that, subject to the conditions suggested below, the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material planning considerations.

## 5. IMPLICATIONS

- 5.1 Resource: Not applicable
- 5.2 Legal: Not applicable
- 5.3 Community (Equality, Poverty and Rural): Not applicable
- 5.4 Climate Change/Carbon Clever: Not applicable
- 5.5 Risk: Not applicable
- 5.6 Gaelic: Not applicable

## 6. RECOMMENDATION

<b>Action required before decision issued</b>	N
Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation	N
Revocation of previous permission	N

**Subject to the above actions**, it is recommended to **GRANT** the application subject to the same conditions previously proposed and an amendment to the wording of condition 4 as set out below and the inclusion of and additional condition, condition 20.

### 4. AMENDED

No development shall commence unless and until full siting and design details of the development including all proposed battery cabinets, buildings, and ancillary infrastructure hereby permitted, have been submitted to, and approved in writing by, the Planning Authority. These details shall include:

- a) the make, model, design, power rating, sound power level of the batteries, the dimensions of the battery storage cabinets and ancillary infrastructure, control building, storage and office facilities to be installed, and show separation distances between battery storage units which shall comply with the prevailing fire safety legislation and best practice guidelines at the time of installation; and,



b) the external colour and/or finish of the storage containers, buildings, and ancillary infrastructure on site, which shall have a dark-neutral, non-reflective, semi-matte finish.

2. No element of the development shall have any text, sign or logo displayed on any external surface, save those required by law under other legislation.

3. Thereafter, the storage cabinets, buildings, and ancillary infrastructure shall be installed and operated in accordance with these approved details and, with reference to part (b) above, the storage containers, buildings, and ancillary infrastructure shall be maintained in the approved colour, free from rust, staining or discolouration until such time as the development is decommissioned.

All cables between the storage containers, buildings, and ancillary infrastructure shall be installed and kept underground.

**Reason:** To ensure the Planning Authority is aware of the development details and to protect the visual amenity of the area.

## 20. **Socio-Economic Benefit**

Prior to the Commencement of Development, a Local Employment Scheme for the construction of the development shall be submitted to and agreed in writing by the Planning Authority.

The Scheme shall include the following:

- a) details of how the initial staff/employment opportunities at the development will be advertised and how liaison with the Council and other local bodies will take place in relation to maximising the access of the local workforce to information about employment opportunities;
- b) details of how sustainable training opportunities will be provided for those recruited to fulfil staff/employment requirements including the provision of apprenticeships or an agreed alternative;
- c) a procedure setting out criteria for employment, and for matching of candidates to the vacancies;
- d) measures to be taken to offer and provide college and/or work placement opportunities at the development to students within the locality;
- e) details of the promotion of the Local Employment Scheme and liaison with contractors engaged in the construction of the development to ensure that they also apply the Local Employment Scheme so far as practicable having due regard to the need and availability for specialist skills and trades and the programme for constructing the development;

- f) a procedure for monitoring the Local Employment Scheme and reporting the results of such monitoring to the Council; and
- g) a timetable for the implementation of the Local Employment Scheme.

Thereafter, the development shall be implemented in accordance with the approved scheme.

**Reason:** In order to ensure compliance with NPF4 Policy 11c) and to maximise the local socio-economic benefits of the development to the wider community. To make provision for publicity and details relating to any local employment opportunities.

## REASON FOR DECISION

All relevant matters have been taken into account when appraising this application. It is considered that, subject to the conditions suggested below, the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

Signature:

Designation: Area Planning Manager – North

Author: Liam Burnside

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

Relevant Plans:

- Plan 1 - Location Plan 000001
- Plan 2 - Location Plan TOFT/9010/1 REV A
- Plan 3 - Location Plan TOFT/9010/2 REV B
- Plan 4 - Site Layout Plan 17959\_LAY\_1002 REV F
- Plan 5 - General Plan 17959\_DET\_3000 REV A
- Plan 6 - General Plan 17959\_LAY\_1100 REV A
- Plan 7 - Section Plan 17959\_DET\_3001 REV A
- Plan 8 - Section Plan 17959\_DET\_3002 REV A
- Plan 9 - Section Plan TOFT/9010/3 REV A
- Plan 10 - Elevations 17959\_LAY\_1003 REV C
- Plan 11 - Elevations 17959\_LAY\_1004 REV B
- Plan 12 - Floor Plan 17959\_DET\_3003 REV A
- Plan 13 - Floor Plan 17959\_DET\_3004 REV A
- Plan 14 – Site Layout Plan 17959\_LAY\_1500 REV B
- Plan 15 - Section Plan 17959\_LAY\_1501 REV A

Appendix 2

	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
Type	Contribution	Rate (per house)	Rate (per flat)	Total Amount*1	Index Linked <sup>1</sup>	Base Date*2	Payment Trigger*3	Accounting Dates*4	Clawback Period*5
<b>Schools<sup>2</sup></b>									
Primary – Build Costs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Primary – Land Costs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Secondary – Build Costs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Secondary – Land Costs	Insert what contribution is for	£0.00	£0.00	£0.00	No		TOC/CC	Apr/Oct	15 or 20
<b>Community Facilities</b>	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
<b>Affordable Housing</b>									
On-site provision <sup>3</sup>	X units. Insert details of unit size and timescale for delivery if agreed	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Off-site provision <sup>4</sup>	X units. Insert details of location, unit size and timescale for delivery if agreed	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Commuted Sum <sup>5</sup>	£0.00 per affordable unit not delivered on/off site. Insert expected timescale for payment - can be in installments	N/A	N/A	£0.00	N/A	N/A	Insert specific payment date	N/A	5 Years
Agreement for Delivery Needed	Y/N. If delivery for affordable housing has not yet been agreed, enter Y and specify the date/timescale that the scheme for delivery is to be submitted for approval	N/A	N/A	N/A	N/A	N/A	Insert date for submission to Planning Authority	N/A	N/A

<sup>1</sup> If the contribution is to be used towards infrastructure projects involving building e.g. new school, new cycle route etc BCIS ALL IN TENDER will be the index, if it doesn't involve building then another appropriate index may need to be chosen with the agreement of Team Leader

<sup>2</sup> Indicate whether or not 1 bed houses/flats are exempt

<sup>3</sup> Indicate whether a penalty payment due for late delivery (and, if so, what it is based upon).

<sup>4</sup> As above

<sup>5</sup> Indicate whether a penalty payment is due for late payment of commuted sum (and, if so, what it is based upon)

Type	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
	Contribution	Rate (per house)	Rate (per flat)	Total Amount*1	Index Linked <sup>1</sup>	Base Date*2	Payment Trigger*3	Accounting Dates*4	Clawback Period*5
<b>Transport</b>									
Active Travel	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Safer Routes to Schools	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Public Realm	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Wayfinding	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Public Transport	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
School Transport	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Road Improvements	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Parking	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
EV Charging	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Traffic Signals	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Lighting	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Road Traffic Orders	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Cumulative Transport Contributions	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
<b>Green Infrastructure</b>									
Open Space	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Green Network	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Built/Natural Heritage	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
<b>Water and Waste</b>									
Catchment Improvement Works	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Strategic Flood Scheme	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Maintenance of SuDs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Off Street Waste Storage	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Recycling Point Provision	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Glass Banks	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
		£0.00	£0.00	£0.00					
<b>Public Art</b>	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
<b>Other (Please Specify)</b>	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20

\*1 Adjust total to take account of flat exemptions

\*2 Base Date – Set out in Supplementary Guidance on Developer Contributions

\*3 TOC/CC – The earlier of the issue of either a temporary occupation certificate or a completion certificate – or specify alternative time if appropriate

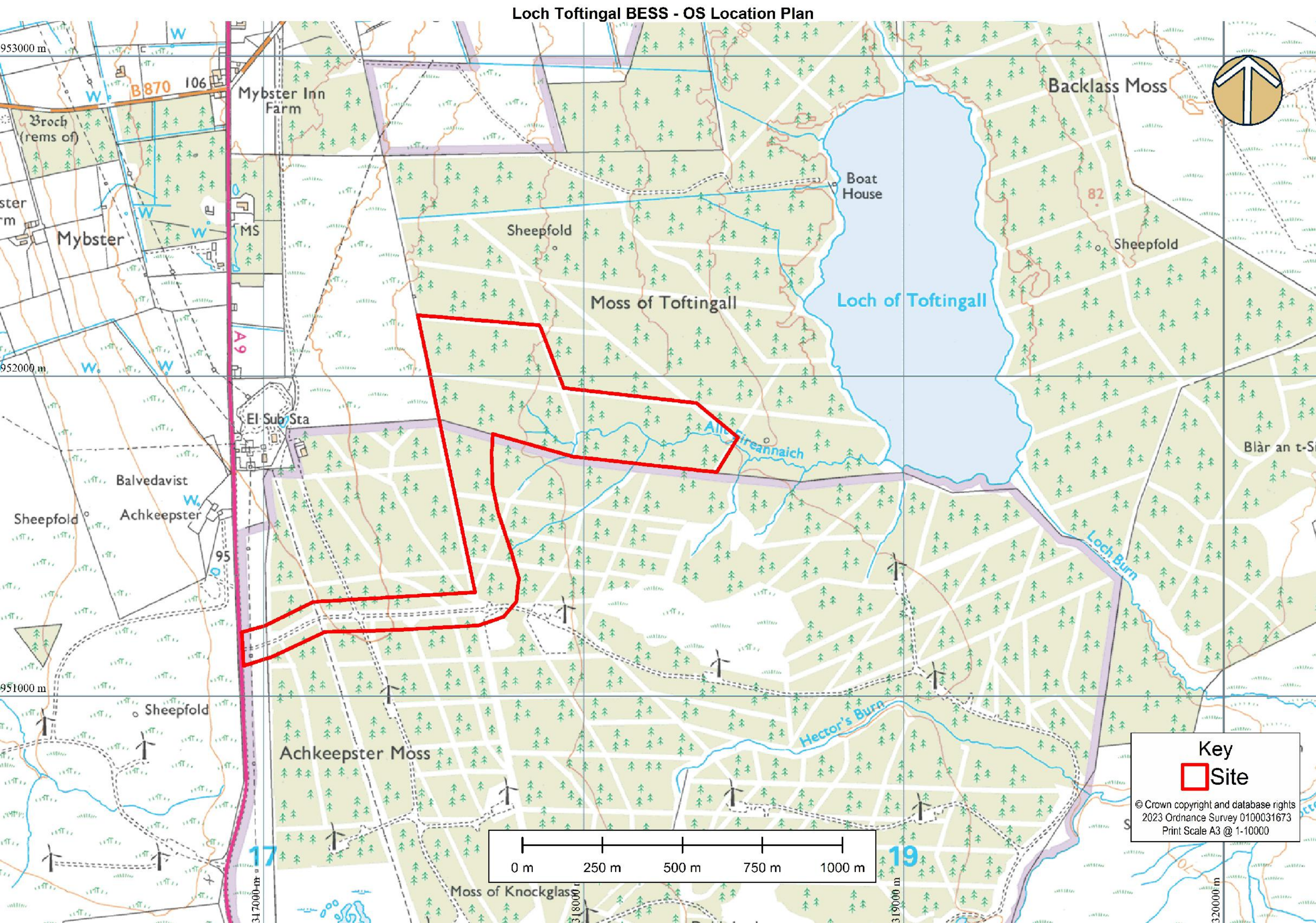
\*4 Accounting dates - 1 April and 1 October each year of development (if the contribution is to be paid on a basis other than related to units completed in the preceding 6 months (e.g. lump sum on a specific date) then indicate this instead of the Apr/Oct payment dates)

\*5 Clawback – 15 years for Major development; 20 years for Local development

### Other Legal Agreement requirements

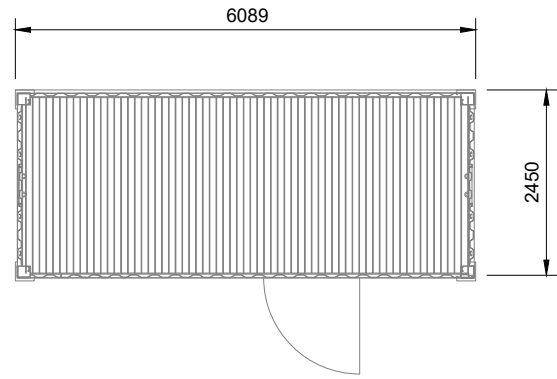
Type	Details
Bond	1. Describe the purpose of the Bond
	2. Specify the amount to be secured
	3. Restriction on Bond provider
	4. Set the review date and mechanism for review
	5. Describe the call on circumstances
	6. Any other relevant details
Habitat Management Plan	1. Describe what the Plan is to cover
	2. Describe the area the Plan is to cover (and provide a plan)
	3. Set the timetable for submission of the Plan
	4. Set the timescale for implementation of the Plan
	5. Describe requirements to consult third parties
	6. Specify the financial contribution (if any)
	7. Specify the clawback period (if any)
	8. Any other relevant details
Road Survey	1. Specify the timescale for the initial survey
	2. Describe which roads are to be surveyed (provide a plan)
	3. Specify an interim survey date (if required)
	4. Specify the final survey requirements and timescale
	5. Any other relevant details
Land and Asset Transfer	1. Describe the area of land / asset to be transferred (provide a plan)
	2. Describe the use of the land / asset
	3. Specify the cost of transfer
	4. Any other relevant details

# Loch Toftingal BESS - OS Location Plan

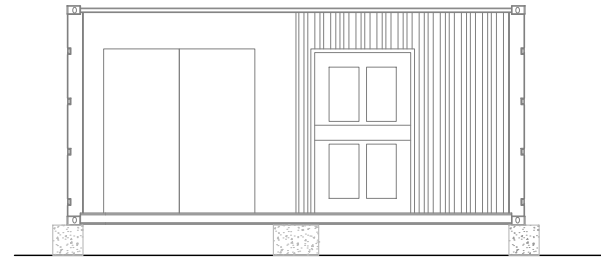


**Key**  
□ Site

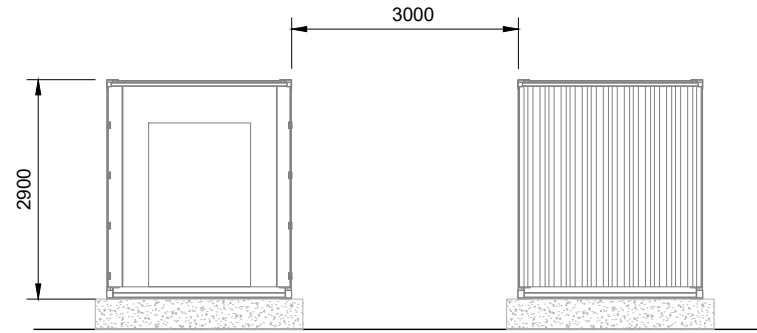
© Crown copyright and database rights  
2023 Ordnance Survey 0100031673  
Print Scale A3 @ 1-10000



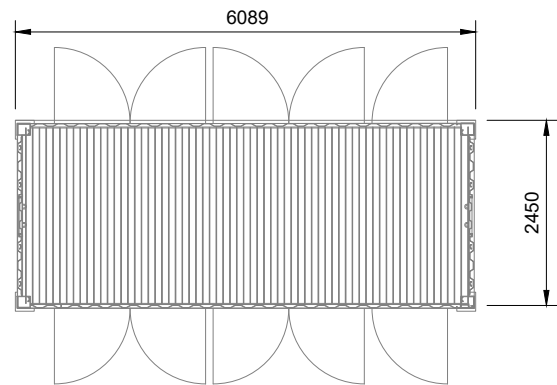
PCS & TRANSFORMER UNIT PLAN  
SCALE 1:100



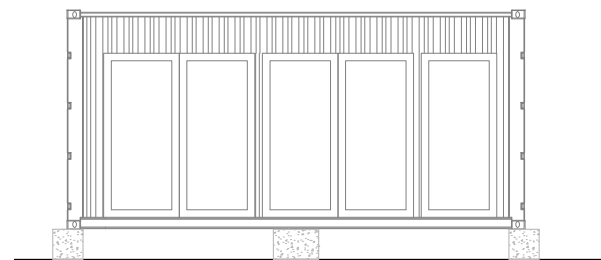
PCS & TRANSFORMER UNIT FRONT ELEVATION  
SCALE 1:100



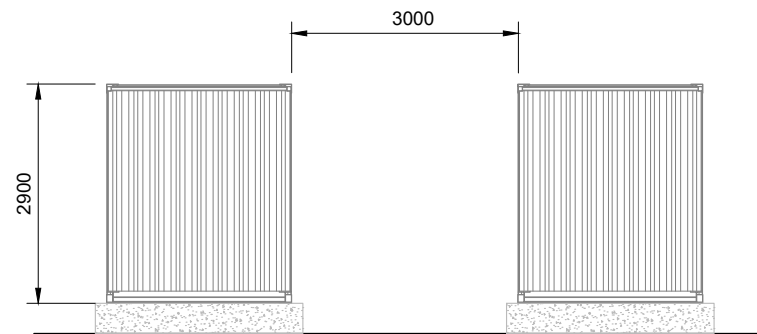
PCS & TRANSFORMER UNIT END ELEVATIONS  
SCALE 1:100



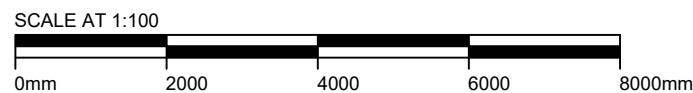
BATTERY UNIT PLAN  
SCALE 1:100



BATTERY UNIT FRONT ELEVATION  
SCALE 1:100



BATTERY UNIT END ELEVATIONS  
SCALE 1:100



LEGAL: NATURAL POWER CONSULTANTS LTD TAKE NO RESPONSIBILITY FOR THE ACCURACY OF DATA PROVIDED BY THIRD PARTIES.

NOTES:

1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
2. THIS IS AN INDICATIVE ARRANGEMENT ONLY.
3. FINAL DIMENSIONS TO BE DETERMINED DURING DETAILED DESIGN.

REV	DESCRIPTION	BY	CH	APP	DATE
A	FIRST ISSUE	MH	MB	CG	14/06/23

CLIENT:  
TOFTINGALL WIND LTD

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IFS DOC NO.: 1322259	IFS ACTIVITY: 304.30310
SCALE: 1:100 @ A3	SHEET NO.: 1 OF 1

STATUS: **FOR INFORMATION**

PROJECT: LOCH TOFTINGALL BESS

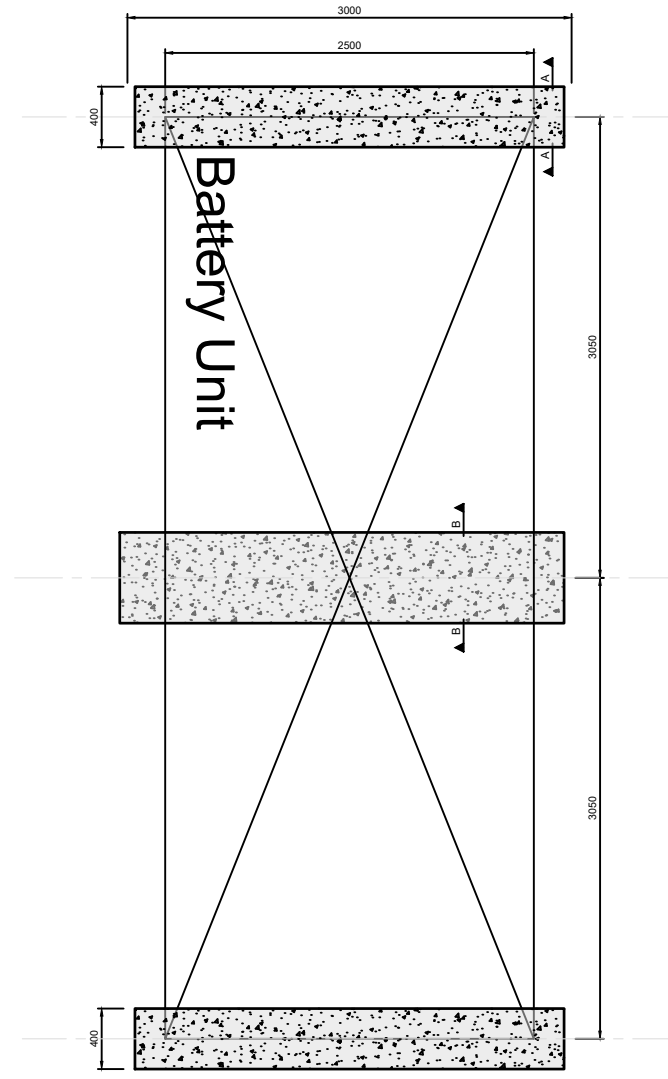
DRAWING TITLE: INDICATIVE 20ft BATTERY,  
PCS & TRANSFORMER UNITS  
GENERAL ARRANGEMENT

DRAWING NO.: 17959_DET_3000	REVISION <b>A</b>
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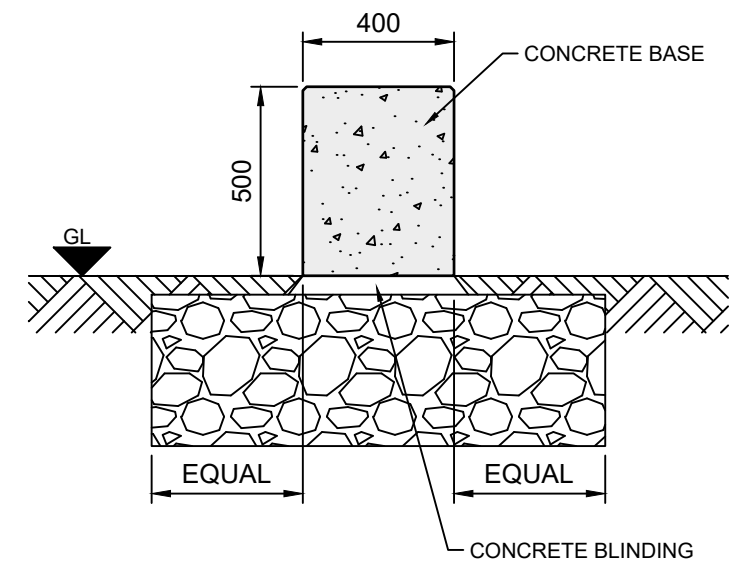
LEGAL: NATURAL POWER CONSULTANTS LTD TAKE NO RESPONSIBILITY FOR THE ACCURACY OF DATA PROVIDED BY THIRD PARTIES.

NOTES:

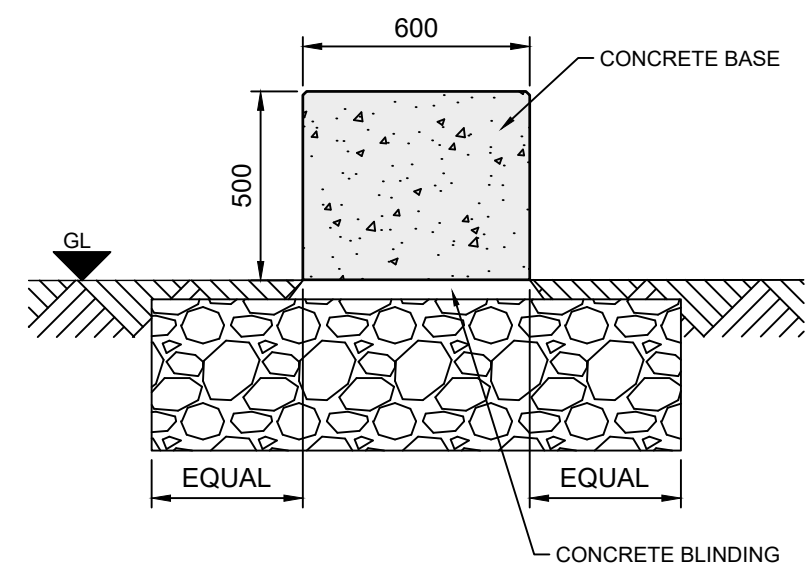
1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
2. THIS IS AN INDICATIVE ARRANGEMENT ONLY.
3. FINAL DIMENSIONS TO BE DETERMINED DURING DETAILED DESIGN.



**INDICATIVE BATTERY FOUNDATION PLAN**  
SCALE 1:50



**SECTION A-A THROUGH BATTERY FOUNDATION**  
SCALE 1:20



**SECTION B-B THROUGH BATTERY FOUNDATION**  
SCALE 1:20

A	FIRST ISSUE	MH	MB	CG	14/06/23
REV	DESCRIPTION	BY	CH	APP	DATE

CLIENT:  
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IFS DOC NO.: 1322253	IFS ACTIVITY: 304.30310
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SCALE: VARIOUS @ A3	SHEET NO.: 1 OF 1
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STATUS: **FOR INFORMATION**

PROJECT: **LOTT TOFTINGALL BESS**

DRAWING TITLE: **INDICATIVE BATTERY FOUNDATION PLAN & SECTIONS A-A & B-B**

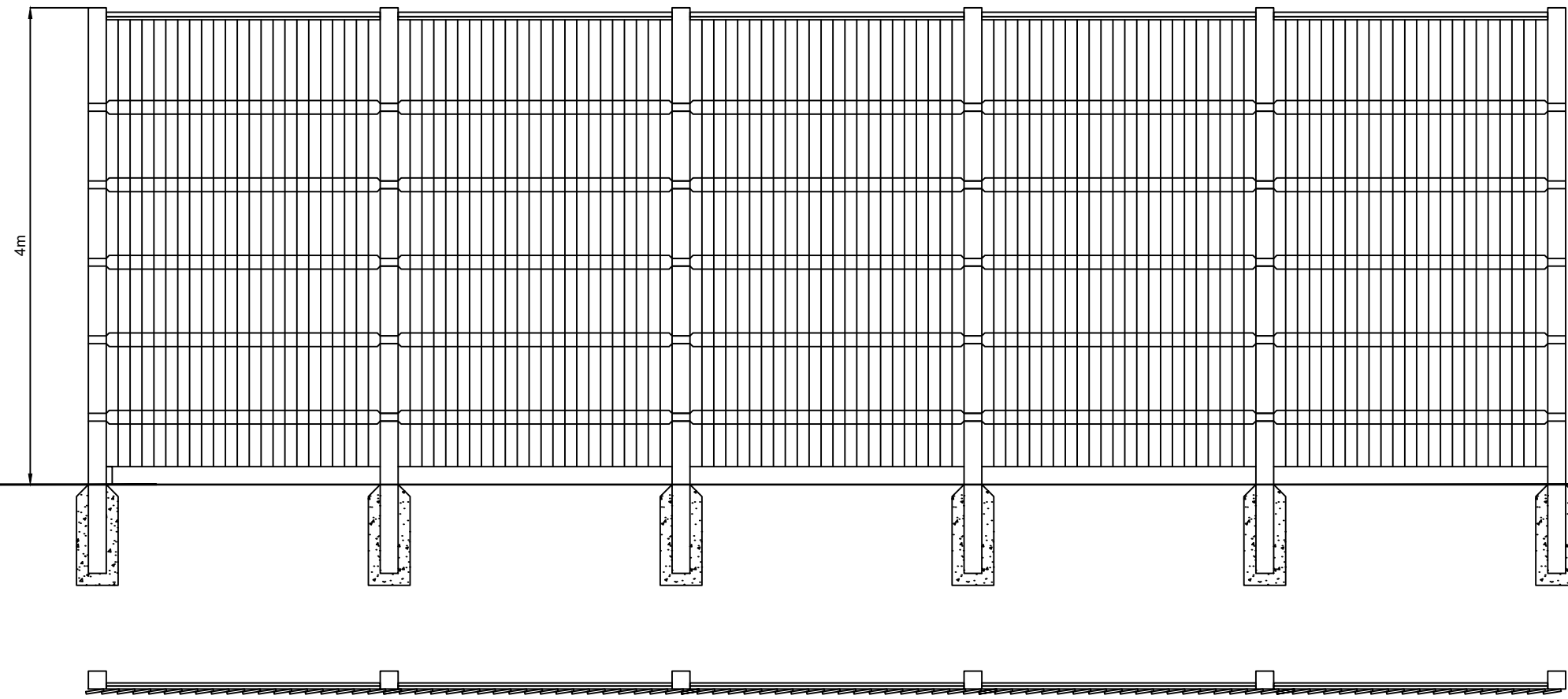
DRAWING NO.: 17959_DET_3001	REVISION <b>A</b>
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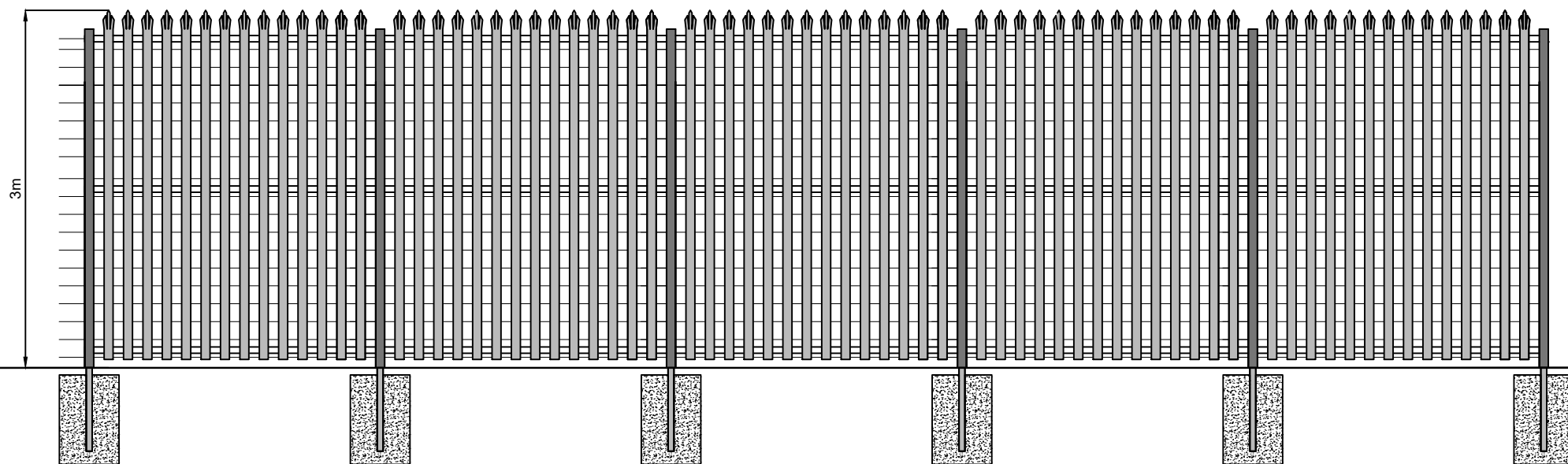
LEGAL: NATURAL POWER CONSULTANTS LTD TAKE NO RESPONSIBILITY FOR THE ACCURACY OF DATA PROVIDED BY THIRD PARTIES.

NOTES:

1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
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ACOUSTIC FENCE DETAIL  
SCALE: 1:50



PALISADE FENCE DETAIL  
SCALE: 1:50



A	INITIAL ISSUE	MH	MB	CG	14/06/23
REV	DESCRIPTION	BY	CH	APP	DATE

CLIENT:  
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IFS DOC NO.: 1322410	IFS ACTIVITY: 304.30310
SCALE: 1:50 @ A3	SHEET NO.: 1 OF 1

STATUS: **FOR INFORMATION**

PROJECT: LOCH TOFTINGALL BESS

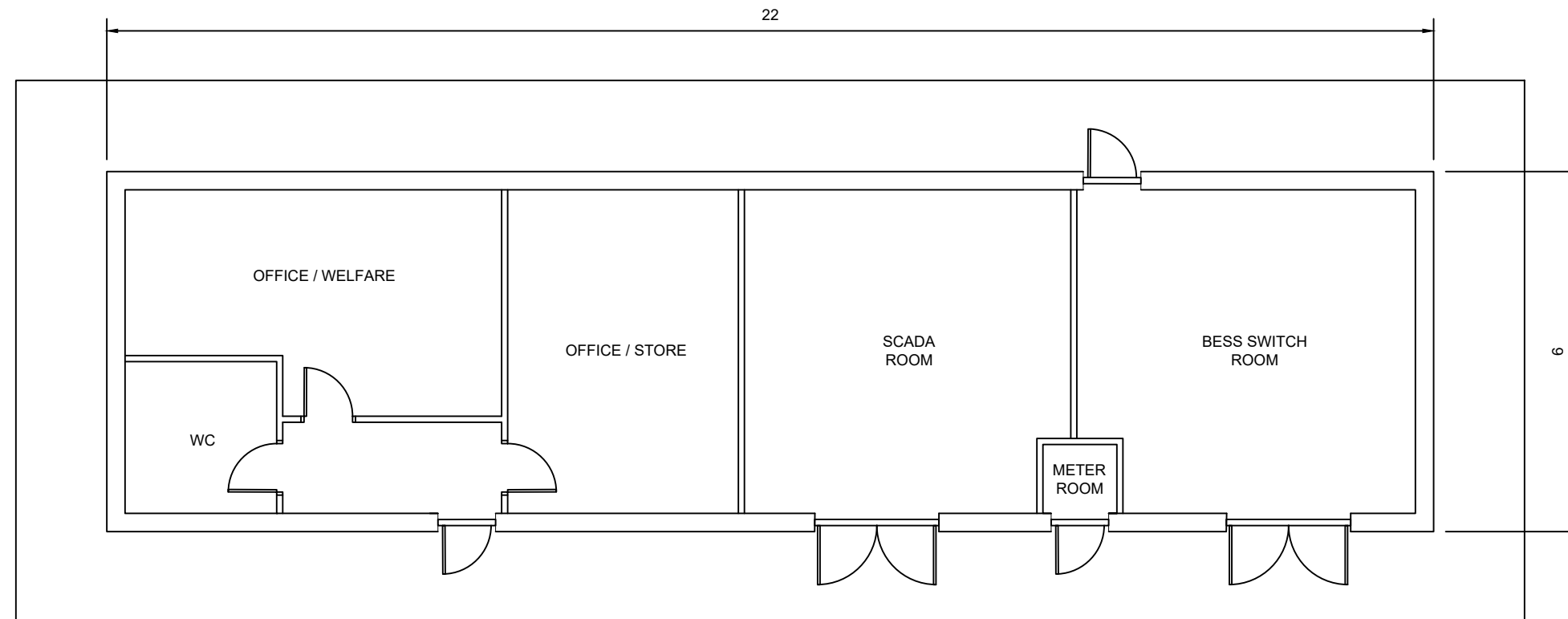
DRAWING TITLE: INDICATIVE ACOUSTIC AND PALISADE FENCE DETAILS

DRAWING NO.: 17959_DET_3002	REVISION <b>A</b>
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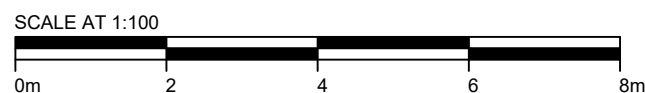
**LEGAL:** NATURAL POWER CONSULTANTS LTD TAKE NO RESPONSIBILITY FOR THE ACCURACY OF DATA PROVIDED BY THIRD PARTIES.

**NOTES:**

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**INDICATIVE SUBSTATION PLAN**  
SCALE 1:100



A	FIRST ISSUE	MH	MB	JS	17/11/23
REV	DESCRIPTION	BY	CH	APP	DATE

CLIENT:  
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IFS DOC NO.: 1338461	IFS ACTIVITY: 30310
SCALE: 1:100 @ A3	SHEET NO.: 1 OF 1

STATUS: **FOR INFORMATION**

PROJECT: TOFTINGALL BESS

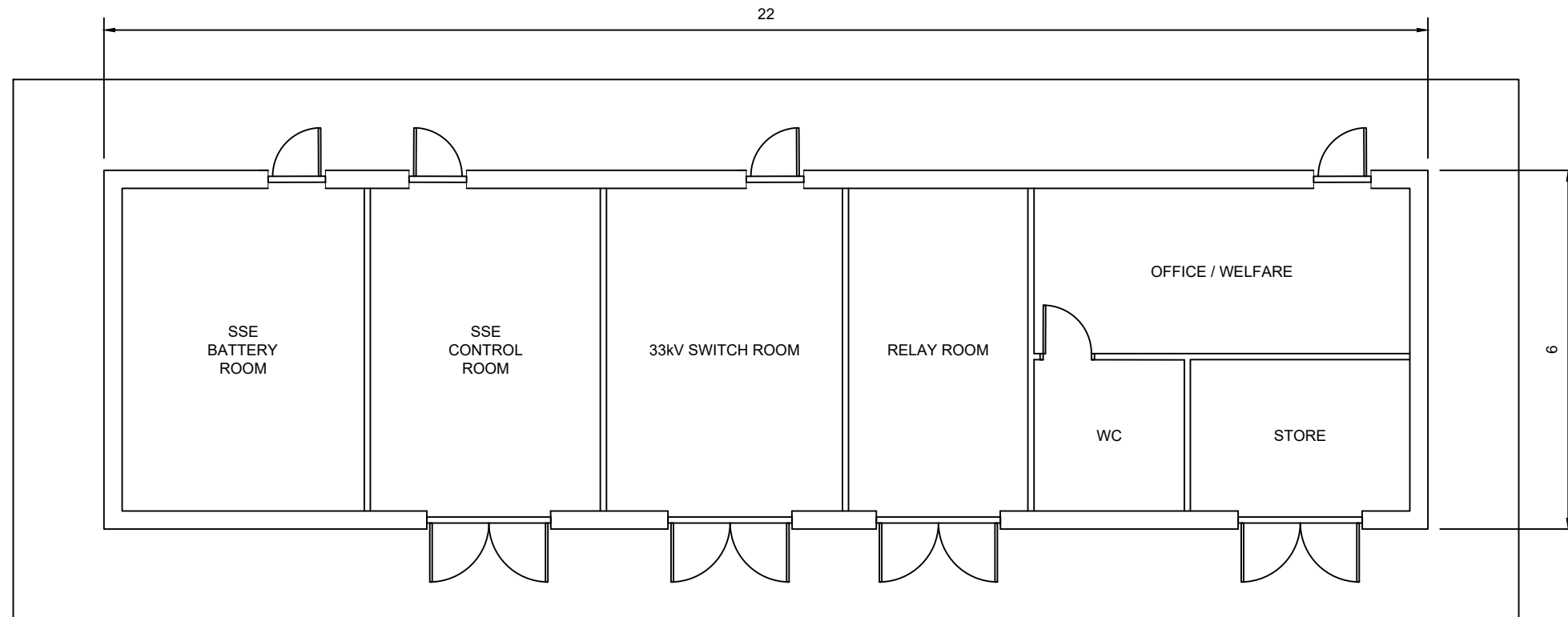
DRAWING TITLE:  
INDICATIVE SUBSTATION PLAN

DRAWING NO.: 17959_DET_3003	REVISION <b>A</b>
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**LEGAL:** NATURAL POWER CONSULTANTS LTD TAKE NO RESPONSIBILITY FOR THE ACCURACY OF DATA PROVIDED BY THIRD PARTIES.

**NOTES:**

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**INDICATIVE DNO SUBSTATION PLAN**  
SCALE 1:100



A	FIRST ISSUE	MH	MB	JS	17/11/23
REV	DESCRIPTION	BY	CH	APP	DATE

CLIENT:  
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IFS DOC NO.: 1338462	IFS ACTIVITY: 30310
SCALE: 1:100 @ A3	SHEET NO.: 1 OF 1

STATUS: **FOR INFORMATION**

PROJECT: TOFTINGALL BESS

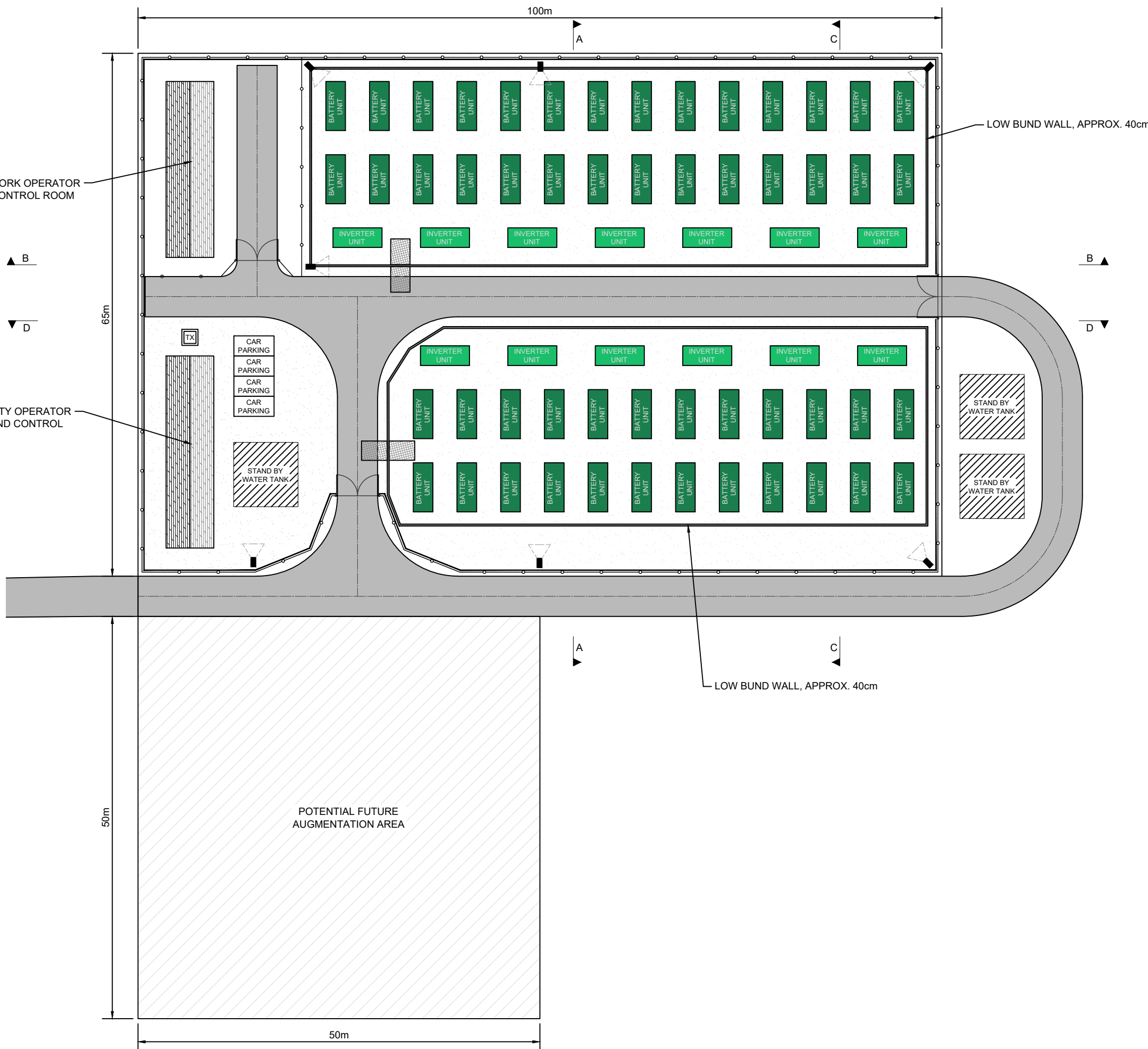
DRAWING TITLE:  
INDICATIVE DNO SUBSTATION PLAN

DRAWING NO.: 17959_DET_3004	REVISION <b>A</b>
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DISTRIBUTION NETWORK OPERATOR SWITCHGEAR AND CONTROL ROOM BUILDING

BATTERY FACILITY OPERATOR SWITCHGEAR AND CONTROL ROOM BUILDING



**LEGAL:** NATURAL POWER CONSULTANTS LTD TAKE NO RESPONSIBILITY FOR THE ACCURACY OF DATA PROVIDED BY THIRD PARTIES.

**NOTES:**

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2. THIS IS AN INDICATIVE ARRANGEMENT ONLY.
3. FINAL DIMENSIONS TO BE DETERMINED DURING DETAILED DESIGN.
4. REFER TO DRAWING 17959\_LAY\_1003

**KEY:**

- PROPOSED 3m HIGH PALISADE FENCE
- PROPOSED 4m HIGH ACOUSTIC FENCE
- PROPOSED ACCESS TRACK
- BATTERY INFRASTRUCTURE
- INVERTER INFRASTRUCTURE
- PROPOSED CCTV
- CONCRETE BUND WALLS LOW APPROX. 40cm
- TEMPORARY ACCESS RAMP

F	DRAWING UPDATED, ADDITIONAL 2 NO WATER STORAGE TANKS ADDED, ALONG WITH LOW BUND WALLS	GC	KL	TN	06/09/24
E	NORTH ARROW UPDATED	MH	MB	JS	08/11/23
D	VIEWPORT UPDATED	MH	MB	JS	28/09/23
C	DRAWING SCALE UPDATED	MH	MB	JS	26/09/23
B	ACCESS TRACK ADDED	MH	MB	CG	14/06/23
A	FIRST ISSUE	GC	MB	JS	27/06/23
REV	DESCRIPTION	BY	CH	APP	DATE

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IFS DOC NO.: 1322247 IFS ACTIVITY: 304.30410

SCALE: 1:500 @ A3 SHEET NO.: 1 OF 1

STATUS: **FOR INFORMATION**

PROJECT: TOFTINGALL BESS

DRAWING TITLE: INDICATIVE BESS LAYOUT

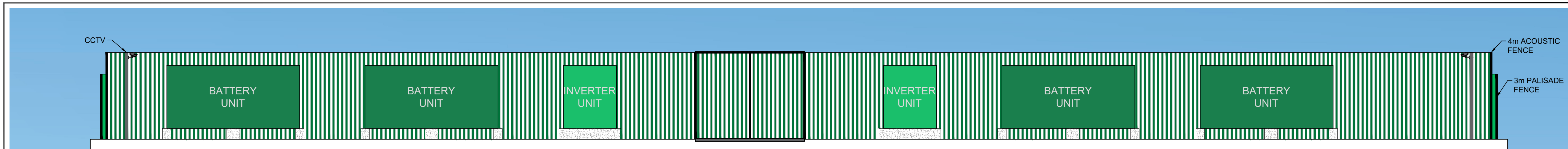
DRAWING NO.: 17959\_LAY\_1002 REVISION **F**

SCALE AT 1:500



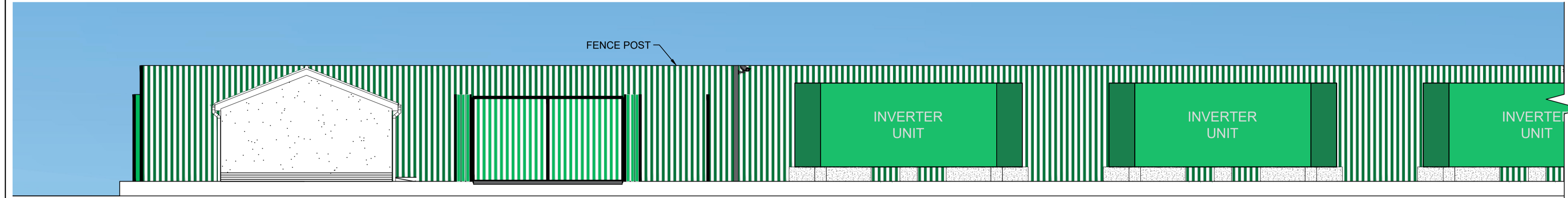
NOTES:

1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
2. THIS IS AN INDICATIVE ARRANGEMENT ONLY.
3. FINAL DIMENSIONS TO BE DETERMINED DURING DETAILED DESIGN.
4. REFER TO DRAWING 17959\_LAY\_1002



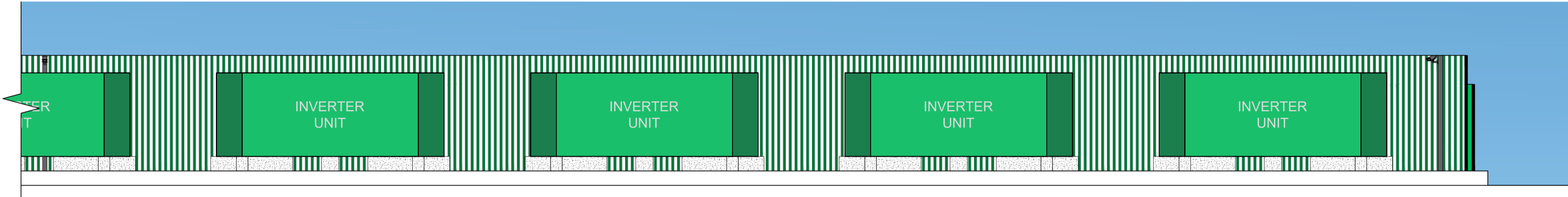
SUBSTATION AND BATTERY STORAGE ELEVATIONS A-A

SCALE 1:100



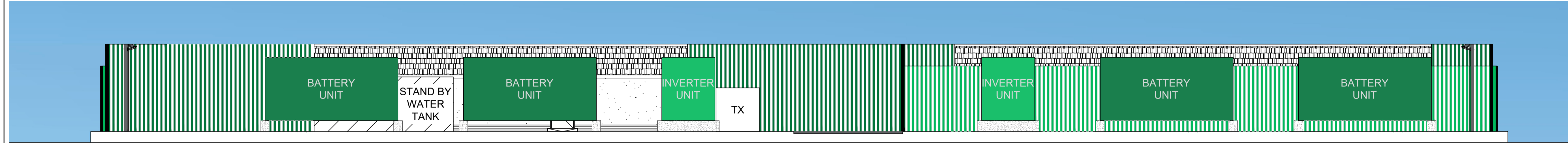
SUBSTATION AND BATTERY STORAGE ELEVATIONS B-B

SCALE 1:100



SUBSTATION AND BATTERY STORAGE ELEVATIONS B-B

SCALE 1:100



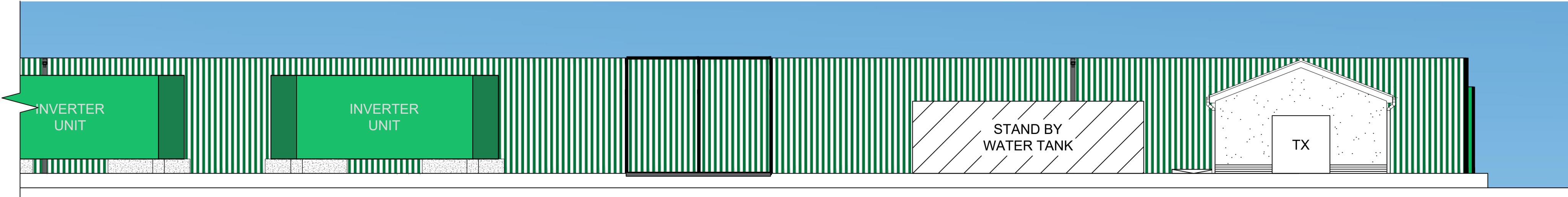
SUBSTATION AND BATTERY STORAGE ELEVATIONS C-C

SCALE 1:100



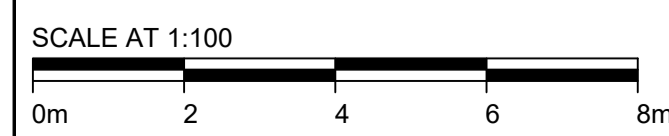
SUBSTATION AND BATTERY STORAGE ELEVATIONS D-D

SCALE 1:100



SUBSTATION AND BATTERY STORAGE ELEVATIONS D-D

SCALE 1:100



C	SECTIONS UPDATED	MH	MB	JS	26/09/23
B	DRAWING SCALE UPDATED	MH	MB	JS	26/09/23
A	FIRST ISSUE	MH	MB	CG	15/08/23
REV	DESCRIPTION	BY	CH	APP	DATE

CLIENT: BORALEX

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IFS DOC NO.: 1322248 | IFS ACTIVITY: 304.30310  
 SCALE: 1:100 @ A1 | SHEET NO.: 1 OF 1

STATUS: **FOR INFORMATION**

PROJECT: TOFTINGALL BESS

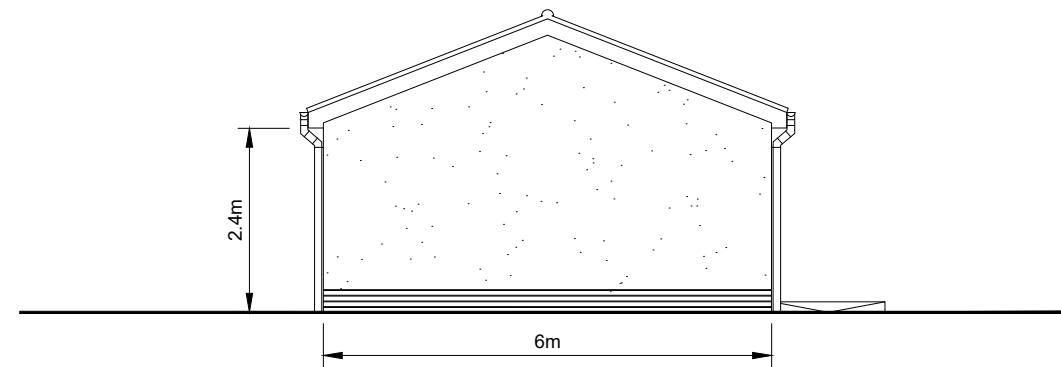
DRAWING TITLE: SUBSTATION COMPOUND AND BATTERY STORAGE ELEVATIONS

DRAWING NO.: 17959\_LAY\_1003 | REVISION **C**

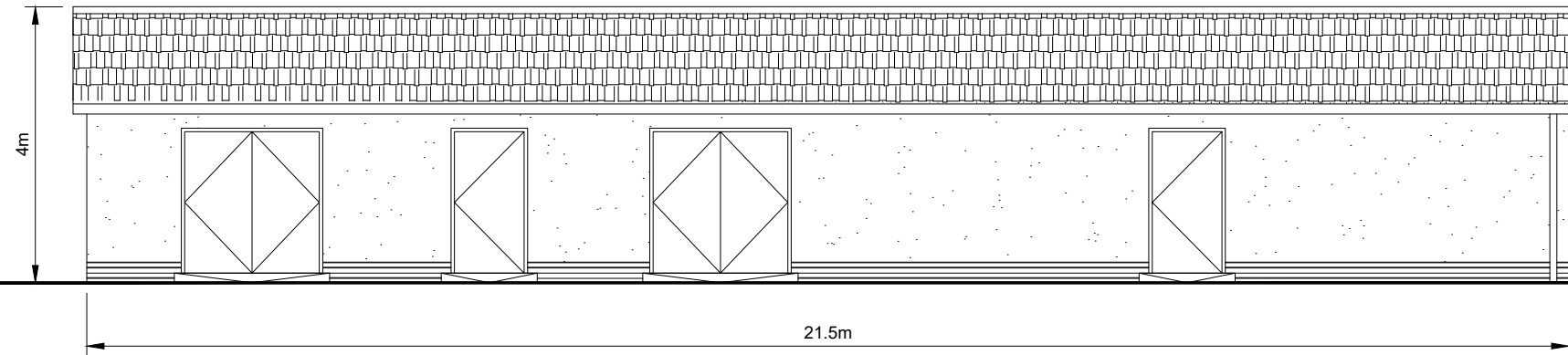
LEGAL: NATURAL POWER CONSULTANTS LTD TAKE NO RESPONSIBILITY FOR THE ACCURACY OF DATA PROVIDED BY THIRD PARTIES.

NOTES:

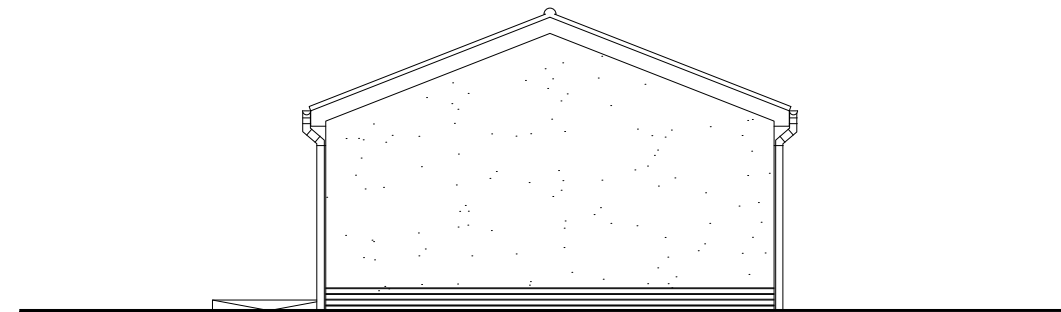
1. THIS IS AN INDICATIVE ARRANGEMENT ONLY.
2. FINAL DIMENSIONS TO BE DETERMINED DURING DETAILED DESIGN.



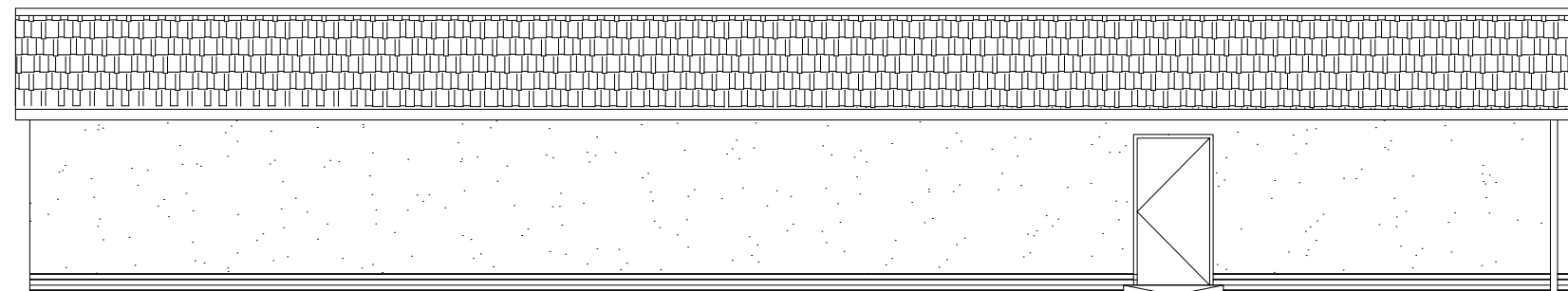
**FRONT ELEVATION**  
SCALE 1:100



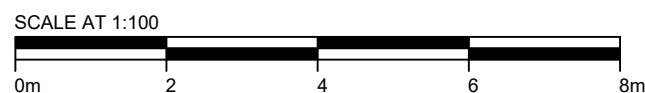
**SIDE ELEVATION**  
SCALE 1:100



**REAR ELEVATION**  
SCALE 1:100



**SIDE ELEVATION**  
SCALE 1:100



B	DRAWING SCALE UPDATED	MH	MB	JS	26/09/23
A	FIRST ISSUE	MH	MB	CG	14/06/23
REV	DESCRIPTION	BY	CH	APP	DATE

CLIENT:  
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IFS DOC NO.:	1322250	IFS ACTIVITY:	304.30310
SCALE:	1:100 @ A3	SHEET NO.:	1 OF 1

STATUS: **FOR INFORMATION**

PROJECT: TOFTINGALL BESS

DRAWING TITLE:  
SUBSTATION BUILDING ELEVATIONS

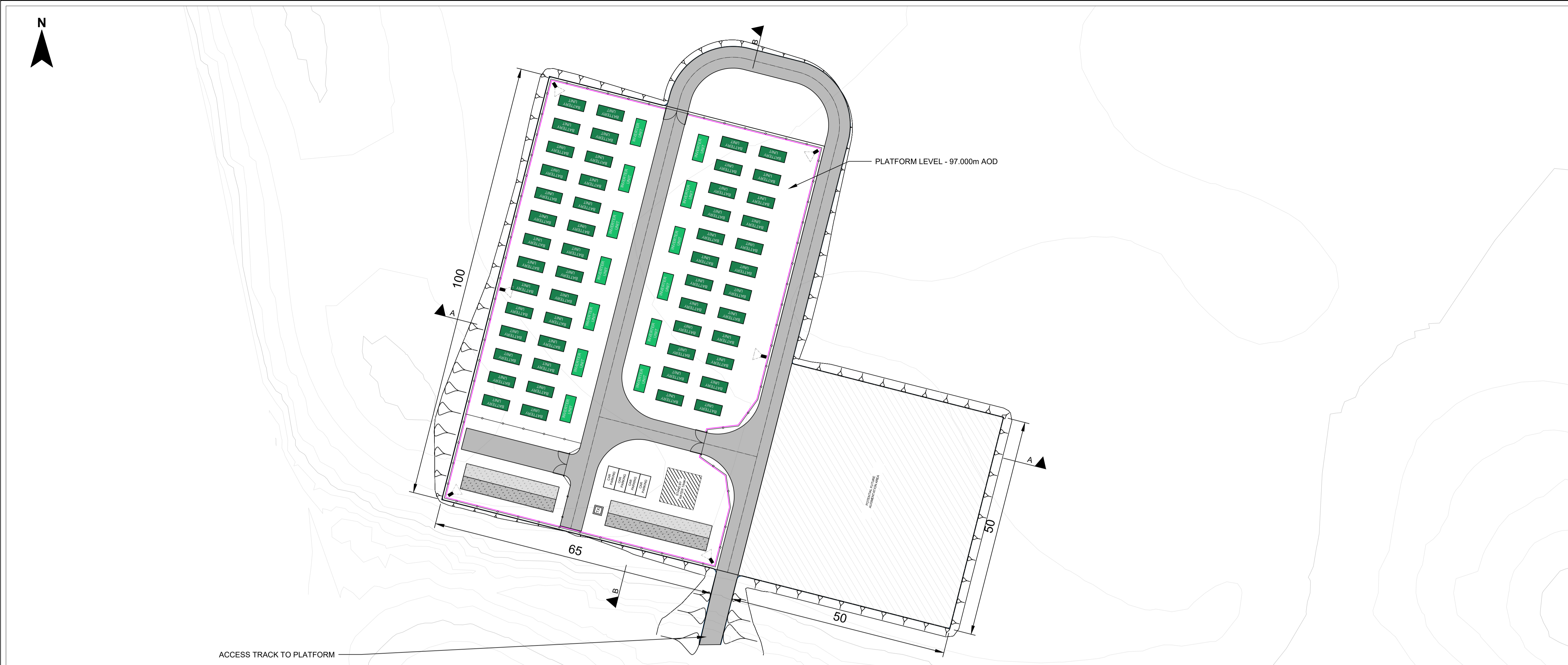
DRAWING NO.:	17959_LAY_1004	REVISION	<b>B</b>
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NOTES:

1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
2. THIS DESIGN IS BASED ON 2m DTM TERRAIN DATA SUPPLIED TO NATURAL POWER BY CLIENT.
3. NATURAL POWER TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THIS DATA.
4. THIS IS AN INDICATIVE ARRANGEMENT ONLY.
5. FINAL DIMENSIONS TO BE DETERMINED DURING DETAILED DESIGN.
6. ALL EXCAVATION BATTER SLOPES ARE BASED ON 1:2 SLOPE. THE SUITABILITY OF THIS WILL NEED TO BE ASSESSED DURING DETAILED DESIGN.
7. REFER TO ALL OTHER NATURAL POWER DRAWINGS WITH REGARDS TO THIS PROJECT, DRAWING NO. 17959\_LAY\_1000, 17959\_LAY\_1002, 17959\_LAY\_1003, 17959\_LAY\_1004.

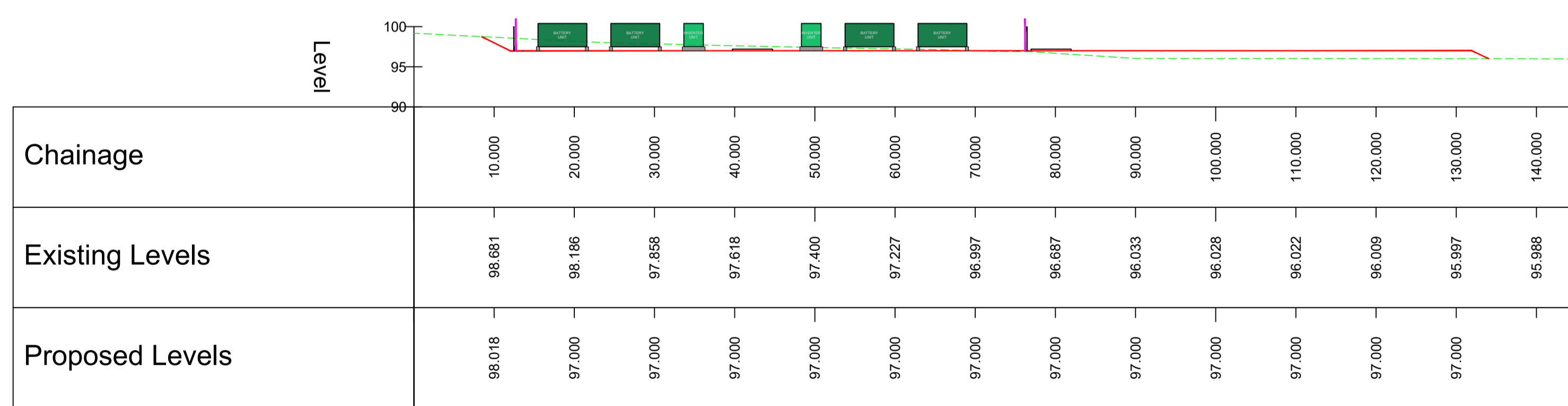
KEY:

- PROPOSED 3m HIGH PALISADE FENCE
- PROPOSED 4m HIGH ACOUSTIC FENCE
- PROPOSED ACCESS TRACK
- PROPOSED BATTERY INFRASTRUCTURE
- PROPOSED INVERTER INFRASTRUCTURE
- PROPOSED CCTV
- EXISTING GROUND PROFILE
- PROPOSED GROUND PROFILE



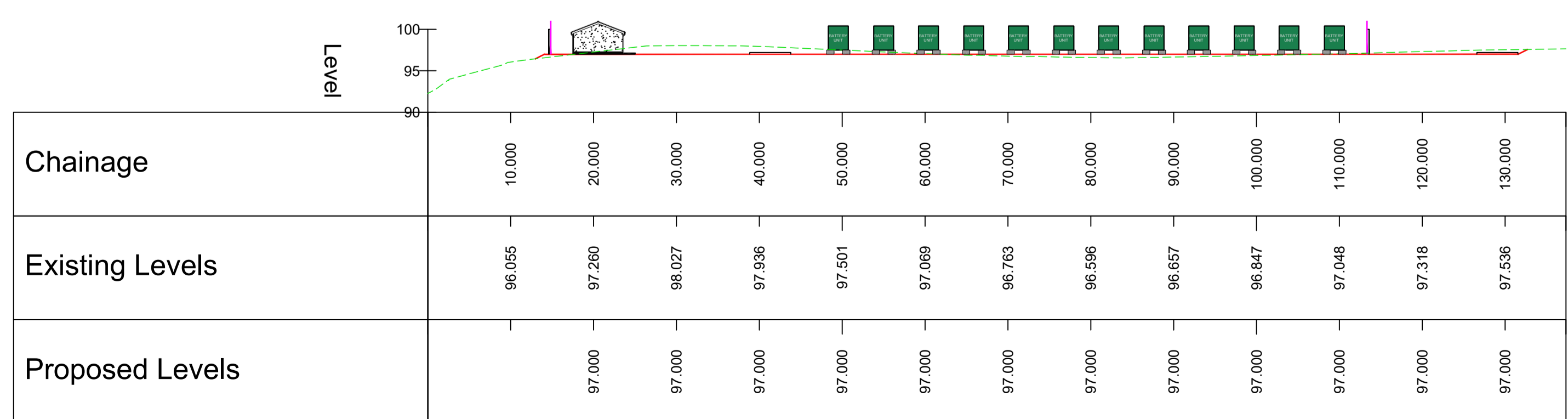
**PROPOSED PLATFORM - PLAN**

SCALE 1:500



**PROPOSED PLATFORM - SECTION A-A**

SCALE 1:500



**PROPOSED PLATFORM - SECTION B-B**

SCALE 1:500

A	INITIAL DWG ISSUE	GC MB JS	25/09/23
REV	DESCRIPTION	BY CH APP	DATE

CLIENT: BORALEX

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IFS DOC NO.: 1332316	IFS ACTIVITY: 304.30310
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SCALE: 1:500 @ A1	SHEET NO.: 1 OF 1
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STATUS: **FOR INFORMATION**

PROJECT: LOCH TOFTINGALL

DRAWING TITLE: PROPOSED BESS PLATFORM  
 EARTHWORKS SECTIONS  
 A-A, B-B

DRAWING NO.: 17959_LAY_1100	REVISION <b>A</b>
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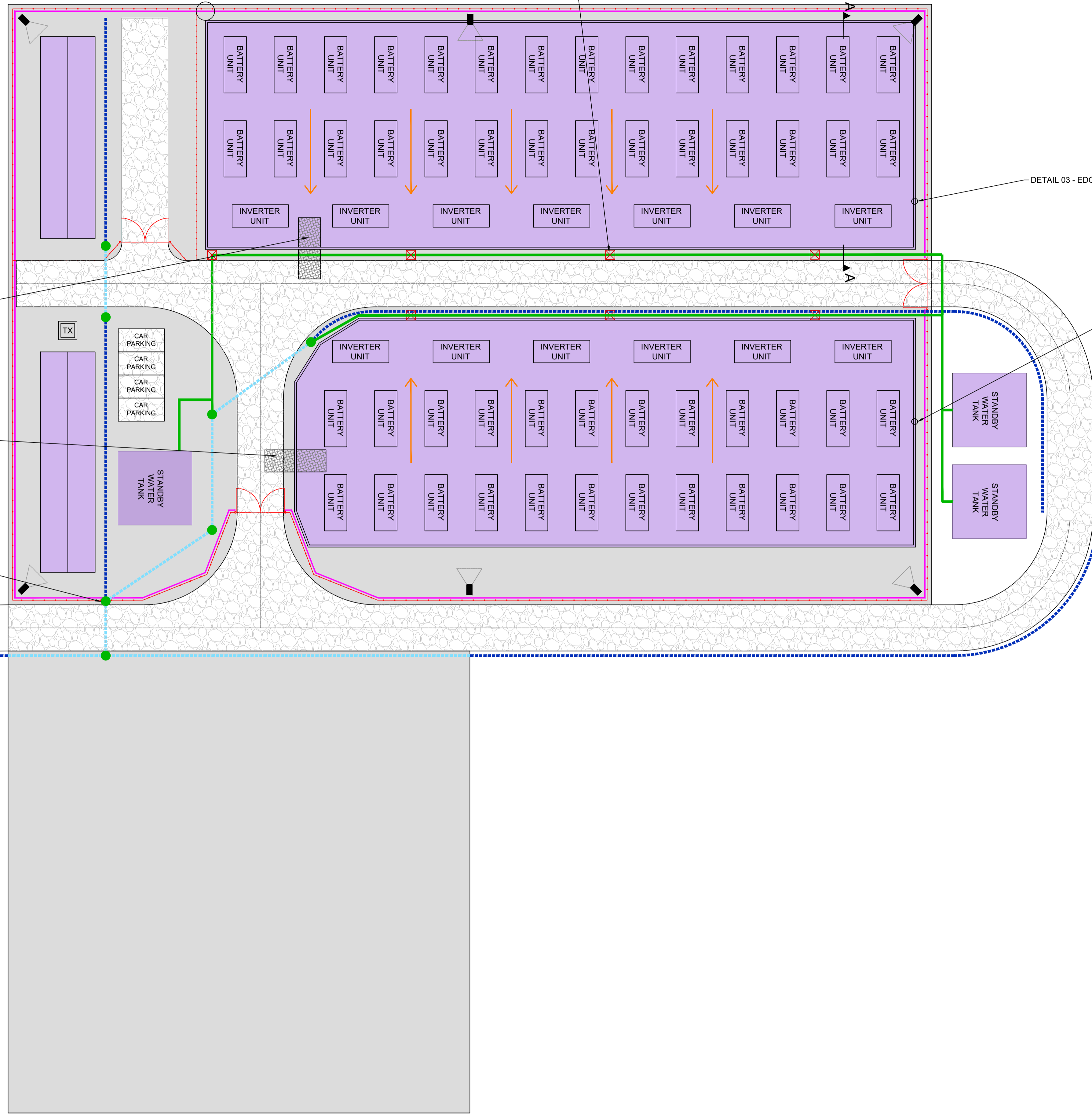
DETAIL 01 - COLLECTION POINT / INSPECTION

DETAIL 03 - EDGE DETAIL

DETAIL 02 - TEMPORARY RAMP

DETAIL 02 - TEMPORARY RAMP

PROPOSED SHUT OFF VALVE LOCATION



LEGAL: NATURAL POWER CONSULTANTS LTD TAKE NO RESPONSIBILITY FOR THE ACCURACY OF DATA PROVIDED BY THIRD PARTIES.

NOTES:

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2. THIS IS AN INDICATIVE ARRANGEMENT ONLY.
3. FINAL DIMENSIONS TO BE DETERMINED DURING DETAILED DESIGN.
4. THE DRAINAGE DETAILS SHOWN \* ARE BASED ON ERM'S DRAWING TITLED "OUTLINE FEASIBILITY WATER DRAINAGE STRATEGY", AS CONTAINED IN REPORT NO. 069984 DATED 14/06/2024.
5. ALLOWANCE FOR THE 3 STANDBY WATER TANKS AS SHOWN IN THE LAYOUT, INCLUDING 2NO. FOR FULL OF WATER FOR INITIAL FIREFIGHTING PURPOSE AND ONE EMPTY FOR FIREWATER EFFLUENT. FULL TANKS CAN ALSO BE USED FOR STORAGE OF EFFLUENT ONCE EMPTIED. TRANSFER OF EFFLUENT FROM BUNDED AREAS TO BE VIA THE PIPEWORK ROUTES SHOWN ON THE DRAWING. DETAILED PID OF PIPEWORK, VALVES AND ANY TEMPORARY OR FIXED PUMPS NECESSARY WILL BE DEVELOPED AS PART OF THE DETAILED DESIGN STAGE.

- KEY:
- PROPOSED FILTER DRAINAGE\*
  - PROPOSED SURFACE WATER PIPES\*
  - PROPOSED SURFACE WATER MANHOLES\*
  - OTHER DEVELOPMENT AREAS
  - ▨ ACCESS TRACK AND INTERNAL TRACK
  - IMPERMEABLE AREA
  - PROPOSED SURFACE WATER PIPES (NON-PERFORATED PIPES)
  - DENOTES FALL GRADIENT OF LEVELING SCREED
  - ▨ TEMPORARY ACCESS RAMP
  - PROPOSED INDICATIVE COLLECTION POINT / INSPECTION CHAMBER

B	DWG UPDATED	GC	KL	TN	06/09/24
A	INITIAL DWG	GC	KL	TN	29/08/24
REV	DESCRIPTION	BY	CH	APP	DATE

CLIENT: BORALEX

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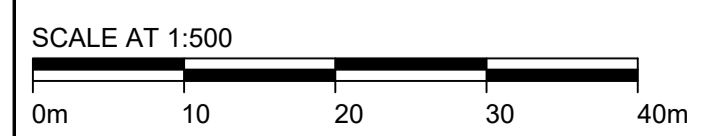
IFS DOC NO.: 1365693    IFS ACTIVITY: 306.30605  
 SCALE: 1:500 @ A1    SHEET NO.: 1

STATUS: **FOR INFORMATION**

PROJECT: TOFTINGALL BESS

DRAWING TITLE: INDICATIVE FIRE WATER CONTAINMENT ARRANGEMENT

DRAWING NO.: 17959\_LAY\_1500    REVISION **B**



INDICATIVE FIRE WATER CONTAINMENT ARRANGEMENT

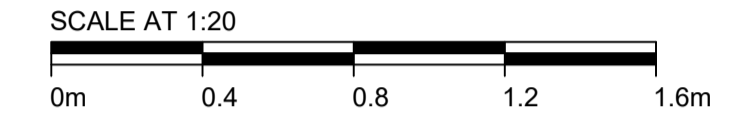
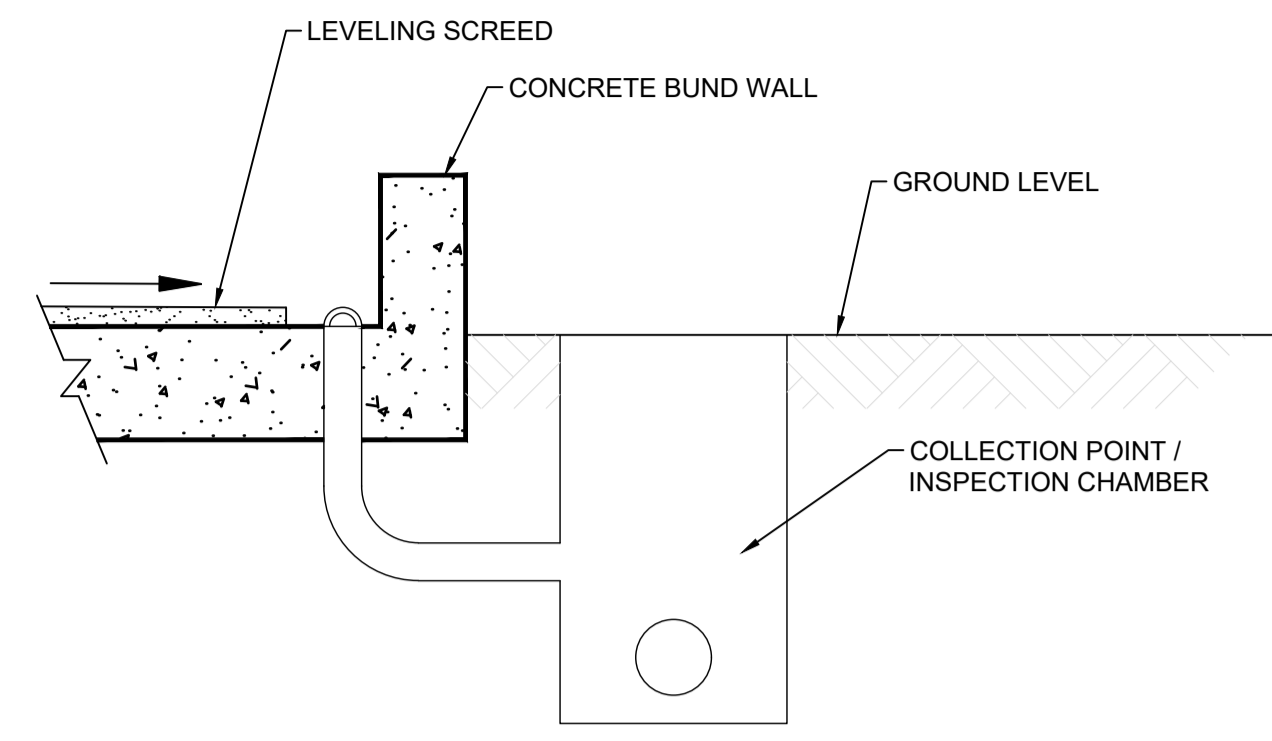
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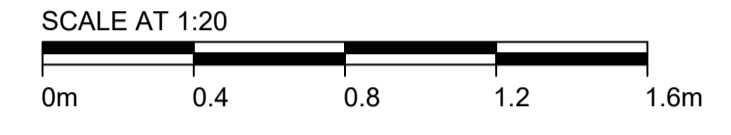
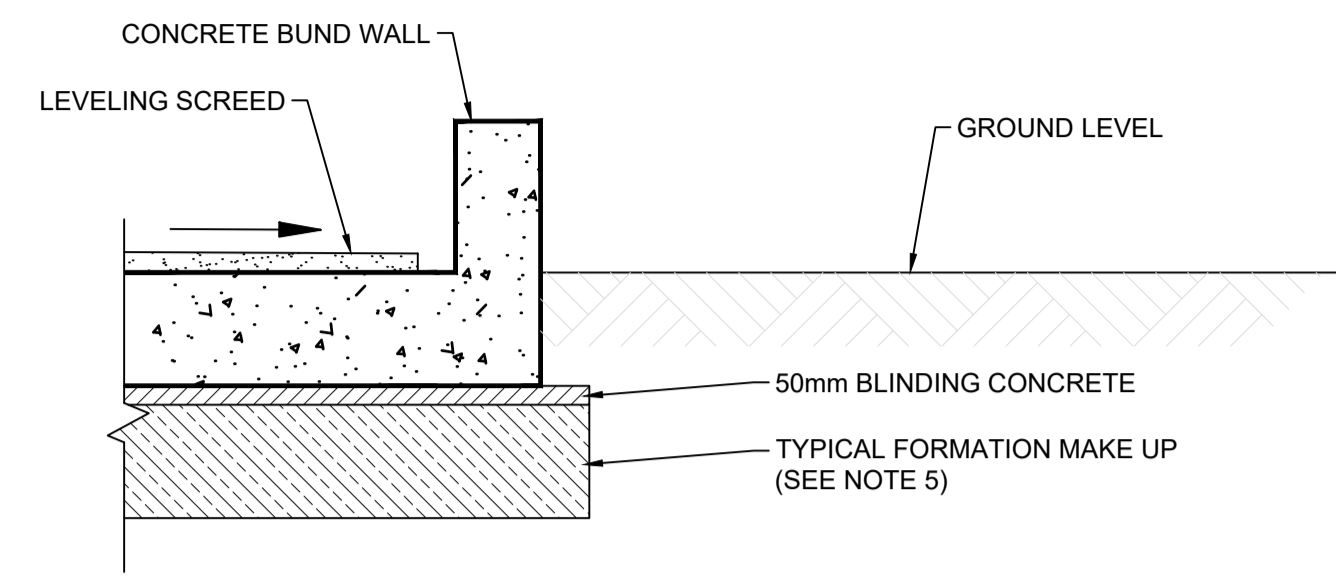
**NOTES:**

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2. THIS IS AN INDICATIVE ARRANGEMENT ONLY.
3. FINAL DIMENSIONS TO BE DETERMINED DURING DETAILED DESIGN.
4. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWING NO. 17959\_LAY\_1500.
5. GEOTECHNICAL ENGINEERS INPUT IN THE DETAILED DESIGN IN REGARD TO THE EXCAVATION FORMATION LEVEL AND GROUND IMPROVEMENT WORKS E.G. IN RELATION TO THE PEAT DEPTH. REGARDLESS, A NOMINAL LAYER OF GRANULAR SUBBASE MATERIAL IS EXPECTED BENEATH THE BLINDING CONCRETE.

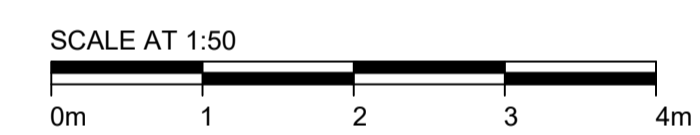
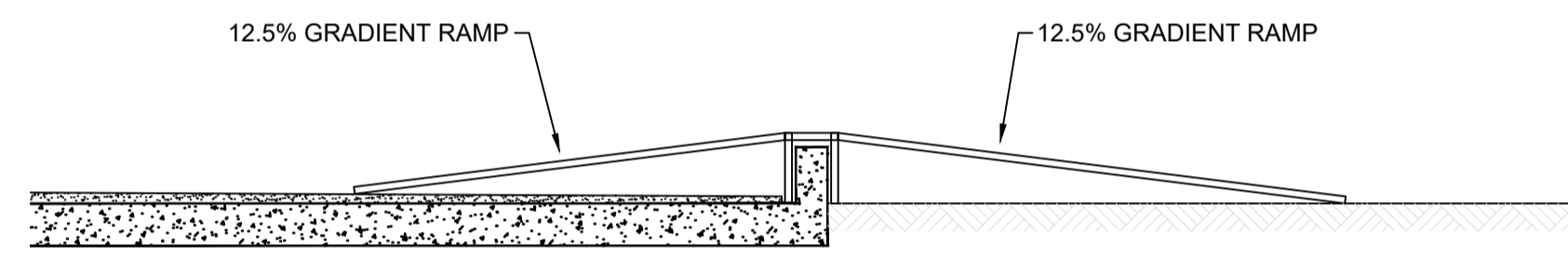
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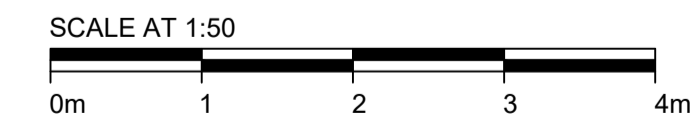
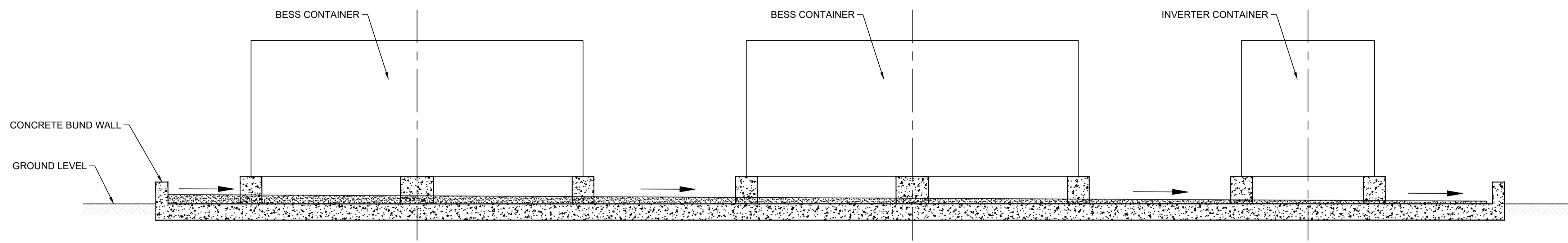
**DETAIL 01 - COLLECTION POINT (INSPECTION CHAMBER)**  
 SCALE 1:20



**DETAIL 03 - TYPICAL CONCRETE BUND EDGE DETAIL**  
 SCALE 1:20



**DETAIL 02 - TEMPORARY ACCESS RAMP FOR BUNDED AREA**  
 SCALE 1:50



**SECTION A-A - THROUGH BUND WITH BESS CONTAINERS**  
 SCALE 1:50

A	INITIAL DWG	GC	KL	TN	29/08/24
REV	DESCRIPTION	BY	CH	APP	DATE

CLIENT: BORALEX

NATURAL POWER CONSULTANTS LTD.  
 OCHIL HOUSE  
 SPRINGKERSE BUSINESS PARK  
 STIRLING  
 FK7 7XE  
 SCOTLAND, UK  
 TEL: +44 (0) 1786 542 300  
 WWW.NATURALPOWER.COM



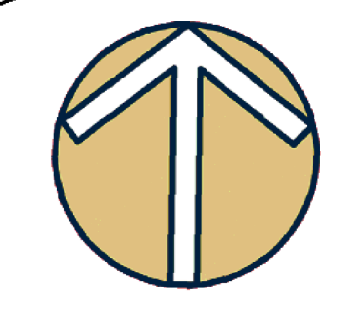
IFS DOC NO.: 1365696 | IFS ACTIVITY: 306.30605  
 SCALE: VARIOUS @ A1 | SHEET NO.: 2

STATUS: **FOR INFORMATION**

PROJECT: TOFTINGALL BESS

DRAWING TITLE: INDICATIVE BESS BUND DETAILS

DRAWING NO.: 17959\_LAY\_1501 | REVISION **A**



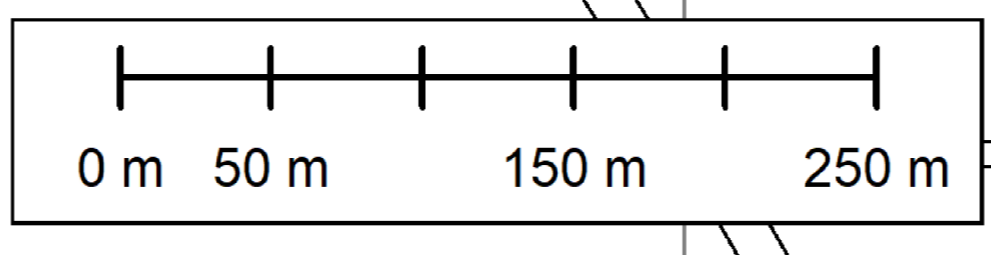
Key

- Landowner Boundary
- Site
- OS MasterMap
- A9 Trunk Road
- Loch Toftingall
- Mybster

Mybster

Loch Toftingall

A9



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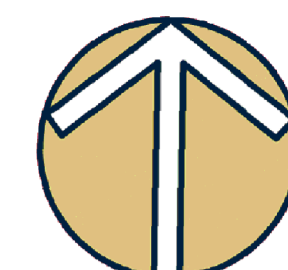
Project:  
Loch Toftingall BESS

Title:  
Site Location Plan

Drawing:  
Toft/9010/1 Rev A

Scale:  
1-2500 @ Sheet A0

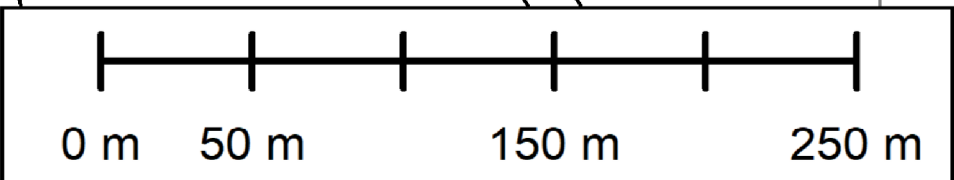
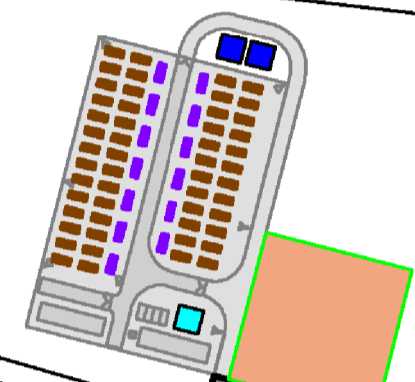
Date:  
September 2023



Mybster

Key

- Additional Standby Water Tank
- Battery Units
- BESS Compound
- Inverter Units
- Potential Future Augmentation Area
- Proposed Access Track
- Site
- Standby Water Tank
- OS MasterMap
- A9 Trunk Road
- Mybster



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Project:  
Loch Toftingall BESS

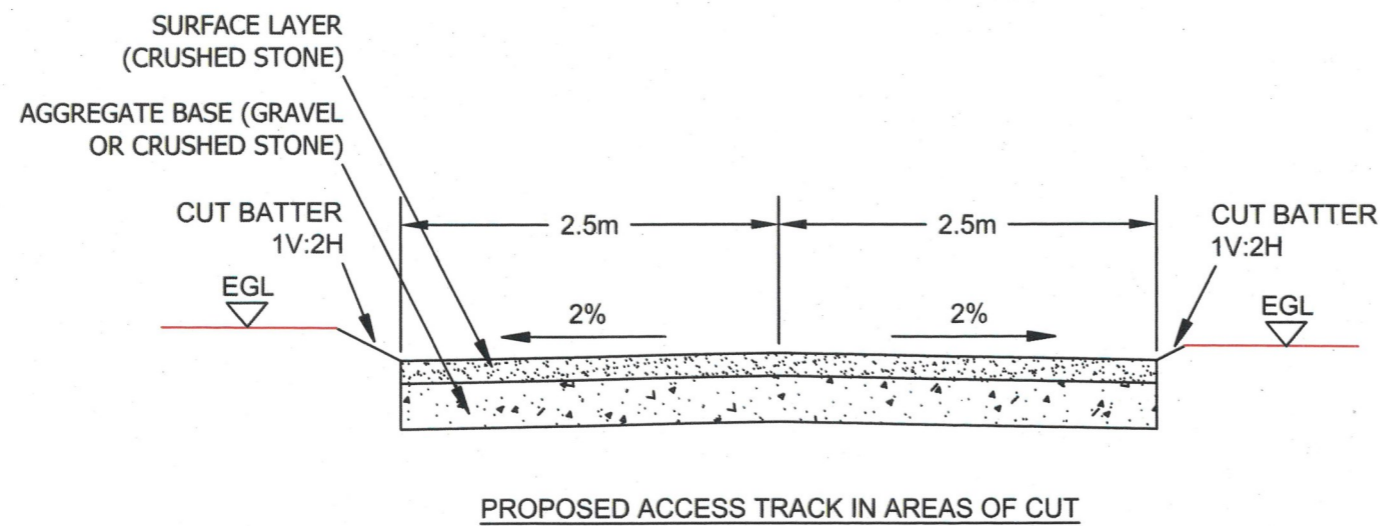
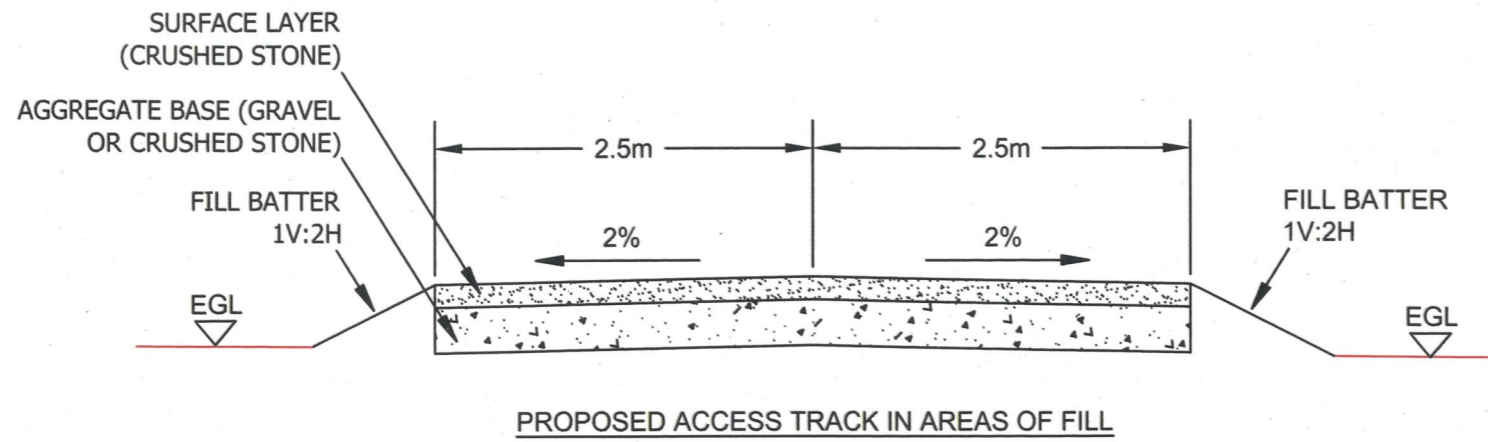
NGR 317644, 951903

Title:  
Overall Proposed  
Development Layout

Drawing:  
Toft/9010/2 Rev B

Scale:  
1-2500 @ Sheet A1

Date:  
September 2024



**Legal:** ERM take no responsibility for the accuracy of data provided by third parties

**Notes:**

1. All Dimensions are in Metres unless otherwise stated.
2. This is an indicative arrangement only
3. Final dimensions to be determined during detailed

**Title:** Proposed Access Track Cross-Section Detail

**Project:** Loch Toftingall BESS

**Source:** © Crown copyright and database rights 2023 Ordnance Survey 0100031673

**Client:**

<b>Drawn By:</b> ERM	<b>Checked:</b>
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<b>Date:</b> September 2023	<b>Figure:</b> Toft/9010/3
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<b>Scale:</b> A3 @ 1-50	<b>Revision No:</b> A
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