

Agenda Item	7.2
Report No	PLN/080/24

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 29 October 2024

Report Title: 23/05905/FUL: Lochluichart Battery Storage Limited
Land 705M NW Of Grudie Cottage,
Grudie,
Lochluichart,
Garve

Report By: Area Planning Manager - North

Purpose/Executive Summary

Description: Battery energy storage facility comprising a compound of battery and electrical equipment, access track, landscaping and ancillary works

Ward: 05 – Wester Ross, Strathpeffer And Lochalsh

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 11 of the report.

1. PROPOSED DEVELOPMENT

- 1.1 The application is for the installation and operation of a battery energy storage system (BESS) with a generating capacity of less than 50MW, comprising of:
- Up to 56 steel battery storage cabinets sited on a platform just above ground level, with the cabinets measuring up to 10m (l) x 3 (w) x 3(h) with integrated cooling units placed at low level on the side of each cabinet;
 - Up to 14 power converters and transformers, measuring a comparable size to a battery storage cabinet and sited centrally alongside groupings of four battery cabinets;
 - 1 control building housing switching and electrical gear, and 1 storage building, both likely comprising Glass Reinforced Plastic (GRP) and each measuring 10m (l) x 6m (w) x 3.2m (h);
 - 3m high weldmesh security fencing topped with barbed wire (the applicant has deemed that no acoustic barrier fencing is required);
 - CCTV masts with cameras;
 - Area of hardstanding, landscaping and biodiversity enhancement;
 - Parking for maintenance vehicles;
 - A new access track and junction leading to a private access track;
 - Water tank of height of 10m diameter x 4m height and pumphouse within container measuring 10m (l) x 3 (w) x 3(h); and,
 - Sustainable Urban Drainage System (SUDS).
- 1.2 It is anticipated that the facility would store energy from the wind farm developments connected to the substation at Corriemoillie approximately 4.5km east, and release energy to the substation at the hydroelectric Grudie Bridge Power Station. Connections are anticipated to be via underground cabling to This connection does not form part of the current application and would be undertaken under permitted development rights should this be installed by a licenced electricity operator.
- 1.3 The applicant did not request pre-application advice from the Council however served a Proposal of Application Notice (PAN) in June 2021 (21/02937/PAN). The applicant undertook two public consultation events on 27 July 2021 and on 10 August 2021 which, due to Covid-19 Regulations of the time, were held online. Comments were also invited through the applicant's website. The PAC Report submitted with the application advises that the developer has responded to several questions from members of the public regarding both the technology in general as well as the specific scheme, and has adjusted the proposal according to feedback.
- 1.4 Although the proposal does not constitute EIA Development, the application is supported suit of supporting documents:
- Pre-application Consultation Report;
 - Supporting Document with a supporting statement incorporating the following chapters:
 - Project Description;
 - Location Justification;
 - Visual Impact;
 - Historic Environment and Archaeology;
 - Ecology and Ornithology;

- Noise;
- Private Water Supplies;
- Transport, Road Safety and Access;
- Peat Issues; and,
- Drainage Assessment and Design;
- Design and Access Statement;
- Fire Safety Documents:
 - Note on Battery Safety;
 - Outline Fire Emergency Response Plan;
 - Outline Fire Risk Management Plan;
- Note on Community Wealth Building, Resilience And Safety;
- Ecology Documents:
 - Biodiversity Report;
 - Protected Mammal Survey;
 - Technical Report – Preliminary Ecological Appraisal;
- Flood Risk Assessment;
- Transport Documents:
 - Outline Construction Traffic Management Plan;
 - Transport Note;
- Trees and Woodland:
 - Note on Compensatory Planting;
 - Woodland Management Plan;
 - Woodland Management Location Plan; and
 - Woodland Management Site Layout Plan.

1.5 The proposal has been amended to take count of biodiversity enhancement requirements.

2. SITE DESCRIPTION

2.1 The application site comprises approximately 7.7ha of commercial plantation on the southwestern slopes of the Meallan a' Mhuthaidh Beag / Carn Glac nam Fiadh in the strath formed by the River Grudie, within the Lochluichart Estate. The location is within the Rounded Hill and Moorland Slopes – Ross and Cromarty Landscape Character Type (LCT), LCT330 as identified and mapped by NatureScot.

2.2 The site is accessed from a private access track which is a recorded public right of way (HR29) and a candidate core path. The track connects to the A832 to the southeast and extends for some distance to the northwest where it joins a network of tracks around Loch Fannich and provides access to the Fannich Dam. The hosting strath itself is scarcely habited with isolated properties up to Fannich Lodge. There is a telecommunications mast on the eastern side of the access track adjacent to the application site. The Grudie Bridge Power Station and substation is 800m south. The nearest residential property is Grudie Cottage just north of the power and substation and adjacent to associated overhead electricity lines. Other properties in the wider area are dispersed along the A832, which forms part of the promoted North Coast 500 tourist route. Properties along this route include the Listed Lochluichart Parish Church, burial ground, its manse and steading, however, these cultural heritage assets have no visual or physical connection to the application site. The undesignated River Grudie shieling settlement and enclosure monument is to the

site's northwest; otherwise there are no other historic environment resources in the site's vicinity.

- 2.3 There are no natural or landscape designations covering the site. The site does however fall within connectivity distance of the Glen Affric to Strathconon Special Protection Area (SPA), which is approximately 850m southeast and is protected for its and Golden Eagle interests. The River Grudie discharges into Loch Luichart which at its far eastern end feed the River Conon, with the site being around 16km from its associated Conon Islands Special Area of Conservation (SAC) and Lower Conon Islands Site of Special Scientific Interest (SSSI), designated for biological interest due to the presence of alder woodland on floodplains. Ancient Woodland is also present along the banks of the River Grudie in the western area of the site. The river is also a source of known fluvial flood risk which extend across the western area of the site.

3. PLANNING HISTORY

- | | | | |
|-----|------------|---|-----------------------|
| 3.1 | 25.10.2021 | 21/02937/PAN: Energy Storage facility of up to 49.9 megawatts output comprising fenced compound of battery containers, power converters, transformers, security cameras, access track, drainage pond | Reported to Committee |
| 3.2 | 25.08.2021 | 21/02940/SCRE: Energy Storage facility of up to 49.9 megawatts output comprising fenced compound of battery containers, power converters, transformers, security cameras, access track, drainage pond | EIA Not Required |

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Schedule 3 Development / Unknown Neighbour

Date Advertised: 16 February 2024

Representation deadline: 01 March 2024

Timeous representations: 0

Late representations: 1

- 4.2 A single objection has been received to the application from SSE Renewables, who are not a statutory consultee. It advised that the applicant had not served notice on SSE Renewables as a landowner of part of an area within the application boundary. The applicant has subsequently served notice on SSE Renewables. Other matters raised included future management and shared use of the private road and the proposed routing of underground cabling. Use of the private road is a civil matter between the parties, while the cable route does not form part of this application, and so neither matter are material considerations for this application.
- 4.3 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.

5. CONSULTATIONS

- 5.1 **Garve and District Community Council (Host)** confirms that they do not object to the application and has no further comment.
- 5.2 **Access Officer** does not object to the application. Advises that the recorded public right of way HR29, which is within the red line boundary should remain publicly accessible during the construction, operation, and decommissioning of the development. Additionally, recommends a condition that any construction disturbance or damage to the right of way is repaired within 14 days of the occurrence.
- 5.3 **Development Plans Team** does not object to the application. Advises on the policy context and conformity with the Development Plan, as well as on community benefits and community wealth building.
- 5.4 **Ecology Officer** does not object to the application. They provided informal advice regarding ecological impacts, habitat management, and biodiversity enhancement, and expressed overall satisfaction with the information submitted.
- 5.5 **Environmental Health Officer** does not object to the application. Agrees with the applicant's assessment that the proposal is not likely to result in any significant noise impact at the nearest noise sensitive properties.
- 5.6 **Flood Risk Management Team** has withdrawn its initial objection following the submission of a detailed Flood Risk Assessment that demonstrates the proposal will not result in the loss of the River Grudie's floodplain storage and conveyance capacity.
- 5.7 **Forestry Officer** has withdrawn its initial objection following the submission of a Compensatory Planting Plan (CPP) showing a substantial area of compensatory planting within the same landownership as the application site (the Lochluichart Estate). The Forestry Officer recommends the CPP to be secured by condition.
- 5.8 **Historic Environment Team** does not object to the application. Advises there is limited potential for unrecorded archaeological remains in the area so no specific mitigation is required.
- 5.9 **Transport Planning Team** does not object to the application. This is subject to conditions to secure appropriate visibility splays at the junction of the private road with the A832 along with a finalised Construction Traffic Management Plan to be approved with details of construction traffic routing, coordination of construction traffic, and condition surveys of the site access and sensitive construction routes.
- 5.10 **Access Panel Sutherland** did not respond to the consultation.
- 5.11 **Historic Environment Scotland** did not respond to the consultation (there are no historic assets within its remit that would be impacted by the development).

- 5.12 **NatureScot** did not respond to the consultation (the proposal falls below its threshold for consultation).
- 5.13 **Scottish Fire and Rescue Service** has not responded to the consultation request at this time.
- 5.14 **Scottish Forestry** does not object to the application. This is subject to conditions to secure the implementation of the Compensatory Planting Plan (CPP), to be finalised prior to construction with details of the location, area size, and appropriated timescale for completion of associated works, along with provision for the maintenance and monitoring of the CPP during construction, operational, and decommissioning.
- 5.15 **Scottish Water** does not object to the application. Its provided general information regarding fresh water supply, surface water drainage, and foul drainage for the applicant to note and action.
- 5.16 **Scottish Environmental Protection Agency (SEPA)** does not object to the application. This is subject to a condition to ensure that an area of peat greater than 1m in depth is protected by fencing during construction works. It welcomes mitigation to minimise peat disturbance.
- 5.17 **Transport Scotland)** does not object to the application. This is subject to conditions to secure: 1) a finalised Construction Traffic Management Plan prior to development commencement; 2) information on any proposed Abnormal Indivisible Loads (AIL) movements and route along trunk roads as well as any accommodation measures required prior to deliveries of AIL; and 3) an assessment and details of any additional signing or temporary traffic control measures necessary transport of any other larger items prior to movement of these items, which must be undertaken by a recognised quality assured traffic management consultant.

6. DEVELOPMENT PLAN POLICY

6.1 The following policies are relevant to the assessment of the application

National Planning Framework 4 (2023) (NPF4)

6.2 NPF4 comprises three parts:

- Part 1 – sets out an overarching spatial strategy for Scotland in the future and includes six spatial principles (just transition / conserving and recycling assets / local living / compact urban growth / rebalanced development / rural revitalisation. Part 1 sets out that there are eighteen national developments to support the spatial strategy and regional spatial priorities, which includes single large scale projects and networks of smaller proposals that are collectively nationally significant.
- Part 2 – sets out policies for the development and use of land that are to be applied in the preparation of local development plans; local place plans; masterplans and briefs; and for determining the range of planning consents. This part of the document should be taken as a whole in that all relevant policies should be applied to each application.

- Part 3 – provides a series of annexes that provide the rationale for the strategies and policies of NPF4. The annexes outline how the document should be used and set out how the Scottish Government will implement the strategies and policies contained in the document.

6.3 The following NPF4 Policies are pertinent:

- 1 - Tackling the Climate and Nature Crises
- 2 - Climate Mitigation and Adaptation
- 3 - Biodiversity
- 4 - Natural Places
- 5 - Soils
- 6 - Forestry, Woodland and Trees
- 11 - Energy
- 20 - Blue and Green Infrastructure
- 22 - Flood Risk and Water Management
- 23 - Health and Safety
- 25 - Community Wealth Building

Highland Wide Local Development Plan 2012 (HwLDP)

- 6.3
- 28 - Sustainable Design
 - 29 - Design Quality and Place-making
 - 30 - Physical Constraints
 - 36 - Development in the Wider Countryside
 - 51 - Trees and Development
 - 52 - Principle of Development in Woodland
 - 55 - Peats and Soils
 - 56 - Travel
 - 57 - Natural, Built and Cultural Heritage
 - 58 - Protected Species
 - 61 - Landscape
 - 63 - Water Environment
 - 64 - Flood Risk
 - 65 - Waste Water Treatment
 - 66 - Surface Water Drainage
 - 67 - Renewable Energy Developments:
 - 69 - Electricity Transmission Infrastructure
 - 72 - Pollution
 - 73 - Air Quality
 - 74 - Green Networks
 - 77 - Public Access

West Highland and Islands Local Development Plan (2019) (WestPlan)

6.4 No site specific policies apply.

Highland Council Supplementary Planning Policy Guidance

- 6.5
- Biodiversity Enhancement Planning Guidance (May 2024)
 - Construction Environmental Management Process for Large Scale Projects (Aug 2010)
 - Developer Contributions (Mar 2018)

Flood Risk and Drainage Impact Assessment (Jan 2013)
Highland's Statutorily Protected Species (Mar2013)
Highland Renewable Energy Strategy and Planning Guidelines (May 2006)
Managing Waste in New Developments (Mar 2013)
Physical Constraints (Mar 2013)
Public Art Strategy (Mar 2013)
Sustainable Design Guide (Jan 2013)
Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

Scottish and UK Government Planning Policy and Other Guidance

- 7.1 Control of Woodland Removal (2009)
Onshore Wind Policy Statement (Dec 2022)
Scottish Energy Strategy (2017)
Draft Energy Strategy and Just Transition Plan (2023)
2020 Routemap for Renewable Energy (Jun 2011)
Energy Efficient Scotland Route Map (May 2018)
PAN 1/2021 – Planning and Noise (Mar 2011)
PAN 68 – Design Statements (Aug 2003)
Health and Safety Guidance for Grid Scale Electrical Energy Storage Systems' (UK Government, Mar 2024)
Grid Scale Battery Energy Storage System Planning – Guidance for Fire and Rescue Service (2023)

8. PLANNING APPRAISAL

- 8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Determining Issues

- 8.2 The above means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

Planning Considerations

- 8.3 The key considerations in this case are:
- a) Compliance with the Development Plan and other Planning Policy;
 - b) Energy and Carbon Saving;
 - c) Socio-Economic Impacts;
 - d) Siting, Design, Landscape and Visual Impacts;
 - e) Natural Heritage;
 - f) Amenity;
 - g) Health and Safety;
 - h) Traffic and Transport;
 - i) Flood Risk and Drainage;
 - j) Decommissioning and Reinstatement; and,

k) Any Other Material Considerations.

Development Plan / Other Planning Policy

- 8.4 The Development Plan comprises National Planning Framework 4 (NPF4), the adopted Highland-wide Local Development Plan (HwLDP), the West Highland and Islands Local Development Plan (WHILDLP), and all statutorily adopted supplementary guidance.
- 8.5 At the high level, NPF4 considers that Strategic Renewable Electricity Generation and Transmission Infrastructure will assist in the delivery of the Spatial Strategy and Spatial Priorities for the north of Scotland, and, that Highland can continue to make a strong contribution toward meeting Scotland's ambition for net zero. Alongside these ambitions, the strategy for Highland aims to protect environmental assets as well as to stimulate investment in natural and engineered solutions to address climate change (NPF4 page 26).
- 8.6 Since its adoption, NPF4 Policies 1, 2, and 3 now apply to all development proposals Scotland-wide, which means that significant weight must be given to the global climate and nature crises when considering all development proposals, as required by NPF4 Policy 1. To that end, development proposals must be sited and designed to minimise lifecycle greenhouse gas emissions as far as is practicably possible in accordance with NPF4 Policy 2, while proposals for major developments must conserve, restore, and enhance biodiversity, including nature networks, so they are in a demonstrably better state than without intervention, as required by NPF4 Policy 3 b).
- 8.7 NPF4 Policy 4 compliments the above policies by setting out the developer and officer requirements for ensuring that protected species are given adequate consideration prior to an application's determination. NPF4 Policy 5 for Soils seeks to protect carbon-rich soils, and restore peatlands, and minimise disturbance to soils from development. To that end, the application requires to demonstrate that the mitigation hierarchy has been followed in siting the facility. In other words, that the proposal has sought to avoid carbon-rich soils and peat in the first instance, and then minimise disturbance where this is unavoidable, and to include adequate mitigation, compensation, and enhancement measures for any disturbance. Similarly, NPF4 Policy 6 for Forestry, woodland and trees aims to protect and expand forests, woodland and tree coverage. The policy states that development proposals involving woodland loss will only be supported where they will achieve significant and clearly defined additional public benefits in accordance with relevant Scottish Government guidance on woodland removal. Policy 6 b) iii) also states that development proposals will not be supported where they result in the fragmentation or severing woodland habitats, unless appropriate mitigation measures are identified and implemented in line with the mitigation hierarchy.
- 8.8 NPF4 Policy 20 for Blue and Green Infrastructure supports facilities that design protect and enhance blue and green infrastructure and their networks by making climate mitigation, nature restoration, biodiversity enhancement, flood prevention and water management integral to design. In this instance the proposal site has a known risk of fluvial flooding from the River Grudie and therefore the submission is required to demonstrate that there will be no loss of floodplain capacity or increased

risk to others under Policy 22 for Flood risk and water management. Policy 23 for Health and safety is also relevant to the assessment as it seeks to protect people and places from environmental harm, mitigate risks arising from safety hazards, and encourage, promote, and facilitate development that improves health and wellbeing. Furthermore, NPF4 Policy 25 for Community Wealth Building sets out at Part a) that development proposals should contribute to local or regional community wealth building strategies and be consistent with local economic priorities.

- 8.9 While the above proposals are salient to the proposal's assessment, the principal policy for assessing energy developments is NPF 11 for Energy. The policy sets out the Development Plan's in-principle support for all forms of renewable, low-carbon, and zero emission technologies, including BESS facilities. Part c) of the policy qualifies this position by stating that energy proposals should only be supported where they maximise net economic impact including local and community socio-economic benefits such as employment, associated business, and supply chain opportunities. The policy goes on to state at part e) that while significant weight will be placed on the contribution of the proposal to renewable energy generation targets and on reduction of greenhouse gas emissions targets, the development's impacts, including cumulative impacts, must be suitably addressed and mitigated against. These considerations are not a policy test and relate to matters of: impacts on communities and individual dwellings in relation to amenity; landscape and visual impacts; public access; aviation and defence interests; telecommunications; traffic; historic environment; ecology and biodiversity (including birds); impacts on trees; and decommissioning and site restoration.
- 8.10 The principal policy for assessing renewable energy developments within the Local Development Plan is HwLDP Policy 67, which sets out that renewable energy development should be well related to the source of the primary renewable resource needed for its operation. However, for BESS technology, the source is considered to be the national grid rather than wind or watercourses given that the energy is already generated; with the purpose of the BESS being to provide support for a balanced grid. The policy requires an assessment of the proposal's contribution in meeting renewable energy targets as well as its positive and negative effects on the local and national economy, and, its compliance with all other relevant policies of the Development Plan. The policy is supportive of renewable energy developments that are located, sited, and designed such that they will not be significantly detrimental overall, either individually or cumulatively with other similar developments, having regard to the 11 specified criteria. Such an approach is considered consistent with the concept of HwLDP Policy 28 Sustainable Design along with the concept of achieving the right development in the right place and not to allow development at any cost.
- 8.11 The West Highlands and Islands Local Development Plan (WestPlan) is the Area Local Development Plan covering the application site. Area LDPs, including the WestPlan itself, do not contain any specific land allocations related to the proposed type of development.
- 8.12 While not directly relevant to the proposal, the Onshore Wind Energy Policy Statement (OWEPS) recognises that balance is required and that no one technology can allow Scotland to reach its net zero targets. As such, the document sets out the Scottish Government's support for the co-locating of BESS facilities with onshore

wind to help balance electricity demand and supply and add resilience to the energy system while acknowledging that on-site battery storage not only reduces pressures from the grid, but enables more locally focussed energy provision while reducing costs to consumers.

- 8.13 In a similar vein, the Draft Energy Strategy and Just Transition Plan acknowledges that BESS can increase flexibility to our electricity system and provide wider benefits for consumers and society. The draft sets out that by September 2021, Scotland had approximately 864MW of installed electricity storage capacity with 2.2GW of battery storage approved through the planning system, but that Scotland requires to increase its storage capacity significantly. Since that publication, the published Quarter 2 2024 Energy Statistics for Scotland show that there is currently an estimated 12 BESS facilities under construction across Scotland, which will increase battery storage capacity by 1.4GW and that there is a total of 18.6GW of BESS projects in the pipeline, that is schemes that are in planning, awaiting construction or undergoing construction, of which this application is only one.
- 8.14 The draft energy strategy, along with the OWEPS and the policies set out within NPF4 confirm the Scottish Government's commitment to renewable energy and associated enabling transmission infrastructure as being crucial to addressing the climate crisis.
- 8.15 The Development Plan, which now includes NPF4, must be considered in the round. While there is clear in principle support for renewable energy proposals that contribute to reaching net zero, of which BESS technology is one, this is not unqualified. It needs to be demonstrated that the impact on factors such as community amenity, biodiversity, landscape and visual matters, heritage, and infrastructure, to name but a few, are addressed and/or adequately and appropriately mitigated and as such, several policy considerations will apply. The extent to which the proposal's energy, economic and other benefits outweigh, or otherwise, other policy considerations are assessed in the following sections, which set out that the proposal is generally in conformity with the provisions of the development plan.

Energy and Carbon Saving

- 8.16 The proposal would be interconnected to the grid's transmission / distribution network and not co-located with an electrical generating station. The development will, however, collect energy from the grid when the supply outstrips demand. Such facilities make a commercial return by buying electricity from the grid when rates are cheaper and selling it back to the grid when rates are more expensive. However, the development will also provide electricity or other grid services when needed. Depending on the mix of electricity at the time of collection, the BESS facility may or may not be storing and then releasing renewable energy. That said all electricity generation in the region comes from renewable sources and therefore this the proposal is considered to 'regenerate' renewable energy.
- 8.17 The benefit of BESS is that it stores excess energy being generated by renewable generating stations such as wind farms when the grid has reached full capacity, much of which would otherwise be lost. BESS therefore, allows renewable generating stations to operate for longer periods and provides flexibility to the grid to respond to peaks and troughs in energy demand. As a result, the technology is

considered to support government policy that seeks to end a reliance on backup electricity generation from fossil fuel reliant generators and allow the full benefits of renewables, which is where the development's intrinsic carbon saving benefits are to be realised.

Socio-Economic Impacts

- 8.18 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.
- 8.19 The submission includes a revised statement on Community Wealth Building, Resilience, and Safety that sets out how the developer has sought, inline with The Council's position, to: 1) maximise local economic impact and employment; 2) prioritise local employment and supply chain opportunities along with promoting environmental stewardship; 3) support the community through flexible contributions to a community and a strategic funds; 4) provide grid resilience and environmental benefits; and 5) provide training and skill development. The document maintains that these commitments align with the Council's Social Values Charter by contributing to the emerging Community Wealth Building Strategy and will ensure that the proposal will result in long-lasting socio-economic benefits for the local community.
- 8.20 The statement advises that the project has an anticipated capital spend of £30 million and is projected to sustain 27 direct skilled full time equivalent job years during the construction period, 50 indirect skilled full time equivalent job years through spend on supplies and services. The stated commitment is to procure local and regional construction contractors as well as specialists for ongoing site and habitat maintenance; tree planting and habitat management will be undertaken locally for example. However, the applicant advises that the site would be accessed for maintenance purposes only and so would be operated remotely from an undisclosed location. The scheme is also anticipated to generate an additional 73 induced full time equivalent job years through household spending to be spread across the local economy.

- 8.21 The applicant also advises of a commitment to working with local institutions to establish training and development opportunities including courses, apprenticeships, and internships. It is also stated that the development, once commissioned, would improve the robustness and resilience of the local grid network, which underpins the local economy, by reducing the likelihood of power outages and providing back up power during outages.
- 8.22 Furthermore, the applicant has, through the above supporting statement, also advised of ongoing talks with the local Community Council regarding contributions to community-led initiatives through some combination of direct financial support and providing resources and services to community initiatives. While nothing is agreed at this stage, 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. It is vital that the applicant delivers on its commitments in as fair and transparent a manner as can be secured at this stage. As a pre-condition of any consent given then, and, at the very least, these commitments should be secured by condition, or other means such as a Minute of Agreement with The Highland Council. In that way, 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.

Siting, Design, Landscape and Visual Impact

- 8.23 The proposal site is within a commercial plantation on the Lochluichart Estate and therefore NPF4 Policy 6 (Forestry, woodland and trees) and HwLDP Policy 52 (Principle of Development in Woodland) are engaged. Both policies are clear that removal of woodland will only be supported where the development offers significant and clearly defined public benefits in line with the Scottish Government's Policy on the Control of Woodland Removal. In this instance, the proposal will 'help Scotland mitigate and adapt to climate change' and provide biodiversity enhancements as set out in the submitted Woodland Management Plan, thereby enabling conformity with this policy.
- 8.24 The site has been selected for its proximity to the national grid substation with connection capacity to which the facility would be connected by buried cable. The underground cabling route would be determined after detailed cable survey being undertaken, with the underground cable connection benefiting from permitted development rights if undertaken by as statutory or licensed undertaker. Being close to the substation improves efficiency while minimising connection costs and materials required.
- 8.25 The site further benefits by being screened from the public roads and residential properties and is outwith any natural or landscape designation. The proposed development is however of an expectedly utilitarian design. The height of containers, power converters and transformers, meter building and security fence will be minimal at around 3 meters. The meter building and steel battery container units would be prefabricated and finishes can be agreed with the applicant prior to installation. All of the site tracks and hardstanding are proposed as permeable aggregate. The finalised colour, finish and materials proposed can be secured by condition.

8.26 Landscape and visual impacts are not significant, being limited to the immediate surrounds of the proposal site given the wooded nature of this area. Additional tree planting is proposed to augment the woodland, which will further reduce any adverse visual impact. The applicant's submission has considered visual impacts on residents, road and rail users (travellers), and recreational users (visitors) and has concluded that there will be no visibility of the proposal for the first two receptors (save for a small section of the railway track where the development would be theoretically visible behind the power- and substations). The impact on recreational receptors will be on those visiting the woodland, those using the private road to Loch Fannich, and those visiting higher slopes and summits in the wider area with visibility into the site from above. The assessment is heavily reliant on the screening afforded by plantation forestry, with this screening effect generally not an accepted approach due to the temporal nature of commercial forests. Nevertheless, as set out in the Natural Heritage section of this report below, the existing area of woodland surrounding the site will be managed over time to replace commercial forestry with native tree cover, which will retain screening in the longer term, and which should be secured by condition. With that secured, the landscape and visual impacts are considered well within acceptable limits with the proposal being well set back from the vast majority of receptors within an enclosed valley.

Natural Heritage

8.27 The information included with the application includes ecological assessments of the development's likely impacts on designated sites, habitats, protected species, and birds. The development is not situated within any sites designated for ecological interests. While the site is close to the Glen Affric to Strathconon Special Protection Area (SPA) as well as the Achanalt Marshes SPA and Site of Special Scientific Interest (SSSI), it is not considered likely to impact the qualifying golden eagle, wood sandpiper, other species or habitat interests of these sites, which is agreed.

Habitats

8.28 The development would be constructed in an area of non-native sitka spruce and lodgepole pine mixed conifer forming part of the Lochluichart's extensive forestry plantation and woodland portfolio. There are also broadleaf tree species, primarily alder, at site's western area, which is designated as Ancient Woodland of semi-natural origin and is associated with the riparian edge of the River Grudie. In addition, the Extended Phase I Habitat Survey undertaken by the applicant also found wet modified bog, wet dwarf shrub heath, marsh/marshy grassland, and bracken habitats within the survey area. The majority of the wet dwarf shrub heath and some of the marshy grassland have been assumed to be moderately Ground Water Dependent Terrestrial Ecosystems (GWDTE), with the dependency likely to be a result of ground modifications required for the plantation. The report also advises that these areas appear to be connected to surface water flows from track drainage and plantation drainage.

8.29 The development would result in the removal of 0.9ha of woodland; 0.8ha within the main development site, plus a further 0.06ha to allow for the establishment of appropriate visibility splay when exiting from the private track onto the A832.

- 8.30 The Woodland Management Plan (WMP) included with the submission details the management process in place for the forestry at the site's location as part of the Scottish Forestry approved Long Term Forestry Plan (LTFP). Specifically, the WMP identifies that the woodland here is managed under a Low Impact Silvicultural System (LISS), which seeks to increase the species and structural diversity of the woodland in order to improve the forest's resilience. The LISS process includes tree thinning and small scale coupe felling to instigate natural regeneration while retaining tree cover. The WMP advises that the emphasis for regeneration at the site will be on the recruitment of native broadleaf species and Scots Pine, thus representing a shift from commercial forestry to native broadleaf woodland, which will happen over a period of time in a managed manner. Furthermore, the applicant proposes to plant 1.56ha of native woodland to ensure a net increase in forestry along with the management of a further 6.56ha of land to provide for natural regeneration, which in all equates to over 8ha of native woodland net gain. As such, both the LTFP And Compensatory Planting Plan would augment the Ancient Woodland at the location, and increase biodiversity within the estate and therefore form part of the development's proposals for biodiversity net gain (BNG), which is accepted. It should also be noted that any new planting around the facility will also need to accord with the Fire Management Plan to avoid vegetation within, and undue build-up of flammable material around, the compound.
- 8.31 The BESS facility will also result in the loss of wet modified bog, which is a priority peatland habitat, and therefore the application is required to demonstrate that the siting of the proposal has followed the mitigation hierarchy. To that end the applicant has confirmed that due to the sloping topography of the site, disturbance on a small area of bog was unavoidable and that therefore the positioning of the facility as far upslope as possible has minimised disturbance by avoiding the majority of peat lying between the site and the river.
- 8.32 Both the Council's Ecologist and SEPA have reviewed the details and have advised that the disturbance is minimal and acceptable in this instance. However, due to the loss of 0.1ha of priority peatland, the applicant is also required to provide mitigation in the form of restoration of 10 x the area of wet modified bog habitat lost along with a further 10% for enhancement. The location identified for peatland restoration and enhancement is within the Lochluichart Estate and as such, these measures can be secured by condition.
- 8.33 Additionally, the Biodiversity Report submitted with the application includes a section for outline Habitat Management Principles, which sets out a number of actions to manage the site area for favourable biodiversity enhancements. These actions include the LISS set out above along with a requirement for a Peat Management Plan, and the fencing off from construction activities, of the remainder wet modified bog and any areas of peat in excess of 1 meter in depth (as shown on the Peat depth plan ref. J359/033/15092023), as has been requested by SEPA. The Peat Management Plan and other environmental management practices during construction works should be secured through a condition for a Construction Environment Management Plan (CEMP) to include a Schedule of Mitigation. A condition to secure an implementable Habitat Management Plan (HMP) for the long term management of restored and enhanced habitats is also proposed. The HMP is

proposed to be provided prior to construction commencing on site and will require to be in place for a minimum of 30 years.

- 8.34 The above requirements are consistent with NPF4 Policy 3 b) as supported by The Council's recently adopted Biodiversity Enhancement Planning Guidance (May 2024), which require proposals for major developments to demonstrate that the development will conserve, restore, and enhance biodiversity, including nature networks, so they are in a demonstrably better state than without intervention and are acceptable.

Protected Species

- 8.35 Survey works for the Preliminary Ecological Assessment were undertaken in winter and therefore at a suboptimal time of year for protected species surveys for several species although it is still possible to survey for suitable habitats. As set out in the report, no evidence or prime habitat was recorded for Scottish wild cat, water vole, red squirrel, pine marten, or badger. The River Grudie was identified as offering prime habitat for otter, with alder trees offering potential for roosting bats and the wider area generally offering habitat for foraging bats, with areas also being suitable for reptiles and amphibians.
- 8.36 Following on from the preliminary survey work, additional protected mammal surveys focusing on otter, red squirrel, and pine marten were undertaken, which surveyed definitive signs of otter but no signs of red squirrel or pine marten. A single set of badger prints, as well as the presence of the non-native invasive American Mink, were also recorded during survey works.
- 8.37 The report concludes that there is currently no need to apply for a derogation license for works to proceed as no places of shelter for a protected species were identified. The report also includes an outline Species Protection Plan (SPP) for otter has been developed, which should be secured by condition, to ensure any impacts on otter from the proposed development are minimised. Pre-construction surveys should also inform whether additional SPPs are required. The Habitat Management Principals also include additional mitigation and enhancement measures such as the creation of habitat piles as well the installation of bat boxes. Overall, impacts to protected species can be appropriately managed.

Ornithology

- 8.38 Given the woodland, wetland, and riparian habitats at the location, the site is not suitable for SPA or wider countryside populations of golden eagle and as stated above, no impacts on other qualifying SPA populations are expected due to distances and development scale. The site is however expected to support a wide variety of passerine bird species and the occasional wader and dipper. The surveyed area is assessed as being of similar importance to local nature conservation as the surrounding areas and the site's development is not considered to be detrimental to ornithological interests overall. Nevertheless, pre-construction surveys for nesting birds will be required if site clearance and preliminary works are undertaken during the nesting season (March through August inclusive). The applicant has also committed to installing bird boxes in existing woodland near the river following RSPB

guidelines to provide additional mitigation and enhancement. These measures can be conditioned.

Amenity

- 8.39 There is likely to be some disruption during the anticipated 14 month construction period, particularly as forestry material is removed from site and construction materials are being delivered and during works to connect the site to the substation. The applicant has advised that excavated material will be reused on site and that any concrete required for the foundations will arrive ready mixed.
- 8.40 Developers and contractors must comply with reasonable operational practices with regard to construction noise so as not to cause nuisance in any case, as required by Section 60 of the Control of Pollution Act 1974, which is regulated by Environmental Health. Working hours on the construction site would usually be restricted to be 07.00 – 19.00 Monday to Friday, 08.00 – 13.00 on Saturday with no Sunday or Bank Holiday working. Construction activities that do not generate impacts beyond the site boundary are permissible outwith these hours. The applicant's supporting information advises that their working hours would be slightly reduced, being 08.00 – 18.00 Monday to Friday.
- 8.41 The BESS facility employs inverters, switchgear, transformers and batteries, with the battery storage containers also fitted with air cooling units at low level on the sides of each container. As such, the operation of the facility will create a degree of noise with potential to impact residential amenity. The closest residential property, Grudie Cottage, is however located over 700m away and the applicant has undertaken a noise assessment using a standard noise model. This predicted an exceptionally low noise level at the property of less than 16dB LAeq, 15mins.
- 8.42 The applicant's noise assessment also considers that the property lies approximately 20m from the River Grudie, 80m from the power station, 130m from the transformers of the substation, very close to the electricity transmission line, and around 60m from the A832 road, which is slightly elevated as it approaches the bridge. Given these factors, The Council's Environmental Health Officer agrees with the conclusions of the applicant's assessment that the development will not result in a significant noise impact on the property. Nevertheless, the facility may require upgrades to equipment over time so a standard noise condition is suggested to ensure that noise emissions are limited to the standard 27dB at noise sensitive properties throughout the lifetime of the development.
- 8.43 No further noise mitigation measures are required and it is not considered appropriate to impose conditions to limit construction hours through the planning process. It should be noted however that any subsequent (unexpected) noise complaint against the facility would be required to be treated as a Statutory Nuisance complaint under the aforementioned legislation by Environmental Health. Environmental Health would then have the option to impose additional obligations on the site's operator to implement noise mitigation measures.
- 8.44 The applicant has also undertaken an assessment of private water supplies (PWS) which concludes that the site has no potential connectivity with any PWS source. This is accepted by The Council's Environmental Health Officer. The applicant has

also committed to undertake construction activities in accordance with SEPA's good practice guidelines, which can be secured through the condition for the aforementioned Plan CEMP.

Health and Safety

- 8.45 The submission includes a project-specific Outline Fire Risk Management Plan that sets out how the risk of fire will be managed on and off site. The document describes the roles and responsibilities for implementing the plan along with the specific design specifications of the BESS facility along with procedures to minimise the risk of fire, fire containment and firefighting. Each battery unit will be designed and installed according to international standards and the UK Government's 'Health and Safety Guidance for Grid Scale Electrical Energy Storage Systems' (March 2024) to avoid the circumstances that lead to fire; i.e., overcharge, overheating (by use of ventilation equipment), and/or mechanical damage, as well as propagation of fire. The facility will be installed with anomaly/fire detection and suppression equipment so that in the event of any anomalies, individual equipment can be shut down and isolated pending maintenance checks. Several suppression systems are available including water based suppression and/or inert non-toxic gas based suppression along with a venting system to prevent flammable gasses building up. To that end, the proposed water tank and pumphouse will provide onsite water, anticipated to be sourced from a borehole, for fire suppressant purposes. Additional site security measures such as fencing and CCTV will also be in place to reduce the risk of fire sabotage and vandalism.
- 8.46 In addition to the above, an outline Emergency Response Plan is also included with the submission. As with the Fire Management Plan, the document sets out roles and responsibilities including those of the Emergency Response Coordinator and emergency services, for implementing the plan in the event of a fire. The document also sets out procedures that will be in place to respond to an incident: analyse the incident/emergency; plan the response required; implement the planned response; and, evaluate the plan and the response for safety and effectiveness.
- 8.47 Fully implementable Fire Management and Emergency Response Plans should be ready prior to the delivery of battery equipment to the site, which should be secured by condition. With these plans and procedures in place, the applicant has demonstrated that the proposal's significantly adverse impact on human health, safety, and the environment in the highly unlikely event of a battery fire have been duly considered and mitigated against. As such, the proposal complies with NPF4 Policy 23 for Health and Safety. It should be noted however that both plans will be working documents that will require updating from time to time in accordance with best practice and to take account of equipment and conditions on site. The regulation of fire safety, health, and other safety and environmental matters are not, however, matters for the planning service to regulate. Consequently, the ongoing currency of these documents will be the responsibility of the operator in consultation with the relevant agencies including the Scottish Fire and Rescue Service without the involvement of the Planning Authority.
- 8.48 Given the fire risks associated with lithium battery facilities, the Council has consulted the Scottish Fire and Rescue Service (SFRS) who have not responded to the proposal at the time of this report's completion although we are aware that it has

indicated that it will not be responding to individual planning applications. At this present time, there is no formalised guidance available from SFRS on BESS site developments. In the absence of a national approach no regional office comment can be provided, however, general advice from England has been passed on to help inform the Planning Authority's consideration of the application. This guidance suggests that consideration be given to the prevailing winds and emergency access, containment of contaminated water run-off from potential firefighting operations, and details to demonstrate the sources of water supplies for this development in the event of fire. This information would be required to be set out within a fire safety plan which can be secured via condition. This proposal is considered to be in general accordance with the NFCC guidance. A condition is suggested to secure details of the final layout of the proposal, which will be required to reflect best practice in that regard.

Traffic and Transport

- 8.49 Existing access to the site is via a private road that connects Loch Fannich including the Fannich Dam to the northwest with the Council maintained A832 to the southeast. The private access road is used by SSE to access the dam as well as by the commercial forestry plantation for timber extraction. Notwithstanding that the access and access junction into the site from the private road is not a matter for The Council, the applicant is encouraged to ensure that visibility splays at the junction are appropriate to maintain the safety of all users of the private road and that adequate access is provided for fire and rescue.
- 8.50 Currently, the private road is not wide enough along its length or at its junction with the A832 to allow two HGVs to pass each other for access and egress at the same time. However, a relatively low volume of HGV traffic is anticipated to use the junction during the construction of the BESS while the outline Construction Traffic Management Plan (CTMP) includes control measures to ensure that HGVs will not meet at the junction or along the private road. No AIL movements will be required. As such, Transport Planning is content that the control measures will be sufficient such that upgrades to the junction, which may otherwise be out of character with the rural outlook of the public road at this location, or additional passing places along the private road are not required. The detail of these control measures will require to be set out within the finalised CTMP, which should be controlled by condition.
- 8.51 A visibility splay of 215m from a 4.5m setback can be achieved without additional intervention for vehicles leaving the private road on to the A832 when looking left. However 0.06ha of tree removal is required for the splay looking right. The applicant has demonstrated that this land is within the control of the same landowner and therefore no adjustment to the red line application site boundary is required as tree removal is not development. A condition is suggested to ensure that visibility splays are maintained in perpetuity, while any additional measures required to keep visibility splays clear of obstruction such as the repositioning of street furniture and signage require the appropriate consents under separate roads legislation.
- 8.52 In terms of wider public access, the private road is a recorded public right of way (HR29) and a candidate core path and therefore must remain available for public access without obstruction, hindrance, or deterrence, which should be secured by condition. Post construction operational vehicle traffic will be infrequent, with

measures to safeguard recreational access to be secured through the CTMP. A further condition is forwarded to ensure that any damage to the public right of way is timeously repaired at the developer's expense.

Flood Risk, Drainage, and Water

- 8.53 The site is adjacent to the River Grudie, which is a known source of fluvial flooding during a 1 in 200 years plus climate change flood event with the extent of the flooding anticipated to correspond with the relatively flat areas adjacent to the watercourse. The compound itself is designed to be located on a raised platform to take account of sloping ground conditions. The Flood Risk Assessment submitted with the application demonstrates that all earthworks required to create the platform can be located outwith the area of flood risk, in line with NPF4 Policy 22 for Flood risk and water management, which should be secured by condition.
- 8.54 In terms of drainage, the applicant calculates that the surface runoff rates will match or better those of the current pre-development runoff rates. To that end, the majority of surfaces across the site including tracks and hardstanding will be permeable aggregate on geotextile membrane to allow infiltration into the ground. Runoff from hard surfaces will be directed to a retention SuDS pond, which will then discharge slowly to the river.
- 8.55 The stated purpose of the water tank and pump house is to provide a supply of water to the site for fire suppressant. The applicant advises that water will be supplied from a private borehole however very little detail is provided and as such a condition is suggested for details of water supply including an appraisal of the suitability of the proposed borehole and of any impacts on other private water supplies in the area. In terms of containment and suppressant of water used for fire suppressant, the applicant maintains that any such water is not expected to be polluted as it would not be used directly on any fire for firefighting purposes. As such, the applicant advises that there is no requirement for specific containment or disposal of any water used for such purposes beyond normal site drainage measures. However, the applicant has also advised that in the event of a battery fire, all water runoff from the site would be tested for pollutants and pollution control measures implemented to protect the water and wider environment including downstream designated sites. SEPA has not objected to the application. Nevertheless, it is understood that the application is speculative and as such a condition is suggested to secure sight of the final design details of site drainage including any containment and disposal measures prior to any development commencing on site.

Decommissioning and Reinstatement

- 8.56 It is understood that BESS facilities have a limited operational lifetime, generally within the region of 50 years. While there is no suggestion to limit the lifetime of this development by condition, it is appropriate as well as required under NPF4 Policy 11 e) and HwLDP Policy 67 to condition an outline Decommissioning and Reinstatement Plan (DRP) prior to the commencement of development on site. The DRP shall inform measures to safeguard and guarantee finances, prior to the commencement of development, to effectively implement the DRP in the event the operator or owner

is no longer solvent, which should also be secure by condition. The strategy and financial safeguard would also require to be reviewed at regular intervals.

Other Material Considerations

8.57 None.

Non-Material Considerations

8.58 Discussions between the applicant and private land owners around access rights are a civil matter and not material to the appraisal of the application.

Matters to be Secured by Legal Agreement

8.59 None. A financial guarantee to cover all decommissioning and site restoration works will require to be in place prior to the commencement of development and is covered by condition.

9. CONCLUSION

9.1 The proposed development has the potential to play a role in addressing supply and demand peaks and troughs within the electricity transmission network by virtue of storing excess energy produced by generating stations, including from renewable sources. In that way, the proposal is considered to contribute to national climate change and carbon net-zero targets. It is a technology that has strong support within National Planning Framework 4 Policy 11 Energy. It is considered that the proposed development is acceptable and will not be significantly detrimental overall. Although industrial in appearance, the proposal would be well sited away from the public road and residential properties and well screened from other locations. As such, landscape and visual impacts are well within acceptable limits. Moreover, the proposal will result in appropriate biodiversity net gain through restoration and enhancement of peatland habitat as well as enhancement of native woodland cover., the development is considered acceptable.

9.2 All relevant matters have been taken into account when appraising this application in so far as they relate to material planning considerations.

9.3 It is considered that the proposal accords with the principles and policies contained within the Development Plan, which is acceptable in terms of all other applicable material considerations subject to the conditions suggested below.

10. IMPLICATIONS

10.1 Resource: Not applicable

10.2 Legal: Not applicable

10.3 Community (Equality, Poverty and Rural): Not applicable

10.4 Climate Change/Carbon Clever: the proposal has potential to contribute to climate change and carbon net-zero targets

10.5 Risk: Not applicable

10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued N

It is recommended to **GRANT** the application subject to the following conditions and reasons:

1. Commencement of Development

The development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. Accordance with the Provisions of the Application

(1) Permission is hereby granted for the erection and operation of a Battery Energy Storage System (BESS) facility, with the following elements approved under this permission:

- Up to 56 battery storage cabinets up to 3m in height each;
- Power converters and transformers;
- Control building housing switching and electrical gear;
- Store building;
- Fencing;
- CCTV;
- Landscaping and biodiversity enhancement;
- Area of hardstanding;
- Parking for maintenance vehicles;
- Access track and junction with private access track;
- Water tank and pumphouse; and
- SuDS.

(2) Prior to the final commissioning of the development hereby approved, all elements of the development that relate to Part (1) above, and as approved in writing by the Planning Authority under Condition 3 below, along with site drainage and flood mitigation infrastructure, site security measures, and fire safety measures including the means of containment of fire suppressant materials shall be constructed and installed in full, made available for use, and thereafter maintained for this use for the lifetime of the development.

(3) In the event of the Development not storing and supplying electricity on a commercial basis to the grid network for a continuous period of 12 months from 50% or more batteries installed and commissioned from time to time, the Company shall immediately notify the Planning Authority in writing of that situation and shall, if the Planning Authority direct in writing,

decommission the development and reinstate the site to the specification and satisfaction of the Planning Authority in accordance with an approved Decommissioning, Restoration, and Aftercare Plan, which shall be based on the principles of the Decommissioning, Restoration, and Aftercare Strategy approved under Condition 5 f this permission and updated according with the relevant guidance and best practice at the time. The Planning Authority shall have due regard to the circumstances surrounding the failure to store electricity.

- (4) At the time of the development's decommissioning, the development shall be decommissioned, the site restored, and aftercare undertaken in accordance with the approved Decommissioning, Restoration, and Aftercare Plan.

Reason: In order to clarify the terms of the planning permission and ensure the development proceeds as approved. To secure the decommissioning and removal of the development in an appropriate and environmentally responsible manner along with the restoration of the site in the interests of safety, amenity, and environmental protection.

3. **Final Layout, Design, and Specifications**

- (1) 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) No development shall take place within the functional floodplain of the River Grudie for 1 in 200 year plus climate change flood events as shown in SEPA mapping.
- (4) 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.

4. **Battery Removal**

In the event that any battery installed and commissioned fails to store electricity, transmit, and/or distribute electricity to the public network when required on a commercial basis for a continuous period of 6 months, then unless otherwise agreed in writing with the Planning Authority, such infrastructure (including battery and synchronous compressors) shall be deemed to have ceased to be required. If deemed to have ceased to be required, the battery, battery storage container and other associated ancillary equipment shall be dismantled and removed from the site, with the battery being recycled, by the applicant within the following 3 month period, and the ground reinstated to the specification and satisfaction of the Planning Authority.

Reason: To ensure that any redundant battery is removed from the site in a timely manner in the interests of safety, amenity, and environmental protection.

5. **Decommissioning, Restoration, and Aftercare**

(1) No development shall commence unless and until a Decommissioning, Restoration, and Aftercare Strategy has been submitted to, and approved in writing by, the Planning Authority. The strategy shall outline measures for the decommissioning of the development along with the restoration and aftercare of the site, and shall include proposals for the removal of individual components of the development as well as the development as a whole as well as the treatment of ground surfaces, and, the management and timing of the works and environmental management provisions which shall include, but not be limited to, the following:

- a) site waste management plan (dealing with all aspects of waste produced during the decommissioning, restoration and aftercare phases);
- b) details of measures to be taken to prevent loose or deleterious material being deposited on the local road network, including wheel cleaning and lorry sheeting facilities, and measures to clean the site entrances and the adjacent local road network;
- c) a pollution prevention and control method statement, including arrangements for the storage and management of oil and fuel on the site;
- d) details of measures for soil storage and management;
- e) a surface water and groundwater management and treatment plan, including details of the separation of clean and dirty water drains,

- and location of settlement lagoons for silt laden water;
- f) temporary site illumination;
 - g) management and timing of the works; and
 - h) a traffic management plan to address any traffic impact issues during the decommissioning period.

Reason: To ensure the decommissioning and removal of the development, along with the site's restoration in an appropriate and environmentally responsible manner in the interests of safety, amenity, and environmental protection.

6. **Financial Guarantee**

No development shall commence until:

- (1) Full details of a guarantee, bond or other financial provision to be put in place to cover all of the decommissioning and site restoration measures outlined in the Decommissioning and Restoration Plan approved under Condition 3 of this permission have been submitted to, and approved in writing by, the Planning Authority. For the avoidance of doubt the bond must be able to be called upon by The Highland Council and be enforceable against the operator and landowner and/ or leaseholder; and
- (2) Confirmation in writing by a suitably qualified independent professional that the amount of financial provision proposed under part (1) above is sufficient to meet the full estimated costs of all decommissioning, dismantling, removal, disposal / recycling, site restoration, remediation and incidental work, as well as associated professional costs, has been submitted to, and approved in writing by, the Planning Authority; and
- (3) Documentary evidence that the guarantee, bond or other financial provision approved under parts (1) and (2) above is in place has been submitted to, and confirmation in writing that the financial provision is satisfactory has been issued by, the Planning Authority.
- (4) Thereafter, the Operator, and Leaseholder and/or Landowner, shall:
 - a) Ensure that the guarantee, bond or other financial provision is maintained throughout the duration of this permission; and
 - b) Pay for the guarantee, bond or other financial provision to be subject to a review five years after the commencement of development and every five years thereafter until such time as the development is decommissioned and the site restored.
- (5) Each review shall be:
 - a) conducted by a suitably qualified independent professional; and
 - b) published within three months of each five year period ending, with a copy submitted upon its publication to both the landowner(s) and the Planning Authority; and
 - c) approved in writing by the Planning Authority without amendment or, as the case may be, approved in writing by the Planning Authority

following amendment to their reasonable satisfaction.

Where a review approved under part (c) above recommends that the amount of the guarantee, bond or other financial provision should be altered (be that an increase or decrease) or the framework governing the bond or other financial provision requires to be amended, the Operator, and Leaseholder and/or Landowner shall do so within one month of receiving that written approval, or another timescale as may be agreed in writing by the Planning Authority, and in accordance with the recommendations contained therein.

Reason: To ensure that there are sufficient funds to secure the implementation of the Decommissioning, Restoration, and Aftercare Plan at the time of the development's decommissioning.

7. **Drainage**

No development shall commence until details of the final drainage design have been submitted to, and approved in writing by, the Planning Authority, which shall include measures for the testing of a spent fire suppressant water and where necessary its containment and disposal, as well as calculations to demonstrate that all storm events up to the 1 in 200 year plus climate change storm event shall be managed from within the application site boundary. Thereafter, the development shall be constructed in accordance with the approved details, which shall be made available for use prior to the development's first occupation and maintained in perpetuity.

Reason: In order to ensure the site is adequately drained in accordance with the principles of Sustainable Urban Drainage Systems

8. **External Lighting**

No development shall commence until full details of any external lighting to be used within the site and/or along its boundaries and/or access have been submitted to, and approved in writing by, the Planning Authority. Such details shall include full details of the location, type, angle of direction and wattage of each light which shall be so positioned and angled to prevent any direct illumination, glare or light spillage outwith the site boundary. Thereafter only the approved details shall be implemented.

Reason: In the interests of visual amenity, to prevent permanent lighting and minimise light pollution and to ensure the development does not have an adverse impact on residents and nocturnal animals.

8. **Habitat Management Plan (HMP)**

(1) No Development shall commence unless and until a Habitat Management Plan (HMP) has been submitted to, and approved in writing by, the Planning Authority. The HMP shall set out the proposed habitat management of the site including details and the locations within the Lochluichart Estate of:

- a. the restoration and enhancement of 1.1ha of Wet Modified Bog Priority Peatland Habitat;

- b. a compensatory woodland planting plan as required under Condition 10 below showing:
 - i. no less than 1.56ha of new native woodland planting; and,
 - ii. no less than 6.56ha of natural woodland regeneration;
 - c. Additional habitat management enhancement measures to accord with, but not limited to, the Habitat Management Principles as set out in the 'Biodiversity Report Lochluichart Energy Storage' dated 2024 Issue 3 received 05 October 2024.
- (2) The HMP shall provide for the maintenance, monitoring, and reporting of the habitat within the HMP area.
 - (3) The HMP shall include provision for regular monitoring and review to be undertaken against the HMP objectives and measures for securing amendments or additions to the HMP in the event that the HMP objectives are not being met.
 - (4) Unless and until otherwise agreed in advance in writing with the Planning Authority, the approved HMP (as amended from time to time with written approval of the Planning Authority) shall be implemented within 12 months of following ground works commencing on site and shall remain in place for a minimum of 30 years.
 - (5) Shapefiles of HMP areas shall be supplied with the HMP to the Planning Authority prior to the commencement of works.

Reason: To ensure that the development secures positive effects for biodiversity in accordance with NPF4 and to allow the Planning Authority to map areas of compensation and enhancement.

9. **Compensatory Planting Plan**

- (1) No development or tree felling shall commence until a detailed Compensatory Planting Plan (CPP) has been submitted and approved in writing by the Planning Authority in consultation with Scottish Forestry and any other relevant stakeholders. The CPP shall include details of:
 - i. no less than 1.56h of new native woodland; and,
 - ii. no less than 6.56ha of natural woodland regeneration within the Lochluichart Estate.
- (2) The CPP shall demonstrate that the area identified for compensatory planting complies with the provisions of The Forestry (Environmental Impact Assessment) (Scotland) Regulations 2017 and follows the process for woodland creation set out in Scottish Forestry's 'Woodland Creation Application Guidance'.
- (3) The CPP shall include a detailed Schedule of Supervision.
- (4) The CPP shall be prepared and implemented by a suitably qualified forestry consultant approved by the Planning Authority. The forestry consultant shall be responsible for monitoring compliance with the Schedule of Supervision and reporting compliance to the Planning Authority at regular intervals to be prior agreed with the Planning Authority.

The approved CPP shall be implemented in full within 12 months following the removal of woodland or the commencement of development (whichever comes first), or as otherwise agreed in writing by the Planning Authority. Thereafter, the CPP shall be maintained in accordance with the approved scheme until such a time as the compensatory planting has established to the full satisfaction of the Planning Authority, which shall remain as woodland in perpetuity.

Reason: To protect Scotland's woodland resource in accordance with the Scottish Governments policy on the Control of Woodland Removal.

10. **Woodland Removal**

There shall be no woodland removal unless and until it has been demonstrated to the satisfaction of the Planning Authority that construction works on the BESS works are imminent. In the event that development fails to commence within 3 years of the initial tree felling, the applicant shall notify the Planning Authority land shall revert back to woodland and the area replanted within 12 months to a specification approved by the Planning Authority.

Reason: To protect Scotland's woodland resource in accordance with the Scottish Governments policy on the Control of Woodland Removal.

11. **Species Protection**

(1) No development or Site Enabling Works shall commence until pre-construction ecological surveys are undertaken, which shall be undertaken at the appropriate time of year and no more than 3 months prior to works commencing on site, and a report of the survey has been submitted to, and approved in writing by, the Planning Authority. The surveys shall cover the application site including an appropriate buffer from its boundary and the HMP areas with the report including mitigation measures where any impact, or potential impact, on protected species including but not limited to otter or their habitat has been identified.

(2) In the event that works are intended to be carried out within the main bird breeding season, March through August inclusive, surveys for ground nesting birds shall be undertaken no more than 24 hours prior to any works commencing on site including site clearance works.

(3) Development and work shall progress in accordance with any mitigation measures contained within the approved report of survey and the timescales contain therein.

Reason: in the interest of protecting ecology, protected species including nesting birds, and their habitats.

12. **Construction Environment Management Plan (CEMP)**

No development shall commence until a Construction Environment Management Document (CEMD) has been submitted to and approved in writing by the Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved

CEMD, subject to any variations approved in writing by the Planning Authority.
The CEMD shall include:

- a) details of the phasing of construction works;
- b) details of any temporary site construction compound including temporary structures/buildings, fencing, parking and storage provision to be used in connection with the construction of the development;
- c) details and implementation and a timetable for post construction restoration/reinstatement of the temporary working areas, and the construction compound;
- d) details of the method of construction and erection of the structures and any underbuilding/platforms;
- e) details of pollution control: protection of the water environment, bunding of fuel storage areas, surface water drainage, sewage disposal and discharge of foul drainage;
- f) details of temporary site illumination during the construction period;
- g) details of timing of works;
- h) details of surface treatments and the construction of all hard surfaces and access tracks between each element of the proposed development This shall include details of the tracks in a dark, non-reflective finish with details of the chemical properties of any and all imported stone provided;
- i) details of routeing of onsite cabling;
- j) details of emergency procedures and pollution response plans;
- k) siting and details of wheel washing facilities;
- l) cleaning of site entrances, site tracks and the adjacent public highway and the sheeting of all HGVs taking spoil or construction materials to/from the site to prevent spillage or deposit of any materials on the highway;
- m) details of working practices for protecting nearby residential dwellings, including general measures to control noise and vibration arising from on-site activities, to be adopted as set out in British Standard 5228 Part 1: 2009;
- n) details of the location of tree protection fencing to be erected between the development site and the trees to the north east;
- o) a Peat Management Plan to include details of measures for the storage and management of peat and soils and for the fencing off and protection of areas of peat deeper than 1m depth as shown on drawing 'Peat Depth' ref. J359/033/15092023 not dated received 18 December 2023;
- p) a Species Protection Plan;
- q) details of areas on the site designated for the storage, loading, off-loading, parking and manoeuvring of heavy duty plant, equipment and vehicles; and,
- r) details of how the best practicable measures will be implemented to reduce the impact of construction noise at noise sensitive locations.

Reason: To ensure that construction works are undertaken in accordance with applicable standards in the interests of environmental protection, amenity, and safety.

13. **Construction Traffic Management Plan (CTMP)**

- (1) No development shall commence on site until a finalised Construction Traffic Management Plan has been submitted to, and approved in writing by, The Council in consultation with Transport Scotland. The construction traffic management plan shall be based on the Outline CTMP and shall include:
 - a) Identification of the routes to site for general construction traffic and details of the number and type of vehicle movements anticipated on these routes during the construction period;
 - b) Scheduling and timing of movements, avoiding local school peak travel times, and any large public event taking place in the local area which would be unduly affected or disrupted by construction vehicles using the public road network;
 - c) Traffic management measures on the routes to site for construction traffic including details of traffic management proposals to prevent HGVs meeting on the private access to the site or at its junction with the public road. In addition, measures such as temporary speed limits, suitable temporary signage, road markings and the use of speed activated signs and banksman/escort details should be considered. During the delivery period of construction materials any additional signing or temporary traffic control measures deemed necessary due to the size or length of any loads being delivered or removed must be undertaken by a recognised Quality Assured traffic management consultant, to be approved by the Local Roads Authority before delivery commences;
 - d) Measures to mitigate the impact of general construction traffic on the routes to site following detailed assessment of the relevant roads;
 - e) A procedure for condition surveys of the site access and construction traffic routes along with the regular monitoring of road conditions and the implementation of any remedial works required during the construction period;
 - f) Measures to ensure that all affected public roads are kept free of mud and debris arising from the development;
 - g) Provisions for emergency vehicle access;
 - h) A timetable for implementation of the measures detailed in the CTMP; and
 - i) Identification of a nominated person to whom any road safety issues can be referred and measures for keeping the Community Council informed and dealing with queries and any complaints regarding construction traffic.

(2) In the event that Abnormal Indivisible Loads (AIL) are required, prior to the delivery of any AIL to the site, the CTMP shall be updated to include the proposed route for any AIL on the public road network along with any accommodation measures required, including the removal of street furniture, junction widening, and traffic management measures.

Thereafter the approved CTMP shall be implemented in full prior to development commencing and remain in place until the development is complete.

Reason: in the interest of road safety and to mitigate any impacts of construction traffic and the delivery of abnormal loads on the public road network.

14. **Visibility Splays**

No other development shall commence until visibility splays of 4.5m x 215m (the X dimension and Y dimension respectively) in each direction formed from the centre line of the junction of the existing private access to the site with the A832 public road.

Within the stated visibility splays, at no time shall anything obscure visibility between a driver's eye height of 1.05m positioned at the X dimension and an object height of 0.60m anywhere along the Y dimension.

Reason: in the interests of road safety and in accordance with the applicable standards.

15. **Fire Risk Management and Emergency Response Procedures**

Prior to the first commissioning of the development hereby approved the following documents shall be submitted to, and approved in writing by, the Planning Authority in consultation with the Scottish Fire and Rescue Service:

- i. a complete and fully implementable Fire Risk Management Plan; and,
- ii. a complete and fully implementable Fire Emergency Response Plan.

The developer shall thereafter undertake any review and amendment to both documents as may be required from time to time, in consultation with the relevant agencies.

Reason: In order to provide the Planning Authority sight of onsite management practices and procedures as they relate to fire risk management and fire emergency response, and to ensure the ongoing currency of both plans in the interests of human health, safety, amenity, and environmental protection.

16. **Water Supply**

No development shall commence until full details of the water supply to serve the development for the suppression of fire have been submitted to, and approved in writing by, the Planning Authority. These details shall demonstrate:

- a) confirmation from Scottish Water that sufficient capacity is reserved at its water treatment plant to serve the development;

Or,

- b) that the development can be sufficiently served by a private water supply through an appraisal specifying the means by which a water supply shall be provided and thereafter maintained to the development. This appraisal, which shall be carried out by an appropriately qualified person(s), shall demonstrate that the sufficiency of any other supply in the vicinity of the development, or any other person utilising the same source or supply, will not be compromised by the proposed development. The development itself shall not be occupied until the supply has been installed in accordance with the approved specification.

Reason: To ensure that an adequate water supply can be provided to meet the requirements of the proposed development and, where relevant, without compromising the interests of other users of the same or nearby private water supplies.

17. **Outdoor Access**

- (1) Public access to Public Right of Way HR29 shall at no time be obstructed or deterred by construction related activities including from the placing of materials on the path, water and soil runoff, fences and/or gates, prohibitory signage and/or notices, vegetation, parked vehicles, and/or the placing of any other building or structure on the path, unless otherwise approved in writing by the Council's Access Officer as a temporary measure required for health and safety or operational purposes. Under such circumstances, any temporary obstruction or deterrent shall cover only the smallest area practicable and for the shortest duration possible, with waymarked diversions provided as necessary.
- (2) Any disturbance or damage to the public right of way caused by the development works shall be repaired and made good at the developer's expense within as soon as is practicably possible and no later than the final commissioning of the development hereby approved.

Reason: to ensure that public access rights are not unduly disrupted by the development.

18. **Noise**

Any noise originating from the operation of the development shall not exceed a Rating level of 27dB (including any applicable acoustic penalties) when measured and/or calculated as at the curtilage of any noise sensitive property.

For the purposes of this condition, "noise-sensitive premises" includes, but is not necessarily limited to, any building, structure or other development the lawful use of which a) falls within Classes 7 (Hotels & Hostels), 8 (Residential

Institutions) or 9 (Houses) of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended), or b) is as a flat or static residential caravan.

Reason: in the interest of amenity.

19. **Record Keeping**

The Operator shall, at all times after the first commissioning of the development, record information regarding the details of power stored and generated, inclusive of dates and times of any failures, and retain the information in perpetuity. The information shall be made available to the Planning Authority within one month of any request by them.

Reason: To ensure end of life decommissioning of the site.

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 submitted Scheme shall make reference to the supporting statement 'Note on Community Wealth Building, Resilience, and Safety' (not dated, received 05 October 2024)

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.

INFORMATIVES

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (paragraph 259), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Septic Tanks and Soakaways

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at: <http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2

Mud and Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Construction Hours and Noise-Generating Activities

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will



reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

Protected Species – Halting of Work

You are advised that work on site must stop immediately, and NatureScot must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from NatureScot: <https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species>

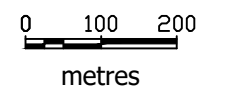
Signature: Dafydd Jones
Designation: Area Planning Manager - North
Author: Mark Fitzpatrick
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - J359/061/30092024 LOCATION PLAN
Plan 2 - J359/046/02022024 TYPICAL LAYOUT
Plan 3 - J359/024/23112022 TYPICAL ENERGY STORAGE UNIT
Plan 4 - J359/024/23112022 TYPICAL POWER CONVERTERS AND TRANSFORMERS
Plan 5 - J359/027/23112022 TYPICAL METER BUILDING
Plan 6 - J359/040/15092023 WATER TANK AND PUMP HOUSE
Plan 7 - J359/062/03102024 TYPICAL EQUIPMENT STORE
Plan 8 - J359/043/2109202 TYPICAL FENCING AND SECURITY

Lochluichart Energy Storage Facility

-  Site location
-  Landownership

Land at Grudie Bridge,
Lochluichart, Garve
IV23 2QB

Scale 1:10,000 at A3



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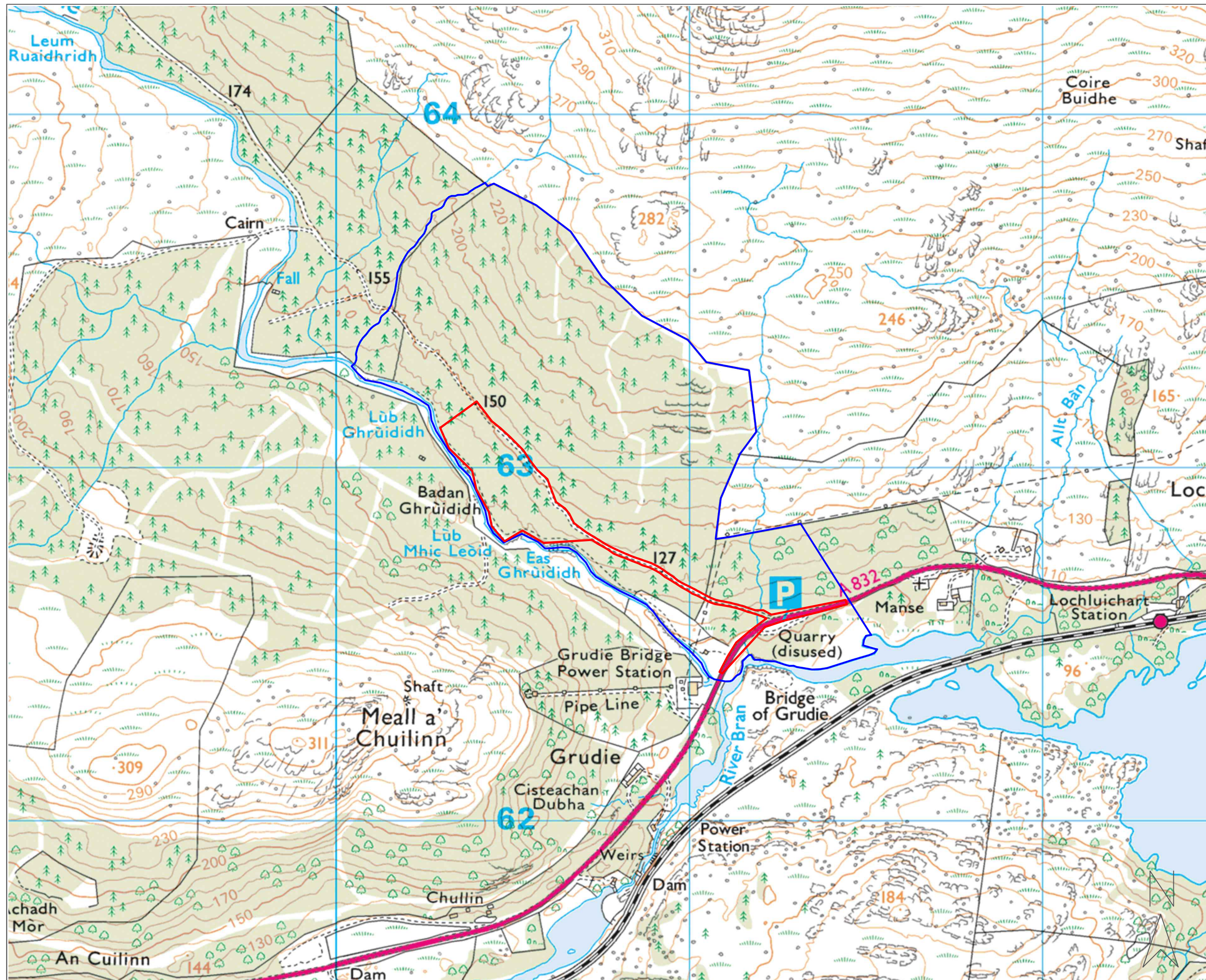
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Location plan



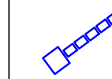








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J359/061/30092024

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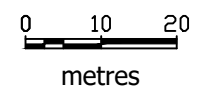


Lochluichart Energy Storage Facility



-  Security fence
-  Energy storage unit
-  Transformers & converters
-  Meter building
-  Store building
-  Water tank & pump house
-  Retention pond
-  New track
-  Retention pond
-  Security camera pole
-  Bollard

Scale 1:1000 at A3



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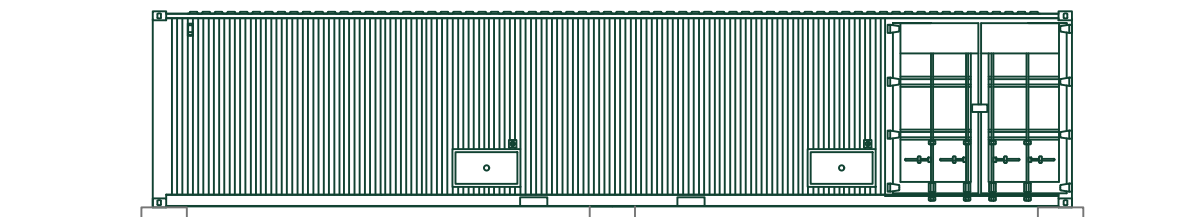
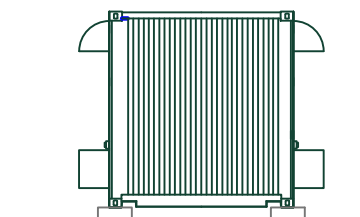
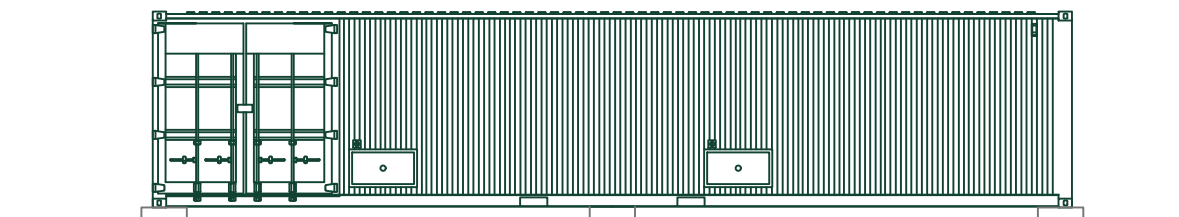
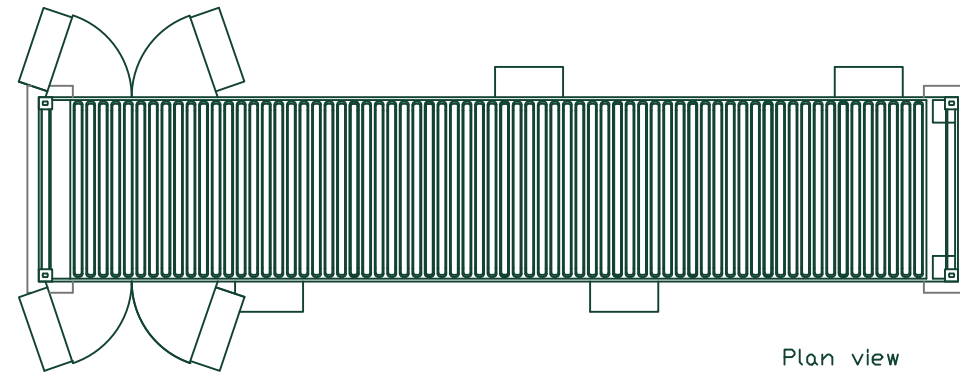


Typical Layout

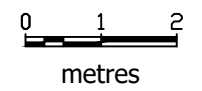
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Lochluichart Energy Storage Facility



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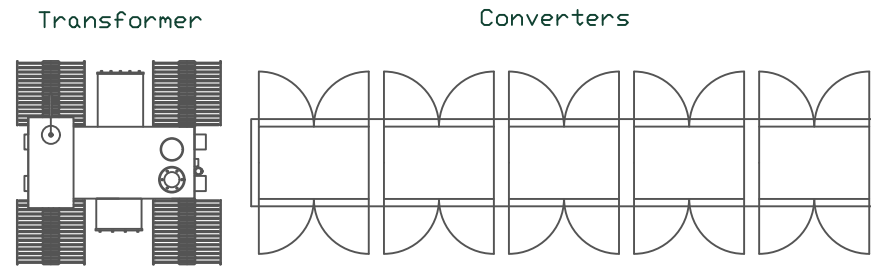
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Typical energy storage unit

Drawing number
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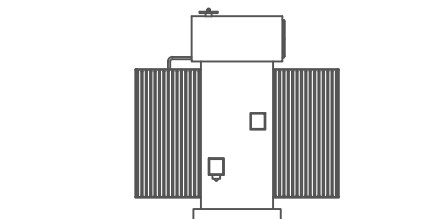
Lochluichart Energy Storage Facility



Plan view



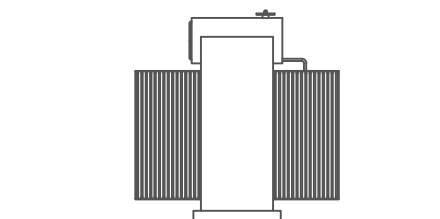
Elevation, side



Elevation, transformer end

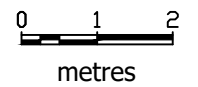


Elevation, opposite side



Elevation, converter end

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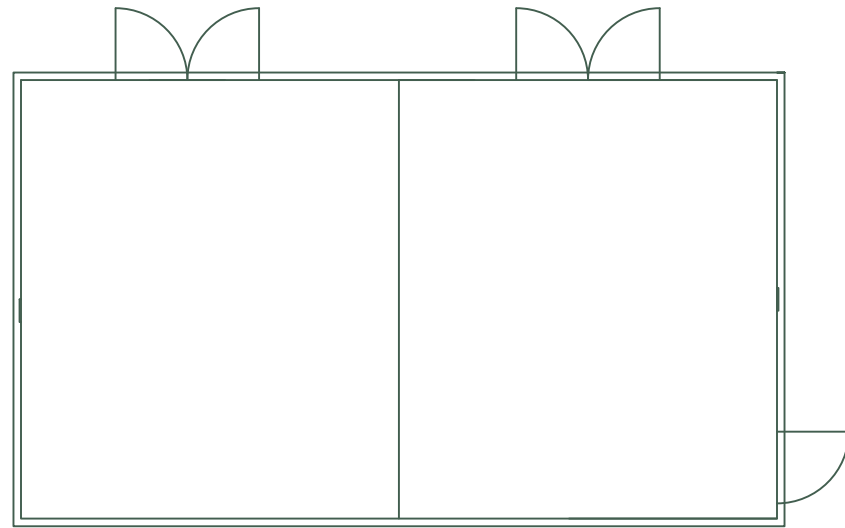
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Typical power converters and transformers

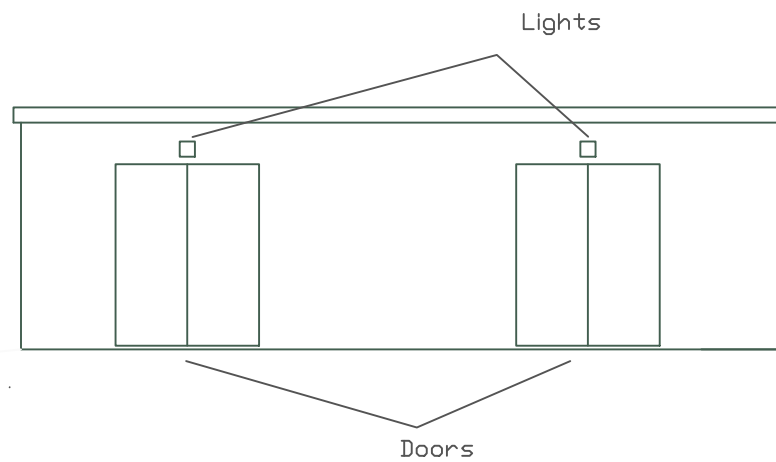
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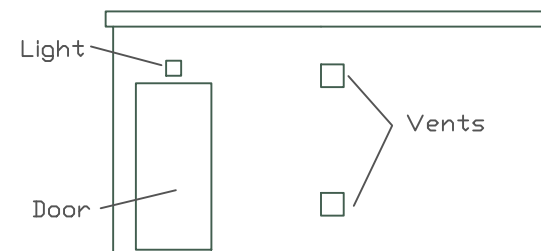


Plan view

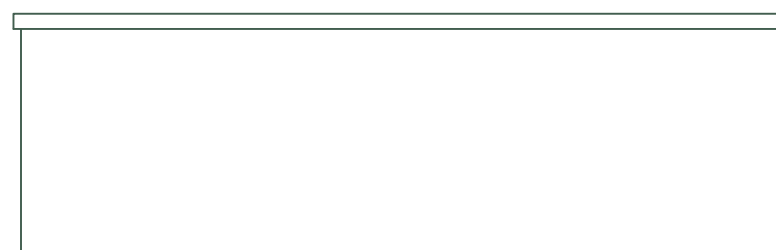
South east elevation



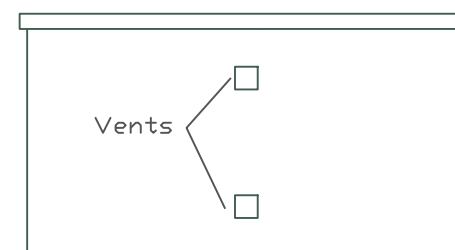
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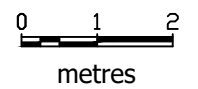
North west elevation



West elevation



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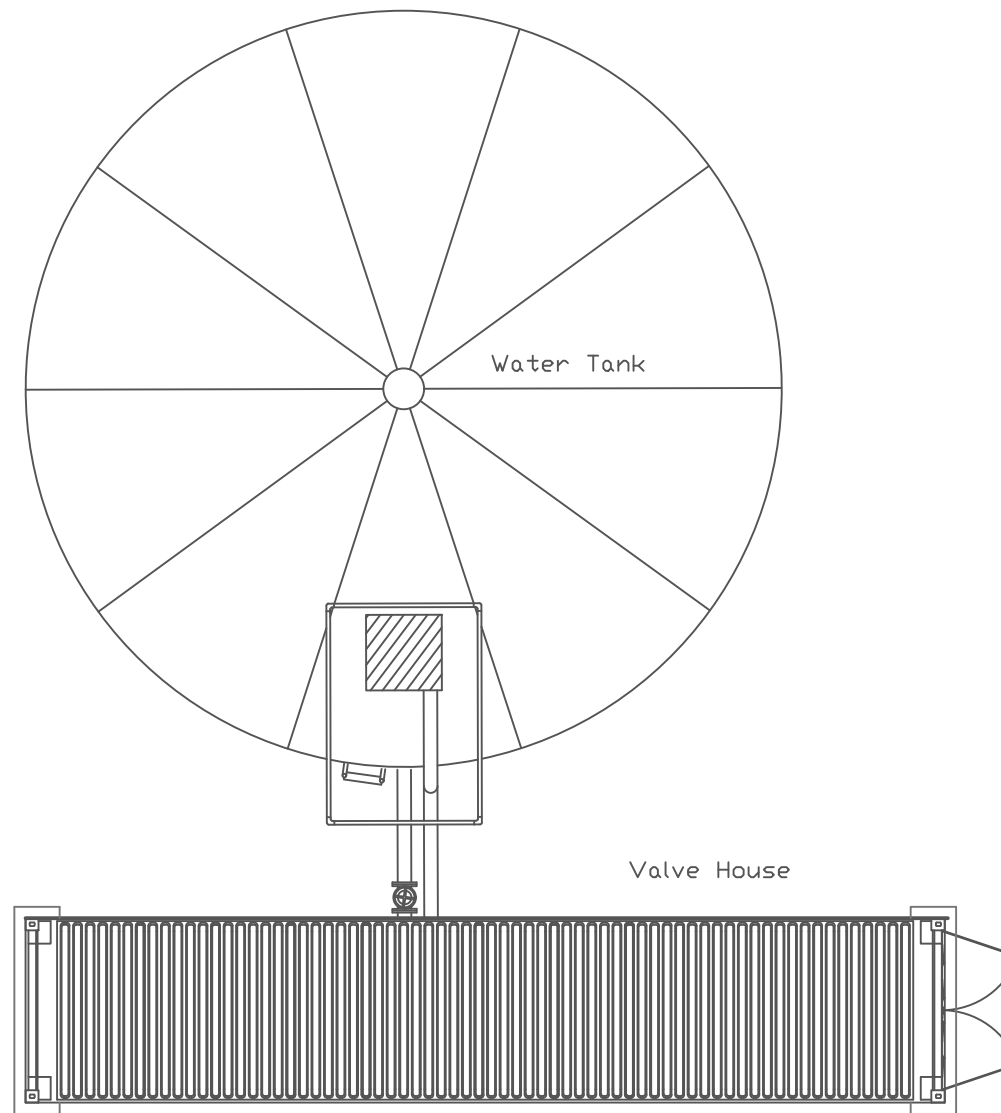
Typical Meter building

Drawing number
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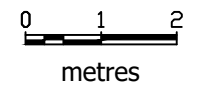
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Lochluichart Energy Storage Facility

Plan view

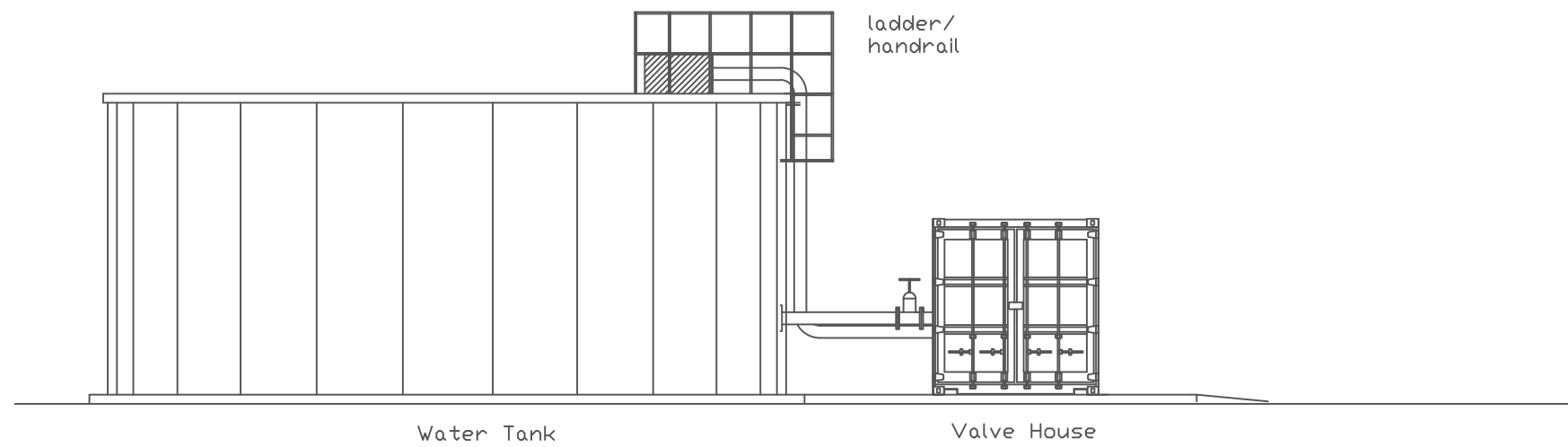


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Elevation

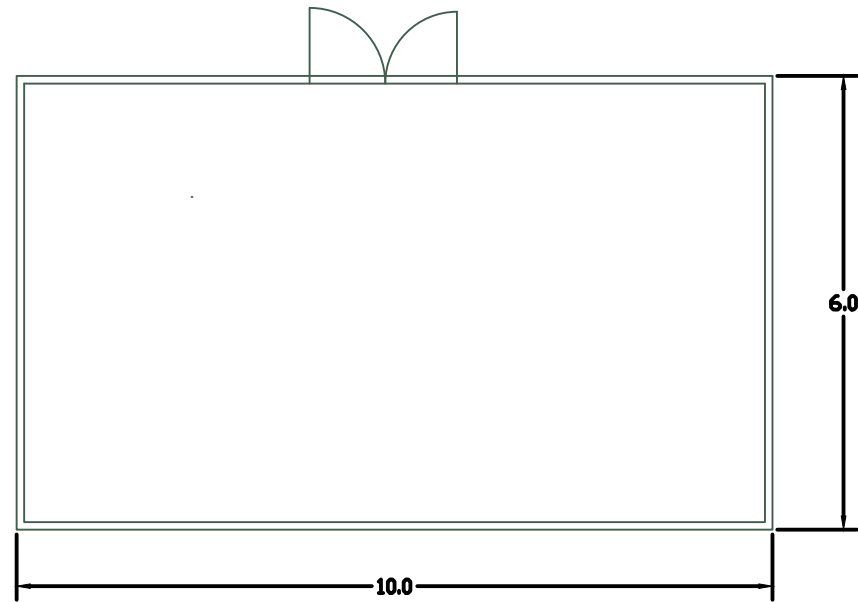


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Water tank & pump house

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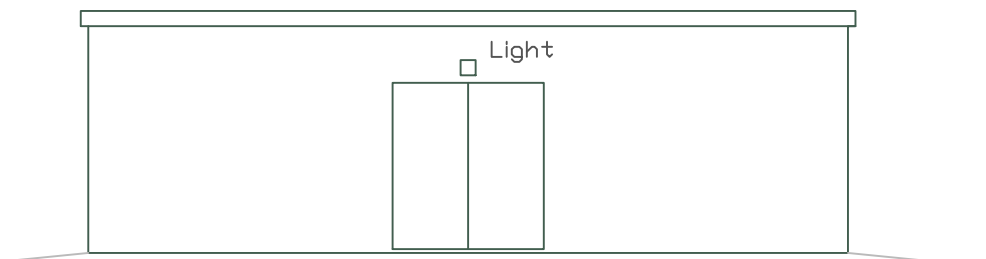
Lochluichart Energy Storage Facility



Plan view

Dimensions in metres

North west elevation

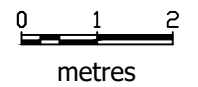


Doors

End elevation



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South east elevation



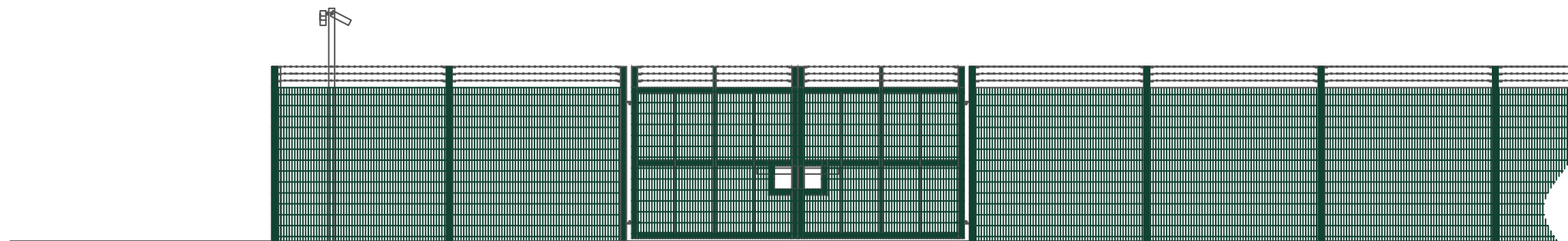
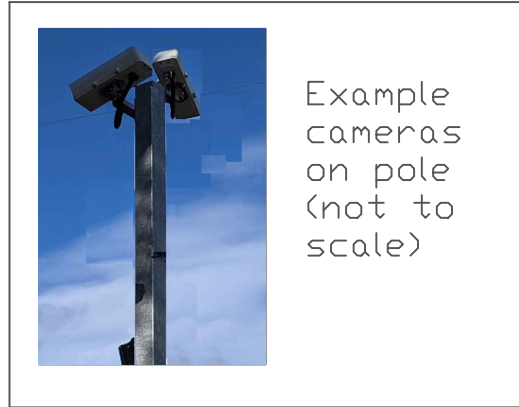
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Energy Project Management

Typical equipment store

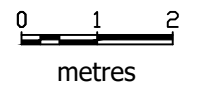
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Typical fencing & security

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