

Perth and Kinross Council
Planning and Placemaking Committee – 13 December 2023
Pre-Application Report by Strategic Lead – Economy, Development and Planning
(Report No. 23/361)

PROPOSAL: Formation of a battery energy storage facility, including welfare and storage units, ancillary structures, control room, switchgear room, steel enclosures containing inverters, security and deer fencing, landscaping and associated works

LOCATION: Land 800 metres east of Coupar Angus Substation, Pleasance Road, Coupar Angus

Ref. No: [23/00015/PAN](#)

Ward No: **P2- Strathmore**

Summary

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for formation of a battery energy storage facility, including welfare and storage units, ancillary structures, control room, switchgear room, steel enclosures containing inverters, security and deer fencing, landscaping and associated works on land 800 metres East of Coupar Angus substation, Pleasance Road, Coupar Angus. The report also aims to highlight the key planning policies and the likely stakeholders who would be involved in the decision making process, and to offer a brief overview of the key planning issues which are likely to be relevant to the proposal.

BACKGROUND AND DESCRIPTION

- 1 In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 (as amended), the applicants submitted a Proposal of Application Notice (PoAN) on 22 September 2023. The purpose of this report is to inform the Planning and Placemaking Committee of a forthcoming planning application in respect of a major development for formation of a battery energy storage facility, including welfare and storage units, ancillary structures, control room, switchgear room, steel enclosures containing inverters, security and deer fencing, landscaping and associated works. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.
- 2 This PoAN seeks to formally establish a major development. The exact range of uses, scale and design of the development will be arrived at during pre-application discussions.

ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

- 3 Due to the scale of the proposal it will require to be screened as to whether the proposal is an EIA development under the EIA 2017 Regulations. A screening request is required to be submitted by the applicant.

PRE-APPLICATION PROCESS

- 4 The PoAN (reference **23/00015/PAN**) confirmed that two public exhibitions will be held at Strathmore Community Hub, Trades Lane, Coupar Angus, PH13 9DN. The events will be held on 24th October 2023 and 21st November 2023 between 4pm and 8pm. The Ward Councillors, Coupar Angus Community Council and Kettins Community Council have been notified. The results of the community consultation will be submitted with the planning application as part of the required Pre-Application Consultation (PAC) Report.

DEVELOPMENT PLAN

- 5 The Development Plan for the area comprises National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2 (2019) (LDP2).

National Planning Framework 4

- 6 The National Planning Framework 4 (NPF4) is the Scottish Government's long-term spatial strategy with a comprehensive set of national planning policies. This strategy sets out how to improve people's lives by making sustainable, liveable and productive spaces.
- 7 NPF4 was adopted on 13 February 2023. NPF4 has an increased status over previous NPFs and comprises part of the statutory development plan.
- 8 The Council's assessment of this application has considered the following policies of NPF4:
 - Policy 1: Tackling the Climate and Nature Crisis
 - Policy 3: Biodiversity
 - Policy 4: Natural Places
 - Policy 5: Soils
 - Policy 7: Historic Assets and Places
 - Policy 11: Energy
 - Policy 13: Sustainable Transport
 - Policy 14: Design, Quality and Place
 - Policy 20: Blue and Green Infrastructure
 - Policy 22: Flood Risk and Water Management
 - Policy 23: Health and Safety
 - Policy 29: Rural Development

Perth and Kinross Local Development Plan 2019

- 9 The Local Development Plan 2 (2019) (LDP2) sets out a vision statement for the area and states that, "Our vision is of a Perth and Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth." It is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal relevant policies are, in summary;

- Policy 1A: Placemaking
- Policy 1B: Placemaking
- Policy 2: Design Statements
- Policy 6: Settlement Boundaries
- Policy 8: Rural Business and Diversification
- Policy 15: Public Access
- Policy 26B: Scheduled Monuments and Archaeology: Archaeology
- Policy 33A: Renewable and Low Carbon Energy: New Proposals for Renewable and Low-Carbon Energy
- Policy 33C: Renewable and Low Carbon Energy: Decommissioning and Restoration of Existing Facilities
- Policy 35: Electricity Transmission Infrastructure
- Policy 39: Landscape
- Policy 40B: Forestry, Woodland and Trees
- Policy 41: Biodiversity
- Policy 42: Green Infrastructure
- Policy 50: Prime Agricultural Land
- Policy 51: Soils
- Policy 52: New Development and Flooding
- Policy 53C: Water Environment and Drainage: Surface Water Drainage
- Policy 54: Health and Safety Consultation Zones
- Policy 55: Nuisance from Artificial Light and Light Pollution
- Policy 56: Noise Pollution
- Policy 57: Air Quality
- Policy 58A: Contaminated and Unstable Land: Contaminated Land
- Policy 60A: Transport Standards and Accessibility Requirements: Existing Infrastructure
- Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals
- Policy 61: Airfield Safeguarding

OTHER POLICIES

10 The following supplementary guidance and documents are of particular importance in the assessment of this application:-

- [Supplementary Guidance - Air Quality](#) (adopted in 2020)
- [Supplementary Guidance - Airfield Safeguarding](#) (adopted in 2020)
- [Supplementary Guidance - Flood Risk and Flood Risk Assessments](#) (adopted in 2021)
- [Supplementary Guidance - Green & Blue Infrastructure](#) (adopted in 2020)
- [Supplementary Guidance - Landscape](#) (adopted in 2020)
- [Supplementary Guidance - Placemaking](#) (adopted in 2020)
- [Planning Guidance - Planning & Biodiversity](#)
- [Supplementary Guidance - Renewable & Low Carbon Energy](#) (draft)
- Perth and Kinross Community Plan 2013/2023
- Perth and Kinross Local Transport Strategy (2010)

NATIONAL GUIDANCE

- 11 The Scottish Government expresses its planning policies and guidance through the National Planning Framework, Planning Advice Notes, Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

Planning Advice Notes

- 12 The following Scottish Government Planning Advice Notes are likely to be of relevance to the proposal: -
- PAN 1/2011 Planning and Noise
 - PAN 2/2011 Planning and Archaeology
 - PAN 3/2010 Community Engagement
 - PAN 40 Development Management
 - PAN 51 Planning, Environmental Protection and Regulation
 - PAN 61 Planning and Sustainable Urban Drainage Systems
 - PAN 73 Rural Diversification
 - PAN 75 Planning for Transport

PLANNING SITE HISTORY

- 13 [16/02230/FLL](#) Full Planning Permission was Approved on 9 March 2017 for Erection of switch room facility and associated works.
- 14 [18/00015/PAN](#) On 4 January 2019 for Formation of an energy storage compound including battery storage containers, ancillary equipment, vehicular accesses, track and associated works.
- 15 [18/00016/PAN](#) On 6 February 2019 for Formation of an energy storage compound including 15 battery storage units, inverters and transformers, a substation, ancillary equipment, store, vehicular access, track and associated works.
- 16 [19/00513/FLM](#) Full Planning Permission Major was Approved on 24 September 2019 for Formation of a battery storage facility, vehicular access and associated works.
- 17 [21/00015/PAN](#) On 18 November 2021 for Formation of battery energy storage system with associated work and infrastructure of up to 49.9 MW.
- 18 [21/02234/SCRN](#) On 1 February 2022 for Ground mounted solar photovoltaic array.
- 19 [22/00003/PAN](#) application was Withdrawn on 4 February 2022 for Installation of a 49.9MW ground-mounted solar array and associated works.
- 20 [22/00195/FLM](#) Full Planning Permission Major was Approved on 1 June 2022 for Formation of battery energy storage system with associated work and infrastructure of up to 49.9 MW.

- 21 [22/00006/PAN](#) On 25 February 2022 for Installation of a 49.9MW ground-mounted solar array and associated works.
- 22 [22/01285/FLM](#) Full Planning Permission Major was Refused on 23 February 2023 for Formation of a 49.9MW solar farm comprising ground mounted solar arrays, inverters, transformers, a substation, security fencing, CCTV cameras, cabling, access tracks and associated works.
- 23 [23/01294/FLM](#) Full Planning Permission Major for Formation of a 49.9MW solar farm comprising ground mounted solar arrays, inverters, transformers, a substation, security fencing, CCTV cameras, cabling, access tracks and associated works.
- 24 [23/00014/PAN](#) On 26 October 2023 for Extension to battery energy storage system comprising of 144 additional battery units and associated works.

CONSULTATIONS

- 25 As part of the planning application process the following would be consulted:

External

- Scottish Environment Protection Agency
- NatureScot
- Scottish Water
- Health and Safety Executive
- Perth and Kinross Heritage Trust
- Coupar Angus Community Council
- Kettins Community Council
- Asset Protection Team (formerly National Grid)
- Dundee Airport – Aerodrome Safeguarding

Internal

- Environmental Health (Noise/Odour)
- Community Greenspace including access
- Transportation and Development
- Structures and Flooding
- Biodiversity Officer
- Environmental Health (Contaminated Land)

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

- 26 The key considerations against which the eventual application will be assessed include:
- a. Visual Impact (including Cumulative Impact)
 - b. Scale, Design and Layout
 - c. Relationship to Nearby Land Uses
 - d. Natural Heritage and Ecology

- e. Landscape
- f. Water Resources and Soils
- g. Air Quality
- h. Transport Implications
- i. Tourism and Economy
- j. Impact on Agriculture
- k. Archaeology and Cultural Heritage

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

27 Should an EIA Report not be required the following supporting documents will need to be submitted with any planning application:

- Planning Statement
- Design and Access Statement
- Pre-Application Consultation (PAC) Report
- Leisure/Economic Impact Assessment
- Transport Assessment
- Flood Risk and Drainage Assessment
- Landscape and Visual Impact Assessment
- Habitat Survey
- Archaeological Assessment
- Sustainability Assessment
- Noise and Light Assessment

CONCLUSION AND RECOMMENDATION

28 This report summarises the key issues which should be considered as part of the appraisal of any subsequent planning application which may be lodged in respect of this development and members are recommended to note these key issues and advise officers of any other issues which they consider should be included as part of the application and assessment.

Background Papers: None
 Contact Officer: Kirsty Strong
 Date: 1 December 2023

DAVID LITTLEJOHN STRATEGIC LEAD – ECONOMY, DEVELOPMENT AND PLANNING

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