

Perth and Kinross Council  
Planning & Development Management Committee – 19 January 2022  
Pre-Application Report by Head of Planning & Development (Report No. 22/7)

**PROPOSAL:** Formation of battery energy storage system with associated work and infrastructure of up to 49.9 MW

**LOCATION:** Land SE of Coupar Angus Substation, Pleasance Road, Coupar Angus

Ref. No: [21/00015/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 the formation of a battery energy storage system of up to 49.9 megawatts (MW) generation capacity with associated work and infrastructure. 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 OF PROPOSAL**

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 3 November 2021. The purpose of this report is to inform the Planning and Development Management Committee of a forthcoming planning application in respect of a major planning application. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in any planning application.
2. This PoAN seeks to formally establish a major development and specifically relates to proposed changes to the design of a proposal that received planning permission at the Planning and Development Management Planning Committee on 24 September 2019. The exact scale and design of the development will likely be indicative during pre-application discussions, but based on the description of the development, will be of a scale capable of supporting up to 49.9MW storage capacity, contained and accommodated by associated infrastructure.
3. Following the applicant requiring to amend the detail of the development, a request for a non-material variation to the planning permission was submitted to the Planning Authority. However, due to the extent and number of changes proposed, it was considered that the revised scheme materially varied from the extant permission and that a new planning application was required. It is also important to note that works have commenced on site and that these relate to the revised scheme now being proposed, rather than that previously approved.

As a result, following discussions between the applicant/agent and officers, works stopped in December 2021 and the site demobilised.

## **ENVIRONMENTAL IMPACT ASSESSMENT (EIA)**

4. Due to the scale and nature of the proposal it will require to be screened as to whether the proposal is an Environmental Impact Assessment (EIA) development under the EIA 2017 regulations. A screening request is required to be submitted by the applicant or shall be screened at the time of a formal planning submission. For the extant permission ([19/00513/FLM](#)), it was concluded that EIA was not required.

## **PRE-APPLICATION CONSULTATION**

5. The Proposal of Application Notice 21/00015/PAN confirmed that two interactive consultation events were to be held. These took place on Wednesday 1 December and Thursday 16 December 2021 between 16:30 and 18:30. A public open day was also to be held at the development site on Tuesday 11 January 2022 between 10:00 and 13:00 for a general discussion about the proposal and to answer questions. The two online events were hosted on Microsoft Teams accessed via the [applicant's website](#). These online events included a live presentation and question and answer session. The results of the community consultation will be submitted with the planning application as part of the required Pre-Application Consultation (PAC) Report.

## **NATIONAL POLICY AND GUIDANCE**

6. The Scottish Government expresses its planning policies through The National Planning Frameworks, the Scottish Planning Policy (SPP), Planning Advice Notes (PAN), Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

### **National Planning Framework 2014**

7. NPF3 is a long-term strategy for Scotland and is a spatial expression of the Government's Economic Strategy and plans for development and investment in infrastructure. This is a statutory document and material consideration in any planning application. It provides a national context for development plans and planning decisions as well as informing the on-going programmes of the Scottish Government, public agencies and local authorities.

### **The Scottish Planning Policy 2014 (SSP)**

8. The Scottish Planning Policy (SPP) sets out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system and for the development and use of land. The SPP promotes consistency in the application of policy across Scotland whilst allowing sufficient flexibility to reflect local circumstances. It directly relates to:
  - The preparation of development plans;
  - The design of development, from initial concept through to delivery; and
  - The determination of planning applications and appeals.

9. The following sections of the SPP will be of particular importance in the assessment of this proposal:

- Sustainability: paragraphs 24 – 35
- Placemaking: paragraphs 36 – 57
- Supporting Business and Employment: paragraphs 92-108
- Delivering Heat and Electricity: paragraphs 152-174
- Valuing the Natural Environment: paragraphs 193 – 218;
- Maximising the benefits of Green Infrastructure: 219-233
- Managing Flood Risk and Drainage: 254-268

### **Planning Advice Notes**

10. The following Scottish Government Planning Advice Notes (PANs) and Guidance Documents are of relevance to the proposal:

- PAN 3/2010 Community Engagement
- PAN 1/2011 Planning and Noise
- PAN 40 Development Management
- PAN 51 Planning, Environmental Protection and Regulation
- PAN 61 Planning and Sustainable Urban Drainage Systems
- Update to the Climate Change Plan: 2018-2032 – Securing a Green Recovery on a Path to Net Zero (December 2020)
- Scottish Energy Strategy The future of energy in Scotland (December 2017)

## **LOCAL POLICY AND GUIDANCE**

### **Development Plan**

11. The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2019.

### **TAYPlan Strategic Development Plan 2016-2036**

12. TAYPlan sets out a vision for how the region will be in 2036 and what must occur to bring about change to achieve this vision. The vision for the area as set out in the plans states that:

*“By 2036 the TAYplan area will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs.”*

13. The following sections of the TAYplan 2016 are of particular importance in the assessment of this application:

- Policy 7: Energy, Waste and Resources
- Policy 8: Green Networks
- Policy 9: Managing TAYplans Assets

## **Perth and Kinross Local Development Plan 2**

14. The Local Development Plan 2 (2019) (LDP2) was adopted by Perth and Kinross Council on 29 November 2019. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.

15. 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.”*

16. Within LDP2, the following policies are of particular importance in the assessment of this application:

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 33: Renewable and Low Carbon Energy

Policy 35: Electricity Transmission Infrastructure

Policy 39: Landscape

Policy 41: Biodiversity

Policy 50: Prime Agricultural Land

Policy 51: Soils

Policy 52: New Development and Flooding

Policy 53: Water Environment and Drainage

Policy 55: Nuisance from Artificial Light and Light Pollution

Policy 56: Noise Pollution

Policy 60B: Transport Standards and Accessibility Requirements

### **OTHER POLICIES**

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

- Flood Risk and Flood Risk Assessments – Developer Guidance June 2014
- Landscape Supplementary Guidance – 2020
- Renewable and Low Carbon Energy – draft Supplementary Guidance 2019
- Planning for Nature & Biodiversity – draft Development Management and Wildlife Guide (2021)
- Air Quality - Supplementary Guidance 2020

### **SITE HISTORY**

18. [16/02230/FLL](#) Full Planning Permission for Erection of switchroom facility and associated works. Approved On 9 March 2017.
19. [18/00016/PAN](#) 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. Accepted 6 February 2019.

20. [19/00513/FLM](#) Full Planning Permission Major for Formation of a battery storage facility, vehicular access and associated works. Approved On 24 September 2019.
21. 21/01186/FLL Request for Non-Material Variation in relation to the layout of 19/00513/FLM. Refused 16 July 2021.

## **CONSULTATIONS**

22. As part of the planning application process the following bodies would be consulted:

### **External**

23.
  - Scottish Natural Heritage
  - Scottish Water
  - Scottish Environment Protection Agency
  - R S P B
  - Perth and Kinross Heritage Trust
  - Dundee Airport
  - Coupar Angus and Bendochy Community Council

### **Internal**

24.
  - Biodiversity Officer
  - Strategy and Policy
  - Structures and Flooding
  - Community Greenspace
  - Environmental Health (Noise/ Odour)
  - Transport Planning
  - Development Negotiations Officer

## **KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED**

25. The key considerations against which any application will be assessed include:
  - a. Visual Impact
  - b. Scale, Design and Layout
  - c. Relationship to Nearby Land Uses
  - d. Natural Heritage and Ecology
  - e. Cultural Heritage
  - f. Landscape
  - g. Water Resources and Soils
  - h. Impact on Agriculture
  - i. Air Quality

- j. Impacts from Construction and Operational Noise
- k. Transport Implications
- l. Flooding and Drainage
- m. Light Pollution
- n. Economic and Infrastructure impact (including renewable and low carbon energy and electricity transmission infrastructure)
- o. Assessment in relation to approved proposal and significance of the impact of the proposed changes

## **ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED**

26. 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
  - Transport Statement/Assessment
  - Flood Risk and Drainage Assessment
  - Landscape and Visual Impact Assessment
  - Habitat Survey
  - Sustainability Assessment
  - Noise and Light Assessment
  - Draft Construction Environmental Management Plan
27. If an EIA Report is required, the necessary topics within the assessment will be determined through the EIA Scoping process. This would likely include at least some if not all of the above.

## **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: Persephone Beer  
 Date: 6 January 2022

**DAVID LITTLEJOHN**  
**HEAD OF PLANNING & DEVELOPMENT**

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