

Perth and Kinross Council
Planning & Development Management Committee – 13 January 2021
Pre-Application Report by Head of Planning and Development (Report No. 21/3)

Formation of an energy storage facility comprising battery storage container units, ancillary equipment, boundary treatments, landscaping and associated works at land south west of Noahs Ark, Old Gallows Road, Perth

Ref. No: [20/00011/PAN](#)

Ward No: P9 - Almond and Earn

Summary

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for the formation of an energy storage facility with up to 50 individual battery storage units, housed within metal containers, ancillary structures including transformers and switchgear. The site would be surrounded by native tree planting on the south and western boundaries, supplemented by an acoustic fence and deer stock fencing at Glendevon Farm, Perth.

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 applicant submitted a valid Proposal of Application Notice (PoAN) on 23 November 2020. The purpose of this report is to inform the Planning and Development Management Committee of a potential 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. The exact scale and design of the development maybe arrived at during pre-application discussions but is anticipated to be cumulatively less than 50 MW generating capacity, which is the current threshold for Scottish Minister determination.

ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

- 3 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 determination request is required to be submitted by the applicant or shall be screened at the time of a formal planning submission.

Pre-Application Consultation

- 4 The Proposal of Application Notice (20/00011/PAN) confirmed that Methven Community Council had received notice of the PoAN alongside neighbouring properties and businesses. As a result of the COVID-19 pandemic, the applicant followed current guidance from the Scottish Government on holding public consultations associated with major planning applications. This included an online event hosted by the applicant, with a question and answer session on the afternoon and early evening of Thursday 17 December 2020. The event was publicly advertised in the Perthshire Advertiser on 4 December 2020. The applicant was recommended to follow up on this to keep the background material available online before and after the event (for up to a month) with notification to local ward Councillors, MSP and MP for the area, ensuring consistency and providing an opportunity for further input. 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

- 5 The Scottish Government expresses its planning policies through The National Planning Framework (NPF) 3, the Scottish Planning Policy (SPP) 2014, the National Roads Development Guide 2014 and Planning Advice Notes (PAN).

National Planning Framework 2014

- 6 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. Under the Planning etc. (Scotland) Act 2006 this is a statutory document and material consideration in any planning application. NPF3 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.

Scottish Planning Policy 2014

- 7 The SPP is a statement of Scottish Government policy on land use planning. The following sections will be of particular importance in the assessment of this proposal:
 - Sustainability: paragraphs 24 – 35
 - Placemaking: paragraphs 36 – 57
 - Supporting Business & Employment: paragraphs 92-108
 - Delivering Heat and Electricity: paragraphs 152-174
 - Valuing the Natural Environment: paragraphs 193 – 218
 - Maximising the Benefits of Green Infrastructure: paragraphs 219 – 233
 - Managing Flood Risk and Drainage: paragraphs 254 – 268.

Planning Advice Notes

- 8 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
 - Climate Change Plan: Third Report on proposals and policies 2018-2032
 - The future of energy in Scotland: Scottish Energy Strategy (December 2017).

LOCAL POLICY AND GUIDANCE

TAYPlan Strategic Development Plan 2016-2036

- 9 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.”

- 10 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 2019

- 11 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.

- 12 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.”

- 13 Within LDP2, the following policies are of particular importance in the assessment of this application:
- Policy 1: Placemaking
 - Policy 2: Design Statements
 - Policy 7: Employment and Mixed Use Areas

- Policy 15: Public Access
- Policy 23: Delivery of Development Sites
- Policy 33: Renewable and Low Carbon Energy
- Policy 35: Electricity Transmission Infrastructure
- Policy 38: Environment and Conservation
- Policy 39: Landscape
- Policy 40: Forestry, Woodland and Trees: Forest and Woodland Strategy
- Policy 41: Biodiversity
- Policy 42: Green Infrastructure
- Policy 53: Water Environment and Drainage
- Policy 55: Nuisance from Artificial Light and Light Pollution
- Policy 56: Noise Pollution
- Policy 60: Transport Standards and Accessibility Requirements.

Other Policies

- 14 The following supplementary guidance and documents are of particular importance in the assessment of this application: -
- Developer Contributions Supplementary Guidance (July 2020)
 - Flood Risk and Flood Risk Assessments – Developer Guidance (June 2014).

Planning Site History

- 15 The site has no specific planning application history but is located partly within LDP2 site MU70, allocated for mixed use development.

CONSULTATIONS

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

External

- Health and Safety Executive (HSE)
- Perth and Kinross Heritage Trust (PKHT)
- Scottish Environmental Protection Agency (SEPA)
- Scottish Water (SW)
- Transport Scotland (TS)
- Methven Community Council (MCC).

Internal

- Biodiversity Officer
- Developer Negotiations Officer
- Environmental Health (Noise and Light)
- Land Quality
- Planning & Housing Strategy
- Structures and Flooding
- Transport Planning.

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

- 17 The key considerations against which any application will be assessed include:
- a. Visual Impact and Landscape
 - b. Scale, Design and Layout
 - c. Relationship to Nearby Land Uses (existing and proposed through designation)
 - d. Natural Heritage and Ecology
 - e. Water Resources and Soils
 - f. Impacts from Construction and Operational Noise
 - g. Transport Implications
 - h. Flooding and Drainage
 - i. Light Pollution
 - j. Economic and Infrastructure impact (including renewable and low carbon energy and electricity transmission infrastructure).

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

- 18 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.
- 19 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

- 20 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: Callum Petrie
Date: 23 December 2020

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HEAD OF PLANNING & DEVELOPMENT

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