

## **PROPOSAL OF APPLICATION NOTICE**

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**Reference:** 21/01907/PAN

**Applicant:** Intelligent Land Investments Group plc

**Proposal:** Proposal of application notice for the construction of a battery storage facility up to 50MW, access track, energy storage equipment, meter building, security cameras, fencing and planting of trees

**Site Address:** Land south of Auchnasavil Farm, Carradale

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### **1.0 INTRODUCTION**

Proposal of Application Notices only relate to Major Applications as defined by the Government's planning hierarchy and are a statutory requirement prior to the submission of the planning application. The PAN heralds the start of a minimum 12 week period to allow for community consultation before an application can be lodged.

In considering this item Members should restrict comments to issues relating to the material considerations which may be relevant in the determination of the proposed development and should refrain from expressing opinion as to the likely acceptability of development in advance of any subsequent application being presented for determination. Any opinions or views expressed by Councillors at the pre-application stage must be made mindful of the overarching requirements of fairness and impartiality and of keeping an open mind. The process provides opportunity for Officers to give feedback to the prospective applicant on issues which Members would wish to see addressed within the planning application submission.

The applicant has confirmed that they intend to hold a public event at Carradale Village Hall on the 4th of November 2021. In addition they have advised that they intend to have a project website.

Officers are content that the proposed steps are commensurate with the scale of the development and the likely level of public interest in the proposal.

The Coronavirus (COVID-19) planning guidance on pre-application consultations for public events temporarily suspended the requirement to hold public events in relation to pre-application consultation (PAC). This guidance is still in place, however, it is possible for the applicant to hold their intended public events providing they adhere to all other relevant Scottish Government Covid legislation, there is just not a need for them to do so in terms of the aforementioned guidance, they could have an online event as an alternative if they wished. It is the applicant's responsibility to ensure that the public events comply with current Covid legislation.

The Proposal of Application Notice took effect from the 1<sup>st</sup> October 2021 and as such no formal Planning Application relative to this proposal can be made before 24<sup>th</sup> December 2021.

## **2.0 PROPOSAL AND SITE DESCRIPTION**

A letter from the Scottish Government's Chief Planner dated 27<sup>th</sup> August 2020 stated that *"The Scottish Government considers that a battery installation generates electricity and is therefore to be treated as a generating station. As a result, a battery installation should be treated as any other generating station for the purposes of deciding whether Section 36 consent is required for its construction and operation"*. In this case, as the generating capacity would be greater than 20MW and less than 50MW this would be a Major planning application.

The site which measures approximately 3.3 hectares, is located approximately 2.5 km to the north west of the settlement of Carradale and sits between Carradale Water and the B842. The site is located immediately to the north west of an existing electricity substation.

The site is fairly level and is currently used as grazing land. There is also a power line running through the site which is supported by pylons. Other than a site edged red and description of the proposal, no details have been provided.

## **3.0 DEVELOPMENT PLAN POLICY**

PAN submissions are not planning applications and therefore do not require to be evaluated and determined in accordance with Section 25 of the Planning Act against the Development Plan and its policies at this stage. In considering the merits of the PAN a number of Development Plan Policies will inform the assessment of any future detailed application as set out below:

### **'Argyll and Bute Local Development Plan' Adopted March 2015**

LDP STRAT 1 – Sustainable Development  
LDP DM 1 – Development within the Development Management Zones  
LDP 3 – Supporting the Protection Conservation and Enhancement of our Environment  
LDP 5 – Supporting the Sustainable Growth of our Economy  
LDP 6 – Supporting the Sustainable Growth of Renewables  
LDP 8 – Supporting the Strength of our Communities  
LDP 9 – Development Setting, Layout and Design  
LDP 10 – Maximising our Resources and Reducing our Consumption  
LDP 11 – Improving our Connectivity and Infrastructure

### **'Supplementary Guidance to the Argyll and Bute Local Plan 2015' (Adopted March 2016)**

#### **Natural Environment**

SG LDP ENV 1 – Impact on Habitats, Species and our Biodiversity  
SG LDP ENV 5 – Development Impact on Local Nature Conservation Sites (LNCS)  
SG LDP ENV 7 – Water Quality and the Environment

## **Landscape and Design**

SG LDP ENV 14 – Landscape

## **Support for Business & Industry: General**

SG LDP BUS 2 – Business & Industry Proposals in the Countryside Zones

## **Sustainable Siting and Design**

SG LDP Sustainable – Sustainable Siting and Design Principles

## **Resources and Consumption**

SG LDP SERV 2 – Incorporation of Natural Features / SuDS

SG LDP SERV 3 – Drainage Impact Assessment

SG LDP SERV 5(b) – Provision of Waste Storage & Collection Facilities within New Development

SG LDP SERV 9 – Safeguarding Better Quality Agricultural Land

## **Addressing Climate Change**

SG LDP Sust Check – Sustainability Checklist

## **Transport (Including Core Paths)**

SG LDP TRAN 4 – New & Existing, Public Roads & Private Access Regimes

SG LDP TRAN 6 – Vehicle Parking Provision

## **4.0 POTENTIAL MATERIAL CONSIDERATIONS**

No detail has been provided on this proposal other than a site edged red. In these circumstances it is not possible to provide a definitive list of policies or potential material considerations as we do not know the scale (other than the electricity generating capacity) or appearance of the proposal or how it would operate.

The site is designated as improved grazing and is partially covered by a Local Nature Conservation designation. The impact on these designations would be material considerations as would the visual and landscape impacts of the development.

## **6.0 CONCLUSION**

This report sets out the information submitted to date as part of the PAN. The policy considerations against which any future planning application is likely to be judged against and potential material considerations are noted above. The list is not exhaustive and further matters may arise as and when any planning application is received, and in the light of public representations and consultation responses.

## **7.0 RECOMMENDATION**

It is recommended that Members have regard to the content of the report and submissions and provide such feedback as they consider appropriate in respect of the PAN to allow any matters to be considered by the applicant in finalising any future planning application.

**Author of Report: Sandra Davies**

**Date: 28<sup>th</sup> October 2021**

**Reviewing Officer: Peter Bain**

**Date: 28<sup>th</sup> October 2021**