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# Planning Guidance Note

## Neilston Greener Grid Park

### Section 36 Application

Statkraft UK Ltd

15957-029-R1  
23 August 2024

COMMERCIAL IN CONFIDENCE



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# 1 Introduction

## 1.1 Purpose of this Report

On behalf of Statkraft UK Ltd (The Applicant) TNEI is submitting a Section 36 (S36) application to the Energy Consents Unit (ECU) of the Scottish Government for the formation of up to 750 MW Battery Storage Facility at Neilston Greener Grid Park (GGP) (The Proposed Development). The Site is located on land approximately 400m northwest of Sergeantlaw, off Gleniffer Road, Paisley and opposite the existing Neilston substation. Part of the redline boundary for the Site includes land to the north of Gleniffer Road and adjacent to the sub-station to account for the underground cable connections. The Site's approximate grid reference is E 245060, N 659853.

The full description of the Proposed Development is:

*'Formation of an up to 750MW Battery Storage Facility, comprising up to 88 battery storage container blocks and associated infrastructure, storage containers, welfare, diesel generators, CCTV and lighting columns and associated access, internal access roads, hard and soft landscaping, SuDS Basin, perimeter fence and underground grid connection cable.'*

The redline boundary of the Proposed Development fully encompasses the previously consented 50 MW GGP Site for which the principle of development has already been established. Accordingly, the previously consented 50 MW BESS scheme (referred to as Phase 1) forms part of the up to 750 MW of capacity being pursued as part of this S36 application.

This report is a Planning Guidance Note to support the S36 application and provides information on:

- The existing planning permissions in place for the Site;
- An overview of Phase 1 works currently under construction at the site,
- The key differences between what has already been consented and what is now being proposed; and
- An overview of the suite of documents submitted in support of this application.

## 1.2 Structure of this Guidance Note

The remainder of this Guidance Note is structured as follows:

- Section 2 provides details of the existing planning permissions in place for the Site, details of the plans previously approved for the Site and an overview of the Phase 1 works currently under construction;
- Section 3 provides an overview of this S36 Application and details the suite of documents submitted in support of this application and their role and summary content; and
- Section 4 provides a summary of this Guidance Note.

## 2 Existing Planning Permissions and Phase 1 Works

### 2.1 Existing Planning Permissions

Neilston Greener Grid Park has been subject to a number of previous planning permissions.

The principle of the development of a Greener Grid Park on this Site was established on the 28<sup>th</sup> of April 2022 through planning appeal reference PPA-350-2047 for the ‘*Installation of greener grid park including energy management and battery storage containers with associated access, landscaping, and fencing*’ (the Consented Development). Since this appeal was upheld, there have been changes to the design of the Greener Grid Park as the Synchronous Compensators originally consented are no longer required and the location of the first 50MW of batteries has changed slightly. This has been captured through the submission of further applications to Renfrewshire Council.

Table 2.1 below sets out the existing planning permissions for the Site.

**Table 2.1 Existing Planning Consents**

LPA Ref.	Description of Development	Decision	Date
ECU00004988	Screening Opinion of the Scottish Ministers in respect of the proposed application for consent under Section 36 of the Electricity Act 1989 to construct and operate the proposed Battery Energy Storage System Situated on land 400 metres north west of Sergeantlaw, Gleniffer Road, Paisley.	EIA Not Required	29/05/2024
23/0224/PP	Installation of buried cable connection and HV yard, and repositioning of Site access.	Granted	30/11/2023
23/0697/EA	Request for Screening Opinion for an Environmental Impact Assessment relating to the proposed construction and operation of a Battery Energy Storage System (BESS) with installed capacity in excess of 50 megawatts (MW) (Consultation request from Energy Consents Unit).	EIA not Required	21/12/2023
23/0497/NMV	Non-Material Amendment for the relocation of battery storage units to the north west corner of Site to provide greater clearance distance from overhead lines crossing the Site.	Granted.	27/09/2023
VA1/21/0034/PP	Non-Material Amendment to 21/0034/PP for the minor relocation of previously consented battery units.	Granted.	20/02/2023
PPA-350-2047	Appeal of refusal by Renfrewshire Council for planning application ref 21/0034/PP - Installation of Greener Grid Park including energy	Appeal Upheld.	28/04/2022

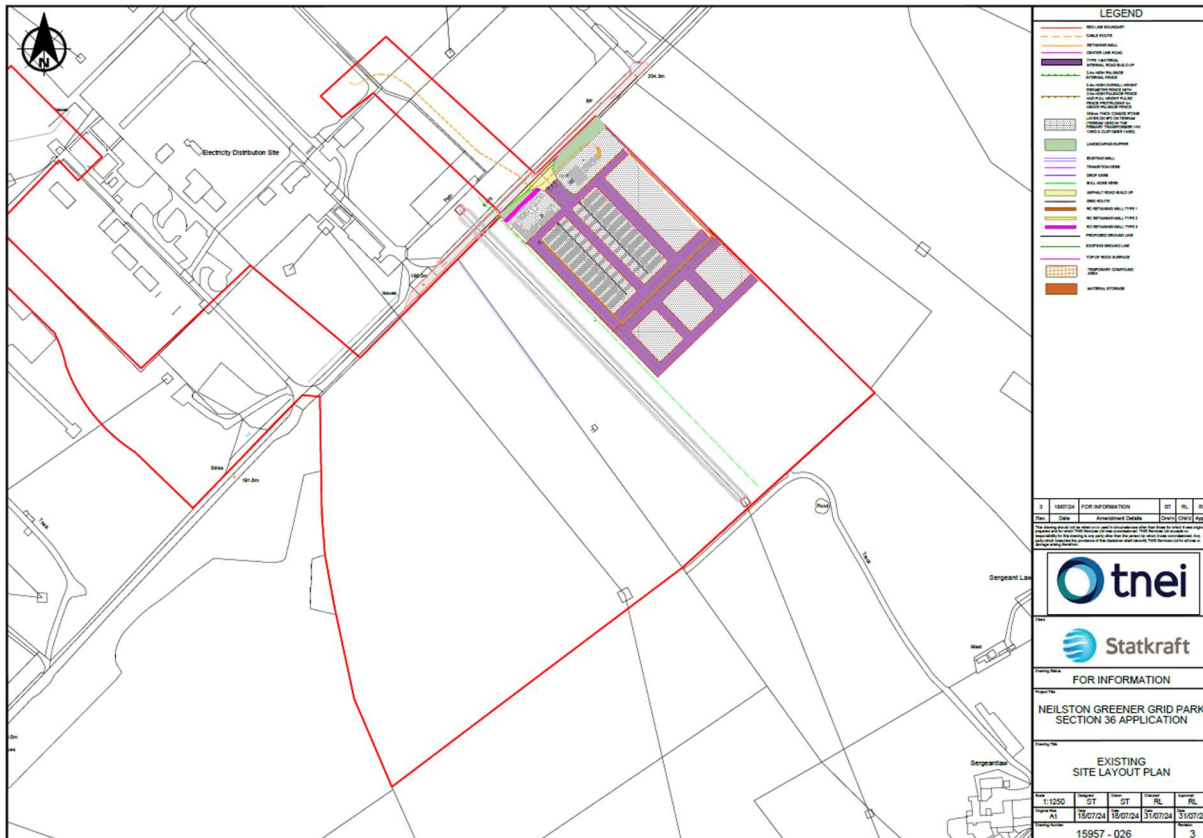
	management and battery storage containers with associated access, landscaping, and fencing.		
21/0034/PP	Installation of Greener Grid Park including energy management and battery storage containers with associated access, landscaping, and fencing.	Refused.	05/11/2021
20/0440/EO	Request for Screening Opinion as to the requirement for an Environmental Impact Assessment relating to the erection of an Energy Management Facility.  Renfrewshire Council determined that an Environmental Assessment is not required to accompany a planning application in respect of the above proposal.	EIA Not Required.	01/10/2020

## 2.2 Approved Plans

A series of plans were approved through appeal ref: PPA-350-2047. These have since been superseded by the plans approved through a Non-Material Variation (NMV) for relocation of the first 50 MW of batteries and the Phase 1 works approved through Decision Notice ref: 23/0224/PP.

The as built layout for the Phase 1 works is shown in Figure 2.1 below.

**Figure 2.1 Existing Site Layout (As Built)**





## 2.3 Phase 1 Works

**Drawing No 15957-025**, submitted with this S36 Application, shows the existing layout for Neilston GGP which accounts for the Phase 1 works currently under construction. These Phase 1 works comprise of the following:

- Installation of 50 MW of batteries (previously consented through appeal ref: PPA-350-2047) with the location of the batteries on Site changed under a NMV (application ref 23/0497/NMV); and
- Construction of a HV yard, buried cable and repositioned site access (previously consented through planning application ref: 23/0224/PP).

## 2.4 Differences Between Consented and Proposed Developments

The key differences between the Consented Development and the Proposed Development are as follows:

- The Synchronous Condensers, which were due to be housed in 6 m high energy management buildings, are now not required and instead have been replaced by battery units (which are substantially lower in height);
- In addition to the previously consented site access, provision of a secondary site access for emergency purposes along Glennifer Road is now proposed (to the south west of the previously consented access);
- A secondary underground cable connecting into the substation to the north of the Site is now proposed. This cable is located to the south west of the previously consented cable;
- Provision of a SuDS pond in the south west corner of the Site to attenuate surface water runoff; and
- Provision of additional landscaping to help screen the Proposed Development.

# 3 Section 36 Application

## 3.1 Overview

As noted above, the Section 36 Application is for the formation of an up to 750 MW Battery Storage Facility. However, the redline boundary for the application also includes the Phase 1 works (50 MW of BESS, as well as associated ancillary infrastructure and an underground cable) all of which is currently under construction. This approach will ensure that the entirety of the Site benefits from Section 36 Consent and deemed planning permission, thereby simplifying the planning status for the Site overall.

The redline boundary is shown on the site layout plan in Figure 3.1 below.

**Figure 3.1 Section 36 Application Proposed Site Layout**



## 3.2 Application Documents

The Section 36 Application is supported by a suite of documents and plans as follows:

### 3.2.1 Technical Assessments and Reports

- Biodiversity Enhancement and Management Plan (document reference: 784-B042549 Neilston GGP S36 BEMP) prepared by Tetra Tech;
- Cable Route Construction Method Statement (document reference 15957-029 Construction Method Statement R1);
- Construction Traffic Management Plan (document reference 240616 Neilston S36 CTMP) prepared by Pell Frischmann;

- Detailed Drainage Design (document reference: 23001\_VB\_V01\_S.36 Neilston Battery Storage\_Detailed Drainage Strategy\_Text) prepared by Carlos Vazquez-Beseda;
- Ecology - Preliminary Ecological Appraisal (document reference: 784-B042549 Neilston GGP S36 PEA Report) prepared by Tetra Tech;
- Ecology Breeding Bird Survey (document reference: 784-B042549 Neilston GGP S36 Breeding Bird) prepared by Tetra Tech;
- Lighting Plan Review – Technical Note (document reference: 784-B042549) prepared by Tetra Tech;
- Fire Water Management Plan (document reference: GON.0453.0239 Neilston Greener Grid Park S36 Application FWMP) prepared by Gondolin;
- Landscape and Ecology Management Plan (document reference: 784-B042549 Neilston GGP S36 LEMP) by Tetra Tech and TGP;
- Landscape and Visual Assessment (document reference: 2161 Neilston s36 LVA) prepared by TGP;
- Noise Impact Assessment (document reference: 15957-019-R0) prepared by TNEI;
- Pre-Application Consultation Report (document reference: 15957-002 Neilston PAC Report R2) prepared by TNEI;
- Planning Design and Access Statement (document reference: 15957-020 R1) prepared by TNEI; and

### 3.2.2 Plans and Figures

The following plans and figures have been prepared to support this application:

- 15957-008 Elevation - Diesel Generator;
- 15957-009 Elevation - Auxillary Transformer;
- 15957-010 Elevation - Control and Switchgear Buildings;
- 15957-011 Elevation - HV Yard;
- 15957-012 Elevation - TYPE B BESS;
- 15957-013 Elevation - TYPE C BESS;
- 15957-014 Elevation - Stores and Welfare Buildings;
- 15957-015 Elevation - MV Room;
- 15957-016 Elevation - External Fence;
- 15957-021 Elevation - Underground Water Tank;
- 15957 - 024 Site Location Plan;
- 15957 - 025 Proposed Site Layout Plan;
- 15957 - 026 Existing Site Layout Plan - 1250 Scale;
- 15957 - 026 Existing Site Layout Plan - 500 Scale;
- 15957-027 Elevation - TYPE A BESS;
- 15957-028 Elevation – Genset;
- 15957-031 Elevation - Cable route cross section; and
- 15957-033 Elevation - CCTV Pole.

### 3.2.3 Site Sections

This application is also supported by a suite of site section drawings which takes account of the levels on Site and the civil engineering design work which would be undertaken to support the subsequent construction of the Proposed Development, subject to Section 36 Consent and deemed planning permission.

## 3.3 Application Documents: Role and Summary Content

This section provides details on the purpose of the documents prepared in support of this application.

### 3.3.1 Archaeology

No archaeology or cultural heritage assessment has been prepared in support of this application. This is due to the fact that a Written Scheme of Investigation (WSI) was previously submitted to discharge condition 2 of Decision Notice 21/0034/PP and this takes account of the one known heritage asset (World War Two bunker) that is present within the Site. This asset has been fenced off to ensure that it is preserved in situ both for the construction works being undertaken for Phase 1 and for the Proposed Development.

A walkover survey of the site was undertaken in December 2022, as informed by the previously prepared WSI. The results of this walkover found that aside from the identified bunker, little archaeological potential was otherwise noted. Regarding the previously consented underground cable to the north east, this area has all been disturbed previously by the construction of the substation that previously stood here. Accordingly, it was considered reasonable to assume this area has negligible archaeological potential.

Given the known heritage understanding of the area, there is considered to be low potential for any archaeology to be present for the cable route proposed to the south west of the substation.

### 3.3.2 Consultation

A Pre-Application Consultation (PAC) report has been prepared in support of the Proposed Development. This report provides details of the consultation activities undertaken by The Applicant, and the feedback received at the public consultation events.

### 3.3.3 Drainage

A detailed Drainage Strategy has been prepared in support of the Proposed Development. This builds on the detailed drainage design prepared to discharge Condition 3 of the Consented Development. It provides information on drainage constraints for the Site and follows government guidance with regards to development and surface water management, as advised by Renfrewshire Council.

Surface water treatment will be provided via filter drains and a new proposed SuDS basin.

The Site's new drainage scheme has been designed to provide enough capacity, with no flooding, up to and including the 1 in 30-year event plus 41% allowance for climate change (latest SEPA climate change allowances for the Clyde area). This is in accordance with current best practice and Renfrewshire Council, with the network checked for the 1 in 200- year rainfall event plus 41% allowance for climate change.

### 3.3.4 Ecology and Ornithology

#### 3.3.4.1 Preliminary Ecological Appraisal

The Preliminary Ecological Appraisal prepared in support of the Proposed Development presents the results of an extended Phase 1 Habitat Survey of the Site, involving a walkover of the Site and the evaluation of potential ecological receptors. It also identifies constraints to development and makes recommendations for any further surveys, mitigation required, and opportunities for enhancement.

#### 3.3.4.2 Breeding Bird Report

This report provides an overview of the breeding bird surveys undertaken on Site and the results of these surveys, as well as any mitigation measures recommended in respect of breeding birds.

#### 3.3.4.3 Biodiversity Enhancement Management Plan and Landscape and Ecology Management Plan

To ensure that biodiversity enhancements are provided as part of this S36 Application, a Biodiversity Enhancement and Management Plan (BEMP) and Landscape and Ecology Management Plan (LEMP) have been prepared in support of this application. The LEMP builds upon the landscape planting proposed as part of the Phase 1 works on Site, as approved under Decision Notice ref 23/0224/PP.

#### 3.3.4.4 Lighting Technical Note

This assesses the ecology impacts of the proposed lighting scheme to help ensure that the lighting scheme proposed for the site will have no biodiversity impacts. Lighting has been designed to be inward facing into the Site and is motion sensor and this means that for any ad-hoc maintenance works outside of daylight hours only a small portion of the Site would be lit at any one time.

### 3.3.5 Fire Water Management Plan

A Firewater Management Plan (FWMP) has been prepared to demonstrate how firewater runoff would be controlled and managed at the Site. This document therefore helps to ensure that, in the event of a fire on Site, firewater can be deployed without any adverse environmental impacts.

### 3.3.6 Landscape

Appeal decision ref: PPA-350-2047 established that the principal of the development, in terms of landscape and visual impact, is acceptable in this location. Furthermore, the scale and massing of development now proposed at the Neilston GGP is overall smaller, as the 6 m high energy management buildings previously approved under appeal decision ref: PPA-350-2047 are now not being constructed. Notwithstanding that there will be visual impacts from the Proposed Development, it will result in a landscape and visual betterment to what was previously consented.

The Landscape and Visual Assessment (LVA) therefore assesses the landscape impacts of the Proposed Development in the context of the development having already been considered acceptable in principle, as well as in the context of the previously consented planning applications.

Appropriate screening planting has been included within this application to mitigate visual impacts as shown on the landscape planting plan and this builds upon the landscape planting proposed for the Phase 1 works under Decision Notice ref 23/0224/PP.

### 3.3.7 Noise

A Noise Impact Assessment (NIA) has been prepared in support of the Proposed Development to assess the noise impacts. This takes account of the NIA prepared to discharge Condition 1 of the



Consented Development and the NIA prepared for the HV Yard previously consented under planning application ref 23/0224/PP. It also considers the cumulative noise impacts associated with the Phase 1 batteries currently under construction.

### 3.3.8 Planning Policy, Design, and Access Considerations

The combined Planning, Design and Access statement describes the Proposed Development, provides an overview of the design of the development, details access considerations, sets out relevant national and local energy and planning policy, and assesses compliance with policy, drawing upon the suite of technical assessments prepared in support of the Proposed Development.

### 3.3.9 Transport

A combined Construction Traffic Management Plan (CTMP) and Transport Statement has been prepared in support of this application to provide mitigation measures for the construction traffic associated with the Proposed Development. This builds upon the CTMP previously prepared for the Phase 1 works currently under construction.

### 3.3.10 Visualisations / Photomontages

Visuals have been prepared from five viewpoints to illustrate how the Proposed Development will look once constructed. These show different views including with no screening planting (to illustrate a worst-case scenario) and as planting matures to show the benefits of mitigating visual impact from the screening planting proposed.

## 4 Summary

This document is a Planning Guidance Note to accompany the S36 Application for the formation of an up to 750 MW Battery Storage Facility at the Neilston GGP. It has been produced to assist the reader with understanding the context of this application, as well as the key differences between the originally Consented Development and the Proposed Development. It also provides details on the suite of documents submitted in support of this application and their purpose, as well as providing a list of all the supporting drawings.

