



# ARCUS

GREENER GRID PARK

LAND OFF GLENIFFER ROAD, PAISLEY

APPENDIX 6: PRE-APPLICATION CONSULTATION REPORT

JANUARY 2021



# Statkraft



Prepared By:

Arcus Consultancy Services

7<sup>th</sup> Floor  
144 West George Street  
Glasgow  
G2 2HG

T +44 (0)141 221 9997 | E [info@arcusconsulting.co.uk](mailto:info@arcusconsulting.co.uk)  
w [www.arcusconsulting.co.uk](http://www.arcusconsulting.co.uk)

Registered in England & Wales No. 5644976

## TABLE OF CONTENTS

1	INTRODUCTION .....	2
2	BACKGROUND .....	4
	2.1 Statkraft UK Ltd.....	4
	2.2 Planning Application for the Development .....	4
3	PRE-APPLICATION CONSULTATION .....	5
	3.1 Pre-Application Consultation with the Council .....	5
	3.1.1 Pre-Application Enquiry.....	5
	3.1.2 Pre-Application Consultation Meeting .....	5
	3.2 Proposal of Application Notice .....	5
	3.3 Pre-Application Public Consultation Measures .....	6
	3.4 Publicity and Newsletters .....	6
	3.5 Pre-Application Consultation Website .....	7
	3.6 Analysis of Questionnaire Responses.....	7
	3.7 Analysis of Other Comments Received.....	8
4	CONCLUSIONS.....	10

## APPENDICES

- Appendix A – Pre-Application Consultation Enquiry Letter
- Appendix B – Council’s Pre-Application Consultation Advice
- Appendix C – Newspaper Advert
- Appendix D – Project Website Information Slides
- Appendix E – Project Website Survey Responses Feedback Report

## 1 INTRODUCTION

Arcus Consultancy Services Ltd ('Arcus') has prepared this Pre-Application Consultation ('PAC') Report on behalf of Statkraft UK Ltd ('the Applicant'). The PAC Report accompanies a planning application ("the Application") for a proposed Greener Grid Park ('the Development') to be located on land 400 metres northwest of Sargeantlaw, Gleniffer Road, Paisley ('the Site'). The Site lies in the administrative area of Renfrewshire Council ('the Council').

The statutory requirement for a PAC is defined within the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008<sup>1</sup> ('the Development Management Procedure Regulations'), which entails that a PAC report is to be submitted along with any **planning application that is classed as a 'major' development under the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009<sup>2</sup>** ('the Hierarchy of Developments Regulations').

Regulation 2(1) of the Hierarchy of Developments Regulations states that development will be classed as a "*major development*" where the applicable threshold in Schedule 1 of the Regulations is met or exceeded. In this instance, the proposal would be classified as '**Other Development**', with the threshold for being considered as a '**Major**' development as where:

(a) *The gross floor space of any building, structure or erection constructed as a result of such development is or exceeds 5,000 square metres;*

*or*

(b) *The area of the site is or exceed 2 hectares.*

In this instance, the Site area exceeds 2 hectares and therefore triggers the second threshold therefore, PAC is required to be undertaken.

On 24<sup>th</sup> April 2020, the Scottish Government published guidance on Pre-application consultation requirements during the Covid-19 emergency<sup>3</sup> ('the Covid-19 Consultation Guidance'). The intention of this guidance is to provide a framework for both Councils and Applicants to ensure that sufficient and suitable alternative measures to a face to face public event can be provided to give opportunity to members of the public to engage with the proposals.

This PAC Report outlines that the statutory requirements under the Town and Country Planning (Scotland) Act 1997 (As Amended)<sup>4</sup> ('the Town and Country Planning Act') have been complied with during the PAC process. The report sets out the background and details of the pre-application consultation process carried out by the Applicant in the preparation of the planning application. Issues that were raised during the course of the consultation by local stakeholders or residents have been recorded in this report, along with **the Applicant's response to** how the issues have been considered. Where possible,

---

<sup>1</sup> Scottish Government (2008) *The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008* [Online] Available at: <https://www.legislation.gov.uk/ssi/2008/432/contents/made> (Accessed 24/09/2020)

<sup>2</sup> Scottish Government (2009) *The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009* [Online] Available at: <https://www.legislation.gov.uk/sdsi/2009/9780111001714/contents> (Accessed 24/09/2020)

<sup>3</sup> Scottish Government (2020) *Scottish Government Guidance: Covid 19 Emergency and Pre-Application Consultation and Requirements for a Public Event* [online] Available at: <https://www.gov.scot/binaries/content/documents/govscot/publications/advice-and-guidance/2020/04/coronavirus-covid-19-planning-guidance-on-pre-application-consultations-for-public-events/documents/covid-19-emergency-and-pre-application-consultation-and-requirements-for-a-public-event/covid-19-emergency-and-pre-application-consultation-and-requirements-for-a-public-event/govscot%3Adocument/Planning%2BCOVID%2B19%2Bemergency%2Bmeasures%2BPre-application%2Bconsultation%2B%2B-%2Bfinal%2Bversion%2Bfor%2Bpublication.pdf> (Accessed 08/09/2020)

<sup>4</sup> Scottish Government (1997) *The Town and Country Planning (Scotland) Act* [Online] Available at: <https://www.legislation.gov.uk/ukpga/1997/8/contents> (Accessed 24/09/2020)

suggestions made by residents or stakeholders have been incorporated in the amended final plans as the project has progressed.

It is the intention of this report to demonstrate that in respect of the Development, the Applicant has complied fully with the provisions of Circular 3/2013 Development Management<sup>5</sup> and the Council's approach to community involvement, to engage the public fully with the proposals prior to submitting a planning application.

---

<sup>5</sup> Scottish Government (2013) *Planning Circular 3/2013: Development Management Procedures* [Online] Available at: <https://www.gov.scot/publications/planning-series-circular-3-2013-development-management-procedures/> (Accessed 24/09/2020)

## 2 BACKGROUND

### 2.1 Statkraft UK Ltd

The Applicant is fully committed to public involvement and engagement, and believes it is important to give local people an opportunity to view the proposals and discuss the Development with members of the project team at an early stage. As a result, a programme of consultation was undertaken prior to the submission of the Application. The programme of consultation is fully set out in Section 3 of this Report.

### 2.2 Planning Application for the Development

The Planning Application for the Development is supported by a suite of documents which include the following:

- Planning Statement;
- Planning Figures
- Landscape and Visual Appraisal;
- Preliminary Ecological Appraisal; and
- Drainage Impact Assessment.

These documents demonstrate how any potential environmental effects of the Development, including cumulative effects, have been considered and, to the fullest extent possible, mitigated through the design process.

The Application has been subject to an Environmental Impact Assessment Screening Request, which considered that the Development did not require an Environmental Statement.

### 3 PRE-APPLICATION CONSULTATION

#### 3.1 Pre-Application Consultation with the Council

The following sections provide details in relation to the pre-application enquiry as a formal written response from the Council and the Pre-application consultation meeting between the Applicant, Arcus and the Council.

##### *3.1.1 Pre-Application Enquiry*

The Applicant has sought to front-load the planning process by engaging with the Council through a pre-application enquiry (**'the Enquiry'**). The purpose of the Enquiry was to determine the scope of the Application and the supporting technical reports, agree on the approach to **addressing the main issues and seek the Council's views on the principle of the Development**.

The Enquiry was submitted to the Council on 8<sup>th</sup> October 2019. The Enquiry letter is provided in Appendix A.

The subsequent Pre-Application Consultation meeting and response from Council are outlined in Section 3.1.2 of this PAC Report, below.

##### *3.1.2 Pre-Application Consultation Meeting*

Following the submission of the Enquiry, a site visit was arranged between the Council and Arcus on 4<sup>th</sup> November 2019, and a meeting between the Council, the Applicant and Arcus was held on 18<sup>th</sup> November 2019, at the Council offices.

The Council provided detailed pre-application advice, via email, on 17<sup>th</sup> January 2020 (Provided in Appendix B). The key points raised in the response are summarised below:

- The principle of the Development would be acceptable with respect to the relevant green belt policies that cover the site. Electricity equipment is considered essential infrastructure and is an acceptable form of development within the green belt;
- Regarding site access, the advised approach is to distinguish between construction and operational access;
- The Applicant should include suitable screen planting and boundary treatment, as well as considering the colour of on-site infrastructure in order to reduce visual impact;
- No issues foreseen with regards to noise;
- No issues foreseen with regards to air quality;
- An ecological survey would be beneficial, although it is not anticipated that the site will be of high ecological value;
- A drainage statement will also likely be required given the land coverage associated with buildings, hard standing etc.;
- Confirmation of flood lighting would also be sought; and
- It is noted that by exceeding the 2 hectare threshold, the Development is classed as **'major development'**.

The pre-application response was used to inform the site design and the supporting documents submitted with the Application.

#### 3.2 Proposal of Application Notice

A Proposal of Application Notice (PAN) was submitted to the Council and was accepted on 26<sup>th</sup> June 2020 (Planning Reference: 20/0353/NO). The PAN was in accordance with the provisions of the Development Management Procedure (Scotland) Regulations, Section 35b of the Planning Act and the update Covid-19 consultation guidance.

A PAN period of at least 12 weeks must elapse between giving the notice and submitting a planning application. On that basis, a planning application could not be made until 18th September 2020 at the earliest subject to compliance with PAC procedures, as laid out in the aforementioned legislation.

### 3.3 Pre-Application Public Consultation Measures

Following publication of the Covid-19 Consultation Guidance, discussions were held between Arcus and the Council to agree upon the particular form that alternative consultation measures would take. The measures proposed by the Applicant (via Arcus) and agreed upon by the Council were as follows:

- A dedicated project website, to be live and available to the public for a minimum of 4 weeks prior to the application, containing the following agreed upon features:
  - A brochure with information regarding the Applicant and project details
  - A library of documents including technical drawings;
  - A FAQ section with surveys/polls and a question/comment feature;
  - Subscription function for updates; and
  - Function to request a call back.
- An advert published in a locally circulated newspaper.
- A leaflet distribution to local properties, within an agreed upon catchment area, informing them of the PAN.
- Provision of non-electronic methods to ask questions and provide comment via a freephone number and freepost address

### 3.4 Publicity and Newsletters

All relevant bodies were notified via the PAN and were advised that a follow up letter will be sent to confirm the accessibility of the consultation website. As required by Regulation 7 of the Development Management Procedure Regulations, a formal letter was sent via email to the representatives and community councils, below, on 23<sup>rd</sup> July 2020 informing that a PAN had been submitted and that a consultation website would be forthcoming:

- Elderslie Community Council;
- Foxbar and Brediland Community Council;
- Councillor Lorraine Cameron;
- Councillor Stephen Burns;
- Councillor Kevin Montgomery; and
- Councillor Eileen McCartin.

Letters were sent to residents from the list of properties for public engagement agreed with the Council. A total of 23 properties (20 residential and 3 business) were provided with notification letters that enclosed key information about the Development and how to respond.

Furthermore, the intention for submitting a planning application for the Development was initially publicised in The Renfrewshire Gazette and on the online version of The Gazette on Wednesday 12<sup>th</sup> October 2020. An extract of the public notice is provided in Appendix C.

Elderslie Community Council shared the post on their Facebook page with 1,200 followers, which gained no comments, and was shared two times.



### 3.5 Pre-Application Consultation Website

In line with the approved consultation measures, outlined in Section 3.3 of this PAC Report, the Applicant has established a project website for the presentation of information and as a mechanism to ensure that interested parties are kept up to date with developments. As discussed with the Council, the contents of the website suitably satisfy the requirements of the pre-application process, in light of the inability to host an in-person public consultation event. All information and interactive features that would be achievable through a consultation event were still provided via the dedicated project website.

The website is available at the following address: <https://projects.statkraft.co.uk/neilston>.

The website project information slides are provided in Appendix D.

The website also provides contact details for the project team, should members of the public wish to raise any questions or comments. This included an online question section, FAQs with answers and a dedicated project telephone number.

The website was launched on 14<sup>th</sup> August 2020, and in the 4 week period following this the website was visited 250 times. Visitors to the website were encouraged to ask questions, provide feedback and complete a questionnaire.

The project website will remain available throughout the planning process to keep local residents and representatives updated on project developments.

### 3.6 Analysis of Questionnaire Responses

An online questionnaire provided the opportunity for visitors to make their views known. 1 questionnaire was completed and returned to the Applicant. This section sets out the questions raised by the Applicant and the responses and comments received.

Q1: Was this website useful to understand the proposal?

	Total No. of responses	%
Yes	1	100%
No	0	0%

Q2: Do you support increased renewable energy generation in Scotland?

	Total No. of responses	%
Yes	1	100%
No	0	0%
Unsure	0	0%

Q3: Do you support the proposal for a Greener Grid Park near Neilston?

	Total No. of responses	%
Yes	0	0%
No	0	0%
Unsure	1	100%

Whilst only 1 questionnaire was completed, as acknowledged, the website was visited 250 times during the 4 week consultation period. This traffic cannot be considered as support for the Development but can be acknowledged as engagement with the proposals.

The questionnaire that was completed was generally supportive of the industry and the potential for appropriate further development, subject to the comment and questions raised below.

Q4: Do you have any comments or questions?

The full extent of the feedback comment can be found in the Survey Responses Feedback Report (Appendix E), however, the points are addressed in Table 1, below.

### 3.7 Analysis of Other Comments Received

A summary of the specific comments made by in response to the questionnaire is provided in column 1 of the table below. The Applicants response to these questions is provided in column 2 of the table.

*Table 1: Consultation Comments and Responses*

Comments Received	Applicant's Response
Desire for buildings to be designed (with particular regard to colour) to ensure that minimal impact upon views from the Gleniffer Braes is experienced.	The dimensions of the on-site infrastructure components are details on the accompanying planning application figures. These are at a height that is in line with the surrounding development. Where possible, the component infrastructure would be green or grey in colour to minimise visual impact.
Desire for an appropriate landscape planting scheme to ensure buildings are masked.	A Landscape Planting Plan is submitted as Appendix 4 of the Planning Application.
Comprehensive information should be provided regarding impact of battery chemicals upon local area/ground.	Battery chemicals will be containerised and the operation of the development will be subject to stringent health and safety standards.
How is construction and operational access into the site going to be achieved?	Access to the Site will be taken from Gleniffer Road. The access point has been selected after consultation with the Council and is illustrated on the Site Layout Plan submitted with the Application.
Will there be offices and parking spaces on site?	The Development will not be permanently manned so there is no requirement for offices or parking spaces on site. The Site will be accessed by construction vehicles and serviced for routine maintenance only, post-construction.
Will there be any impact from the Development upon paths and trails for walking and horse riding?	As per the Renfrewshire Council Core Paths Plan <sup>6</sup> , no identified Core Paths for walking or horse riding are located within or adjacent to the Site. The Site will see limited operational traffic as it is not staffed daily. Access and traffic concerns have been discussed with the Council as part of the pre-application process and these discussions have impacted the design of the Development.

<sup>6</sup> Renfrewshire Council (2009) *Renfrewshire's Core Paths Plan* [Online] Available at: <http://www.renfrewshire.gov.uk/article/3046/Renfrewshires-Core-Paths-Plan> (Accessed 25/09/2020)

Comments Received	Applicant's Response
Will the WW2 building on site be preserved or demolished?	The existing structure will not be demolished or altered as part of the Development.
How will drainage be disposed of?	The Application is accompanied by a Outline Sustainable Drainage Strategy, which outlines the proposed drainage infrastructure to serve the Development, as well as surface water discharge methods.
Will the Development have pressured water/mains water on site?	It is anticipated that there will be.
How will telecommunications services be provided on site?	The Development will seek to connect into existing services or, if required, install another connection.
Consider offering homes nearby with electric charging points.	This has not been considered due to the distance between the Development and residential areas.

#### 4 CONCLUSIONS

The Applicant has carried out a pre-application consultation with the local community in a proportionate manner to the scale of Development. The design evolution process has considered the comments made during the consultation process in finalising the Development design and layout.

Consultation with the Council and the public has influenced the design materials, access and landscape planting contained as part of the Application.

In terms of engagement with the project website, it is considered that the information reached a good number of people and the comments received were engaging and have been considered and addressed within this PAC Report.

The Applicant is committed to continuous liaison with the local community and key stakeholders throughout the life of the project to ensure that local views continue to be taken account of, and the construction is carried out in as appropriate a way as possible.

The consultation and engagement that the Applicant has carried out with the local community and consultees is considered to accord with the relevant statutory requirements and those of the Council. The Applicant will continue to operate in a spirit of collaboration throughout the planning process and keep public communication channels open and assist the Council in the determination of this Application.

APPENDIX A: PRE-APPLICATION CONSULTATION ENQUIRY LETTER



Planning Department  
Renfrewshire Council  
Renfrewshire House  
Cotton Street  
Paisley  
PA1 1AN

08 October 2019

Our Reference: 3547

Dear Sir/Madam

Request for Pre-Application Advice: Proposal for an Energy Management Facility at Land off Gleniffer Road, Renfrewshire

Introduction

**Arcus Consultancy Services Ltd ('Arcus')** on behalf of Statkraft UK Ltd ('the Applicant') hereby request pre-application advice from Renfrewshire Council ('the Council') in respect of an energy management facility ('the Development') at Land off Gleniffer Road, Renfrewshire ('the Site').

The Site

This Site comprises an area of approximately 2.5 hectares (ha) and is located on land off Gleniffer Road, Renfrewshire opposite the existing Neilston Substation. The site is located approximately 2 kilometres (km) southeast of Johnstone and the 3.2 km northwest of Neilston. The topography of the Site is generally flat with a slight gradient incline from the northwest to the southeast of the site.

The Site is located in an area predominantly considered agricultural land and open fields, with the Site currently being used for cattle grazing. The exception to this is the aforementioned Neilston Substation which alters the characteristic of the surrounding area. Given the proximity to the Neilston Substation, the Development is not considered to fundamentally change the surrounding land use.

The location of the Development has been partly selected due to the proximity to the substation immediately to the west of the Site. Given the close proximity, lengthy transmission cables will not be required, and this location ensures that the Development is situated in a landscape with similar features to what is proposed as part of the Development.

The Development

The Applicant seeks planning permission for the construction and operation of an energy management facility to support the flexible operation of the National Grid and decarbonisation of the electricity supply e.g. by balancing the supply and demand of energy.

The Development is intended to provide services supporting the flexible operation of the National Grid and decarbonisation of electricity supply e.g. by balancing electricity supply and demand. The Development will import and export electricity but will not generate any additional electricity.

The Development, as illustrated on the accompanying Site Layout Design Plan, is anticipated to include the following components:

- Battery storage units;
- Energy management building containing energy management modules, coolers, and e-houses;
- Electrical infrastructure including inverters, transformers, grid connection, switchgear and underground cabling;
- Site office and welfare area;
- Control room;
- New site entrance;
- On site access track and parking area;
- Security perimeter fencing; and
- Landscaping and planting.

The battery inverter units will be 2.6 m in height, while the energy management structure will be up to 9m in height.

The area within the site boundary totals 2.5 ha. The external footprint of the built development is approximately 1.2 ha.

Local companies will be invited to tender for construction contracts, and the Development will require operational management once constructed, likely to result in up to 5 full time equivalent posts on site.

#### Environmental Considerations

An overview of the MAGIC<sup>1</sup> map and Arcus GIS datasets has identified that there are no formal statutory or non-statutory landscape, heritage or ecological designations within the Site. There are small designations of National Forest Inventory Woodland on adjacent fields, but these would not be affected by the Development. No hedges or trees will be removed or altered for the Development. A Preliminary Ecological Appraisal (**'PEA'**) has been prepared which accompanies the pre-application request, and an appropriate ecology surveys will be carried out in advance of any planning application being prepared and submitted.

The indicative flood map provided by SEPA<sup>2</sup> shows that the Site is outwith an area of river and coastal flood risk, with, potentially a small section of surface water flood risk at the northwest corner of the site.

There are 4 listed buildings and 1 scheduled monument within a 2 km radius with the nearest **being MacDonald's Fountain, Gleniffer Road (Category B), situated approximately 0.9 km northeast of the Site.**

#### Planning Context

The Renfrewshire Local Development Plan<sup>3</sup>, adopted August 2014, is the primary document containing the relevant planning policies against which the Development will be assessed.

The policies considered relevant to the Site include:

- POLICY I6 – Renewable and Low Carbon Energy Development;
- POLICY E1 - **Renfrewshire's Economic Investment Locations;**
- POLICY I5 - Flooding and Drainage;

---

<sup>1</sup> MAGIC (2018). Magic Map Application [Online] Available at: <http://www.magic.gov.uk/MagicMap.aspx> (Accessed 02/10/19)

<sup>2</sup> SEPA (2018). Flood Map [Online] Available at: <http://map.sepa.org.uk/floodmap/map.htm> (Accessed 02/10/19)

<sup>3</sup> Renfrewshire Council (2014) Renfrewshire Local Development Plan [Online] Available at: [http://www.renfrewshire.gov.uk/media/1546/Adopted-Renfrewshire-Local-Development-Plan--August-2014/pdf/Adopted\\_Local\\_Development\\_Plan\\_August\\_2014.pdf?m=1458234969273](http://www.renfrewshire.gov.uk/media/1546/Adopted-Renfrewshire-Local-Development-Plan--August-2014/pdf/Adopted_Local_Development_Plan_August_2014.pdf?m=1458234969273) (Accessed 02/10/2019)

- POLICY I7 – Low Carbon Developments
- POLICY I8 – Waste Management;
- POLICY P1 – **Renfrewshire’s Places**;
- POLICY P7 – Green Network;
- POLICY P8 – Open Space;
- POLICY ENV1 – Green Belt;
- POLICY ENV2 – Natural Heritage;
- POLICY ENV3 – Built Heritage;
- POLICY ENV4 -The Water Environment; and
- POLICY ENV5 – Air Quality.

The Site is designated under Policy ENV1 as green belt; however, it is noted that this is a designation that extends to all land outside of existing settlements, including the adjacent Neilston Substation. The main purpose of this Policy is to prevent coalescence, to protect the identity of settlements and to identify appropriate growth. It is considered that this Development would not conflict with the designation under Policy ENV1 given its limited extent and moderate scale.

#### Relevant Material Considerations

The following material considerations are applicable to the nature of the Development:

There is a focus at International, European and national level on how the UK can deliver secure, clean and affordable electricity to consumers. The UK is legally bound through the Climate Change (Scotland) Act (2009)<sup>4</sup> to reduce carbon emissions and through the revised Renewable Energy Directive 2018/2001/EU<sup>5</sup> to increase electricity consumption from renewable resources. Energy management facilities will play an important role in achieving this. A report by the National Infrastructure Commission (2016) estimates that smart power systems in the UK, which include energy storage and management *"could save consumers up to £8 billion a year by 2030, help the UK meet its 2050 carbon targets and secure the UK's energy supply for generations."*

National Planning Framework 3 (NPF3) (2014)<sup>6</sup> recognises that the purpose of the planning system is to contribute to achieving a sustainable, low-carbon Scotland. Although NPF3 does not specifically address energy management facilities, the Scottish Government released a publication (**Protecting Scotland’s Future**<sup>7</sup>) stating that they are committed to ending Scotland’s contribution to climate change through an investment in renewable energies and decarbonisation.

Energy management facilities can support the flexible operation of decarbonisation through balancing electricity supply and demand disparities currently experienced by the National Grid due to the existing and likely increased levels of renewable energy generation already approved within Scotland. This will build on the momentum generated by the European supported Low Carbon Infrastructure Transition Programme and will benefit consumers, communities and businesses throughout the country.

The early work for the Renfrewshire Local Development Plan 2 is currently progressing to ensure the target adoption date of Summer 2020 is met. A 12-week period of public consultation took place between March and June 2019, with the Plan scheduled to be submitted for examination in November 2019.

<sup>4</sup> Scottish Government, (2009), Climate Change (Scotland) Act 2009 [Online] Available at: <https://www.legislation.gov.uk/asp/2009/12/contents> (Accessed 02/10/19)

<sup>5</sup> European Parliament, (2018), Directive (EU) 2018/2001 [Online] Available at: [https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=uriserv:OJ.L\\_.2018.328.01.0082.01.ENG&toc=OJ.L:2018:328:TOC](https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=uriserv:OJ.L_.2018.328.01.0082.01.ENG&toc=OJ.L:2018:328:TOC) (Accessed 02/10/19)

<sup>6</sup> Scottish Government, (2014), Scotland’s Third National Planning Framework [Online] Available at: <http://www.gov.scot/Resource/0045/00453683.pdf> (Accessed 02/10/19)

<sup>7</sup> Scottish Government, (2019), Protecting Scotland’s Future: The Government’s Programme for Scotland 2019-20 [Online] Available at: <https://www.gov.scot/publications/protecting-scotlands-future-governments-programme-scotland-2019-20/> (Accessed 02/10/19)



## Suggested Consenting Procedure

### Arcus' suggested approach to the Application is as follows:

- Submission of this Pre-Application advice letter and PEA to the Council;
- Submission of an Environmental Impact Assessment (EIA) Screening Request to the Council;
- Pre-application meeting with the Council in October 2019;
- Undertake appropriate environmental studies to inform the Application and the Development design;
- Preparation and submission of the Application in 2020 including:
  - Planning Application Forms;
  - Land Ownership Certificate;
  - Planning Statement;
  - Planning Drawings – Site Location, Site Layout and Elevations;
  - Noise Assessment; and
  - Landscape and Visual Assessment.

The Planning Statement will provide a comprehensive assessment of the Development against the Renfrewshire Local Development Plan and relevant material considerations. The Application will be accompanied by the appropriate fee.

Arcus welcomes any further guidance regarding technical or environmental considerations the Council would expect to be assessed as part of the Application.

### Pre-Application Meeting

A pre-application meeting including an accompanied site visit would be beneficial to discuss the Development further **and gather the Council's opinion on the Development, its design, any potential planning constraints and material considerations. In addition, we would seek the Council's view on statutory and non-statutory bodies to be consulted on the Application.**

We would be grateful if an initial meeting/site visit can be scheduled at your earliest convenience. Following receipt of this letter, please contact me directly to confirm what date is most suitable to meet.

Please do not hesitate to contact the undersigned, should you wish to discuss any aspect of this request further.

Yours sincerely,



Martin Gillespie  
Planning Consultant

Enclosed: Pre-application Figure 1 – Site Location

Pre-application Figure 2 – Proposed Site Layout

Preliminary Ecological Appraisal

Site Photographs

APPENDIX B: COUNCIL'S PRE-APPLICATION CONSULTATION ADVICE

## Martin Gillespie

---

**From:** James Weir <james.weir@renfrewshire.gov.uk>  
**Sent:** 16 January 2020 16:47  
**To:** Martin Gillespie  
**Subject:** RE: Pre-application advice and screening request

Martin,

Thank you for the email.

Yes I am happy to provide the following comments.

The principle of the development would be acceptable with respect to the relevant green belt policies that cover the site. It is noted that essential infrastructure, including electricity equipment, is an acceptable form of development in the green belt. It would be beneficial for the planning statement to cover the rationale behind the location of the development (acknowledged as proximity to the substation) and the role of the batteries within the electricity network.

The principle issue of detail to confirm is the site access. This was touched on during our meeting with Roads, and a some solutions were discussed. The approach we have taken with other installations is to distinguish between construction access and operational access. The position of the access was also discussed. We would be happy to provide further advice once you have had the opportunity to draw up some access proposals.

Beyond this the main planning issue would be visual impact, and screen planting along the south west elevation would be welcomed. Other factors such as the boundary treatment, colour of the battery units and buildings etc could also be tailored to reduce the visual impact of the installation.

I do not foresee any requirements with respect to noise or air quality.

An ecological survey would be beneficial to confirm absence/presence of protected species on the site to ensure the Council discharges its responsibilities with respect to the Conservation and Habitats regulations. It is not anticipated that the site will be of high ecological value.

A drainage statement will also likely be required given the land coverage associated with buildings, hard standing etc.

Confirmation of flood lighting would also be sought.

Finally the application procedure was discussed. It is agreed that the proposals would not be classed as 'electricity generation' as per the schedule of major developments. However it is noted that under 'other developments' the proposal would be major if the area of the site exceeds 2 hectares.

I hope the above information is of assistance, and I would be happy to discuss any of the above further.

Kind regards,

Please note if you submitted your application via the eDevelopment portal all additional supporting documentation in relation to your application should be submitted in the same manner as the original application. Supporting Documentation should not be sent to the Case Officers email address or to the Council's [dc@renfrewshire.gov.uk](mailto:dc@renfrewshire.gov.uk) mailbox. If you have any queries with this process please contact 0300 3000 144.

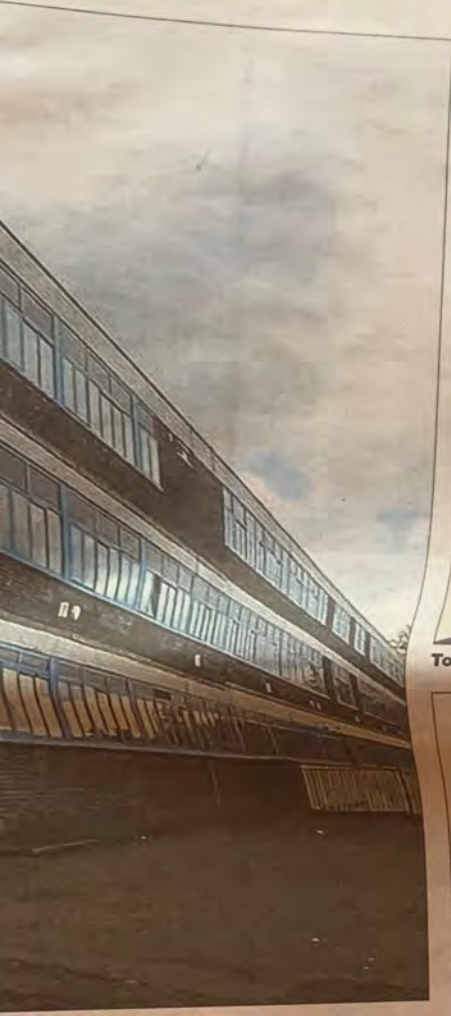
**Please note there has been a change in the hours of the Duty Officer to 10am – 12pm and 2pm – 4pm, Monday - Thursday and 10am – 12pm and 2pm – 3.55pm on a Friday.**

APPENDIX C: NEWSPAPER ADVERT



# Grade robbers'

# Pupils are asked to 'mind the gap'



Pupils have made their feelings known



Tom Arthur



Neil Bibby

EDUCATION chiefs have said efforts will still be made to encourage physical distancing between pupils as they return to Renfrewshire's schools this week, despite Scottish Government advice suggesting this isn't necessary.

In documents presented to Renfrewshire Council's emergencies board, officers said schools will still try to keep children apart where possible in order to minimise the risk of spreading coronavirus.

Scottish Government ministers have said youngsters do not have to socially distance when in school, nursery or on public transport.

The board papers also stated that staff would be asked to avoid putting children in large groups at events or assemblies and there



It will be a different environment for children as they return to lessons this week

will be restrictions on visitors coming into schools.

The council has said it has recruited a "significant number" of additional staff to further support learning during the pandemic.

Pupils in P1 and P7 will return to lessons today, as will S1 and S6 year groups.

Tomorrow, P2, P3 and P4 will be back in schools, alongside students in S4 and S5.

By Friday, all pupils will have returned to full-time learning, with P5 and P6 coming back, along with S2 and S3.

Primary pupils at Mary Russell School, in Paisley, and Riverbrae School, in Linwood, will return today, while secondary students will be back tomorrow.

Nursery children also begin to return on a phased basis today at council centres.

However, the SQA said only councils were in a position to release this information, while the council said it was unable to.

A council spokesperson added: "We hope the results pupils received match the effort and hard work they put in across the year."

In a statement to the Scottish Parliament yesterday, Mr Swinney confirmed he has told the SQA to revert

downgraded results to the estimates "based solely on teacher or lecturer judgment."

"I can confirm to Parliament today that all downgraded awards will be withdrawn," he added.

"Schools will be able to confirm the estimates they provided for pupils to those that are returning to school this week and next.

"The SQA will issue fresh

certificates to affected candidates as soon as possible and, importantly, will inform UCAS and other admission bodies of the new grades as soon as practical in the coming days to allow for applications to college and university to be progressed."

Mr Swinney said the backlash from angry pupils and parents "outweighed" the Scottish Government's desire to suppress grade inflation.

## Service offers support to worried parents

CHARITY has launched a support service for anxious parents as schools reopen.

Experts at Children 1st's Parentline have seen an increased number of calls from people worried about their children's return to lesson.

Parentline offers advice on how to support youngsters as schools welcome them back. Mary Glasgow, Children 1st

chief executive, said: "As a parent, I know how tough it has been over the last few months with the schools being closed and all the challenges that has brought.

"Despite everything, children and families came through that.

"Over the last few weeks, lots of parents and carers have been coming to us with worries about their children's return to school. This includes parents

with children starting P1 and S1 who have particular concerns about whether they will cope.

"That is why we have set up this new service, to talk through any worries or fears they have and get advice on how best to support their children."

Parentline can be contacted on 0800 028 2233 or via webchat at [www.children1st.org.uk/parentline](http://www.children1st.org.uk/parentline).

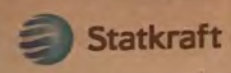
### PUBLIC NOTICE

**PROPOSAL OF APPLICATION NOTICE  
NEILSTON GREENER GRID PARK  
(ENERGY MANAGEMENT FACILITY)  
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT  
1997 AS AMENDED BY THE TOWN AND COUNTRY  
PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (SCOTLAND) REGULATIONS 2013**

Notice is hereby given that Statkraft UK Limited, (Company Number: 05742795) invite members of the public to view the proposal for a Greener Grid Park on land at a site 400 metres north west of Sergeantlaw, Gleniffer Road, Paisley, Renfrewshire.

Acting on Scottish Government guidance and from consultation with Renfrewshire Council, measures alternative to a physical exhibition due to COVID-19 restrictions have been agreed and information on the proposed development will be available online at <https://projects.statkraft.co.uk/neilston>. This dedicated website will be available for public access from Friday 14<sup>th</sup> August 2020.

Comments and feedback are to be made by Friday 11th September 2020 to Statkraft via the contact information on the website. Alternatively, Statkraft can be contacted directly regarding the proposed development on 0800 772 0668, to [ukprojects@statkraft.com](mailto:ukprojects@statkraft.com), or to Freepost Statkraft. Comments must be sent to the above contact and do not constitute a formal representation to Renfrewshire Council. An opportunity to make a formal representation will exist if a subsequent planning application is made.



APPENDIX D: PROJECT WEBSITE INFORMATION SLIDES





# A Greener Grid Park at Neilston

---

SUMMER 2020



# Contents

## About Us

About Statkraft

The Development Team

About our Greener Grid Parks

## Planning and Development Management

Planning

Project Timeline

## Environmental Considerations

Ecology

Landscape

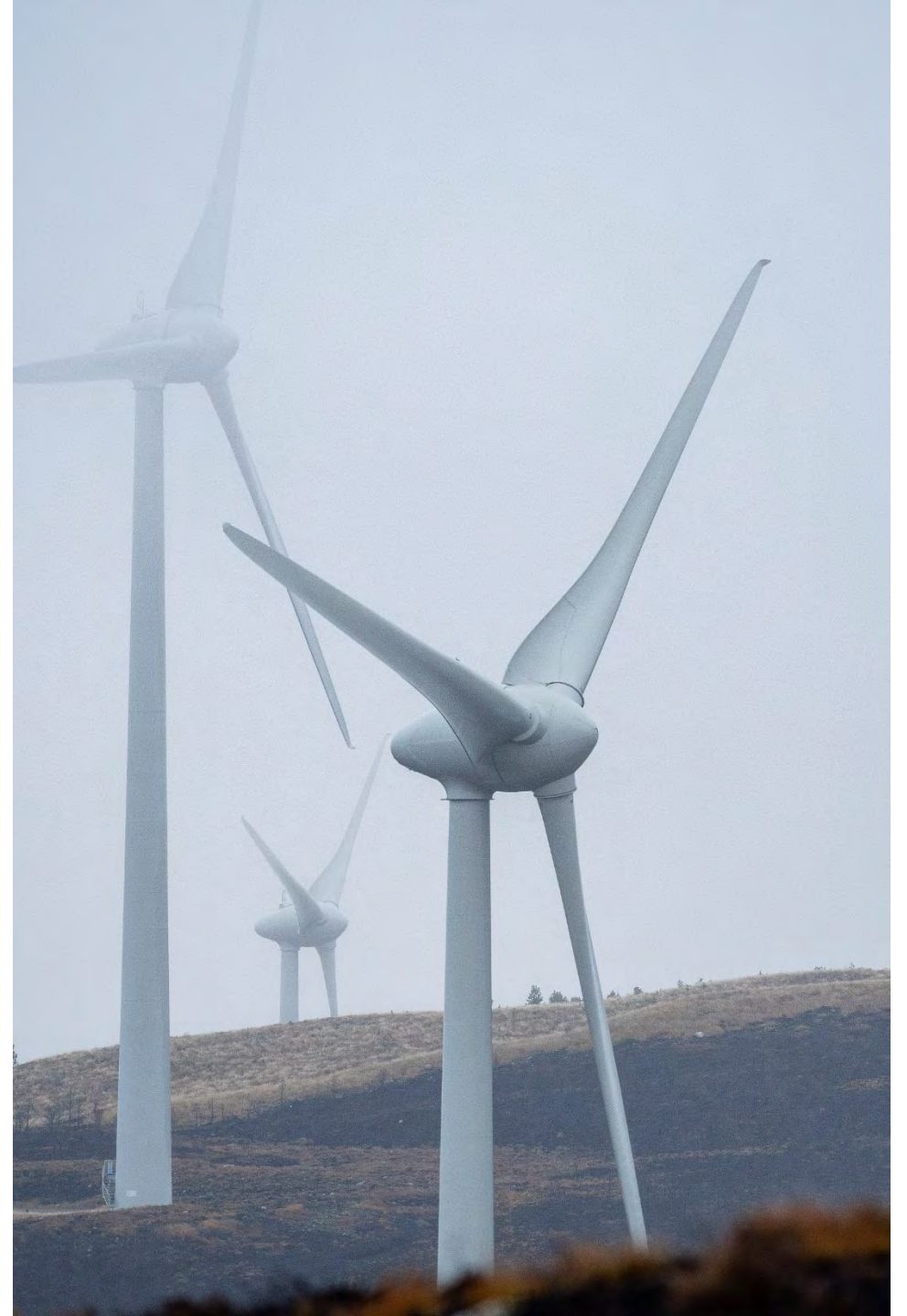
Noise

Design

Other Issues

## Next Steps

Have your Say







# About Us

---

GREENER GRID PARK - NEILSTON

# About Statkraft

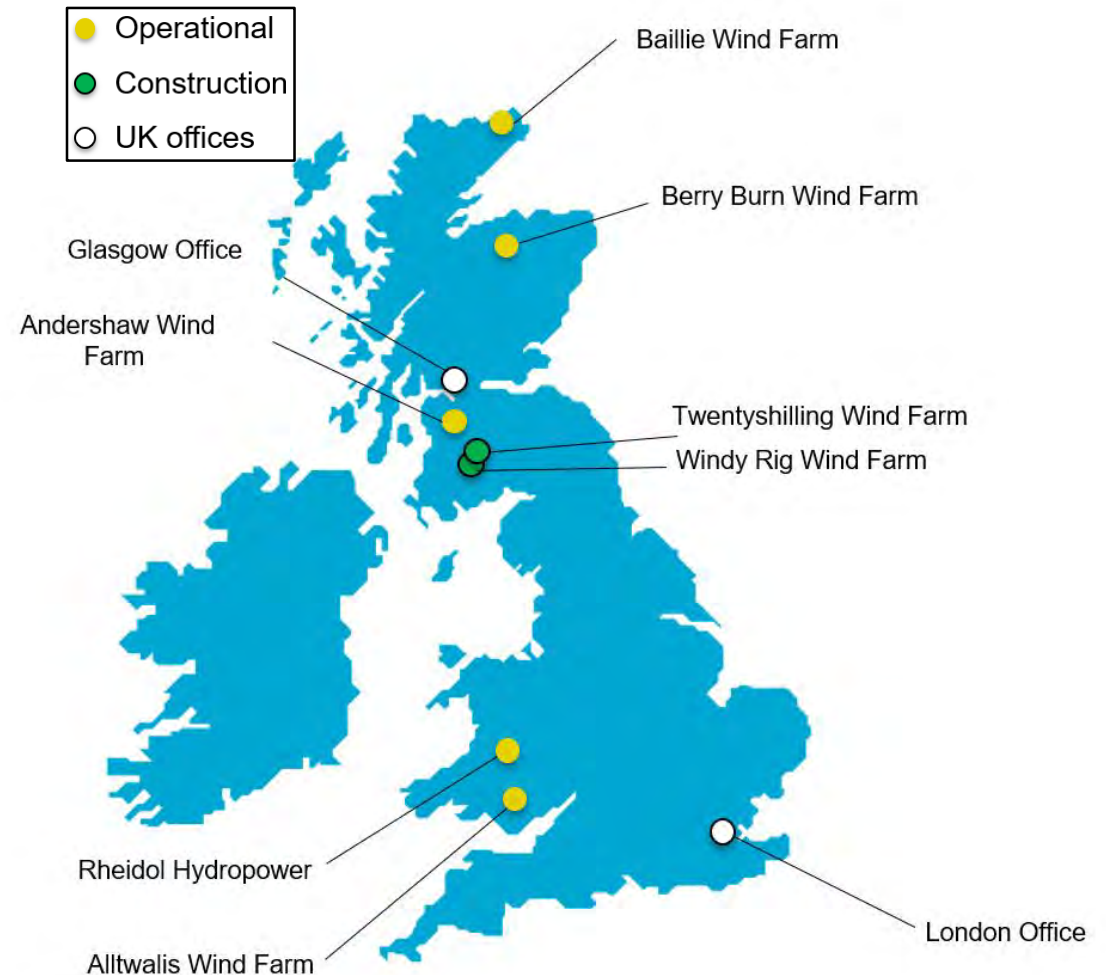
- Europe's largest renewable energy producer
- A state owned utility, with origins in Norwegian hydro power 125 years ago
- 4000 employees in 17 countries
- Operating in the UK since 2006





# Statkraft in the UK

- Generation portfolio includes four wind farms and one hydro plant
- Onshore wind development in Scotland and Wales
- 100% own Bryt Energy, supplying clean energy to British businesses
- Recent expansion into UK solar and vehicle charging infrastructure
- Contract awarded by National Grid this year to provide grid stability services



# The Development Team

Project Manager:

- Lucy Kent

Project Support:

- Grid and planning colleagues based in Glasgow and London office
- Arcus (Glasgow), a leading environmental, planning and engineering consultancy

Committed to playing a part in  
delivering a net zero future for Scotland



# About our Greener Grid Parks

## A pioneering project to help achieve zero carbon emissions

Keeping the power network stable has become more challenging as more renewable energy is generated.

That has meant National Grid has at times been forced to shut down windfarms and run gas power stations even when there is more than enough renewable energy to meet the UK's electricity demand, to keep the system stable.

***But with more Greener Grid Parks  
that will no longer be necessary in future.***

# About our Greener Grid Parks

## A pioneering project to help achieve zero carbon emissions

Large electrical machines with built-in flywheels can replace the spinning turbines of a traditional power station but without emitting any carbon dioxide.

It means the UK's energy system will be able to handle increasing amounts of renewable energy without relying on coal and gas fired turbines.

***That's why our projects that increase renewables on the grid are called Greener Grid Parks.***



# Planning & Development Management

GREENER GRID PARK - NEILSTON



# Planning

This consultation is the starting point to a potential planning application to Renfrewshire Council for a Greener Grid Park near Neilston.

## Neilston



If an application is made, it will include consideration of all relevant policies within the Renfrewshire Local Development Plan.



# Project Timeline







# Environmental Considerations

---

GREENER GRID PARK - NEILSTON



# Ecology

## Studies of the site are ongoing, to assess any potential impacts

- A Preliminary Ecological Appraisal in October 2019 concluded that no valuable habitats are present on the site and no evidence of protected species was recorded during surveys.
- The original Appraisal was submitted to Renfrewshire Council as part of the pre-application.
- Since this time, the site boundary has increased and the site area now includes woodland on its fringes and a potential ditch/watercourse and therefore may support protected species such as badger, water vole and potentially roosting bats.

# Ecology

## Studies of the site are ongoing, to assess any potential impacts

- A second site visit was undertaken in August to update to the original Ecological Report.
- An updated Preliminary Ecological Appraisal Report will be submitted with a planning application.
- The updated Report will:
  - establish the potential impacts the development may have on important ecological features recorded within the site and the wider local environment
  - advise on any required construction phase mitigation, compliance with ecological legislation or further survey work.

# Landscape

**Assessments are being carried out to ensure the development does not have an unacceptable impact**

These assessments would be included in any planning application, and will provide comprehensive information as to the appearance of the proposed development.

Following a landscape and visual site survey and assessment, a planting plan will be produced to ensure visual impacts are mitigated as far as reasonably practicable

Other methods such as boundary treatment and colour of the infrastructure can be used to reduce the visual impacts further.



# Noise

**Assessments are being carried out to ensure the development does not have an unacceptable impact**

A site survey has determined existing noise levels within the vicinity.

Noise modelling will be undertaken to determine potential noise impacts from the development.

A Noise Impact Assessment will be submitted as part of any application, and will include detailed information on the level of impact at the nearest residential property.

The proposal would need to demonstrate it stays within the noise limits determined by planning laws.





# Design

- A draft site layout has been produced for comment
- Images would be provided alongside any planning application, showing visualisations of what the project would look like
- The design shown in this consultation will be re-assessed at the end of the consultation period when all responses have been reviewed



# Other issues taken into account

A drainage strategy will be provided with any planning application to ensure that no unacceptable impact will arise as a result of the development

## Neilston



Topographical surveys will be undertaken prior to submission of a planning application to ensure that the infrastructure is sited in suitable locations







Road Safety - we will discuss our plans with the Council to ensure there is sufficient visibility for vehicles emerging from the site.

## Neilston



Our planning application would include drawings to demonstrate proposed site access.



# Next Steps

GREENER GRID PARK - NEILSTON





---

**The project website  
will be kept updated  
throughout the  
development.**

**The consultation period  
ends on 11 September 2020.**



# Have your Say...

## Online

---

[projects.statkraft.co.uk/neilston](http://projects.statkraft.co.uk/neilston)

## Email

---

[ukprojects@statkraft.com](mailto:ukprojects@statkraft.com)

## Phone

---

0800 772 0668

## Post

---

**Freepost Statkraft** (no stamp required)

## APPENDIX E: PROJECT WEBSITE SURVEY RESPONSES FEEDBACK REPORT

# Summary Report

14 August 2020 - 11 September 2020

## Statkraft UK Projects

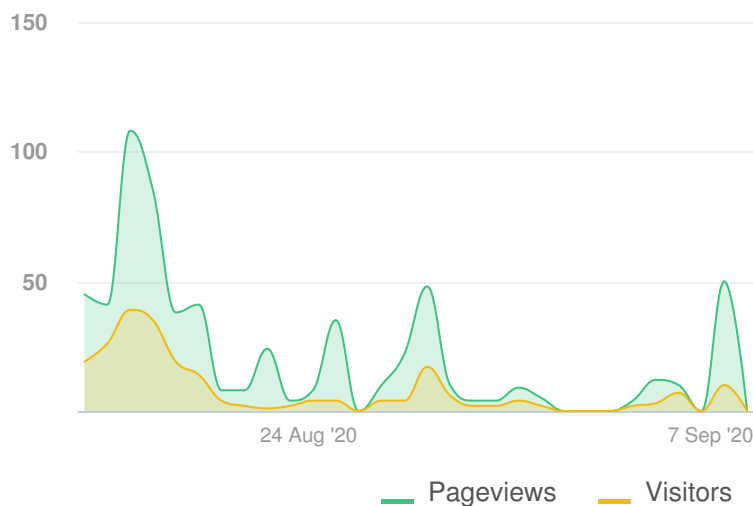
PROJECTS SELECTED: 1

Greener Grid Park near Neilston

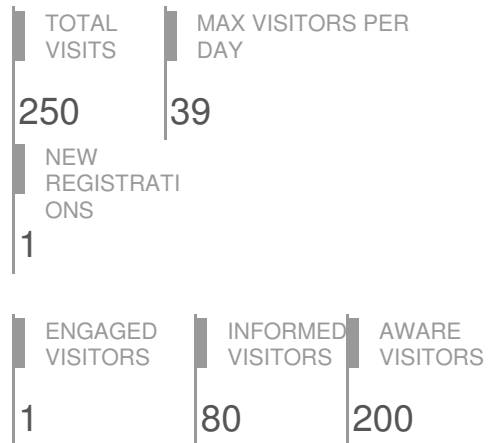
FULL LIST AT THE END OF THE REPORT



### Visitors Summary



### Highlights





# PARTICIPANT SUMMARY

<b>ENGAGED</b>	<b>1 ENGAGED PARTICIPANTS</b>			(%)
INFORMED	Registered	Unverified	Anonymous	Greener Grid Park near Neils... 1 (0.5%)
AWARE	Contributed on Forums	0	0	0
	Participated in Surveys	1	0	0
	Contributed to Newsfeeds	0	0	0
	Participated in Quick Polls	0	0	0
	Posted on Guestbooks	0	0	0
	Contributed to Stories	0	0	0
	Asked Questions	0	0	0
	Placed Pins on Places	0	0	0
	Contributed to Ideas	0	0	0
<i>* A single engaged participant can perform multiple actions</i>			<i>* Calculated as a percentage of total visits to the Project</i>	
<b>ENGAGED</b>	<b>80 INFORMED PARTICIPANTS</b>			(%)
INFORMED	Participants			Greener Grid Park near Neils... 80 (40.0%)
AWARE	Viewed a video			3
	Viewed a photo			0
	Downloaded a document			28
	Visited the Key Dates page			0
	Visited an FAQ list Page			27
	Visited Instagram Page			0
	Visited Multiple Project Pages			46
	Contributed to a tool (engaged)			1
<i>* A single informed participant can perform multiple actions</i>			<i>* Calculated as a percentage of total visits to the Project</i>	
<b>ENGAGED</b>	<b>200 AWARE PARTICIPANTS</b>			
INFORMED	Participants			Greener Grid Park near Neils... 200
AWARE	Visited at least one Page			200
<i>* Aware user could have also performed an Informed or Engaged Action</i>			<i>* Total list of unique visitors to the project</i>	