Item 1

3rd June 2025

Planning Applications Committee

Report by
Executive Director of Neighbourhoods, Regeneration and Sustainability

Contact: Laura Johnston Phone: 0141 287 8485

Application Type	Full Planning Permission
Recommendation	**Grant subject to conditions and S75**

Application	24/00342/FUL	**Date Valid**	06.03.2024
Site Address	Site To The South Of 557 Parkhouse Road Glasgow		
Proposal	Erection of battery energy storage system to store up to 24mw of energy, with associated infrastructure, access, security fencing, cctv, security lighting and landscaping		
Applicant	GPC 1184 Ltd 3rd Floor 1 Ashley Road Altrincham WA14 2DT	**Agent**	AAH Planning Consultants Rob Crolla 1 Bar Lane York YO1 6JU
Ward No(s)	03, Greater Pollok	**Community Council**	02_089, Levern & District
Conservation Area	Not applicable	**Listed**	Not applicable
Advert Type	Bad Neighbour Development	**Published**	15 March 2024
City Plan	City Development Plan		

Representations/Consultations

Representations:

26 representations were received against the application objecting to the proposal. The **material** grounds of objection can be summarised as follows:

- Traffic
- Noise pollution
- Light pollution
- Health and safety concerns
- Detrimental to viewpoints and core paths to Dams to Darnley
- Develops land which separates Glasgow and Barrhead
- Negative impact on local wildlife
- Set a precedent for future development of green spaces
- Impact neighbouring residents

- Adverse impact on the special character or qualities of a local landscape site and green belt area
- Proposed landscaping is very limited in nature
- Loss of green space

As well as a number of material grounds, the objections also contained a number of comments which are not material to this assessment:

- Affect house prices
- Fire concerns
- Concerns regarding the AAH Pre Application Consultation report in terms of the amount of people in Parkhouse who received letters to the consultation

Consultations:

Scottish Water – No objection.

Health and Safety Executive – No comment.

SEPA – No comment.

Scottish Fire and Rescue – No response.

East Renfrewshire Council – No response.

Site and Description

The proposed development site comprises 3.85 hectares (9.5 acres) of agricultural land, which is located between Barrhead to the west and South Nitshill to the east. The site is located to the south of the B773 Parkhouse Road, which runs east to west, from which access to the site is proposed to be taken.

The site consists of a narrow farm track leading from Parkhouse Road to a single field which is delineated by low-lying hedgerows and fencing. There is no tree cover on the main part of the site which will accommodate the main battery storage units, although the track and access are bounded by an avenue of mature trees. The site slopes down from Parkhouse Road to the south of the application site.

The site is located within the Green Belt as defined within the Glasgow City Development Plan. The site is on the boundary of Glasgow with the neighbouring fields, to the east, within East Renfrewshire Council also being Green Belt and part of the Green Network. The site also forms part of the Raisdale Site of Special Landscape Importance.

There are no residential properties located within the site. The nearest residential properties comprising farmstead buildings are located approximately 150m to the southeast, with further residential buildings 100m (northwest) and 150m (east); and a residential care home 100m (north) adjacent to the proposed access route.

A core path is located adjacent to the eastern boundary of the site (C156A).

Site History

None recorded.

Proposal

The proposal comprises the erection of Battery Energy Storage System (BESS) to store up to 24mw of energy, with associated infrastructure, access, security fencing, cctv, security lighting and landscaping at the site to the south of 557 Parkhouse Road, Glasgow.

The proposed development would comprise of 12 containerised units to house battery energy storage systems and associated ancillary infrastructure. Each container will have the appearance of a standard metal ISO/shipping container and will be soundproof. The containers would be arranged in parallel banks. Each container would be finished in dark grey or green. The batteries forming the Battery Energy Storage System are lithium-ion.

The containers would be supported by ancillary infrastructure including: transformers/HV switchgear units, which would be installed on pads, control/storage containers and a communications cabinet, all of

which would be finished in dark grey or green to match the containers. The aforementioned infrastructure would be located in a compound and would include cabling routes to enable infrastructure to be connected together.

The compound would be enclosed by a circa 1.8m perimeter fence, which will ensure the facility remains secure at all times. Infra-red (non-visible), pole-mounted CCTV cameras (2.5 metres in height) would also be provided at appropriate intervals along the boundary fence. These would enable remote surveillance of the site. An access road would be installed within the site to allow maintenance vehicles to gain access to both the site and the battery storage containers.

To summarise, the main components include:

1 x Distribution Network Operator (DNO) Secondary Substation / Grid Infrastructure
1 x Private High Voltage (HV) and Low Voltage (LV) substation
12 x Energy storage containers complete with Lithium-ion battery cells
10 x Power Conversion Systems (PCS)
5 x HV/LV Transformers associated directly with the energy storage containers
1 x Auxiliary power HV/LV Transformer
1 x Site storage container
Civil works infrastructure and foundations to support components listed above including, hardstanding and temporary crane hardstanding's
Upgrade of the existing farm access
Construction of access road and car park spaces
Laying of underground ducts and chambers

The BESS is proposed to connect to the Crookston substation located approximately 2km to the north of the site.

The proposal includes a SUDS basin within the application site and directly to the south of the equipment.

Specified Matters

Planning legislation now requires the planning register to include information on the processing of each planning application (a Report of Handling) and identifies a range of information that must be included. This obligation is aimed at informing interested parties of factors that might have had a bearing on the processing of the application. Some of the required information relates to consultations and representations that have been received and is provided elsewhere in this Committee report. The remainder of the information, and a response to each of the points to be addressed, is detailed below.

A. Summary of the main issues raised where the following were submitted or carried out

i. an environmental statement

Not applicable

ii. an appropriate assessment under the Conservation (Natural Habitats etc.) Regulations 1994

Not applicable

iii. a design statement or a design and access statement

Not applicable

iv. any report on the impact or potential impact of the proposed development (for example the retail impact, transport impact, noise impact or risk of flooding)

Noise Impact Assessment – The assessment considers the potential generated by the development when in operation. It confirms that the rated level of noise generated by the development falls below the typical daytime and background sound level. BS4142 provides the following advice for this outcome: 'Where the rating level does not exceed the background sound level, this is an indication of the specific sound source having a low impact, depending on the context.' Additionally, for the night-time period, the calculated internal noise levels fall below the night-time noise criteria limit for bedrooms and as such, there is no requirement to consider noise mitigation measures. The predicted level of noise impact from the development is sufficiently low enough at the closest residential dwellings.

Flood Risk Assessment – The FRA analysis the potential flood risks to the site and surrounding land as a result of the development. The FRA confirms that the development does not increase flood risk off the site or to the wider area and through mitigation will not itself be at risk of flooding.

Landscape and Visual Impact Assessment - This report presents the findings of a desktop study and field assessment. The aim of the LVIA is to assess the potential landscape and visual implications of the Development. The LVIA process is, therefore, based on the proposed Site Layouts and Planting layouts or sketches provided in support of the Application. The LVIA has helped inform the development of the scheme layout.

The report confirms that the developer has taken steps to protect the existing hedgerows and grassland, with the compound being sited outside the area of grassland that remains wet in winter as far as possible, and effects on the landscape have been assessed as being of minor adverse to negligible significance at the residual phase, and would include the beneficial addition of a swale and pond for wildlife, new areas of woodland, hedgerows and specimen tree planting. The key landscape matters can be summarised as follows:

• The greater part of the site and existing landscape features would be retained and would not be affected by the development. In most cases, these features would be enhanced through mitigation planting, while the loss of trees as a result of the required improvements to the access road would be mitigated by tree and shrub planting alongside it;

• While the development would occupy part of the open grassland at the southern extent of the site, due to the surrounding landform, hedgerows, woodland and built form, the site is visually and physically well-contained, and effects on the identified landscape character areas and features would be limited; and

• The development provides the opportunity to enhance the existing woodland bordering the site and contribute tree and shrub cover along the field boundaries.

The battery storage compound has been orientated to minimise visual impacts on the core path, being set end on it where it is seen from the closest point by the balancing pond to the east, and this also allows the site to occupy a relatively flat area while minimising intrusion on the flood plain and wet grassland present at its south-western corner, while new hedgerows and tree planting would substantially soften it and help to enclose it from view. The key visual matters can be summarised as follows:

• Despite the openness of the site itself, the undulating landform and surrounding woodland limit views towards it;

• Visual receptors with views of the site and development are limited in number, and sensitivity; and

• It is assessed that the set-back of the development from its boundaries would respect the existing field patterns and soften views from the most sensitive visual receptors, and once mitigation has established, views of the development would be very limited due to the vegetation around it screening it.

Historic Environment Desk-based Assessment - The assessment draws together the available archaeological, historical, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the site. This assessment has established that there are no designated heritage assets within the site, and that the proposed development will result in no impact upon the setting and significance of any designated and non-designated heritage impacts within the surrounding landscape.

There are no records of any prehistoric or Roman period activity within the site, and the lack of archaeological evidence relating to these periods within the surrounding area suggests that there is limited potential for the survival of such remains. The report concludes that the site is likely to have remained in agricultural use throughout the medieval, post-medieval and modern periods, and it is possible that buried remains relating to agricultural from these periods, such as ploughing or field boundaries, could survive, though these would be considered to be of negligible significance.

Transportation Statement – The Transportation Statement considers the existing traffic conditions in the local area and the proposed development in terms of traffic associated with both its construction and post-construction operations.

Access to the development site will be taken from a new access created onto the B773. The proposed construction access will provide appropriate visibility and has been designed to accommodate HGVs. During the 52-week construction phase of the scheme, it is anticipated that the proposal will generate very low levels of heavy goods vehicle movements per day. Once the site is operational it will not be

manned, with the only trip generation associated with occasional maintenance, with around one vehicle trip per month.

It has been demonstrated within this Transportation Statement that the proposed development can be safely accessed from the local road network with negligible impact during construction. Once operational the development will not be manned and will only require periodic maintenance visits.

Outline Safety Management Plan - The purpose of this document is to present a summary of the design and operation of this facility to provide an Outline Safety Management Plan (OSMP) for the BESS. It establishes the key principles of safe design and operation, which will be incorporated within the project as it progresses through the stages of planning and engineering design.

Hazards considered include the potential for fire and explosion, which can also result in the formation and release of harmful gases. The systems and procedures to prevent, detect and suppress fires and explosion, and thus prevent the formation of harmful gases. These are summarised as:

• Systems to monitor and control the BESS will continuously observe the temperature, voltage and other operational and process parameters. Operators will immediately be alerted to deviations from the optimum set conditions, with audible and visual alarms provided. Battery sections can be readily isolated automatically.

• A fire and gas detection system will be installed, incorporating a sensitive smoke detection system to alert operators to the presence of very small concentrations of smoke particles in the air circulating through the BESS. This offers early detection of a fire event.

• If a fire is confirmed, an automatically operated fire suppression system will be activated through the affected area of the BESS to extinguish the fire.

• The design of battery containers and housing, and the separation distance between battery units will be designed to minimise the potential for fires to spread to other areas of the BESS and to reach offsite areas.

Preliminary Ecological Assessment – This report provides a baseline of the application site, identifying any actual or potential habitat and species constraints pertinent to the proposed development, assess the potential impacts of the proposed development during each of the phases of development, and recommends appropriate avoidance, mitigation and enhancement measures.

The reports finds that within 15km of the Application Site there are two Natura 2000 designated sites. Within 5km of the application site there are eight other environmental designated sites; three Country Parks, three SSSIs and two Local Nature Reserves. Precautionary mitigation measures have been recommended to further minimise any potential impacts.

The habitats were assessed for their potential to support protected and notable species present within the local area. The most notable habitats within the application site are the woodland and water features. No evidence of protected or notable species was recorded within the application site; however, suitable habitat for several protected species is present, including ground nesting birds and roosting bats.

A Habitat Suitability Index (HSI) was undertaken for great crested newt to assess the ponds within the application site and adjacent 50m. Both ponds were assessed as offering poor suitability to support great crested newt

Ground nesting bird surveys were undertaken between April and June 2024 to confirm the presence/absence of ground nesting birds, and map nesting locations, where appropriate. The presence of nesting reed bunting was recorded within the application site. Habitat creation has been proposed as a compensation and enhancement measure for this species, to secure long-term availability of nesting habitat for this species within the immediate area.

Preliminary roost assessments of the trees to be felled as part of the proposed development were undertaken in July 2024, which confirmed that no suitable features are present within the trees to be felled or adjacent, to support roosting bats. No further surveys or assessment are required.

Additional mitigation measures have been recommended to reduce potential impacts for local ecology. Enhancements have also been recommended to increase the biodiversity value of the application site post-construction.

Biodiversity Enhancement and Management Plan - The focus of the BEMP is to ensure all existing and proposed habitats are managed in a manner to increase and maintain the sites ecological value.

The BEMP outlines the enhancement measures; the benefits the measure provides for nature; key requirements or successfully implementing the measures; and a description of the management effort required to maintain the measures.

The measures outlined within the report relate to:
▪ Topsoil stripping.
▪ Planting/sowing.
▪ Shrubs, hedgerow, trees and woodland.
▪ Pond-edge mix.
▪ White clover seed mix.
▪ Reed bunting habitat creation/enhancement.
▪ Wildlife boxes including bat boxes, bird boxes, hedgehog boxes and herptile hibernacula.

This report is considered in more detail within the main assessment with conditions proposed to ensure these measures are implemented.

Greenbelt Location Supporting Statement - The purpose of this document is to provide further information regarding the suitability of the proposed development within the Green Belt and consider how the proposal complies with National Planning Framework 4.

The report that's that there are very few sites where Battery Energy Storage Systems can be located when the above factors are considered. This site provides a suitable location for the proposed development, near a substation with capacity to provide the import and export of electricity of 24MW.

Additionally, Battery Energy Storage developments have very specific location requirements, which severely limits where they can be located as Battery Energy Storage cannot simply be located anywhere. Battery Energy Storage must be located within proximity of a viable grid connection that has sufficient capacity to import and export the power that will be stored by the development. A site also needs to be deliverable with a willing landowner to bring the development forward.

To benefit from the available capacity at this substation in the most efficient way, the BESS must be in this location within the Green Belt near the viable grid connection secured by the applicant, it could not be located elsewhere.

B. Summary of the terms of any Section 75 planning agreement

In deciding whether a financial guarantee is required for this proposed development, Glasgow City Council has undertaken a high level risk assessment. With regard to the sensitive greenbelt location, the scale and finite nature of the development and quantity of equipment, the development has the ability to significantly negatively affect the environment if not implemented as per the planning permission. Potential breaches or works not undertaken include:

• End decommissioning / restoration of the site
• Decommissioning of the BESS and associated equipment which have ceased to be required for the generation of electricity.
• Failure to implement approved landscaping, and habitat management.

The scale of the development is significant within a rural setting and the costs of removing and disposing of redundant equipment, foundations and access tracks and restoring the site is also expected to be significant.

Therefore, it is determined that there will need to be a bond/security for the remediation costs and a mechanism to future-proof/review this. Due to the overall complexity of that mechanism and the duration of the proposal, it is considered essential that successor landowners are very aware of the obligations attaching to this land. Hence it is not considered appropriate to attempt to capture all this (the detail and the potential evolution over the years) in planning conditions. It is concluded that a financial guarantee is required, to be secured through a S75 agreement. The planning obligation will set out the detail of what will be required in the financial guarantee which should include the financial guarantee form and quantum figure.

C. Details of directions by Scottish Ministers under Regulation 30, 31 or 32

These Regulations enable Scottish Ministers to give directions

i. with regard to Environmental Impact Assessment Regulations (Regulation 30)

Not applicable

ii.
1. requiring the Council to give information as to the manner in which an application has been dealt with (Regulation 31)

Not applicable

2. restricting the grant of planning permission

Not applicable

iii.
1. requiring the Council to consider imposing a condition specified by Scottish Ministers

Not applicable

2. requiring the Council not to grant planning permission without satisfying Scottish Ministers that the Council has considered to the condition and that it will either imposed or need not be imposed.

Not applicable

Policies

National Planning Framework 4

Policy 1. Tackling the climate and nature crises
Policy 2. Climate mitigation and adaptation
Policy 3. Biodiversity
Policy 4. Natural places
Policy 6. Forestry, woodland and trees
Policy 8. Green belts
Policy 11. Energy
Policy 14. Design, quality and place
Policy 20. Blue and green infrastructure
Policy 22. Flood risk and water management
Policy 23. Health and safety
Policy 25. Community Wealth Building

Glasgow City Development Plan

CDP 1 & SG 1 – Placemaking
CDP2 – Sustainable Spatial Strategy
CDP 5 & SG 5 – Resource Management
CDP 6 & SG 6 – Green Belt and Green Network
CDP 7 & SG 7 – Natural Environment
CDP 8 & SG 8 – Water Environment
CDP 11 & SG 11 – Sustainable Transport

Assessment and Conclusions

Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (As subsequently amended) require that planning applications be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.

In terms of this application therefore, the determining issues are considered to be:

(a) whether the proposal accords with the development plan; and,
(b) whether any other material considerations (including objections) have been satisfactorily addressed.

Each development proposal is considered on its individual merits and must respond to its setting appropriately.

In respect of (a) the development plan comprises National Planning Framework 4 (NPF4) which was adopted on 13th February 2023 and the Glasgow City Development Plan which was adopted on 29th March 2017 as well as associated supplementary guidance which supports both plans.

Having regard to the provisions of the development plan the main issues in this application are whether the change in use of the land and the erection of a Battery Energy Storage System (BESS) is acceptable in principle as well as considering the visual impact of such a development.

As explained above the site comprises 3.85 hectares (9.5 acres) of green belt, located between Barrhead and South Nitshill. The proposal comprises 12 containerised units and a transformer, capable of a storage capacity of up to 24 megawatts (MW). Also included would be communications cabinet, substations, storage container and power conversion units as well as a Sustainable Urban Drainage System (SUDS) pond and security fencing. Access would be taken off the B773, Parkhouse Road, via an existing farm track which will be upgraded to accommodate large delivery vehicles.

For the purposes of this assessment the Chief Planners letter of 27th August 2020 confirms that battery installation generates electricity and therefore is to be treated as a generating station.

Whilst BESS is classified as a generating station it is not necessarily a form of renewable energy. Instead, the batteries store excess power from the grid to help stabilise and balance the grid by providing flexibility and responds to changes in demand and generation. In some cases, a BESS can be connected directly to a renewable energy source, such as wind, solar, hydro etc, but as this development will be connected into a grid substation, the energy generated could be a mix of renewables and non-renewables.

Principle of Development

NPF4 Policy 11 provides in principle support for energy storage proposals including battery storage but it does not offer unequivocal support. Proposals must also meet other criteria, including addressing a range of impacts, many of which are relevant to the proposal. These include landscape and visual impacts, as well as the impact on residential amenity, noise, public access, biodiversity and the water environment.

The application site is located within the green belt; therefore, it is important to establish if the principle of the development is acceptable at the chosen location. NPF 4 Policy 8 “Green belts” and CDP 6 & SG 6 “Green Belt and the Green Network” is applicable in this regard.

NPF4 Policy 8 states “*Development proposals within a green belt designated within the LDP will only be supported if in certain circumstances, this includes essential infrastructure and renewable energy developments.* Similarly, Policy CDP6 ‘Green Belt and Green Network’ states that *“the Council will not support development that would adversely affect the function and integrity of the Green Belt. Some forms of development (as set out in Supplementary Guidance) may be acceptable in the Green Belt provided other considerations can be satisfactorily addressed”.*

In both cases exceptions to this general presumption against development that would adversely affect the function and integrity of the green belt includes essential infrastructure and the generation of renewable energy or heat.

Whilst the development is not a form of renewable energy it can be described as essential infrastructure. This is confirmed within NPF4 and CDP6 whereby essential infrastructure is defined as including *digital communications infrastructure; telecommunications infrastructure; all forms of renewable, low-carbon and zero emission technologies for electricity generation and* ***distribution and transmission electricity grid networks and primary sub stations****; water and waste water infrastructure; and transport proposals and travel networks identified in the local development plan. (bold added)*

Whilst exempted and therefore supported in principle both NPF4 Policy 8 and SG 6 of the City Development Plan require the following criteria to be met:

“• reasons are provided as to why a green belt location is essential and why it cannot be located on an alternative site outwith the green belt;
• the purpose of the green belt at that location is not undermined;
• the proposal is compatible with the surrounding established countryside and landscape character;
• the proposal has been designed to ensure it is of an appropriate scale, massing and external appearance, and uses materials that minimise visual impact on the green belt as far as possible; and
• there will be no significant long-term impacts on the environmental quality of the green belt.”

SG 6 additionally states, for renewable energy, *"the proposal should provide for sustainable restoration and aftercare to return the land in question to its former status, or an enhanced status on previously degraded/brownfield sites, should/when the use cease".* Whilst the development is not a renewable energy development it has an operational lifetime of up to 40 years and will require a form of decommissioning once the site is no longer required or operational. This point is addressed within the decommissioning section of the assessment, below.

In answering the key criteria above, the applicant has provided justification for the siting of the development at the chosen location within the green belt. The statement confirms that Battery Energy Storage Systems (BESS) have very specific location requirements, which severely limits where they can be located. They state that BESS must be located within proximity of a viable grid connection that has sufficient capacity to import and export the power that will be stored by the development. A suitable point of connection is usually a sub-station. However, they state that the ability to find connections with sufficient capacity is severely limited around the country due to constraints surrounding Grid infrastructure. Not every substation has capacity, and often, the work required to upgrade the substation can render many schemes unviable. The applicant goes on to state that when a suitable connection can be found, other factors need to be taken into consideration that impact the viability and feasibility of BESS, particularly the distance from a substation as the level of efficiency reduces the further away from the connection.

SP Energy Networks have confirmed to the applicant that there is capacity at the Crookston substation at Barrhead Road therefore, the applicant has secured a grid connection to import and export 24MW of electricity. In addition, for such sites to come forward, the proposed development sites need to have a willing landowner who is prepared to allow the development to take place on land within their ownership, which is the case here.

The applicant confirms in their statement that the application site was chosen for its proximity to the substation at Barrhead Road, which is just 2.0 km to the north, providing access to the local network without having to travel large distances or cross major infrastructure, minimising transmission losses as well as having minimal impact on the local environment.

The applicant has not provided detail of any site selection data that identifies alternative sites that were considered and discounted prior to choosing the application site for the equipment. It is not the role of the Council to identify alternative sites on their behalf but instead consider the appropriateness of the proposed development site. But they have stated that within the 2km search area;

a) The majority of the area not within Green Belt is residential / commercial area;
b) There are no brownfield sites of sufficient scale within this "urban area" on which to located the proposed development; and
c) Any areas of sufficient scale can be discounted as being greenfield; immediately adjacent to residential properties; are immediately adjacent to heritage assets; poor access and /or comprise open space and wider amenity land.

On this basis it is considered that an acceptable level of justification has been provided for the siting of the BESS within the green belt, at this location.

With regards to the visual and landscape impacts of the proposal these are considered in more detail below. It is appreciated that the use of the site for BESS is not compatible with the established countryside or its landscape character, but in considering the Landscape and Visual Impact Assessment (LVIA) and the detailed landscaping plan which have been submitted it is considered that the long and medium views across the green belt would not be adversely affected and through appropriate screening the quality of the green belt would not be undermined. Similarly the siting within a dip in the landscape and a condition requiring the containers to be finished in a green colour would minimise the visual impacts, ensuring the development would not have a detrimental impact on the local landscape. On this basis the development is considered to comply with NPF4 Policy 8 "Green belts" and CDP 6 & SG 6 "Green Belt and the Green Network".

NPF4 Policies 1 and 2 and CDP 5 & SG 5 are also important factors for determining the acceptability of the principle of the development. These policies seek to encourage, promote and facilitate development that addresses the global climate emergency and nature crisis, minimises emissions and adapts to the current and future impacts of climate change.

The proposed development would contribute to the storage of excess electricity and would assist in the decarbonisation of the energy sector allowing flexibility in the grid to respond to peaks and troughs in demand. In this regard the development would be considered to provide a positive contribution in addressing the global climate crisis. With regards to the nature crisis and loss of biodiversity, the

proposed development would have no significant impact on ecology through disturbance and/or displacement of wildlife. A landscape plan has been provided which includes other biodiversity improvements including tree and hedgerow planting, wild planting, nesting areas and a balancing/SUDS pond.

The proposed development will result in the release of carbon emissions through its construction. During the operational lifetime of the development, however, it would not be anticipated that it would result in any notable greenhouse gas emissions and the balance would tilt towards the development in terms of carbon emission savings over the lifetime of the development. Batteries are an emerging technology though are typically housed in shipping container style structures which should enable them to withstand adverse climatic conditions. Although difficult to predict exactly what sort of future risks might emerge from climate change, flood risk can be safely managed by the proposal and there are no known climate related hazards which could pose a threat to this development on this site.

Finally, Policy 11 of NPF4, in considering support in principle, requires, under section 11(c), that proposals for energy storage, and other forms of energy generation, will only be supported where they maximise net economic impact, including local community and socio-economic benefits such as employment, associated business and supply chain opportunities.

To support this the applicant has provided an outline assessment of socio-economic benefits stating:

- *During the construction phase, building materials will be sourced from local suppliers wherever feasible.*
- *Appointment of a local groundworks contractor to manage ongoing site maintenance during the operational period.*
- *During the construction phase, around 10 full-time equivalent (FTE) jobs consisting of 8 FTE direct roles, 1.5 FTE indirect roles and 0.5 FTE induced roles.*
- *During the 40-year operational period, around 1 full-time equivalent (FTE) job consisting of 0.5 FTE direct roles and 0.5 FTE indirect roles.*
- *The project will represent a capital investment of approximately £13 million during the construction phase, with an ongoing average operational expenditure of £800,000 per annum. This will result in significant economic contributions in terms of Gross Value Added (GVA). Accounting for direct, indirect, and induced effects, the following is anticipated:*
    - *£2.5 million GVA is expected over the construction phase.*
    - *£1.0 million GVA per annum is expected during the operational phase.*
- *It is estimated that GVA will be distributed as follows:*
    - *40% within the local area*
    - *20% across the wider regional area*
    - *40% overseas (due to imported equipment).*
- *Increased energy security and independence from imported energy by providing a backup supply to the National Grid and allow for balancing of the network when there is an excess or a shortage of electricity to ensure a constant energy supply.*
- *By enabling more efficient use of renewable electricity, the development has the potential to help lower consumer electricity bills over time.*

The Scottish Government has produced draft advice on calculating the net economic impact of developments and on balance, the proposal would not be inconsistent with this advice or NPF4 Policy 11(c). The applicants aim around local supply chains and local employment in the form of land maintenance would also be consistent with the relevant aspects of NPF4 Policy 25 on Community Wealth Building.

Taking this all into account the proposal is supported by NPF4 Policy 11 and CDP5/SG5 of the City Development Plan. Whilst not necessarily exclusively storing energy from renewable energy sources the development would increase resilience and flexibility in the grid which would contribute towards climate change targets. It is also considered that based on the assessment of visual impacts, below, the principle of the development within the green belt would also be supported by NPF4 Policy 8 and Policy CDP 6 of the City Development Plan.

Therefore, it is considered that the principle of the development is acceptable.

The remainder of this report will assess the landscape and visual impacts, road safety, nature impacts, cumulative impacts and decommissioning.

Layout, Siting and Design

In terms of design, NPF4 Policy 14 states that development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale. Development will also be supported where they are consistent with the six qualities of successful places; Healthy, Pleasant, Connected, Distinctive, Sustainable, Adaptable. Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

CDP 1 & SG 1 further supports this as CDP 1 requires a holistic, design-led approach to development to achieve the City Development Plan's key aim of creating and maintaining a successful, high quality, healthy place. The Council expects new development to contribute towards making the city a better and healthier environment to live in and aspire towards the highest standards of design whilst protecting the city's heritage.

The development is positioned within a rural setting. The BESS equipment is of a standard design and consists of the siting of 12 containers, similar in design to shipping containers, together with associated structures and equipment. The containers would be coloured green which can be controlled by way of a planning condition to further reduce their visual impacts.

The site selection, design and layout have properly considered the impact on sensitive receptors including the green belt and Raisdale Site of Special Landscape Importance (SSLI). A landscaping plan has been submitted proposing a mix of trees and planting to integrate the BESS into the rural environment. The proposed planting positively contributes to the overall design of the development and would have a beneficial impact to the visual amenity of area.

A 'Landscape and Visual Impact Assessment' has been carried out by AAH Consultants and submitted as part of the application. The applicant referenced several guidance documents as forming the methodology used in the compilation of the LVIA including *Guidelines for Landscape and Visual Impact Assessment, Third Edition 2013 (GLVA3)* and current best practice. It also includes documents and guidance authored by NatureScot, Glasgow City Council, East Renfrewshire Council and publicly available resources. The cumulative analysis includes the neighbouring BESS scheme Salterland Farm, a 60.8 MW scheme which was granted consent under Section 36 of the Electricity Act 1989, by the Energy Consents Unit (ECU Reference ECU00004590) on 19th December 2024. This development is yet to be implemented.

The LVIA is primarily focused on a radius of 2km. Viewpoints were selected to aid the assessment of landscape and visual impacts with the addition of photomontages to show the proposed development in the landscape at 1 year and at 15 years.

Generally, views across this landscape are considered to be of a low or low to medium value, since views are of farmland at the settlement edge with the visual detractors of busy local roads, large residential estates at the urban edge and telecommunications and electricity infrastructure, but in parts, some more natural landscape areas with rough grassland, marshes, scrub and woodland and some panoramic views. No receptors were identified as having High levels of susceptibility, Community and users of core paths are the most susceptible to changes in view, being receptors of Medium to High susceptibility. From the LVIA and photomontages provided, the impact is not considered to be significant.

The proposed infrastructure will not protrude vertically to any considerable degree with most of the infrastructure being no more than 4 metres in height. The site will be most visually prominent during the construction phase and the operational phase between 0-1 year as the proposed planting will not be fully established at that point. Once established, the landscaping scheme will significantly reduce the visual impact.

The applicant has provided a comprehensive landscaping plan for vegetative screening of the site. This encompasses native-species shrub mix and trees from the junction meeting Parkhouse Road B773 and continues down both sides of the proposed access road, with further planting then proposed to the east and south of the equipment and a clover seed mix and hedge directly bounding the compound to help reduce visual impacts. Such planting can be secured by appropriate condition and once matured, such planting is likely to have a beneficial screening effect. The applicant has confirmed there will be no site lighting other than typical security lighting which can be controlled by way of a planning condition, therefore, there will be no nighttime visual or landscape impacts resulting from the proposed development. Given the above, it is considered that the proposed development is not considered to result in unacceptable visual impacts on any nearby receptors.

The applicant has also confirmed that the site layout has been designed following the National Fire Chiefs Council's non statutory guidance for Battery Energy Storage Systems.

With regards to CDP 2, the site is not covered by any Strategic Development Frameworks or Local Development Frameworks. In summary, the proposed development is considered to comply with CDP 2 in so far as the proposed development will protect the function and integrity of the Green Belt.

Overall, it is considered that the development has been well sited and provides an acceptable level of screening to reduce any visual impacts. The development is not considered to be detrimental to the amenity of the surrounding area and is consistent with the six qualities of successful places. As such, the development accords with NPF4 Policy 14 and CDP1 & SG1.

Cumulative Impact

NPF4 Policy 11 and CDP 5 & SG 5 refer to cumulative impacts.

The most relevant cumulative impacts would be landscape, visual and traffic. Traffic impacts are discussed elsewhere within this report and focus at this point will be on cumulative landscape and visual impacts.

A cumulative assessment has been detailed within the LVIA and includes the adjacent Salterland Farm BESS described above. The Salterland Farm BESS is located approximately 0.46km north of the application site. Mitigation planting has been proposed for the development and will help enhance their boundaries ultimately helping to enclose the development. The assessment confirms the cumulative landscape and visual effects between the Development and the scheme at Salterland Farm have been judged to be unlikely as there would not be any perceived connection or cumulative landscape or visual effects between these two developments. Once operational there will be no combination views due to distance, localised variations in the topography and screening by natural and built elements across the landscape.

The full cumulative assessment has been reviewed, and it is agreed that the proposed development would not raise any issues due to the distance, vegetation and landform.

Given the above, the proposal is considered to comply with NPF 4 Policy 11 and CDP 5 & SG 5 with regards to cumulative impacts.

Natural Environment

Being within the green belt the site is undeveloped and has natural and green characteristics. NPF4 Policy 3 aims to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks. Similarly, NPF4 Policy 4 aims to protect, restore and enhance natural assets making best use of nature-based solutions and NPF Policy 20 aims to protect and enhance blue and green infrastructure and their networks.

CDP 7 & SG 7 aims to ensure that Glasgow's natural environments, including its ecosystems and protected species, are safeguarded and, wherever possible, enhanced through development.

In terms of biodiversity, the applicant has undertaken a Preliminary Ecological Assessment (PEA) for the scheme and has also submitted a Biodiversity Enhancement Management Plan.

The PEA confirms the most notable habitats within the application site are the woodland and water features. No evidence of protected or notable species was recorded, however suitable habitat for several protected species is present, including ground nesting birds and roosting bats.

A Habitat Suitability Index (HSI) was undertaken for great crested newt (GCN) to assess the ponds within the site and a 50-metre buffer zone. Both ponds were assessed as offering Poor suitability to support GCN.

Ground nesting bird surveys were undertaken between April and June 2024 to confirm the presence/absence of any ground nesting birds, and map nesting locations, where appropriate. As the presence of nesting reed bunting was recorded within the site habitat creation has been proposed as a compensation and enhancement measure to secure long-term availability of nesting habitat within the immediate area.

The proposed development requires 24 trees to be felled within the application site. Preliminary roost assessments of the trees to be felled as part of the proposed development was undertaken in July 2024, which confirmed that no suitable features are present within the trees to be felled or adjacent, to support roosting bats. No further surveys or assessment are required at this stage.

Precautionary mitigation measures have been recommended within the PEA to reduce potential impacts for local ecology. Enhancements have also been recommended to increase the biodiversity value of the site post-construction.

In terms of biodiversity enhancement, the proposal (as demonstrated above), would not negatively impact the current site. The applicant has undertaken an ecological assessment (as discussed above), which fully accounts for the existing characteristics of the site and its importance and context in terms of biodiversity and ecology. Mitigation measures and solutions to impacts have been suggested, in terms of the landscaping proposed, which would enhance the natural habitats for existing wildlife. The measures proposed can be controlled by use of conditions on any approval issued.

The proposed development is located within the green belt and Raisdale Site of Special Landscape Importance (SSLI) therefore it is important to assess the impact to the natural environment. The proposed development, visually, would comprise of the siting of 12 containers, similar in design to shipping containers, together with associated structures and equipment. A landscaping plan has been developed to screen the equipment, and a Landscape and Visual Impact Assessment has been submitted with photomontages showing the development at 1 and 15 years. Initially the equipment will be visible within the open countryside, but once the planting is fully established the equipment will not be prominent within the landscape.

The proposal is considered acceptable in terms of its landscape and visual impacts while delivering green energy. Furthermore, landscaping and land management practices will provide habitat creation and ensure improved biodiversity value within the site.

NPF 4 Policy 6 supports development proposals that enhance, expand and improve woodland and tree cover.

The landscaping plan submitted identifies existing trees and planting that are to be removed or retained. In addition, it shows the location of new trees and shrubs to be planted. Approximately 118 specimen trees, comprised of native species will be planted postconstruction. A woodland area of approximately 1,540m2 comprising of native species (241 transplanted trees and 663 shrubs) and 1,490m2 of native shrub and tree mix (160 transplanted trees and 495 shrubs) will also be planted at this stage, as well as 134 linear meters of mixed native hedgerow, 291 linear meters of instant hedging (totalling 425 linear meters of native hedgerow). The landscaping plan is acceptable as it screens the development and enhances the woodland cover at the site in line with Policy 6 and Policy 20. The proposed landscaping can be controlled by way of a planning condition to ensure it is developed in accordance with the plans.

A SUDS basin is also proposed to the south of the BESS equipment acceptably enhancing the blue green network and providing measures to protect the site from flooding.

Overall, it is considered that the development complies with NPF Policies 3, 4, 6 and 20 and CDP 7 & SG 7.

Amenity

NPF4 Policies 11, 14, 23 and CDP 1, 5 & SG1, 5 take account of the impact to amenity of the surrounding developments and residential properties.

Within Glasgow City Council's boundary, there is a residential development to the east of the site and a farmhouse to the southwest. There is also a residential care home situated to the north of the application site adjacent to the proposed access road. There is a residential development to the northwest of the site, in Barrhead, which falls within East Renfrewshire Council's boundary.

NPF4 Policy 23 states that development proposals that are likely to raise unacceptable noise issues will not be supported.

Whilst the development proposes to draw and store electricity from the grid there can be noise generated through the transmission of electricity as well as cooling equipment for the batteries. There is the potential for such noise to become a nuisance. To support the application a Noise Impact Assessment has been provided. This assessment has shown that the rated level of noise generated by the development falls below the typical daytime background sound level and BS4142 provides the following advice for this outcome:

'Where the rating level does not exceed the background sound level, this is an indication of the specific sound source having a low impact, depending on the context.'

Additionally, for the night-time period, the calculated internal noise levels fall below the night-time noise criteria limit for bedrooms and as such, there is no requirement to consider noise mitigation measures. A condition will be applied to ensure appropriate noise levels are maintained throughout the life of the development.

Security lighting is proposed however, this can be conditioned to ensure there is no detrimental impact to nearby communities.

NPF4 Policy 23 further states that development proposals that are likely to have significant adverse effects on air quality will not be supported. In addition NPF4 states that '*any advice from Health and Safety Executive or the Scottish Environment Protection Agency that planning permission or hazardous substances consent should be refused, or conditions to be attached to a grant of consent, should not be overridden by the decision maker without the most careful consideration'.*

In terms of air quality, the proposed development is not likely to have a detrimental impact once it has been completed and operational. A condition can ensure a Construction Environmental Management Plan (CEMP) shall be submitted which will provide measures to control emissions during the construction phase.

It is further noted that the Health and Safety Executive offer no objection to the application.

With regards to the visual impact, a Landscape and Visual Impact Assessment has been undertaken which considers the development's effect on the views from nearby receptors within the study area, including the nearby core path and the nearest dwellings to the site. The main viewpoints of the site are from core path C156A, Dubbs Road, Hillside Road, Aurs Road, Springfield Drive and Lyon Crescent. The views of the site from residential streets are limited at present, therefore, the impact is not considered to be significant. The site will be most visually prominent during the construction phase and the operational phase between 0-1 year as the proposed planting will not be fully established at that point. Once established, the landscaping scheme will significantly reduce the visual impact.

Given the above, it is considered that the proposed development would not have any significant adverse impacts on residential or visual amenity.

Transport and Traffic Safety

NPF4 Policy 11 and CDP 5 & SG 5 refer to the impacts on trunk roads and on the generation of road traffic and its associated impacts on communities, including during construction.

CDP 11 & SG 11 aims to ensure that Glasgow is a connected City, characterised by sustainable and active travel. SG 11 includes detailed guidance on vehicle and cycle parking standards as well as electric vehicle charging standards for new development.

The applicant has provided a Transport Statement confirming that the construction period of the proposed development is anticipated to last for 52 weeks and will be carried out from Monday to Friday from 8am to 6pm.

During the construction period, HGV movements would be required to deliver materials and equipment necessary for the development. It is anticipated that there would be 8 two-way HGV movements per day during the busiest stage of the construction process when the site is being prepared for the hardstanding areas for the batteries. This period will last for approximately two months after which point the number of HGV movements will reduce.

Once the site is operational it will be secure and will include equipment to allow 24-hour monitoring of the batteries remotely which will mean that only one physical routine maintenance visit will be required each month. This will mean that traffic to the development, once operational, will be minimal and will typically involve access by a car or small van.

The transport statement confirms up to 20 construction staff will be employed at the site during the peak construction period however this will reduce to 10 – 15 staff. It is envisaged that a number of the non-local workforce will stay at local accommodation and be transported to the site by minibus to minimise the impact on the local highway network.

Access to the site will be taken from Parkhouse Road B773 which is not a trunk road. To facilitate the construction of the proposed development the site access, a temporary overrun is required to enable HGVs to ingress and egress the site. Whilst this is noted to be temporary, the arrangement would be required for 1 year. An application under section 56 of the Roads (Scotland) Act 1984 will be required

to facilitate the overrun area and for the subsequent reinstatement of the adopted road area on completion. If any of the permanent work takes up part of the adopted road network this would be subject to a Stopping up Order. To achieve the sightlines, the fence associated with the care home will be required to be removed along with other vegetation. The land falls within the applicant's control and a condition will be applied to ensure ongoing maintenance of the sight lines.

NPF4 Policy 11 and CDP 5 & SG 5 consider the impact on public access and core paths. Public access and recreational uses are not significantly impacted by the development. There are no designated long-distance walking and cycling routes within the site itself, however, public access is permitted. Public access would remain possible through the site north of the site, however, for security, a perimeter fence and CCTV is proposed around the BESS equipment. Although there are no long-distance walking and cycling routes within the site, a core path is located adjacent to the eastern boundary of the site (C156A). This is deemed as the most sensitive receptor which may have a view towards the site, especially in winter. This has been assessed within the LVIA which confirms that the views of the site predominantly have a low to medium value. Overall, it is considered that physical access to the core path and general recreational access in the local area would not be materially affected by the proposed development.

Overall, the development does not raise any significant concerns with regards to impacts on road traffic, pedestrians or other road users. As such, the development accords with the criteria set out within NPF4 Policy 11, CDP 5 & SG5 and CDP 11 & SG 11.

Flood Risk and Drainage

NPF4 Policy 22 aims to strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding. CDP 8 & SG 8 provides detailed guidance on Flood Risk Assessments and Drainage Strategies for new development.

The applicant has provided a Flood Risk Assessment and has sited the physical development associated with the BESS outwith the area prone to flood risk. The applicant also proposes a SuDS pond to help attenuate surface water. The FRA and drainage plan are considered to be acceptable. SEPA and Scottish Water have not objected to the proposal. A safeguarding condition is attached requiring finalised details of the drainage proposals prior to commencement.

Impacts on the historic environment

The applicant has submitted a historic environment desk-based assessment. The assessment draws together the available archaeological, historical, topographic and land-use information to clarify the heritage significance and archaeological potential of the study site. This assessment has established that there are no designated heritage assets within the study site, and that the proposed development will result in no impact upon the setting and significance of any designated and non-designated heritage impacts within the surrounding landscape.

Decommissioning and Restoration

NPF4 Policy 11 and CDP 5 & SG 5 refer to the decommissioning of developments, including ancillary infrastructure, and site restoration. In addition, they seek to assess the quality of site restoration plans including the measures in place to safeguard or guarantee availability of finances to effectively implement those plans.

The proposed development is for a finite period of 40 years. A decommissioning and restoration plan has been provided which sets out the intention and framework for decommissioning. Decommissioning and restoration would be controlled through a condition but given the significant cost associated with restoration and the financial risks to the landowner and Council should the developer not restore the land, it is considered appropriate to secure a financial bond. This bond could not be secured by condition therefore it would be proposed that a planning obligation, Section 75 Agreement, would be entered into with the applicant.

Subject to condition and a Section 75 Agreement the proposed decommissioning and restoration of the site could be secured and would be considered acceptable.

Conclusion

Overall, it is considered that the applicant has provided sufficient information to support the change of use of the land as well as demonstrate and mitigate against the potential visual impacts of the development.

In terms of issue **(a)** the proposal is considered to accord with the Development Plan, having regard to the designated land use and all relevant policies as addressed above.

In respect of **(b)** other material considerations include the views of statutory and other consultees and the contents of letters of representations. In this case 26 objections have been received. These representations are summarised and have been addressed in more detail within the main body of this report. However, a summary of responses to those objections are provided below:

• The impact to traffic safety has been assessed and the development is not considered to raise any concerns. Conditions will be applied to further protect traffic safety.

• A Noise Impact Assessment has been carried out which confirms the development will not have an adverse effect and no mitigation measures are proposed. Safeguard conditions can also be applied to ensure residents' amenity is not detrimentally impacted.

• The development proposes security lighting which is not considered to have a detrimental impact in terms of light pollution. However, in the interests of biodiversity and to safeguard residential amenity a condition will be applied requiring further details of any proposed lighting as well as a light impact assessment.

• Health and safety have been assessed against NPF4 Policy 23 under the section headed "amenity". The development is not considered to have an adverse effect on health and safety.

• A Landscape and Visual Impact Assessment has been carried out which considers the visual impact of the proposed development on sensitive receptors within the surrounding 2 km radius study area. The study confirms community and users of core paths are the most susceptible to changes in view, being receptors of Medium to High susceptibility. From the LVIA and photomontages provided, the impact is not considered to be significant. The site will be most visually prominent during the construction phase and the operational phase between 0-1 year as the proposed planting will not be fully established at that point. Once established, the landscaping scheme will significantly reduce the visual impact. As such, there are no concerns with regards to viewpoints and core paths.

• The siting within the green belt is considered acceptable and will not have an adverse impact on the landscape or biodiversity due to the landscaping scheme proposed.

• The impact on local wildlife has been fully assessed. The applicant has provided a Biodiversity Enhancement Management Plan and a Preliminary Ecological Appraisal which has been reviewed and considered acceptable. Conditions will be applied to implement the measures recommended.

• There is no precedent in planning with every application assessed on its own merits. Full justification is required for green belt locations and in this case the development meets the requirements set out within the development plan.

• The proposed development is not considered to have a detrimental impact on the residents' amenity with regards to noise, traffic and lighting. There may be some visual impact, however, this will be minimal and short term until the planting has established.

• The siting within the green belt and special landscape area is considered acceptable and will not have an adverse impact on the character of the landscape or biodiversity value due to the landscaping scheme proposed.

• The proposed landscaping scheme has been reviewed and is acceptable for enhancing biodiversity and screening the equipment.

• The BESS equipment is sited on green belt land, however, the development is temporary and full restoration of the land will be carried out when the equipment is redundant. The proposal includes a landscaping scheme which is considered to enhance the landscape and biodiversity value within the area.

• With respect to fire safety, within the project design and mitigation considerations of part (e) of NPF4 Policy 11 (addressed above), there is no requirement to consider fire risk or any potential mitigation measures. Most fire safety matters are covered by other legislation and as such would not fall to be considered as material planning considerations. However, what is material is the overall design and layout of the development. The Scottish Fire and Rescue Service (SFRS) were consulted and did not provide any comment. SFRS generally advise that it is not a consultee in the planning approval process and only provides guidance in accordance with National Fire Chiefs Council's guidance (NFCC). A fire and energy consulted working on behalf of the applicant has confirmed that the site

layout has been designed in accordance with this guidance. Furthermore, the consultant states *"The mitigation to there only being 1 vehicle access route into the site is the very small nature of the site meaning that any incident requiring a SFRS response will mean an inner-cordon being established by SFRS around the affected BESS container. As this inner-cordon is likely to be a minimum of 40m, vehicular access to the site for an emergency response will therefore be immaterial. The provision of a pedestrian access gate provides additional access for hose management, thereby acting as the 2nd access route."*

Other matters raised within objections are not material planning considerations and therefore do not form part of this assessment.

No objections were received from statutory consultees. With respect to **(b)** there are no other material considerations which would justify a refusal in this case.

CONCLUSION

The assessment demonstrates that the proposed development complies with the relevant policies of the Development Plan. Other material considerations including the statutory consultation responses and representations have informed this assessment, however these do not outweigh the proposal's accordance with the Development Plan.

On the basis of the foregoing, it is recommended that the application for planning permission be granted subject to the following suggested conditions, and the completion of a Section 75 legal agreement to secure the provision, maintenance and regular review of a suitable financial guarantee to cover the cost of all decommissioning, restoration and aftercare of the site.

Conditions and Reasons

01. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this permission.

    Reason: In the interests of certainty and the proper planning of the area, and to comply with section 58(1) of the Town and Country Planning (Scotland) Act 1997, as amended.

02. No development shall commence on site unless otherwise agreed with the Planning Authority, until a risk assessment for with regards to ground gas emissions, including a mine gas risk assessment, has been submitted and approved by the Planning Authority in writing. Where the assessment has identified any unacceptable risk or risks (as defined by Part IIA of the Environmental Protection Act 1990), a mitigation strategy shall be prepared and submitted to the Planning Authority for approval. Upon completion of any mitigation works, a remediation completion / validation report which demonstrates the execution and effectiveness of the completed remediation works in accordance with the approved remediation scheme shall be completed by a suitably qualified Engineer and submitted for approval in writing by the Planning Authority.

    Reason: To ensure the ground is suitable for the proposed development.

03. No development shall commence on site until a detailed, site-specific Construction and Environmental Management Plan ("CEMP") for the development has been submitted to and approved by the Planning Authority. The CEMP shall provide details to be put in place to manage activities in such a manner as to prevent or minimise effects on the environment of the site and its surrounds.
    (a) The CEMP shall include (but shall not necessarily be limited to):
    (i) Construction methods statements for equipment, tracks, hardstanding, cable trenches and soil stripping and storage which shall include details, where relevant, of reinstatement and restoration.
    (ii) A site waste management plan (dealing with all aspects of waste produced during the construction period), including details of contingency planning in the event of accidental release of materials which could cause harm to the environment.
    (iii) Details of the formation of the construction compound including site offices, welfare facilities, car parking, material stockpiles, lighting and any boundary fencing and a timetable for the compound and associated works to be removed when no longer required following construction; (iv) A dust management plan which shall include reference to appropriate technical guidance and a dust risk assessment to cover all dust emissions related to on and off site operations and relevant mitigation measures.
    (v) Details of cement and concrete works including any on site concrete batching, washout

areas and management measures to protect the hydrological environment.
(vi) A pollution prevention and incident response plan including any arrangements for the storage of oil and fuel on the site, the refuelling and maintenance of vehicles and how a pollution incident will be responded to including emergency equipment and training.
(vii) A drainage management strategy for the site and a detailed drainage management plan, addressing the management of surface, ground and wastewater arising during and after construction including measures to prevent, manage and mitigate sediment.
(viii) Details of any water abstractions.
(ix) Details for the sewage disposal and/or treatment from on-site welfare facilities.
(x) Species protection plans, pre commencement presence absence surveys to current guidance for protected species and details of how sensitive environmental and ecological areas shall be protected during construction works.
(xi) Details for the cleaning of the site entrance, public road and site tracks and wheel washing measures to reduce opportunities for dirt and debris from being deposited on the public road;
(xii) Details for the management of noise and vibration during construction.
(xiii) Unless otherwise provided by other sections of the CEMP, details for post-construction restoration/reinstatement of temporary working construction areas not required during the operation of the development, and a timetable for undertaking such works.

(b) The construction of the Development shall be carried out in accordance with the CEMP approved under part (a).

Reason: To ensure that all construction operations are carried out in a manner that minimises their impact on amenity and the environment.

04. During construction the recommendations outlined within the Biodiversity Enhancement Management Plan, prepared by R&D Ecology and dated 21st January 2025 and the Preliminary Ecological Appraisal (PEA), prepared by R&D Ecology and dated 21st January 2025 shall be implemented. For the avoidance of doubt these measures shall include:
(i) A pre-commencement nesting bird check shall be undertaken by a suitably experienced ecologist a maximum of 48-hours in advance of works, where works are to be undertaken during the breeding season (March to August inclusive), in particular any major earthworks, tree or hedge removal.
(ii) Site preparation works including vegetation stripping shall be avoided during the months of mid-October to mid-March to avoid injury to hibernating herptiles. Where these works must be undertaken during this time, pre-commencement checks (including fingertip searches) shall be undertaken by a suitably experienced ecologist immediately prior to works in each area.
(iii) Any soil cutting/stripping shall occur from the central area towards a suitable habitat such as woodland or field boundaries.
(iv) Any excavations during the construction phase shall be securely covered, or a ramp at 450 will be provided at the end of each working day.
(v) All chemicals and other potentially harmful items for badgers or otters shall be securely stored at the end of each working day.
(vi) To prevent silt laden water leaving the construction site suitable surface water management measures shall be implemented, such as a swale.
(vii) Any lighting to be used during the construction and operational phases shall be limited and not focused onto the boundary habitats or wetland areas.

In the event that the development does not commence before January 2026, a repeat protected species survey shall be required to be completed prior to works commencing on site and submitted for the written approval of the Planning Authority.

Reason: To protect the biodiversity of the area.

05. Before development commences on site final construction drawings, details and calculations for the proposed surface water drainage design and SuDS (Sustainable urban Drainage Systems) features shall be submitted to GCC (Glasgow City Council) and approved in writing by the Planning Authority. Information should contain a sufficient level of detail to convey the drainage plans, floor and ground levels, drainage cover levels, invert levels, levels of treatment, and allow direct linkage to the final design calculations. In addition, a final maintenance schedule covering all drainage elements must also be included. If agreed the development shall be completed and maintained in compliance with these details.

Reason: To minimise the risk of flooding and its adverse effects.

06. Before any work on the site is begun, a detailed plan which shows the root protection area (RPA), the location and details of a method of tree protection and temporary works, including

scaffolding and access routes, to comply with BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations shall be submitted to and approved in writing by the Planning Authority. The approved protection shall be in place prior to the commencement of any work on the site and shall be retained in place until completion of the development.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

07. During the period of the works on site quarterly, inspection reports, prepared by a suitably qualified professionals on Arboricultural matters, shall be submitted to the Planning Authority for written approval. These reports shall deal with the integrity of tree protection measures, any planned and agreed works within the root protection areas (RPA), service works, and any other site access issues that may impact on the trees to be retained.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

08. Prior to construction commencing on the BESS development, the access and access road shall be constructed in accordance with the details approved in drawing MTS 11043 SK09 REV D 'Access Sightlines' and drawing MTS 11043 SK11 'Access Sightlines', both received 29 January 2025. The first 10 metres of the access road shall be hard surfaced. Uninterrupted sightlines of 2.4 metres by 43 metres shall be achieved at the proposed access onto Parkhouse Road and thereafter throughout the lifetime of the development and during site restoration works the sightlines shall be maintained free of any obstructions exceeding a height of 0.6 metres.

Reason: To ensure the site access is of an adequate standard and to have the improved access constructed prior to other construction works commencing, all in the interests of road safety.

09. Development shall not commence until details of the finish and colour of all external surfaces of the buildings and structures to be installed/erected on the site; and of all hard surfaces have been submitted to and approved in writing by the Planning Authority. Thereafter the development shall be implemented in accordance with the approved details. For the avoidance of doubt, the buildings and structures shall be finished in a shade of dark green.

Reason: In the interest of visual amenity.

10. That prior to the commencement of works on site, details of the proposed floodlighting scheme (including for the construction phase) shall be submitted to and approved in writing by the Planning Authority. The floodlighting scheme shall be supported by a lighting impact assessment which considers the site context, baseline conditions, receptor sensitivity, ecology, lighting design requirements, proposed lighting levels (downward and upward ratios), impacts and mitigation measures and operation boundaries. The scheme shall include a light spill diagram as well as details regarding proposed operation hours/remote triggering to avoid ongoing or 24-hour illumination of the site. If agreed the development shall be completed in compliance with these details.

Reason: To avoid light nuisance and ongoing light pollution as a result of operation of the development.

11. Prior to the development becoming operational the scheme of landscaping shall be completed in accordance with approved drawings 23-14-GR-LVA-LP1 "Landscape Proposals (1 of 2)", 23-14-GR-LVA-LP2 "Landscape Proposals (2 of 2)" and 23-14-GR-LVA-S1 "Sections showing proposed landscaping".

Reason: To ensure that the landscaping of the site contributes to the landscape quality and biodiversity of the area.

12. Before any work on the site is begun, a programme for the implementation/phasing of the landscaping in relation to the construction of the development shall be submitted to and approved in writing by the Planning Authority.

Reason: To ensure that the landscaping of the site contributes to the landscape quality and biodiversity of the area.

13. Before any landscaping works on the site is begun, a maintenance schedule for the landscaping scheme/open space, including a calendar detailing the maintenance of each component of the landscaping scheme and the number of operations within each month, and details of the responsibilities of relevant parties, shall be submitted to and approved in writing by the Planning Authority. The maintenance schedule shall take account of the recommendations within the R&D Ecology Biodiversity Enhancement and Management Plan dated January 2025, and shall include arrangements to maintain biodiversity improvements. Any trees or plants which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that the landscaping of the site contributes to the landscape quality and biodiversity of the area, and provides appropriate screening of the development.

14. Prior to its first use a pollution control and maintenance plan shall be submitted to and approved in writing by the Planning Authority. The plan shall include details relating to the overall maintenance of the development, the container structures and spill/leaching controls in relation to contaminants and materials being used on site. Where any batteries or containers are to be replaced, details of the proposed removal and recycling of materials shall be submitted to the Planning Authority. For the avoidance of doubt no waste materials shall be stored or buried on site.

Reason: To prevent localised pollution and ensure that the development continues to protect the local environment throughout its lifetime.

15. Noise from or associated with the completed development (the building and fixed plant) shall not give rise to a noise level, assessed with windows closed, within any dwelling or noise sensitive building in excess of that equivalent to Noise Rating Curve 35 between 0700 and 2200, and Noise Rating Curve 25 at all other times.

Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

16. With the exception of tree works detailed in the approved application, existing trees on the site shall not be lopped, topped, felled or removed without the prior written approval of the Planning Authority. Details of such trees and the proposed operations on each of them shall be submitted to the planning authority. Any proposals for felling or removal shall include proposals, including a programme, for replacement tree planting.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

17. (a) The development will disconnect from the grid and cease to import or export electricity no later than the date falling forty years from the date of final commissioning. The total period for decommissioning and restoration of the site in accordance with this condition shall not exceed forty-two years from the date of final commissioning unless otherwise agreed in writing by the Planning Authority.

(b) No later than one year prior to decommissioning of the Development, or one year prior to the expiration of the operational period of this planning permission (whichever is the earlier) a detailed decommissioning, restoration and aftercare plan based upon the principles of the approved decommissioning, restoration and aftercare strategy and which also takes account of the current best environmental practice, shall be submitted to the Planning Authority for written approval. The detailed decommissioning, restoration and aftercare plan shall provide updated and detailed proposals for removal of above ground elements of the Development, the treatment of ground surfaces, the management, and timing of the works and environmental management provisions which shall address the same matters addressed by the CEMP insofar as relevant to decommissioning, restoration and aftercare of the Site.

(c) The development shall be decommissioned, the site restored, and aftercare thereafter undertaken in accordance with the approved detailed decommissioning, restoration and aftercare plan agreed under this condition.

Reason: To define the duration of the planning permission.

Reason: To ensure that any redundant or non-functioning equipment is removed from the site in the interests of public safety, amenity and environmental protection, and to ensure

acceptable arrangements for the reinstatement of the ground are provided.

18. (a) In the event that any battery energy storage equipment installed and commissioned fails to supply electricity on a commercial basis to the electricity grid network for a continuous period of 6 months the developer shall notify this to the Planning Authority within seven days following that continuous period.

(b) Unless the battery energy storage equipment is in the process of being repaired or replaced and evidenced to be so by the Developer, or unless otherwise agreed in writing by the Planning Authority, the battery energy storage system shall be deemed to have ceased to be required and:
(i) the battery energy storage system (including its foundations and any ancillary surface equipment and access tracks solely related to the development) shall be dismantled and removed from the site; and
(ii) the land shall be restored to such condition as is agreed by the Planning Authority all in accordance with a scheme including clear timescales, to be submitted by the developer within one month of the date of notification under part (a), for the written approval of the Planning Authority; and

(c) The scheme approved under part (b) shall begin to be implemented in accordance with the approved timescales within three months of notification of its approval by the Planning Authority.

Reason: To ensure that any non-operational battery energy storage system equipment is removed from site in the interests of safety, amenity and environmental protection.

Reason(s) for Granting this Application

01. The proposal was considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's accordance with the Development Plan.

Approved Drawings

The development shall be implemented in accordance with the approved drawing(s)

1. A LOCATION PLAN Received 9 February 2024
2. APA-1184-DR-PL-108 Client & Control Room P02 Received 29 January 2025
3. APA-1184-DR-PL-103 Access Gate P03 Received 29 January 2025
4. APA-1184-DR-PL-101 Battery Container P02 Received 29 January 2025
5. APA-1184-DR-PL-107 CCTV & Security Lighting P03 Received 29 January 2025
6. APA-1184-DR-PL-106 DNO Building P03 Received 29 January 2025
7. APA-1184-DR-PL-012 North Elevation 1a & 1b P03 Received 29 January 2025
8. APA-1184-DR-PL-013 South Elevation 2a & 2b P01 Received 29 January 2025
9. 23-14-GR-LVA-LP1 Landscape Proposals (1 of 2) Received 29 January 2025
10. 23-14-GR-LVA-LP2 Landscape Proposals (2 of 2) Received 29 January 2025
11. APA-1184-DR-PL-100 Mesh Fence P03 Received 29 January 2025
12. 23-14-GR-LVA-S1 Landscape Sections
13. APA-1184-DR-PL-102 Storage Unit P02 Received 29 January 2025
14. MTS 11043 SK10 Swept Path Assessment B Received 29 January 2025
15. APA-1184-DR-PL-111 Auxiliary Transformer P02 Received 29 January 2025
16. APA-1184-DR-PL-003 - Proposed Site Layout P22 Received 6 February 2025
17. APA-1184-DR-PL-104 Inverter P02 Received 29 January 2025
18. MTS 11043 SK11 Access Sightlines Received 29 January 2025
19. MTS 11043 SK09 D Access Sightlines Received 29 January 2025
20. APA-1184-DR-PL-110 Auxiliary Transformer Building P03 Received 29 January 2025

As qualified by the above condition(s), or as otherwise agreed in writing with the Planning Authority

for Executive Director of Neighbourhoods, Regeneration and Sustainability DC/LJOH/28/05/2025