

SCOTTISH BORDERS COUNCIL

PLANNING AND BUILDING STANDARDS COMMITTEE

4 SEPTEMBER 2023

APPLICATION FOR PLANNING PERMISSION

ITEM: **REFERENCE NUMBER:** 23/00249/FUL

OFFICER: Mr Scott Shearer
WARD: Mid Berwickshire
PROPOSAL: Extension to the existing substation and erection of two hybrid synchronous compensators
SITE: Land North Of Eccles Substation
Eccles
Coldstream
APPLICANT: SP Energy Networks (SPEN)
AGENT: AECOM

PLANNING PROCESSING AGREEMENT:

The application has a PPA for determination at the August P&BS Committee.

SITE DESCRIPTION

The application site is located approximately 2.6km to the east of Eccles on gently sloping farmland which descends in a south-easterly direction. The majority of the site lies to the rear of the existing Eccles electricity substation which is managed by the applicant. A portion of the site also extends to the west adjacent to the A697. Large overhead electricity lines cross the site, importing and exporting electricity from the substation.

An unnamed watercourse runs through the site. Todrig Farm is to the north east and the surrounding land is in agricultural use. Access is provided through the existing substation via its access with the A697. A small collection of other residential properties are located on the southern side of the A697.

The site is not located within or adjacent to any designated landscapes. No ecological or heritage designations lie within or immediately adjacent to the site. The site is designated as Prime Quality Agricultural Land (PQAL) within the Local Development Plan 2016 (LDP).

PROPOSED DEVELOPMENT

The development effectively consists of two main elements;

1. Consent is sought to extend the existing substation with additional electrical apparatus measuring up to 12.5m in height, to support overhead powerlines.
2. The proposal also includes the siting of two Hybrid Synchronous Compensators (HSC) positioned at either side of the extended substation. The compensators are rotating electrical machines used to maintain the stability of the electricity network. Each compensator is to be housed within a pitched roof steel profile building which

will have a maximum height of 15m. Indicative drawings of the proposals of the structures have been included within the submission, their final design is to be informed by the procurement process following confirmation of the precise specification of the Hybrid Synchronous Compensators. No other buildings are proposed.

Access to the site is to be provided by extending the existing substation access. The extended site will be cut in to the site to provide a level platform with earthworks enclosing the northern and western sides of the substation extension. Soft landscaping will enclose the outer edges of the extension, in addition to an area of woodland planting to the east and a planting belt to the west, adjacent to the A697.

DETERMINATION AT PLANNING AND BUILDING STANDARD COMMITTEE

Following a majority vote at the P&BS Committee on the 7th August 2023, Members agreed to continue the application to the next available committee meeting to allow the applicant to provide additional supporting information. Members requested responses to a range of observations which are summarised as follows:

- The total acreage of application site
- The total acreage of Todrig Farm
- Assessment of the impact on the development on the viability of Todrig Farm
- Applicants long term plans for future development at Eccles and if strategic proposals exist for the future development on land around the existing substation.
- Sequential assessment of other sites to accommodate the proposed extension.
- Whether other energy developments are proposed in the surrounding area.

The applicants (SP Energy Networks) have submitted additional supporting information in response to these observations. The following key points are noted in response to each request;

1. Size of application site

The total area of the application site extends to 10.47ha (25.58 acres). The applicants are seeking to acquire 5.66 Ha (14 acres) from Todrig Farm. The remaining area of the application site is either already within their control or is due to remain in the ownership of Todrig Farm and will be accessible for their use after construction has been completed.

2. Size of Todrig Farm

Todrig Farm currently extends to 67.6Ha (167 acres), excluding all buildings. If approved, post development the farm would extend to 62Ha (153 acres)

3. Assessment of the impact on the development on the viability of Todrig Farm

The proposal would result in the development of less than 10% of the total area of existing land farmed by Todrig Farm. The applicants have advised that they have been actively negotiating the purchase of the land to extend the substation with the owners of Todrig Farm and the purchase is expected to be concluded by a voluntary agreement. SPEN have advised that the landowner is satisfied that the remaining land will continue to provide a viable farming enterprise.

4. Future development of Eccles

SPEN have confirmed that it is their responsibility to; develop and maintain an efficient, co-ordinated and economic electricity transmission system; facilitate competition in the supply and generation of electricity and provide connections for new customers. This development is required as a result of these obligations. The applicants seek to respond to the demands of the network therefore it is out with their control to confirm whether future proposals would be required to further develop Eccles substation at this time. However, the land use planning constraints associated with this location are noted by SPEN and would continue to be carefully considered should any further developments be required.

The applicants have confirmed that they are not party to any strategic development proposals for wider energy developments at Eccles.

5. Alternative Sites

The development consists to two main elements as described under the section 'Proposed Development'. The extension to the substation is a direct requirement to allow the network to accommodate increased volume of electricity which is being generated and this includes network demands of the battery storage development neighbouring the site. The applicants have re-affirmed that this infrastructure needs to be developed as an extension to the existing substation to ensure that the national grid operates efficiently.

Seven sites for the proposed development were considered within the Eccles area, these are identified within the Appendix supporting the applicant's additional submission. The application site was deemed to be the preferred option as it would maximise the efficacy of the technology and avoid the need to develop additional over ground lines or underground cables, the cost of which would be borne by the consumer.

6. Other Energy Developments

SPEN have confirmed that they are not aware of any other development proposed at the application site. It is recognised that other energy development are being advanced in the surrounding land, however SPEN has no role within or control over these third party developments. The applicant has also advised which developments are contracted for connection into the proposed extended substation within table 3.6.1 of their supporting information.

Conclusion

The additional information provided by the applicants has responded to the points raised by the P&BS Committee. It is recognised that the development will result in the loss of PQAL and the planning policy implications of this are assessed in relevant sections of this report below. The applicants have now provided comfort that the development will not undermine the viability of Todrig Farm to continue to operate as a successful rural enterprise.

Further justification has been provided to reaffirm why the proposed expansion of the energy network is required to be delivered by SPEN in order to meet energy demands. The additional information endorses why this is the most appropriate location for this infrastructure in operational terms. It also confirms that by seeking to extend the existing substation it significantly limits the need for new overhead lines or

underground cables to connect any new sites back to Eccles substation which would potentially result in landscape impacts and the loss of additional areas of PQAL.

The merits of seeking a strategic approach to electricity related developments surrounding the Eccles substation is acknowledged, however this is out with the control of the applicants and the Planning Authority. It is incumbent on the Council to consider the merits of any planning or Section 36 application accordingly, and on their own individual merits.

Members are recommended to determine the application in accordance with the recommendation of the Chief Planning Officer noted below.

PLANNING HISTORY

The following planning history is relevant to the proposal and the immediate surrounding area;

- 21/00507/FUL - Erection of synchronous condenser and associated ancillary infrastructure - Land East Of Eccles Substation – Approved
- 21/01299/FUL - Formation of access junction and track to provide maintenance access for the Eccles Synchronous Condenser - Withdrawn
- 21/01567/FUL - Formation of access junction and track to provide maintenance access for the Eccles Synchronous Condenser – Land South East Of Eccles Substation – Approved
- 22/01532/S36 - Erection of Battery Electricity Storage System (BESS) and Associated Infrastructure - Land East Of Fernyrig Farm – SBC recommended approval to the Energy Consents Unit (ECU), final determination is awaited from ECU
- 22/01988/FUL - Construction and operation of battery energy storage system facility with ancillary infrastructure and access - Land West Of Eccles Substation Eccles – Approved
- 23/01038/S36 – Development of Battery Energy Storage System – Land West of Eccles Sub Station

REPRESENTATION SUMMARY

No third party representations have been received.

APPLICANTS' SUPPORTING INFORMATION

- PAC Report
- Planning Statement
- Landscape and Visual Assessment
- Archaeological Assessments
- Ecological Assessment
- Preliminary Environmental Assessment
- Noise Survey
- Flood Risk Assessment
- Transport Statement

DEVELOPMENT PLAN POLICIES:

Local Development Plan 2016 (LDP):

Policy Reference	Policy Name
PMD1	Sustainability
PMD2	Quality Standards
ED9	Renewable Energy Development
ED10	Protection of Agricultural Land and Carbon Rich Soils
HD3	Protection of Residential Amenity
EP1	International Nature Conservation Sites and Protected Species
EP2	National Nature Conservations Sites and Protected Species
EP3	Local Biodiversity
EP8	Archaeology
EP10	Gardens and Designated Landscapes
EP13	Trees Woodlands and Hedgerows
EP15	Development Affecting the Water Environment
IS8	Flooding
IS9	Waste Water Treatment Standards and Sustainable Urban Drainage
IS13	Contaminated Land

Supplementary Planning Guidance

- Biodiversity (2005)
- Landscape and Development (2008)
- Local Biodiversity Action Plan: Biodiversity in the Scottish Borders (2001)
- Local Landscape Designations (2012)
- Placemaking and Design (2010)
- Renewable Energy (2018)
- Trees and Development (2008)

National Planning Policy Framework 4 (NPF4)

Policy Reference	Policy Name
1	Tackling the climate and nature crises
2	Climate mitigate and adaptation ³
3	Biodiversity
5	Soils
6	Forestry woodland and trees
7	Historic assets and places
11	Energy
14	Design, Quality and Place
22	Flood risk and water management
23	Health and safety
29	Rural Development

Other Planning Considerations

Energy Policy

- The Scottish Energy Strategy (SES): The Future of Energy in Scotland (2017)
- The Climate Change (Emissions Reduction Targets) (Scotland) Act 2019
- The Scottish Government, Update to the Climate Change Plan 2018-2032: Securing a Green Recovery on a Path to Net Zero (2020)
- The UK Government Energy White Paper 'Powering our Net Zero Future' 2020
- Climate Change Committee (CCC), The UK's Sixth Carbon Budget (December 2020)
- Scotland's Energy Strategy Position Statement 2021

CONSULTATION RESPONSES:

Archaeology Officer: No objection. Acknowledge that there are archaeological and historic sites within the surrounding environment. Findings of recent archaeological surveys confirm there is no need for any further investigation.

Contaminated Land Officer: No objection. The proposed development is taking place in an area of ground which included a sheep wash. This use was potentially contaminative. Recommend a site investigation and risk assessment of land contamination is undertaken before development commences.

Ecology Officer: No objection. The development is not judged to impact on and nationally designated ecological sites. Following species surveys recommend that species protection plans for badgers, otters and breeding birds are required. Due to the extent of works a CEMP is recommended.

Landscape Architect: No objection. Consider that the works may pose major adverse impacts for residents using the minor road to Todrig Farm to the east of the site and the development may be visible from the NW where hedge boundaries are lacking. Further soft landscaping is recommended to mitigate the impact of the development and the precise finish of the compensator buildings is required to be agreed.

Roads Planning: No objection. The development will be remotely operated and construction traffic is not anticipated to have a major impact on the road network.

Scottish Environmental Protection Agency (SEPA): No objection. Recommend that the development constitute essential infrastructure which is supportable within areas of flood risk against Policy 22 of NPF4. Accept the findings of the FRA. Although no compensatory storage is proposed to offset land rising, the works do not increase risk of flooding elsewhere. The applicants should be satisfied that their development will remain operational during any flood event.

Scottish Badgers: Recommend bat surveys are required and depending on findings agreement of a Badger Protection Plan.

KEY PLANNING ISSUES:

- Planning Policy Principle
- Impact on Prime Quality Agricultural Land
- Landscape and Visual Impacts
- Impacts on Road Safety
- Impacts upon the Built and Natural Environment, including Protected Species

- Noise impacts
- Impact on Drainage

ASSESSMENT OF APPLICATION:

Planning Policy Principle

The Eccles substation is recognised as a nationally important substation where it forms a key part of the electricity network, enabling cross-borders electricity transmission. It is also the primary supplier of electricity for homes and businesses within the Scottish Borders between Eccles and Galashiels. As more power is being generated from renewable sources, the grid network is required to expand to address current and future energy demands and this has resulted in the need to extend the substation. The manner in which the national grid operates in changing following the closure of coal and gas power plants with the transition towards green energy. The Planning Statement advises that conventional gas and coal power plants operated in a way which provided stability to the grid but as these plants are being decommissioned this stability is being lost. New technology is therefore required in the form of Hybrid Synchronous Compensators which will address grid stability pressures.

The proposed development will not generate electricity, instead it will provide key infrastructure which supports the transition towards net zero targets and meets demands of the grid network. NPF4 lists eighteen National Developments which are considered to be critical to meet the delivery of the national planning strategy. The proposed development is categorised as a National Development by NPF4 as it represents the development of strategic renewable electricity generation and transmission infrastructure. The classification of the proposal as a National Development does not prescribe any 'permitted development' weight, nevertheless, at national level it is recognised that the proposal will help to support the national planning strategy in the delivery of a sustainable environment.

The proposal represents a form of grid transmission and distribution infrastructure which are specifically supported by NPF4 Policy 11 (Energy), criteria ii. The role the development will play in the transition towards net zero also draws support from Policy 1 (Sustainable Places) of NPF4 which requires that significant weight is given to developments which seek to address the climate emergency and Policy 2 (climate mitigation and adaptation) by helping to reduce the need for energy to be supplied from coal or gas power stations.

At a local level, Policy ED9 Renewable Energy Development and the Renewable Energy SG confirm SBC are supportive of a range of renewable energy developments to reduce carbon dioxide emissions and address the global climate emergency. Although the proposal will not generate any renewable energy it is accepted that it provides required expansion of the grid network and stability to support the continued expansion of renewable energy development.

It is accepted that this proposal will play an important role by providing essential grid infrastructure which is required to help to decarbonise electricity supplies, meet the commitments of the Climate Change Act and demands of the grid network. The proposal aligns favourably Policies 1, 2 and 11 of NPF4 which promote electricity infrastructure developments which help to meet net zero targets and complies with the aims of Policy ED9 of the LDP. The primary test for this development is whether it can be accommodated without unacceptable significant adverse impacts or effects, giving due regard to relevant environmental, community and any cumulative impact considerations. This will be assessed in subsequent sections of this report.

Impact on Prime Quality Agricultural Land

The site is allocated as PQAL within the LDP. The Macaulay Institute has classified the site as being Class 2 PQAL where the land is noted as being capable of producing a wide range of crops.

Policy ED10 of the LDP and Policy 5 (Soils) of NPF4 seek to avoid developments which results in the permanent loss of PQAL unless the proposals represent a form of exceptional development listed within both policies. Both policies make allowances for developments which are essential infrastructure or meets an established need. This development is considered to satisfy these requirements whereby an extension to the substation is required to meet the demands of the grid and the Hybrid Compensators are essential pieces of equipment, necessary to enable the substation to support renewable energy demands. There is a clear locational requirement for this infrastructure to be developed as an extension to the existing Eccles substation to meet operational requirements of the grid network.

Development plan policies permit renewable energy development to take place on PQAL. Although this development won't generate electricity, as stated above the proposal will make a significant contribution towards the transition to net zero by helping to facilitate grid connection for renewable sources and allowing the expansion of green energy.

Overall, the development represents a form of essential infrastructure with a justifiable locational need also contributes to renewable energy development which is supported on PQAL against Policy ED10 of the LDP and Policy 5 of NPF4.

Landscape and Visual Impact

NPF4 Policy 11 and LDP Policy ED9 requires consideration of the proposed developments landscape and visual impacts. The application has been supported by a Landscape and Visual Appraisal which includes a zone of theoretical visibility (ZTV) and photographs from selected viewpoints which have been updated to identify where the development would be located. Policy PMD2 of the LDP also requires that the development is of a high quality design and respects the visual amenity of its environment.

The development is positioned to the rear of the existing substation where it is set back from the A697. The layout of the proposal follows the regular pattern of the equipment within the existing substation while attempting to address the south-easterly aspect of the site. Limited elevation plans of the proposals have been provided. The elevation drawing which provides sections through the layout confirms that the equipment associated with the substation extension generally replicate the scale and appearance of the existing infrastructure. Precise details of the two buildings which will house the compressor buildings are not yet available, however from the information presented they are anticipated to have a pitched roof and an appearance which is similar to a large enclosed agricultural building.

The development is located within landscape character type (LCT) 106 Lowland with Dumlins which is a gently undulating landscape dominated by the regular pattern of large arable fields. The proposals do involve a reasonable amount of cut and fill works. These works allow a level platform to be formed adjacent to the existing substation site. The earthworks follow the topographical direction of the landform and will allow the development to occupy a lower ground level where it will be contained by the enclosing embankment to the north, western and eastern sides. Final agreement of

the existing and proposed site levels will however be necessary. This should also clearly demonstrate the transition of the ground levels of the site with the surrounding land to avoid the creation of any engineered edges which may be visible across large areas as a result of the low lying landscape.

The ZTV identifies that the greatest potential visibility of the development is to the north east and south west of the site. Viewpoint 1 is representative of views from Todrig Farm and road users on the minor road to the east. From this location the footprint of the development will appear significant, however it will be viewed as an extension to the existing substation. In particular the building housing the Compensator at the east of the site will likely appear tall but the taller pylons will still appear dominant in the landscape. Views of the development from the east will be mitigated once the woodland belt at this side of the development matures.

Viewpoint 8 is representative of views from the north and in particular the holding at Grizelrig. From this location the development will be cut into the land to reduce its prominence. The distant rising hills to the south will help contain any views with landscaping proposed around the northern edge of the development helping to provide screening. Ensuring the ground works are carried out sensitively will be important to avoid distorting the Dumfries landscape from views from this direction. The same can be said from Viewpoint 7 from the NW on the A697. From this location the upper portion of the western Hybrid Compensator building will likely be visible but again the scale of the existing pylons will ensure these are still the dominant features in the landscape.

Elsewhere visibility from the west on the A697 and at a further distance from Eccles, will be screened by the structure planting proposed to the west of the development adjacent to the main road. It will be important that this planting is commenced early on in the development of the site to ensure screening is provided as early as possible. There are no concerns about any views from the south where the development will be tucked to the rear of the existing substation, provided the embankments within the site is suitably treated with a soft landscaped finish.

There will be visibility of the proposed development within the surrounding landscape, however this impact is mitigated to an extent by the presence of the existing substation and tall electricity pylons which will continue to dominate views. The Landscape architect has suggested that the inclusion of intervening hedgerow planting in particular at locations between viewpoints 7 and 8 and the application site. This planting would add further screening however it would be on land which is not under the control of the applicant and would result in further loss of PQAL. It is considered that setting the development down into the site will help reduce its prominence across this lower lying landscape. Provided that the final site levels and suitable soft landscaping details are agreed (which includes suitable planting around the northern edge of the extended compound) and appropriate planting within the two woodland belts commences early in the phasing of the development, on balance, appropriate levels of landscape mitigation will be provided. Furthermore it will be imperative to agree the precise design, scale and material finish details of the two Hybrid Synchronous Compensator buildings. Provided these structures are sympathetically designed to reflect modern agricultural buildings, preferably with a dark green external finish, they will sit comfortably on the site and will not have an unacceptable impact on the character of the surrounding rural area.

From the information presented it is considered that the development would not adversely impact on the landscape character or visual amenity of the surrounding area subject to final agreement of the design and external material finish of the two Hybrid Synchronous Compensator buildings, site levels and soft landscaping. If Members

were minded to approve this application, it is recommended that these matters can be addressed by suitably worded planning conditions.

Access

The impact of the development on road traffic are considered against Policy 11 of NPF4 and LDP Policy EP9. In addition Policy LDP Policy PMD2 requires all development to avoid causing any adverse impacts on road safety.

The site will utilise the existing access via the A697. Roads planning are satisfied that this existing access and road network can safely accommodate traffic movements associated with this development (which will largely be restricted to the construction phase). Once the development is operational it will be unmanned. This will result in very low vehicle movements which are likely to revolve around maintenance requirements.

It is anticipated that some of the infrastructure requiring to be delivered to the site may be of a large scale, therefore it would be sensible if a Traffic Management Plan were to be agreed to ensure that the public road network has capacity to safely accommodate the delivery of any abnormal loads to the site. This can be addressed via a planning condition.

Residential Amenity

Policy ED9 requires the impacts on communities and individual dwellings (including noise impacts) to be considered with Policy 11 of NPF4 seeking impact on amenity to be addressed by the project design and mitigation. Policy HD3 states that development that is judged to have an adverse impact on the amenity of residential areas will not be permitted and Policy 23 (Health and safety) of NPF4 seeking to guard against developments which pose unacceptable noise issues.

The closest neighbouring residential property lies to the east at Todrig Farm, other properties lie to the south on the opposite side of the A697. A Noise Impact Assessment has been carried out which has considered noise impact from the operation of the equipment on neighbouring residential properties. The Council's EHO would have preferred a Noise Rating calculation to have been included within the assessment to demonstrate that noise impacts had been measured from neighbouring properties. Noise emanating from the proposed development should not breach Noise Rating Curve NR20 between the hours of 2300 – 0700 and NR30 at all other times. Rather than carrying out further assessments the applicants have accepted a standard condition to ensure noise from this development does not breach these levels. This will ensure the development does not pose any noise nuisance to nearby residential properties.

Visually, the siting and scale of the development works do not pose any harmful impacts on the residential amenity on any neighbouring properties by way of loss of light, sunlight or outlook.

Flood Risk and Hydrology

Policy IS8 of the LDP and Policy 22 of NPF4 requires consideration of flood risk. The site is at risk of flooding from an unnamed burn which runs through part of the southern boundary of the site. The categorisation of the development providing essential infrastructure confirms it is an exceptional form of development which can take place in an area with a risk of flooding against LDP Policy IS8 and NPF4 Policy 22. SEPA

have accepted the findings of the FRA and are satisfied that the development will not increase the risk of flooding elsewhere. An applicant informative is recommended to be used to alert the applicants of their responsibility to ensure that the equipment is appropriately protected from any damage in the event of a flood.

The development creates a sizeable area of hard surface which will generate surface water. Policies IS9 of the LDP and Policy 22 (Flood risk and water management) seek for surface water to be handled through sustainable urban drainage systems (SUDS). It will be important that surface water does not impact on the public road. Agreement of a detailed drainage layout, in accordance with SUDS principle can be agreed by planning condition.

Ecology

In terms of ecology interests, the proposal has to be assessed against policies EP1, EP2 and EP3 of the LDP and Policy 3 of NPF4. They seek to protect international and national nature conservation sites, protected species and habitats from development.

The site is not located with or in close proximity to any designated ecological sites. The developers have assessed the impacts that the development would have on protected species and do not raise any issues that cannot reasonably be covered by condition. It is recommended that Species Protection Plans for badger, otter and breeding birds are required. These surveys can be agreed by suspensive conditions.

In accordance with Policy 3 of NPF4 and EP3 there are opportunities for biodiversity enhancements to take place, most notably the provision of wildlife strips and hedgerow management. Again, these matters can be addressed by suitably worded planning conditions.

Land Contamination

The historical use of part of the site as a sheep wash has been identified as being potentially contaminative. LDP Policy IS13 seeks to ensure that where contamination is suspected that it is properly investigated and where required remediation measures are undertaken. It is recommended that a suspensive planning condition can seek to ensure that any contrition is properly investigated before development commences and this will determine if a remediation strategy is necessary.

CONCLUSION

The development would provide essential infrastructure which is required to meet energy demands and assist with decarbonising the energy sector in order to meet net zero energy targets. The proposal would result in some minor landscape and visual impacts, but these will be localised and will not result in unacceptable adverse impacts, subject to suitable landscaping, agreement of site levels and agreement of the final appearance of the compensator buildings. Noise impacts have not been found to be unacceptable subject to conditions regulating noise emissions from the site. Suitably worded planning conditions can also agree appropriate access to the site during both the construction and operational phase of the development. Overall, it is accepted that the development complies with prevailing policies of the Scottish Borders Council Local Development Plan and NPF4 and there are no material considerations that would justify a departure from these provisions, subject to the agreement of matters covered within the recommended planning conditions.

RECOMMENDATION BY CHIEF PLANNING AND HOUSING OFFICER:

I recommend the application is approved subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended.
2. No development shall commence until a scheme of phasing has been submitted to and agreed in writing by the Planning Authority. This shall include a programme for completion of the main elements within the development, including extension of the existing substation, siting of two Hybrid Synchronous Compensators, erection of buildings to house the two Hybrid Synchronous Compensators and commencement of landscaping works. Once approved, the development shall then be carried out in accordance with the approved scheme.
Reason: To ensure that the development of the estate proceeds in an orderly manner.
3. Prior to the installation of the two Hybrid Synchronous Compensators, precise elevation drawings of the two buildings which will house this apparatus, including external finishes and colours shall be submitted to and agreed in writing with the Planning Authority and thereafter the development shall be completed in accordance with the agreed details.
Reason: Final details of the structures to house the Hybrid Synchronous Compensators are required to ensure a satisfactory form of development which respects the character and amenity of the rural area.
4. No development shall commence until a scheme of landscaping works has first been submitted to and approved in writing by the Planning Authority. Details of the scheme shall include;
 - a) Existing and finished ground levels in relation to a fixed datum (preferably ordnance) to illustrate the full extent of all ground works including how the site levels tie in with surrounding topography.
 - b) Indication of existing trees and hedges to be removed, those to be retained and, in the case of damage, proposals for their restoration and thereafter no trees or hedges shall be removed without the prior consent of the Planning Authority.
 - c) Location of all new trees, shrubs and hedges, which includes extending the landscaping around the northern boundary of the site and landscaping at the reinstated roadside verge following closure of the construction access.
 - d) Landscaped treatment for the embankment within the site compound
 - e) Schedule of plants to comprise species, plant sizes and proposed numbers/density
 - f) Programme for completion and subsequent maintenance.Reason: To ensure the satisfactory form, layout and assimilation of the development.
5. No development shall commence until the detailed drainage design which complies with SUDs principles has first been submitted to, then approved in writing by the Planning Authority. Thereafter the agreed details shall be fully implemented prior to the site becoming operational, unless otherwise agreed in writing.
Reason: To ensure the site is adequately drained and does not increase the likelihood of flooding within and beyond the site

6. Noise levels emitted by any plant and machinery used on the premises should not exceed Noise Rating Curve NR20 between the hours of 2300 – 0700 and NR30 at all other times when measured within any noise sensitive dwelling (windows can be open for ventilation). The noise emanating from any plant and machinery used on the premises should not contain any discernible tonal component. Tonality shall be determined with reference to BS 7445-2.

Reason: In order to protect the residential amenity of nearby properties.

7. On receipt of any noise complaint relating to plant and machinery noise associated with the development hereby approved, the site operators shall:

- a) Within 21 days from receipt of a written request from the Planning Authority following a complaint to it from an occupant of a dwelling alleging noise disturbance at that dwelling, the site operator shall, at its expense, employ a consultant to assess an appropriate background level and the level of noise immissions from the plant on site at the complainant's property. The written request from the Planning Authority shall set out at least the date, time and location that the complaint relates to.

- b) The methodology for the assessment of the background level and the rating level of noise immissions shall be undertaken in accordance with BS 4142:2014+A1:2019. The assessment procedure shall be submitted for approval by the Planning Authority prior to assessment. The proposed time of day for assessing the background level shall be those times when the complainant alleges there was disturbance due to noise, having regard to the written request of the Planning Authority under paragraph (a), and such others as the independent consultant considers likely to result in a breach of the noise limits.

- c) The site operator shall provide to the Planning Authority the independent consultant's assessment of the rating level of noise immissions undertaken within 2 months of the date of the written request of the Planning Authority unless the time limit is extended in writing by the Planning Authority. The assessment shall include all data collected for the purposes of undertaking the assessment. The instrumentation used to undertake the measurements shall be calibrated and certificates of calibration shall be submitted to the Planning Authority with the independent consultant's assessment of the rating level of noise immissions. The assessment shall contain recommended mitigation measures that should ensure compliance with the condition if non-compliance is determined.

Reason: To ensure Condition 7 is adhered to and nearby residential amenity is protected

8. No development shall commence until a detailed Traffic Management Plan has first been submitted to and approved in writing by the planning authority. Thereafter, no development shall take place except in strict accordance with the approved plan.

Reason: In the interests of road safety.

9. No development shall commence until a scheme of decommissioning and restoration of the site including aftercare measures has been submitted for the written approval of the Planning Authority. The scheme shall set out the means of reinstating the site to agricultural use following the removal of the components of the development. The applicants shall obtain written confirmation from the Planning Authority that all decommissioning has been completed in accordance with the approved scheme and the scheme shall be implemented within 12 months of the final date electricity is exported from the site.

Reason: In to ensure that the site is satisfactorily restored following the end of the operational life of the development in the interests of the amenity of the area.

10. Unless otherwise agreed in writing and in advance by the Planning Authority, prior to any development commencing on site, a scheme will be submitted by the Developer (at their expense) to identify and assess potential contamination on site. No construction work shall commence until the scheme has been submitted to, and approved, by the Council, and is thereafter implemented in accordance with the scheme so approved. The scheme shall be undertaken by a competent person or persons in accordance with the advice of relevant authoritative guidance including PAN 33 (2000) and BS10175:2011 or, in the event of these being superseded or supplemented, the most up-to-date version(s) of any subsequent revision(s) of, and/or supplement(s) to, these documents. This scheme should contain details of proposals to investigate and remediate potential contamination and must include:-
- a) A desk study and development of a conceptual site model including (where necessary) a detailed site investigation strategy. The desk study and the scope and method of recommended further investigations shall be agreed with the Council prior to addressing parts b, c, d, and, e of this condition. and thereafter
 - b) Where required by the desk study, undertaking a detailed investigation of the nature and extent of contamination on site, and assessment of risk such contamination presents.
 - c) Remedial Strategy (if required) to treat/remove contamination to ensure that the site is fit for its proposed use (this shall include a method statement, programme of works, and proposed validation plan).
 - d) Submission of a Validation Report (should remedial action be required) by the developer which will validate and verify the completion of works to the satisfaction of the Council.
 - e) Submission, if necessary, of monitoring statements at periods to be agreed with the Council for such time period as is considered appropriate by th Council.

Written confirmation from the Council, that the scheme has been implemented completed and (if appropriate), monitoring measures are satisfactorily in place shall be required by the Developer before any development hereby approve commences. Where remedial measures are required as part of the development construction detail, commencement must be agreed in writing with the Council.

Reason: To ensure that the potential risks to human health, the water environment property, and, ecological systems arising from any identified land contamination have been adequately addressed.

11. No development shall commence until the following Ecological Mitigation Measures have been submitted to and approved in writing by the Planning Authority and thereafter, no development shall take place except in strict accordance with those details. The submitted details shall include:
- a) a Species Protection Plan (SPP) for badgers and otters
 - b) evidence that a Badger licence has been obtained from NatureScot
 - c) a SPP for breeding birds which shall include a pre-development supplementary survey, in the event that development works are sought to be commenced during the breeding bird season (March to August)
 - d) a proportionate Biodiversity Enhancement Plan

Reason: To ensure that species and habitats affected by the development are afforded suitable protection during the construction and operation of the development.

Informatives

1. The applicant is advised that they should ensure that they are satisfied that the development can remain operational during and flooding and further flood risk advise is available within Section 5 of SEPAs standing advice on flood risk.

APPROVED DRAWING NUMBERS

TITLE

Figure 1	Location Plan
Plan 2	Layout Plan
BT2581-2-0000-DA-SPENEC-1004	Proposed Elevations
BT2581-2-0000-DA-SPENEC-1003	Proposed Layout
60635450-ACM-XX-00-L-006	Landscape General Arrangement Plan

Approved by

Name	Designation	Signature
Ian Aikman	Chief Planning and Housing Officer	

The original version of this report has been signed by the Chief Planning and Housing Officer and the signed copy has been retained by the Council.

Author(s)

Name	Designation
Scott Shearer	Peripatetic Planning Officer



23/00249/FUL

Eccles substation

