

SECTION 36 CONSULTATION FOR FORMATION OF BATTERY ENERGY STORAGE SYSTEM (BESS) (200MW) FACILITY, COMPRISING THE ERECTION OF BATTERY STORAGE UNITS, AREAS OF HARDSTANDING, SECURITY FENCING AND ANCILLARY BUILDINGS; FORMATION OF ACCESS, INCLUDING ALTERATIONS TO EXISTING ACCESS; DRAINAGE WORKS INCLUDING THE FORMATION OF SUDS POND; LANDSCAPING WORKS INCLUDING BUNDING, HABITAT CREATION AND TREE PLANTING; AND ASSOCIATED WORKS AT SALTER'S PARK EXTENSION (SITE EC2), SALTER'S ROAD, DALKEITH

Report by Chief Officer Place

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to advise the Committee of a consultation request from the Scottish Government's Energy Consents Unit (ECU). The consultation relates to an application under Section 36 of the Electricity Act 1989 for consent to construct and operate an electricity generating station, specifically a Battery Energy Storage System (BESS) with a capacity of 200MW.

2 LOCATION AND SITE DESCRIPTION

- 2.1 The application site comprises an 11.95 hectare agricultural field and a 380 metre long access track. The site is situated to the north of Dalkeith with the A68 adjacent to the northeastern boundary and the Dalkeith to Whitecraig cycleway adjacent to the western boundary. Vehicular access to the site is via an access track that starts at an existing field access junction on Salter's Road (A6094), traverses a field of scrub vegetation and finishes at the cycleway. A high-pressure gas pipeline passes through the site from southeast to northwest.
- 2.2 The field slopes downhill from east to west with a fall across the site of between 6.5 metres and 8 metres. The ground cover is scrub grassland and the field is not in active agricultural use. The site comprises made ground and fill material associated with open cast coal extraction that formed part of the groundworks for the construction of the A68. The land immediately to the south and east is in use as an arable field.
- 2.3 The closest residential properties are the properties at Smeatonhead Farm Cottages which are situated 155m to the west of the field and

105 metres to the south of the access track. The Dalkeith Schools Campus is situated 70 metres south of the southern edge of the field. Dalkeith Country Park is situated 330 metres west of the field.

- 2.4 The majority of the field is identified in the Midlothian Local Development Plan 2017 as forming part of a strategic employment land allocation (Ec2 Salter's Park Extension) which is identified for Business (Class 4) and General Industry (Class 5) purposes – the site however also extends into the green belt beyond the allocated employment site. The access track forms part of a previous, but still undeveloped, employment land allocation (e14 Salter's Park) which is identified for Business (Class 4), General Industry (Class 5) and Storage or Distribution (Class 6) purposes.

3 PROPOSAL

- 3.1 It is proposed to construct and operate a battery energy storage system (BESS) with a capacity of circa 200 megawatts. The scheme will comprise 168 storage containers spread across 4 compounds. The containers will be used to house Lithium-ion batteries. The compounds will be hard surfaced and enclosed with 3 metres high palisade fencing. In addition to the containers each compound will include 10 power conversion units which convert low voltage direct current from the battery units to high voltage alternating current for grid transmission, the conversion units can also be used to switch the current when the batteries are charging from the grid. The final component in each compound will be a fire water tank.
- 3.2 In addition to the BESS compounds the site will also include modular buildings for the site operator and grid operator, grid transformer sets and a grid operator switchyard. It is anticipated that grid connection will be via buried high voltage cables linking to existing Scottish Power infrastructure to the north of the A68.
- 3.3 The existing access track will be upgraded to accommodate vehicle movements during site construction. Surface water drainage will be collected in an attenuation pond at the southwestern corner of the field. The pond will provide back-up fire fighting capacity. Landscape planting and biodiversity enhancement will be carried out round the perimeters of the site. The proposed layout shows development sited to maintain stand-off distances to the gas pipeline.
- 3.4 The application is supported by the following reports:
- Biodiversity Enhancement Plan
 - Ecological Impact Assessment
 - Flood Risk Assessment & Conceptual Drainage Strategy
 - Land Capability for Agricultural Assessment
 - Landscape & Ecological Management Plan
 - Landscape & Visual Impact Assessment

- Noise Impact Assessment
 - Outline Construction Environmental Management Plan
 - Phase 1 Preliminary Risk Assessment & Coal Mining Risk Assessment
 - Planning Support Statement
 - Statement of Community Engagement
 - Transport Statement
- 3.5 The application, supporting information and consultation responses are available for public view on both the ECU public access system and the Council's planning portal.

4 BACKGROUND

- 4.1 Proposals to build, operate or modify onshore electricity generating stations with a capacity exceeding 50 megawatts require consent under Section 36 of the Electricity Act 1989. In Scotland the Scottish Ministers are responsible for assessing Section 36 applications and this function is carried out by the Scottish Government's Energy Consents Unit (ECU). If the ECU grants consent under Section 36, this engages Section 57 of the Town and Country Planning (Scotland) Act 1997 (as amended). Subsection 2 provides that Scottish ministers may give a direction for planning permission to be deemed to be granted, subject to such conditions (if any) as may be specified in the direction.
- 4.2 The Scottish Government's Chief Planner confirmed, in a letter published on 27 August 2020, that the Scottish Government considered battery installation storage schemes should be treated as a generating station. Consequently, such schemes require Section 36 consent.
- 4.3 In advance of the submission of the Section 36 application the applicant sought an Environmental Impact Assessment (EIA) Screening Opinion from the ECU. The Screening Opinion was adopted on 23 May 2024 when the ECU confirmed that the proposal does not constitute EIA development and therefore no EIA Report was required.
- 4.4 The current application was submitted to the ECU on 21 August 2024. The planning authority is a statutory consultee on the application and has until 21 December 2024 to provide comments to the ECU. If the planning authority objects to a Section 36 application a public inquiry must be held and responsibility for the application will pass from the ECU to the Scottish Government Planning and Environmental Appeals Division (DPEA).
- 4.5 The land to the west of the cycleway was used as a works compound during the construction of the A68 Dalkeith bypass in the late 2000s. The land to the east was used in association with open cast coal extraction that formed part of the groundworks for the construction of

the A68. After the opening of the A68 the application site has been the subject of three different development proposals.

- 4.6 The earliest proposal was for planning permission in principle for residential development (up to 400 units) and employment uses; formation of access roads and associated works. In advance of the application a proposal of application notice (reference 14/00833/PAC), two EIA screening opinion requests (references 15/00026/SCR and 15/00543/SCR) and an EIA scoping opinion request (reference 16/00724/SCO) were submitted. Planning application 16/00893/PPP was registered on 20 December 2016 and refused by the Committee at its meeting of 27 June 2018.
- 4.7 A proposal of application notice for a mixed-use development comprising film and TV studios including workshops/offices; reception/commissary; gatehouse; backlot; trailer park; film academy and associated student accommodation; and associated access, parking and infrastructure was submitted on 9 January 2019. The proposal did not proceed to a formal planning application.
- 4.8 A mixed-use development comprising Class 4 (light industrial/office), Class 5 (general industry) and Class 6 (storage or distribution) was the subject of a withdrawn proposal of application notice (reference 21/00338/PAC), a consented notice (reference 21/00512/PAC) and an EIA scoping opinion request (reference 21/00584/SCO). The proposal did not proceed any further.

5 CONSULTATIONS

- 5.1 The planning authority is one of various consultees that have been consulted by the ECU. The planning authority has sent consultations to internal Council consultees but, to avoid duplication, consultations have not been sent to external agencies. The following consultees were consulted by the planning authority.
- 5.2 The **Council's Archaeological Advisor** does not object to the application subject to conditions being used to secure a programme of archaeological work, to include initially a desk-based assessment of the proposed development area (and immediate environs), followed by a trial trench evaluation, and possibly monitoring along the access route/across the railway. Further stages of archaeology work may be required depending on results.
- 5.3 The **Council's Biodiversity Advisor** (The Wildlife Information Centre) confirmed that Section 36 consultations are outwith the scope of their service agreement with the planning authority.
- 5.4 The Council's **Education** Executive Business Manager (including school staff) does not object to the application, however raise the following concerns:

- There should have been better public notification of the application and the sharing of information and knowledge promoted. Parents/carers, in particular the parent councils, should have been consulted.
- Future infrastructure projects and connections to the network could potentially be affected.
- Potential fire risk - with schools being within close proximity of the site, if a fire were to occur the worry is the site might have to be evacuated because of potential toxic fumes. There is the need for a point of contact in case of fire/hazard.
- The volume of the batteries which will be stored in each container.
- The site's close proximity to the schools.
- Increased traffic impacting on pedestrian safety.

5.5 The **Midlothian Health and Social Care Partnership** offered no comment on the proposal.

5.6 The **Council's Rights of Way consultee** does not object to the application and provided the following comment:

The development is directly adjacent to an important multi-user path which is also part of National Cycle Route 1. Therefore there must be no impacts that would affect the use of this path or its verges without permission from Midlothian Council's Land and Countryside Service. Any unauthorised blocking, obstruction or deterrent from using the route would be illegal under the Land Reform (Scotland) Act 2003.

5.7 The **Council's Senior Manager Neighbourhood Services (Flood Risk and Transportation)** does not object to the application and provided the following comments:

The proposed access road for the development intersects National Cycle Network Route 1 (NCN 1). Cognisance of this active travel facility should be taken when developing the Construction Environment Management Plan (CEMP), detailing any risks or safety measures taken to reduce vehicle – pedestrian conflict at this location.

The finalised design should ensure clear sightlines for pedestrians and cyclists on the NCN 1, as well as for drivers of maintenance vehicles on the access road.

5.8 The **Council's Senior Manager Protective Services (Contingency Planning and Environmental Health)** does not object to the application subject to any consent including conditions to address concerns relating to fixed plant noise, contaminated land site investigations and light emissions. It is also noted that this type of development has been discussed at nationwide resilience networking groups - copies of a House of Commons briefing paper and guidance

from the National Fire Chiefs Council was provided (the ECU will have access to these documents).

5.9 In addition to the consultations carried out by the planning authority the ECU has consulted and received responses from the following consultees:

- Historic Environment Scotland
- Scottish Environmental Protection Agency (SEPA)
- Naturescot
- BT (telecoms provider)
- Defence Infrastructure Organisation
- Edinburgh Airport Limited
- Health and Safety Executive
- NATS (air traffic control operator)
- Office for Nuclear Regulation
- Scottish Gas Networks (gas distribution company)
- Scottish Water
- Coal Authority

5.10 The ECU has also consulted the following bodies from which no response has been received to date (at the time of drafting this report):

- Transport Scotland
- Joint Radio Company
- RSPB Scotland
- Scottish Fire and Rescue Service
- SP Energy Networks
- Scotways
- Scottish Wildlife Trust
- Visit Scotland
- Whitecraig Community Council

6 REPRESENTATIONS

6.1 The planning authority has received two objections to the proposal. The objections have been made public on the planning portal and the representors have been advised that the planning authority is not the consenting authority for the application. Representors have been advised of the contact details for the ECU. The reasons for objection are as follows:

- Concerns about the proximity of the facility to schools, houses and gas mains.
- Lack of information on what the potential blast radius would be if the battery storage containers were to fail and explode.
- There needs to be a proper risk assessment done to show what would happen in the unlikely event that there is a fire that causes an explosion.

- The proposal would be better situated on the north side of the A68 on the former travellers' site where access from the A68 slip road onto Salters Road already exists, appears to be of adequate size, and is in close proximity to the Smeaton Substation to allow for the necessary electrical connections.
- It would be good to have the opinion of the electric network operator of where they consider a BESS should be fitted.
- The cycleway is well-used, and closure would be a significant loss to the community. A public right of way on the cycleway should be retained throughout the construction process.
- It needs to be demonstrated that the BESS site can be operated safely over its projected lifetime.
- Any SUDS scheme should consider future possible industrial development, and an assessment should be made of the water discharged into the stream feeding into the River Esk.
- Midlothian Council should seek reductions in their energy bills for their schools at the Dalkeith Campus in return for supporting the BESS.

7 PLANNING POLICY

- 7.1 The development is comprised of National Planning Framework 4 (2023) and the Midlothian Local Development Plan 2017. The following policies are relevant to the proposal:

National Planning Framework 4 (NPF4)

- 7.2 NPF4 is a National Spatial Strategy for Scotland 2045 and it sets out to plan provide a plan for future places using six overarching **spatial principles**:
- Just transition.
 - Conserving and recycling assets.
 - Local living.
 - Compact urban growth.
 - Rebalanced development.
 - Rural revitalisation.
- 7.3 Policy **1 Tackling the climate and nature crisis**; sets out to encourage, promote and facilitate development that addresses the global climate emergency and nature crisis.
- 7.4 Policy **2 Climate mitigation and adaptation**; sets out to encourage, promote and facilitate development that minimises emissions and adapts to the current and future impacts of climate change.
- 7.5 Policy **3 Biodiversity**; sets out to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks.

- 7.6 Policy **4 Natural Places**; sets out to protect, restore and enhance natural assets making best use of nature-based solutions.
- 7.7 Policy **5 Soils**; sets out to protect carbon-rich soils, restore peatlands and minimise disturbance to soils from development. The policy also sets out acceptable scenarios for development on prime agricultural land.
- 7.8 Policy **7 Historic assets and places**; sets out to protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places.
- 7.9 Policy **11 Energy**; sets out to encourage, promote and facilitate all forms of renewable energy development onshore and offshore. This includes energy generation, storage, new and replacement transmission and distribution infrastructure and emerging low-carbon and zero emissions technologies including hydrogen and carbon capture utilisation and storage (CCUS).
- 7.10 Policy **20 Blue and green infrastructure**; sets out to protect and enhance blue and green infrastructure and their networks.
- 7.11 Policy **22 Flood risk and water management**; sets out to strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding.
- 7.12 Policy **23 Health and Safety**; sets out to protect people and places from environmental harm, mitigate risks arising from safety hazards and encourage, promote and facilitate development that improves health and wellbeing.
- 7.13 Policy **26 Business and industry**; sets out to encourage, promote and facilitate business and industry uses and to enable alternative ways of working such as home working, live-work units and micro-businesses.

Midlothian Local Development Plan 2017 (MLDP)

- 7.14 Policy **STRAT1**: Committed Development seeks the early implementation of all committed development sites and related infrastructure, including sites in the established economic land supply. Committed development includes those sites allocated in previous development plans which are continued in the MLDP.
- 7.15 Policy **STRAT5: Strategic Employment Land Allocations** supports development for employment uses on sites identified as strategic employment land allocations.

- 7.16 Policy **DEV2: Protecting Amenity within the Built-Up Area** states that development will not be permitted within existing and future built-up areas where it is likely to detract materially from the existing character or amenity of the area.
- 7.17 Policy **ECON1: Existing Employment Locations** seeks to safeguard those sites allocated for economic land uses against loss to non-business or industrial uses. Alternative uses for such sites will only be permitted if there is no net detriment to the overall supply of economic land.
- 7.18 Policy **ENV1: Protection of the Green Belt** advises that development will not be permitted in the Green Belt except for proposals that:
- A. are necessary to agriculture, horticulture or forestry; or
 - B. provide opportunities for access to the open countryside, outdoor sport or outdoor recreation which reduce the need to travel further afield; or
 - C. are related to other uses appropriate to the rural character of the area; or
 - D. provide for essential infrastructure; or
 - E. form development that meets a national requirement or established need of no other site is available.

Any development proposal will be required to show that it does not conflict with the overall objectives of the Green Belt which is to maintain the identity and landscape setting of Edinburgh and Midlothian towns by clearly identifying their physical boundaries and preventing coalescence.

- 7.19 Policy **ENV4: Prime Agricultural Land** does not permit development that would lead to the permanent loss of prime agricultural land unless there is appropriate justification to do so.
- 7.20 Policy **ENV9: Flooding** presumes against development which would be at unacceptable risk of flooding or would increase the risk of flooding elsewhere. It states that Flood Risk Assessments will be required for most forms of development in areas of medium to high risk, but may also be required at other locations depending on the circumstances of the proposed development. Furthermore it states that sustainable urban drainage systems will be required for most forms of development, so that surface water run-off rates are not greater than in the site's pre-developed condition, and to avoid any deterioration of water quality.
- 7.21 Policy **ENV10: Water Environment** requires that new development pass surface water through a sustainable urban drainage system (SUDS) to mitigate against local flooding and to enhance biodiversity and the environment.

- 7.22 Policy **ENV11: Woodland, Trees and Hedges** states that development will not be permitted where it could lead directly or indirectly to the loss of, or damage to, woodland, groups of trees (including trees covered by a Tree Preservation Order, areas defined as ancient or semi-natural woodland, veteran trees or areas forming part of any designated landscape) and hedges which have a particular amenity, nature conservation, biodiversity, recreation, landscape, shelter, cultural, or historical value or are of other importance.
- 7.23 Policy **ENV15: Species and Habitat Protection and Enhancement** presumes against development that would affect a species protected by European or UK law.
- 7.24 Policy **ENV25: Site Assessment, Evaluation and Recording** requires that where development could affect an identified site of archaeological importance, the applicant will be required to provide an assessment of the archaeological value of the site and of the likely impact of the proposal on the archaeological resource.
- 7.25 Policy **NRG1: Renewable and Low Carbon Energy Projects** supports renewable and low carbon energy projects, including energy storage, subject to the following conditions being met:
- A. The proposal will not cause an unacceptable significant adverse effect upon the historic environment;
 - B. The proposal will not cause an unacceptable significant adverse effect upon natural heritage;
 - C. The proposal will not cause an unacceptable significant adverse effect upon Green Belt, the Pentland Hills Regional Park or its setting, or the Special Landscape Areas;
 - D. The proposal will not cause an unacceptable significant adverse effect upon peat/carbon rich soils or prime agricultural farmland;
 - E. The proposal will not have an unacceptable effect on the amenity of nearby communities or residential properties;
 - F. The proposal will not cause or increase pollution or flood risk, or have an unacceptable effect on the water environment or water catchment areas;
 - G. The proposal will not require infrastructure for access and/or power transmission which itself has a significantly unacceptable environmental impact;
 - H. The proposal will not cause an unacceptable significant adverse effect upon landscape or visual impact;
 - I. The proposal will not result in unacceptable cumulative impacts;
 - J. The proposal will not lead to the loss of public access routes and, if routes require diversion, alternative acceptable to the Council must be provided;
 - K. The proposal will not compromise telecommunications and broadcasting installations, and transmission links;
 - L. The proposal will not lead to unacceptable impacts on the road network including traffic generation and road safety; and/or

M. The proposal will not demonstrably damage the local economy in terms of tourism or recreation.

8 PLANNING ISSUES

- 8.1 The main planning issue to be considered in determining this application is whether the proposal complies with development plan policies unless material planning considerations indicate otherwise. The representations and consultation responses received are material considerations and should be considered by the ECU.

Principle of development

- 8.2 The majority of the proposed site forms part of an allocated economic land supply site (MLDP reference e14). The land to the west of the cycleway, which includes the route of the access to the BESS site, was allocated for Class 4 (Business) and Class 5 (General Industry) uses in the Midlothian Local Plan 2003. The adoption of the MLDP in 2017 expanded the range of uses to include Class 6 (Storage or Distribution) uses. The MLDP also created a new allocation (MLDP reference Ec2), to the east of the previous allocation, with the identified uses being Class 4 and Class 5. The principle of development, of an appropriate scale and character, on the allocated portions of the site has been established by virtue of the history of allocation.
- 8.3 The proposal site extends to the east of allocated site Ec2 and includes an area of ground identified as being prime agricultural land within the green belt. The data on Land Capability for Agriculture is based on maps published between 1984 and 1986. The land within the proposal site that is identified as being prime agricultural land was subject to groundworks associated with the construction of the A68, and it is now comprised of poor quality made ground. The land to the east and south of the made ground is in active agricultural use for arable crops, however the identified prime agricultural land within the proposal site has not been used for agricultural purposes since construction work started on the A68. Given the poor quality of the land, its proximity to the allocated land and the remaining usable agricultural land to the east the loss of the green belt would not undermine the aims of the green belt.
- 8.4 The proposed use does not comply with the allocated use classes, however, use as a BESS does not sit within any of the 11 use classes set out in the Town and Country Planning (Use Classes) (Scotland) Order 1997 and there are no allocated sites for use as a BESS. NPF4 is strongly supportive of development that will aid just transition and help tackle the climate crisis. Battery energy storage systems will help Scotland meet such targets by adding flexibility and resilience to the electricity supply network. Focussing such development on sites already allocated for development is a sustainable solution that is line with the overarching spatial principles of NPF4.

Safety

- 8.5 Whilst BESS developments can be dangerous if they go on fire, the same can be said of lots of forms of development and they present no greater risk of fire than other forms of development. BESS schemes are designed to isolate fires and facilitate firefighting, thereby reducing the risk of fire spreading from one unit to another. Allocated Class 5 uses such as factories or waste transfer stations could also present fire risks.
- 8.6 Vehicles accessing the main part of the proposal site will need to cross the existing cycleway, however, once the construction phase is completed trip generation is forecast to be in the region of two to three trips per week. The allocated Class 4 or 5 uses would generate significantly greater daily vehicle movements across the cycleway.
- 8.7 The existing substation at Smeaton is only 170m from the site boundary and any risk associated with pupils gaining access to the proposal site is no greater than the risk at the substation. The BESS site will be enclosed with stock fencing and the BESS units will be sited within a compound enclosed by 3m high palisade fencing. The compounds will be monitored via CCTV.

Loss of economic land

- 8.8 The original allocated economic land site, e14, has excellent access to the strategic road network, however, despite consistent marketing and three unsuccessful development proposals the site has remained undeveloped for over 20 years. The proposed development will result in improvements to the access track that passes through e14 and will create drainage infrastructure that could be expanded upon to facilitate development of e14. Furthermore, the BESS development has the potential to raise the profile of the site which could encourage further developments. Development of allocated economic land with a proposal that benefits the wider economy and aids just transition is a more sustainable approach to development than the alternative of an allocated site sitting vacant whilst an unallocated site is developed.

Amenity

- 8.9 Disruption to the amenity of local residents and to the schools campus will be similar to the disruption that would be expected were the site to be developed for its allocated uses. It is common practice for developments of this scale to utilise a Construction Environment Management Plan (CEMP) to control and mitigate impacts on amenity during the construction process. The application is accompanied by a draft CEMP and it is the standard practice of the ECU to condition the use of CEMPs.
- 8.10 Disruption to amenity during regular operations will be less than would be expected with the allocated Class 5 use. The proposed layout of

the development will provide greater separation distance from the schools campus than a Class 4 or Class 5 use making full use of the allocated area.

Visual appearance

- 8.11 The development will be of a utilitarian design with limited architectural merit; however, the scale of the containers will ensure that the development will be of a lower level than would be expected with Class 4 or Class 5 development. Groundworks associated with the development will create a 1.5m tall bund along the eastern side of the development plot and landscaping buffers will be formed along the northern, western and southern boundaries of the site. Once the landscape planting has established the visual impact of the development will be no greater than would be expected with the allocated uses.

9 RECOMMENDATION

- 9.1 The recommendation is that the planning authority confirm to the Scottish Government's Energy Consents Unit that it does not object to the proposal subject to conditions on any grant of planning permission to address and regulate the following matters:

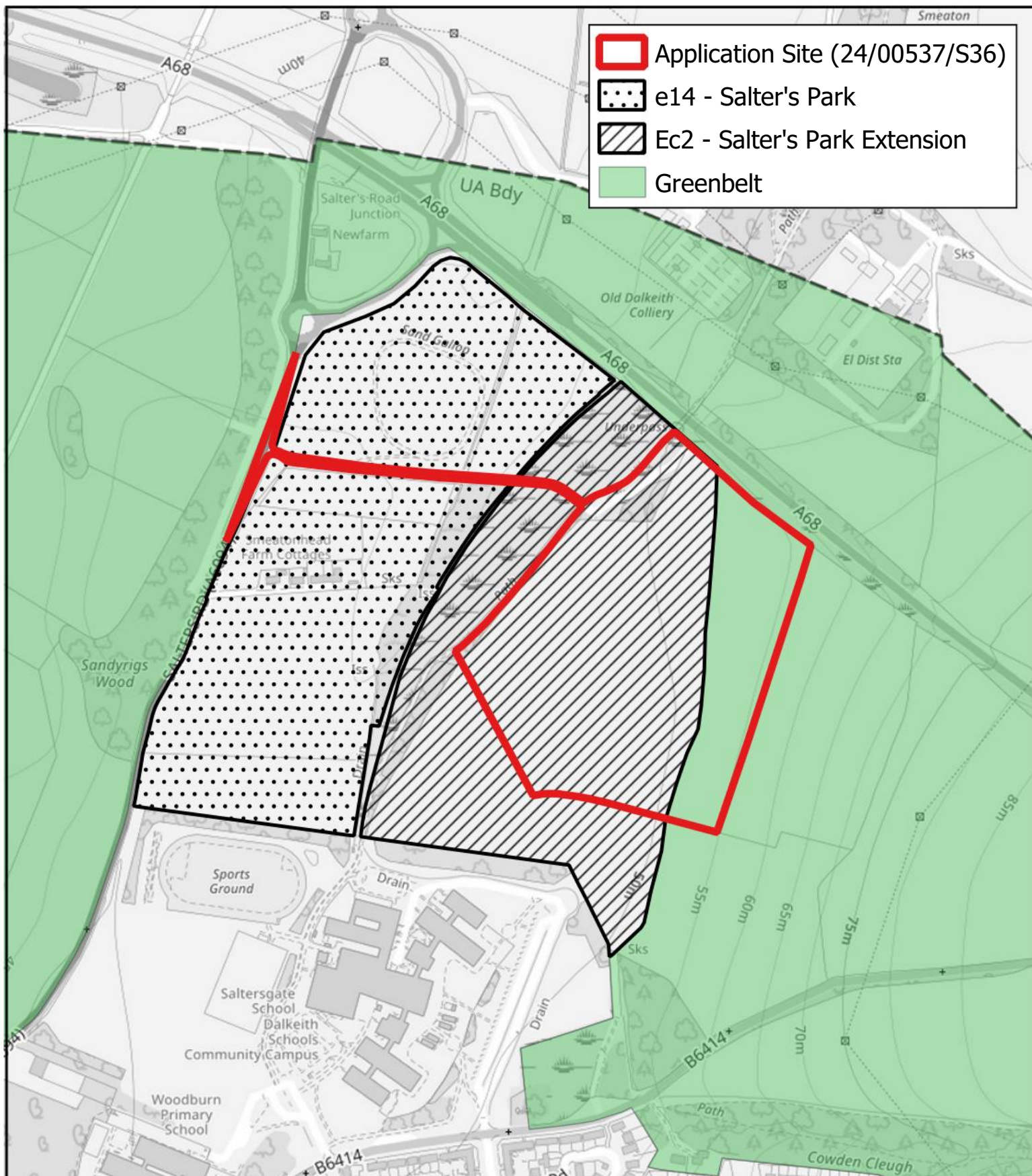
1. Implementation in accordance with approved layout and requirements of the section 36 consent.
2. Commencement of development – duration of permission.
3. Financial guarantee to secure site restoration if required.
4. Construction Environment Management Plan (CEMP).
5. Site decommissioning, restoration and aftercare details.
6. The requirement to remove any redundant equipment.
7. Proposed levels details.
8. Details of design.
9. The appointment of a monitoring officer/the setting of monitoring arrangements.
10. Landscape works.
11. Soil management plan.
12. Biodiversity enhancement plan.
13. Compliance with the mitigation measures detailed in the Ecological Impact Assessment Report.
14. Site access details.
15. Construction traffic controls.
16. Measures to ensure safe operation of National Cycle Network Route 1.
17. Surface water drainage.
18. Noise and vibration.
19. Lighting.
20. Archaeological investigation.
21. Measures to maintain the safety of the high-pressure gas pipeline

22. Site investigation and, if required, remediation measures to identify and address any risks associated with historic coal mining.
23. Site investigation and, if required, remediation measures to identify and address any contaminated land on the site.
24. Invasive and non-native species survey and, if required, remediation plan.

Peter Arnsdorf
Planning, Sustainable Growth and Investment Manager

Date: 22 November 2024

Application No: 24/00537/S36
Applicant: Salters Battery Storage Limited
Agent: RPS
Validation Date: 21 August 2024
Contact Person: Graeme King, Planning Officer
Email: graeme.king@midlothian.gov.uk
Background Papers: 14/00833/PAC, 15/00026/SCR, 15/00543/SCR, 16/00724/SCO, 16/00893/PPP, 19/00012/PAC, 21/00238/PAC, 21/00512/PAC, 21/00584/SCO
Attached Plans: Location Plan, Site/Landscape Plan, Elevations



- Application Site (24/00537/S36)
- e14 - Salter's Park
- Ec2 - Salter's Park Extension
- Greenbelt



**Planning Service
Place Directorate**

Midlothian Council
Fairfield House
8 Lothian Road
Dalkeith, EH22 3AA

Section 36 consultation for formation of Battery Energy Storage System facility with ancillary buildings and associated works.
Salter's Park Extension (Site Ec2), Salter's Road Dalkeith.

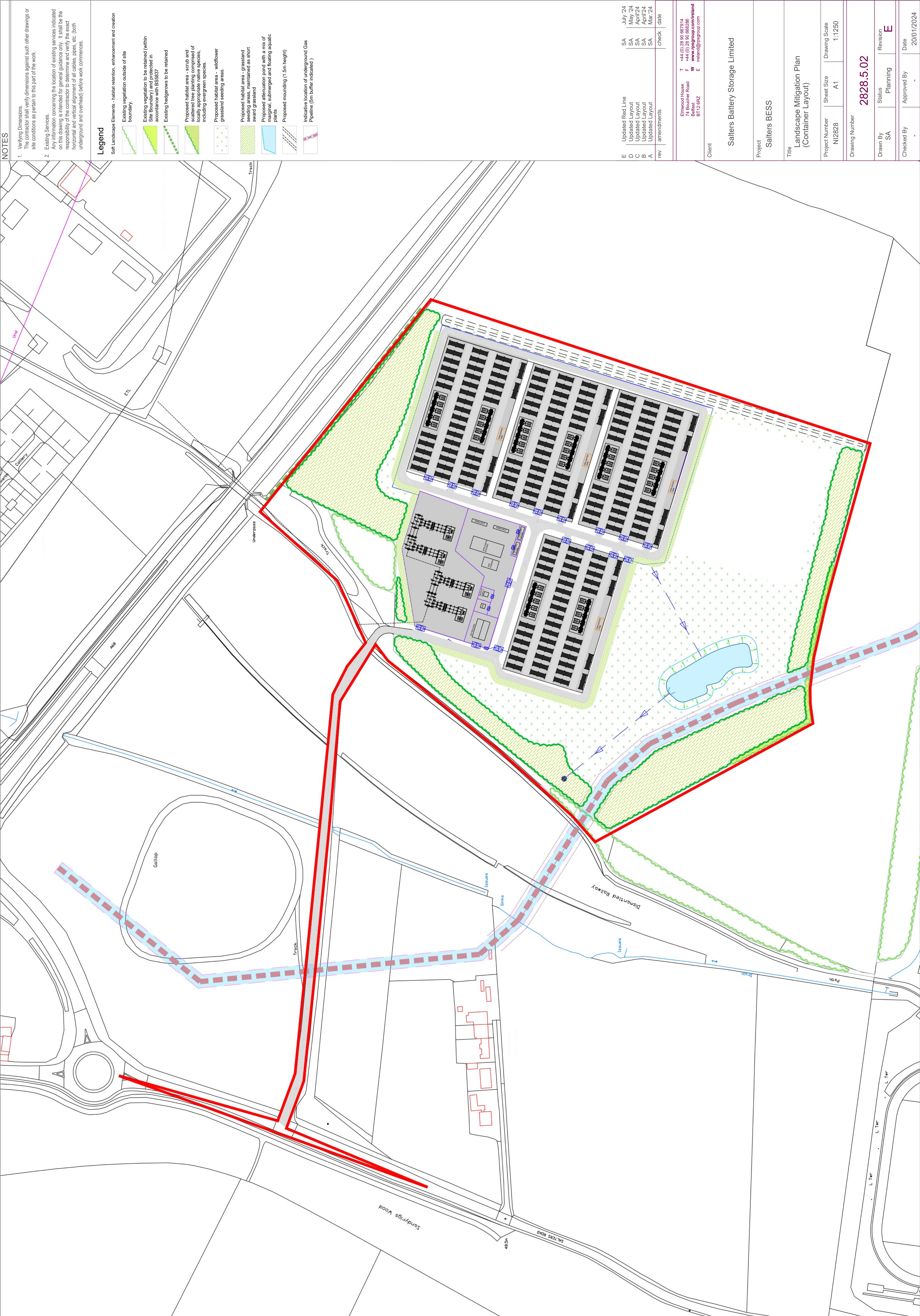
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File No. 24/00537/S36

Scale 1:6000





NOTES

1.

Verifying Dimensions.
The contractor shall verify dimensions against such other drawings or site conditions as pertain to this part of the work.
2.

Existing Services.
Any information concerning the location of existing services indicated on this drawing is intended for general guidance only. It shall be the responsibility of the contractor to determine and verify the exact horizontal and vertical alignment of all cables, pipes, etc. (both underground and overhead) before work commences.
3.

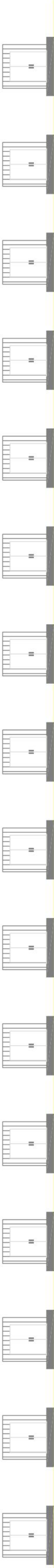
Issue of Drawings.
Hard copies, dwf and pdf will form a controlled issue of the drawing. All other formats (dwg, out etc.) are deemed to be an uncontrolled issue and any work carried out based on these files is at the recipients own risk. RPS will not accept any responsibility for any errors arising from the use of these files, either by human error by the recipient, listing of un-dimensioned measurements, compatibility issues with the recipient's software, and any errors arising when these files are used to aid the recipients drawing production, or setting out on site.
4.

Datum.

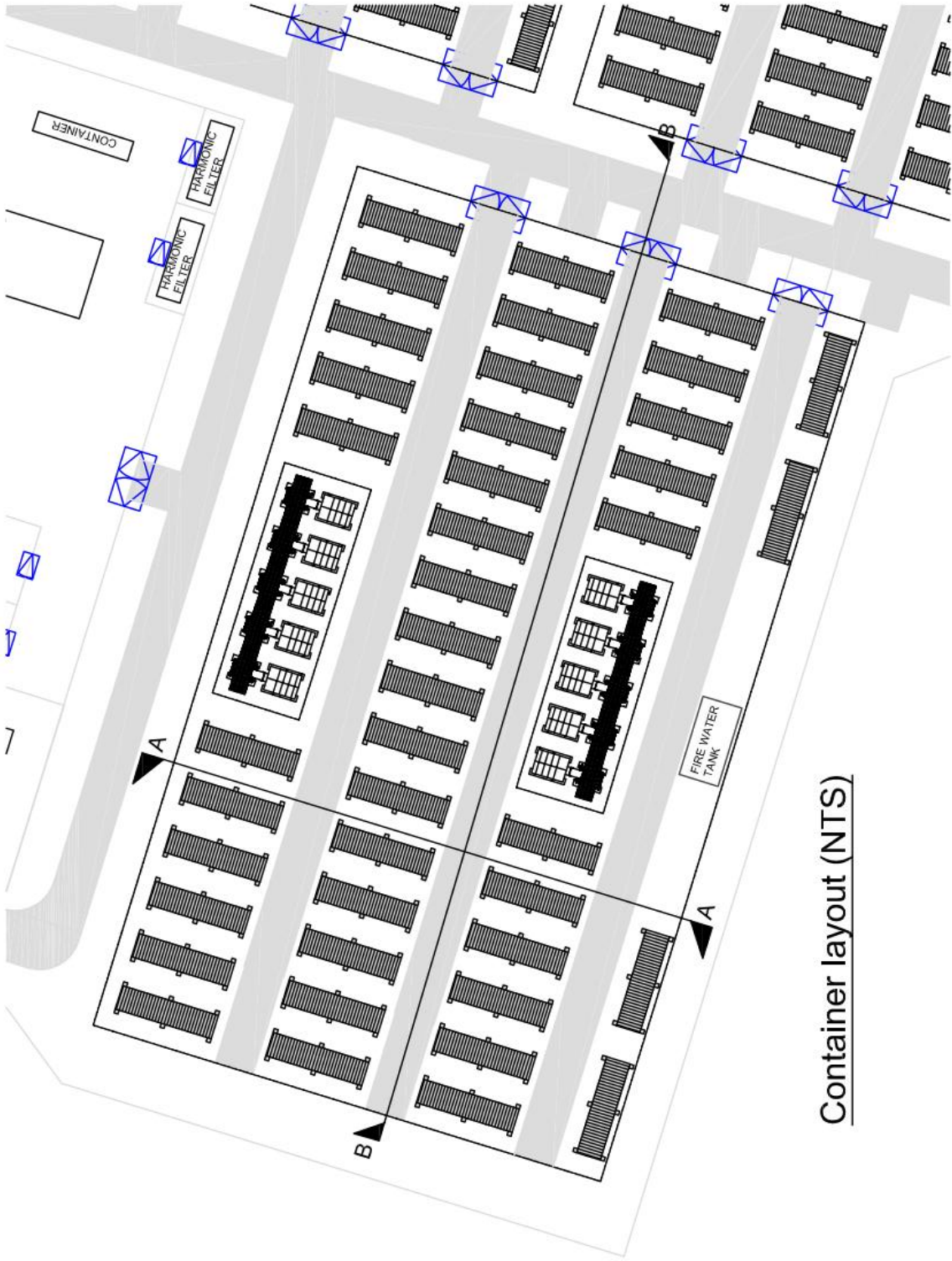
Battery Storage compound Layout Elevation A-A 1:200



Battery Storage compound Layout Elevation B-B 1:200



SPT Building Elevations (1:200)



Container layout (NTS)

rev	amendments	check	date
<div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>Elimwood House</div><div>74 Boucher Road</div><div>Belfast</div><div>BT12 6RZ</div></div><div><div>T</div><div>F</div><div>W</div><div>E</div></div><div><div>+44 (0) 28 90 667914</div><div>+44 (0) 28 90 668286</div><div>www.rpsgroup.com/ireland</div><div>ireland@rpsgroup.com</div></div></div></div>			
Client			
Salters Battery Storage Limited			
Project			
Salters BESS Project			
Title			
Site Elevations			
Project Number	Sheet Size	Drawing Scale	
02828	A2	1:200	
Drawing Number			
0007			
Drawn By	Status	Revision	
L.McK	PLANNING	-	
Checked By	Approved By	Date	
M.P	AS STATED	29/07/24	