

Planning Application: Report of Handling

Reference No. 22/0582/PP



Renfrewshire
Council

KEY INFORMATION

Ward: 12 – Erskine and Inchinnan

Applicant: Mactaggart & Mickel Investments Limited

Registered: 16.08.2022

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of Solar Park and associated infrastructure including substations, boundary fencing and access tracks.

LOCATION: Site Between Nether Southbar and East Fulwood, Greenock Road, Inchinnan

APPLICATION FOR: Full Planning Permission



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RECOMMENDATION

Grant subject to conditions

Alasdair Morrison
Head of Economy &
Development

IDENTIFIED KEY ISSUES

- The development complies with policies ENV1, ENV2, ENV4, I3 and I4 within the adopted Local Development Plan, the associated new development supplementary guidance, and the criteria outlined in Scottish Planning Policy.
- The development has been subject to a Habitats Regulations Appraisal and Appropriate Assessment.
- There have been no objections from consultees.
- There have been two letters of representation.

REPORT OF HANDLING FOR APPLICATION 22/0582/PP

SITE ADDRESS	Site Between Nether Southbar and East Fulwood, Greenock Road, Inchinnan
PROPOSAL	Erection of Solar Park and associated infrastructure including substations, boundary fencing and access tracks.
RECOMMENDATION	Grant subject to conditions

PROPOSALS	<p>This application seeks planning permission for the erection of a solar park with associated infrastructure, boundary fencing and access tracks on land located between Houston Road and Greenock Road approx. 1.6km to the north west of Glasgow Airport.</p> <p>The application site is irregularly shaped and extends to approximately 41 hectares in area. The land is generally flat and low lying. It is agricultural in nature and incorporates a number of fields with associated boundary fences, hedges, burns and small groups of vegetation.</p> <p>The site is bound by agricultural land to the east and west. The M8 motorway is beyond the land to the west, with Barnsford Road and Inchinnan Business Park beyond the land to the east. Proposed access to the site is via both Houston Road to the south and Greenock Road to the north. There are dwellinghouses at North Commonside, East Fulwood, East Fulwood Cottage and Nether Southbar which are within 50m of the site boundary.</p> <p>The proposed solar park has a generating capacity of 14.3MW. Solar Panels will occupy approx. 50% of the site. The panels will be arranged in rows orientated to the south. The height of the panels and associated mounting frame is 3.3m at the highest point.</p> <p>The other 50% of the site will be given over to landscaping and cereal crops for migratory whooper swans, with associated access tracks and compound storage areas. Other components of the development include inverters, substations, CCTV cameras and perimeter fencing.</p> <p>This report relates to an application that would normally fall within the Council's scheme of delegation to be determined by an appointed officer. However, a request has been submitted by three members, within 21 days of the application appearing on the weekly list, that the matter be removed from the scheme of delegation for determination by the Board.</p> <p>It was considered that the potential impact a development of this scale may have on the designation status of the land or on ecology and visual impact required to be fully considered prior to any</p>
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	decision being made.
SITE HISTORY	<p>Application No. 21/1620/EA</p> <p>Description. Request for screening opinion as to the requirement for an Environmental Impact Assessment relating to the erection of solar farm comprising ground mounted fixed solar panels, invertors, access track and associated infrastructure.</p> <p>Decision. Environmental Impact Assessment not required.</p>
CONSULTATIONS	<p>NatureScot – No objection subject to condition regarding the timing of works and the use of an ecological Clerk of Works to oversee the works.</p> <p>Chief Executive's Service (Roads Development) – No objection subject to conditions regarding the access and associated visibility splay.</p> <p>Communities & Housing Services (Environmental Protection Team) – No objection subject to conditions relating to noise, security lighting and land contamination.</p> <p>West of Scotland Archaeology Service – No objection subject to condition regarding archaeological investigation.</p> <p>SEPA – No objection.</p> <p>NATS – No objection.</p> <p>Glasgow Airport Safeguarding – No objection subject to conditions regarding bird hazard management and landscaping</p> <p>Scottish Power Networks – No comments</p>
REPRESENTATIONS	<p>Two letters of representation have been received, which object to the proposed development. The points raised can be summarised as follows.</p> <ol style="list-style-type: none"> 1. Impact on existing drainage network. 2. Visual impact and loss of landscape character. 3. Loss of arable land. 4. Loss of wildlife habitat. 5. Noise and vibration from construction traffic.

	<p>6. No benefits to local community.</p> <p>7. Production of electromagnetic waves which are detrimental to health.</p> <p>8. Loss of property value.</p>
DEVELOPMENT PLAN POLICIES	<p>National Planning Framework 4 (Revised Draft – Nov 2022)</p> <p>Renfrewshire Local Development Plan (2021)</p> <p>Policy ENV1 – Green Belt Policy ENV2 – Natural Heritage Policy ENV4 – The Water Environment Policy I3 – Flooding and Drainage Policy I4 – Renewable and Low Carbon Energy Developments</p> <p>New Development Supplementary Guidance (2021)</p> <p>Delivering the Environment Strategy Delivering the Infrastructure Strategy</p> <p>Material considerations</p> <p>Scottish Planning Policy Planning Advice Note – Solar Farm Developments in Renfrewshire</p> <p>Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case the proposal shall require to be assessed against the policies and guidance set out above, the history of the site, the comments of the consultees and any objections received.</p>
HABITATS REGULATIONS ASSESSMENT AND APPROPRIATE ASSESSMENT	<p>A Habitats Regulations Appraisal (HRA) was undertaken to determine the potential impact of the development on the qualifying interests of the Black Cart Special Protection Area (SPA) and its migratory population of whooper swans. While the site does not infringe upon the boundaries of the SPA, it is located within the expansive area of feeding grounds associated with the SPA.</p> <p>The HRA concluded that there would be likely significant effects on the SPA due to the loss of foraging habitat and the impact from noise and disturbance during the construction phase. The proposed development should therefore be subject to an Appropriate Assessment (AA).</p> <p>The AA concluded that there will be no adverse effect on the integrity of the SPA and that its qualifying interests and conservation objectives will continue to be met subject to the implementation of mitigation measures including provision of a permanent feeding resource on site for the whooper swans, and control of activities</p>

	<p>during the construction phase via the appointment of an ecological Clerk of Works (ECOW).</p> <p>NatureScot have been consulted and have confirmed that the proposed development could be progressed with appropriate mitigation identified in the AA. The mitigation requirements will be attached as a condition of the planning permission.</p>
ENVIRONMENTAL ASSESSMENT	<p>The proposed development has been screened against The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 and was determined that an environmental assessment was not required to accompany the planning application. All environmental matters associated with the application can therefore be suitably addressed via the planning assessment in this regard.</p>
PLANNING ASSESSMENT	<p>The fourth National Planning Framework (NPF4) although not yet formally adopted, was approved by Scottish Ministers on 11 January 2023. It provides the long-term national spatial strategy for planning in Scotland. It sets out the Scottish Government's current view on delivering sustainable, liveable and productive places through the application of spatial principles. NPF4 is considered to be a material consideration and therefore applying these principles in practice is relevant to the consideration of each proposal and as such each application is being considered taking account of the overarching spatial principles. It is considered that the proposal complies with the overall focus of NPF4.</p> <p>Policy ENV1 states that development within the green belt will only be considered acceptable where it can be demonstrated that it is compatible with the provisions of the new development supplementary guidance.</p> <p>The supplementary guidance sets out several forms of development which are acceptable within the green belt. This includes renewable energy developments. The proposed solar farm is therefore considered to be an acceptable development within the green belt in principle.</p> <p>All developments within the green belt thereafter require to be assessed against the green belt development criteria. Each criterion will be assessed in turn.</p> <p>The development will not result in the loss of prime quality agricultural land or agricultural land of lesser quality that is locally important.</p> <p>The land has a designated classification of 3.2, with prime quality classification being 1, 2 or 3.1. The classification designates the land as being suitable for arable production. It is accepted that the development will prohibit arable farming from taking place where the</p>

	<p>panels are located. However, land will be set aside to provide a feeding resource for the whooper swans e.g. oil seed rape.</p> <p>There is no impact on any wild land designations.</p> <p>The proposed development will be accessed via an existing farm track from Greenock Road to the north, and an existing field access from Houston Road to the south.</p> <p>Roads Officers have requested conditions relating to positioning of gates, surfacing of the access tracks, visibility sightlines and the provision of signage during the construction phase. These requirements can be controlled by the recommended planning conditions attached to the report.</p> <p>The applicant has submitted plans which show that the requested visibility splays can be formed, and that the land to either side of the access is either under the control of the applicant or forms part of the adopted verge. The plans do not indicate whether existing hedgerows will need to be removed to accommodate the sightlines. Should this be necessary appropriate replanting can be carried out and a planning condition is attached to control this matter.</p> <p>It is not anticipated that the development will have a significant effect on public water supply or water courses from any pollution risk. SEPA note that a 10m buffer zone has been provided around all water courses, and the nature of the operation of the solar park does not raise any significant pollution risk. It is considered that pollution risk during the construction stage can be managed via a Construction Environmental Management Plan.</p> <p>The application site does not impact any core paths or active travel routes, and there is no requirement to deliver new routes as part of the scheme. There is also no detrimental impact on access to open space.</p> <p>Regarding landscape character, the site comprises an area of low lying and flat farmland with a network of field boundaries comprising of hedgerows and some mature trees. The area surrounding the site contains various infrastructure features which include the M8 motorway and railway line to the west, and a line of electricity pylons to the east. The built-up areas at Inchinnan Business Park further east, and Glasgow Airport to the south east are also visible.</p> <p>Given the openness of the site and the expansive nature of the solar park (including the panels and all associated ancillary components including boundary fencing), the development will be visible from locations outwith the site. However, the submitted Landscape and Visual Impact Assessment concludes that while the impact on the site itself will be significant, the effect on the immediate surrounding area would not be significant.</p>
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	<p>This conclusion is based on the relationship between the development when viewed in context with existing infrastructure and built features in the immediate area, and the implementation of a robust landscaping plan to soften the boundaries of the site. The landscaping plan would include the management of existing hedgerows to create an improved screen, and reinforcement of boundaries via additional tree, hedgerow, and riparian planting. The final details of the landscaping scheme can be managed via condition.</p> <p>In addition to the above, consideration has also been given to the groupings of the solar panels. They are predominantly set back from road frontages, and there are buffer zones between the panels and the closest neighbouring residential properties (approx. 18m buffer to North Commonsides and approx. 83m buffer to East Fulwood).</p> <p>Therefore, while it is acknowledged that the solar park will be visible within the landscape, it is not considered that the impact on landscape character will be significant provided a robust landscaping scheme is implemented as part of the development. An appropriate planning condition can be imposed to control this matter.</p> <p>All services necessary to implement the development are available or can be provided.</p> <p>Potential impact on protected species and designated areas has been considered in detail as part of the HRA and AA process. It is noted that the layout includes areas set aside to provide a permanent feeding resource for whooper swans.</p> <p>There are no natural heritage designations within the site itself. To enhance biodiversity and habitat value, the developer has advised that several measures could be accommodated within the overall landscaping framework including bird boxes, hedgerow management, bare soil scrapes and the creation of wildflower meadows. The implementation of these measures would improve the habitat within the site for red listed farmland bird species and will be controlled as part of the overall landscaping strategy in conjunction with the ecology recommendations should planning permission be granted.</p> <p>It is noted that the implementation of the solar park would provide an opportunity to improve the overall biodiversity and habitat value of the site to that of its current state. Furthermore, NatureScot have confirmed that the development will still provide a suitable feeding resource for whooper swans as a result of the land that will be set aside from development and will continue to be sown. The additional measures noted above will also enhance the site for other species that would not benefit if the site remained as agricultural land.</p> <p>In view of the above, I am satisfied that the development complies with Policy ENV1.</p>
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	<p>Matters relating to Policy ENV2 Natural Heritage and Policy ENV4 The Water Environment have been discussed above, and I am satisfied that the development is also compliant with these policies.</p> <p>Policy I4 states that renewable energy development should be considered against the relevant criteria set out in Scottish Planning Policy (SPP) and in relation to the scale of the contribution towards renewable energy targets. They will be supported in principle where they are appropriate in terms of location, siting and design.</p> <p>The development therefore requires to be assessed against the criteria outlined in SPP in addition to those set out in Policy I4, the associated new development supplementary guidance, and the Planning Advice Note on Solar Farm Developments.</p> <p>Regarding the criteria within SPP, the applicant has set out anticipated socio-economic benefits arising from the project during both the construction and operational phases. This includes both direct and indirect job creation and capital investment. The development will create opportunities for businesses and supply chains associated with the renewable energy sector.</p> <p>Additionally, the solar farm has the capacity to supply up to 14.3MW of green energy either into the national grid network or directly to businesses in the surrounding area. Diversification of energy supply can bring about socio-economic benefits through increased energy security and independence.</p> <p>The proposed solar farm capacity is equivalent to the annual demand of over 5,000 dwellings with median electrical consumption. The energy being generated post installation is zero carbon. Based on the average carbon intensity per kwh associated with current energy generation, the development has the potential to prevent the release of up to 2,821 tonnes of CO2 per annum if operating at full capacity.</p> <p>The Scottish Government's Climate Change Plan has set a target of achieving net zero emissions by 2045. The proposed development will contribute to achieving this target through the continued decarbonisation and diversification of the electricity supply.</p> <p>With regard to cumulative impacts, it is noted that an application for a solar farm is currently under consideration on land to the southeast of the application site at Walkinshaw Brickworks (see application 22/0746/PP). There is a separation distance of approx. 1.2km between the development sites.</p> <p>The site at Walkinshaw Brickworks is smaller in area, and it is not considered that the developments would coalesce in visual terms given the separation distance and the intervening landscape features including the Black Cart Water. There is capacity within the</p>
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	<p>landscape to absorb both developments without significant detrimental impact on character and amenity.</p> <p>There are dwellinghouses at North Commonsides, East Fulwood, East Fulwood Cottage and Nether Southbar which are within 50m of the site boundary. The solar panels have been set back from these properties, and there will be opportunities to provide additional landscape screening where required through the attached landscaping condition. It is not considered that the amenity of the properties in question will be significantly detrimentally affected.</p> <p>The operation of the site does not raise any issues about air quality. The Environmental Protection Team have also advised that potential noise impact is acceptable subject to implementation of the mitigation measures set out in sections 6.10 and 6.11 of the noise assessment which comprises erection of 2.2m high acoustic barriers around the inverter stations closest to residential properties. The mitigation has been calculated on the basis that the invertors would be working at full capacity through the day and night time period, and this barrier suitably mitigates the worst case scenario on this basis. Implementation of the acoustic barrier can be controlled via condition.</p> <p>The applicants have submitted a glint and glare assessment which assesses potential impact on nearby sensitive receptors including the residential properties noted above which are closest to the site. The Environmental Protection Team have not commented on the glint and glare assessment as this matter is not a statutory nuisance. However, glint and glare may still have an impact on amenity. The nature of the impact is discussed below.</p> <p>While the assessment notes that the properties at North Commonsides, East Fulwood, and East Fulwood Cottage will potentially be affected by glare from the solar panels, the analysis indicates that the potential for glare to impact these properties is minimal (up to 50 minutes exposure a day between March and October for the worst affected property) and as such the development will not have a significant adverse impact on amenity in this regard.</p> <p>It should also be noted that Glasgow Airport have offered no objections to the glint and glare assessment.</p> <p>The development will not impact any carbon rich soils such as peatland.</p> <p>There is no impact on public access, tourism, or recreation.</p> <p>There are no built heritage designations within or in proximity of the site.</p> <p>Both NATS and Glasgow Airport Safeguarding have offered no</p>
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	<p>objections to the development subject to conditions relating to bird hazard management. It is not anticipated that the development will have a detrimental impact on aviation subject to the imposition of these conditions.</p> <p>The Council's Roads Team have offered no objections regarding impact on the local road network, and it is not anticipated that the development will have any impact on the trunk road network. It is noted that during the operational phase the development will generate very few traffic movements.</p> <p>The potential impact on the traffic network from glint and glare has also been considered. Impact on the local road network is again expected to be minimal in duration, and glare will be mitigated by existing and proposed landscaping. There is no impact anticipated on the trunk road network.</p> <p>SEPA has offered no objection to the development regarding flood risk. As noted above the implementation of a CEMP and appropriate buffers around watercourses will reduce pollution risk.</p> <p>It is considered prudent to ensure that if the solar park requires to be decommissioned or reaches end of life, that the land is restored to its previous use. This can be controlled by appropriate planning conditions requiring restoration of the site and the submission of a restoration bond or other financial guarantee to ensure the costs of decommissioning and site restoration can be met.</p> <p>In the event the site was decommissioned the site would be required to be returned to its previous agricultural use within the green belt and would not be reclassified as brownfield land.</p> <p>The development does not currently include provision for energy storage.</p> <p>In view of the above, the development is considered to meet the criteria outlined in SPP.</p> <p>The criteria outlined in Policy I4 and the associated guidance generally mirror that within the SPP. Additional criteria relevant to the proposal which have not already been addressed above are considered as follows.</p> <p>Regarding site selection the applicant has advised that proximity to a grid connection point was a key consideration. Other areas of land were discounted on this basis. The topography is also favourable with respect to sunlight exposure.</p> <p>The applicant has also demonstrated the scale of contribution to renewable energy generation targets and the effect on carbon emission reduction.</p>
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	<p>Appropriate planning conditions can also be imposed to ensure details of security lighting, CCTV columns and fencing are submitted for approval to ensure they are kept to a minimum, screened where necessary, and that natural features are used where possible.</p> <p>With regard to boundary fencing, it is noted that security fencing is proposed around the site. However, the applicant has been advised that this style of fencing is not acceptable, and that deer stock style fencing would be more appropriate. The applicant has agreed to the deer stock fencing, and a planning condition is attached to control this matter.</p> <p>Access tracks within the site have been kept to the minimum necessary regarding implementation and maintenance of the solar park. It is not considered that the tracks will prohibit the land from being returned to its previous use.</p> <p>Details of all ancillary plant and equipment and their location within the site have been provided. The main site office building is located at the Houston Road access, with associated inverters and transformers distributed at various locations within the site. These ancillary components are not of significant scale or height, and where concentrations do exist (such as the Houston Road access) they will be screened as part of the landscape strategy.</p> <p>The proposed solar panels will be mounted on frames that are pile driven, and so do not require foundations. This will allow the land to return to its previous use. Concrete platforms may be formed to support some of the ancillary equipment. However, the impact of these will be minimal and again would not prohibit the land from being returned to its previous use. There are no earthworks or level changes proposed to the existing topography.</p> <p>A land management programme will be submitted as part of the landscaping strategy. This will specify measures to ensure provision of the sacrificial feed crop for the whooper swans, and also management of the grassland around the panels which could include management through grazing if this is necessary and compatible with the biodiversity and habitat enhancements noted above.</p> <p>The undertaking of a pre and post construction road survey can be managed via condition as part of a construction traffic management plan.</p> <p>In view of the above assessment, it is considered that the proposed development complies with SPP, Policy I4 and the associated guidance.</p> <p>The provisions relevant to Policy I3 on flooding and drainage have also been considered above. In summary the development is not at risk from flooding and will not increase flood risk elsewhere. The water environment will be protected during construction, and</p>
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	<p>biodiversity enhancements will be sought including riparian planting to improve habitat within and around existing watercourses. On this basis the proposed development is considered to comply with Policy I3.</p> <p>In response to the points raised in the letters of representation.</p> <p>Points 2, 3, 4 and 6 have been responded to as part of the above assessment.</p> <p>Points 7 and 8 are not material planning considerations.</p> <p>With regard to point 5, potential noise and vibration associated with the construction phase, the objector's concerns are noted. However, after consultation the Environmental Protection Team had no objection to the proposal subject to the imposition of appropriate mitigation to control these matters. Therefore should planning permission be imposed appropriate planning conditions have been attached to address these requirements.</p> <p>In addition to the above it is considered that all other potential impacts on residential amenity (noise, glare, outlook etc) have been addressed in the above assessment. It has been demonstrated that these potential impacts can be mitigated, and I am satisfied that residential amenity will not be significantly impacted.</p> <p>With regard to point 1 it is ultimately the developer's responsibility to take cognisance of existing utility infrastructure within the site. The applicant is aware of the drainage referred to in the representation, and that it is their responsibility to ensure it is accounted for during the construction process.</p> <p>Conclusion</p> <p>The proposed development supports national policy and will contribute to the continued decarbonisation and diversification of the electricity supply. Whilst it is noted that two letters of objection have been received in relation to this proposal given the above assessment it is not considered that the concerns raised are sufficient to justify refusal of this planning application.</p> <p>It is considered that subject to the attached planning conditions the proposed development is acceptable.</p>
RECOMMENDATION	Grant subject to conditions.

Reason for Decision

The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of its grant.

Reason: This condition is for the purpose of the good planning of the area, to ensure that the permission will lapse if it is not implemented within three years.

2. The development is hereby approved for a temporary period of 25 years from the date of final commissioning of the development. Written confirmation of the date of first commissioning shall be provided to the Planning Authority no later than one calendar month after that date.

Reason: In order to retain effective planning control.

3. Prior to the commencement of development a decommissioning, restoration and aftercare strategy shall be submitted to and approved in writing by the Planning Authority. The strategy shall detail measures for the decommissioning of the development, restoration and aftercare of the site and will include, without limitation, proposals for the removal of all elements of the development, the treatment of ground surfaces, the management and timing of the works, and environmental management provision for the site's return to agricultural use.

Reason: To ensure the decommissioning and removal of the development in an appropriate and environmentally acceptable manner and the restoration and aftercare of the site, in the interests of safety, amenity and environmental protection.

4. No later than 3 years prior to decommissioning of the development or the expiration of this consent (whichever is the earlier) a detailed decommissioning, restoration and aftercare plan, based upon the principles of the approved decommissioning, restoration and aftercare strategy, shall be submitted to the Planning Authority for written approval in consultation with NatureScot. The detailed decommissioning, restoration and aftercare plan will 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 environment management provisions. The development shall be decommissioned, site restored and aftercare thereafter undertaken in accordance with the approved plan, unless otherwise agreed in writing in advance with the Planning Authority.

Reason: To ensure the decommissioning and removal of the development in an appropriate and environmentally acceptable manner and the restoration and aftercare of the site, in the interests of safety, amenity and environmental protection.

5. The decommissioning and restoration of the site shall be completed within 2 years from the date on which the development ceases to generate electricity unless otherwise agreed in writing with the Planning Authority.

Reason: In the interests of safety, amenity and environmental protection.

6. If any solar panel fails to produce an electricity supply to the grid for a continuous period of 12 months then, unless otherwise agreed in writing by the Planning Authority, the solar panel and any associated above ground infrastructure solely required for that panel(s) shall be dismantled and removed from the site and the area around the panel restored in accordance with a scheme to be submitted to and approved in writing by the Planning Authority.

Reason: To ensure that any redundant solar panel is removed from site, in the interests of safety, amenity and environmental protection.

7. Prior to the commencement of the development hereby approved, a bond or other such financial guarantee to cover decommissioning, site restoration and aftercare liabilities imposed on the expiry of this consent will be submitted for the written approval of the planning authority. Such guarantee must:

- a) be granted in favour of the planning authority;
- b) be granted by a bank or other institution which is of sound financial standing and capable of fulfilling the obligations under the guarantee;
- c) be for an amount which covers the value of all site restoration and aftercare liabilities as determined by the planning authority at the commencement of development
- d) contain provisions so that all the site restoration and aftercare liabilities as determined at the commencement of development shall be increased on each fifth anniversary of the date of this consent.
- e) come into effect on or before the date of commencement of development, and expire no earlier than 24 months after the end of the aftercare period.

No work shall begin at the site until written approval of the Planning Authority has been given to the terms of such guarantee and thereafter the validly executed guarantee has been delivered to the planning authority.

The developer shall ensure that the bond or other financial provision approved is in place throughout the life of the development until the completion of its decommissioning and restoration.

In the event that the guarantee becomes invalid for any reason, no operations will be carried out on site until a replacement guarantee completed in accordance with the terms of this condition is lodged with the Planning Authority.

Reason: In the interests of amenity and in order to retain effective planning control.

8. That no development shall take place within the development site until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation

which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.

Reason: To ensure suitable investigations are undertaken in the interests of safeguarding archaeological heritage.

9. No development shall commence on site until written approval of:
- a) a Site Investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein
 - b) a Remediation Strategy and Implementation Plan setting out the proposed methods for implementing all remedial recommendations contained within the site investigation report and including (where relevant) a materials management plan and a phasing plan showing how the site is to be subdivided for the purposes of remedial implementation and/or verification reporting prepared in accordance with current authoritative technical guidance, has been provided by the Planning Authority.

Reason: To ensure that the site will be made suitable for its proposed use.

10. For the avoidance of doubt should remediation be required prior to completion of the development:
- a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy and Implementation Plan; and/or
 - b) where remediation works are not required but soils are to be imported to site, a Verification Report confirming imported materials are suitable for use shall be submitted to the Planning Authority and approved in writing.

Reason: To demonstrate that works required to make the site suitable for use have been completed.

11. That prior to the solar park hereby approved becoming operational, the developer shall submit for the written approval of the Planning Authority details of the final design and location of the acoustic barrier(s) required for noise mitigation as noted within sections 6.10 and 6.11 of the Noise Impact Assessment by Bureau Veritas dated 16 August 2022. The approved acoustic barrier shall thereafter be implemented on site prior to the solar park becoming operational and shall be maintained for the life that the solar park is operational to the satisfaction of the Planning Authority.

Reason: In the interests of residential amenity.

12. Development shall not commence until a Bird Hazard Management Plan (BHMP) has been submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport Safeguarding.

The submitted BHMP shall include details of the management of the ground mounted solar panels which may be attractive to nesting, roosting or “loafing” birds, and the maintenance of planted and landscaped areas. The BHMP plan shall comply with Advice Note 3 – Wildlife Hazards.

The approved BHMP shall be implemented on completion of the development and shall remain in force for the life of the development. No subsequent alterations to the BHMP are to take place unless first submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport Safeguarding.

Reason: To manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Glasgow Airport.

13. That prior to the commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Planning Authority. The CEMP shall include (but not be limited to) provisions in respect of:

- mitigation measures for potential dust, noise, and vibration impacts on nearby residential properties,
- waste management, pollution control and mitigation,
- a plan showing existing drainage pipes and other utilities within the site and procedures for how they will be safeguarded during construction,
- surface water management,
- tree protection measures for trees to be retained both within and on the edge of the site boundary,
- the location and layout of all site compounds,
- procedures for monitoring compliance and dealing with any breaches of the approved plan,
- the formation of access from the public road to accommodate construction vehicles including geometry, surfacing, and sightlines
- the additional signage on both public roads where access will be taken to inform drivers of the construction vehicles.
- details of proposed temporary site compound for storage of materials, machinery, and designated car parking.

The measures set out within the approved CEMP shall thereafter be implemented on site during the construction phase in conjunction with the measures already set out within the Construction and Access Plan (CAP) by The Greenspan Agency dated 11/08/2022.

Reason: To ensure environmental impacts are mitigated during the construction phase, and that the construction phase is undertaken safely.

14. That prior to the commencement of construction works on site, the developer shall submit for the written approval of the Planning Authority a

specification detailing the pre and post construction road condition survey to be undertaken on the local road network identified as part of the construction traffic route set out in figure 1 of the CAP (Construction and Access Plan).

The specification shall detail the survey scope and methodology, the timings of the survey, provision for selection of an alternative construction traffic route and notification to the Council of an alternative construction traffic route, provision for survey of the alternative construction traffic route, the methodology for identifying any extraordinary damage to the road (damage to the construction traffic route attributable to construction vehicles serving the development between the pre and post construction condition surveys but excluding fair wear and tear attributable to general vehicle use of the route over the same period) and the means by which any extraordinary damage will be repaired including timescales for completion of the works.

The pre and post construction road condition survey shall thereafter be undertaken in accordance with the approved specification, and all extraordinary damage repaired to the satisfaction of the Planning Authority.

Reason: To ensure any damage to the local road network arising from the construction of the development is repaired.

15. Prior to the commencement of development, an independent Ecological Clerk of Works (ECoW) shall be appointed by the developer and approved in writing by the Planning Authority. The terms of the appointment shall include the ECoW to be appointed prior to commencement of development, remaining appointed until the final commissioning of the development. The scope of work of the ECoW shall include (but not be limited to):
 - a) monitoring compliance with the ecological mitigation works that have been approved in this consent,
 - b) advising the developer on adequate protection of nature conservation interests on the site,
 - c) monitoring compliance with the Construction Environmental Management Plan of condition 13, and
 - d) confirming the location of the whooper swans to ensure that any such birds are more than 200m from the site before any work related to the approved development proceeds during the wintering period. Records must be kept of all decisions to proceed or postpone made by the appointed ECoW as well as the reasons for these decisions, and these records are to be made available to the Planning Authority and NatureScot on completion of all construction works.

Reason: To secure effective monitoring compliance with the environmental mitigation and management measures associated with the development.

16. Prior to the commencement of decommissioning an Ecological Clerk of Works (ECoW) shall be appointed by the developer and approved by the Planning Authority after consultation with NatureScot until the completion of aftercare or such earlier date as may be agreed in writing by the Planning Authority. The scope of work of the ECoW shall include those elements identified in condition 15 with the exception of point c) of that condition and

will include monitoring compliance with the Decommissioning, Restoration and Aftercare Plan required by condition 4.

Reason: To secure effective monitoring compliance with the environmental mitigation and management measures associated with the development.

17. That in addition to the requirements arising from conditions 12 and 13 above all construction works shall take place out with the wintering period from October to April inclusive when whooper swans are likely to be feeding in the area around the Black Cart Special Protection Area (SPA). If works require to be undertaken in the wintering period between October and April inclusive, written agreement must be sought with the Council as Planning Authority. For the avoidance of doubt no works of any kind associated with this development will take place when whooper swans are feeding within 200m of the application site boundary as defined by the red line on approved drawing 21-003-P-01 revision 6.

Reason: To ensure the population of whooper swans is not disturbed during the construction phase.

18. That prior to the commencement of development on site, full details of all soft and water landscaping works shall be submitted as part of a landscape strategy for the written approval of the Planning Authority. The landscape strategy shall include (but not be limited to) provisions in respect of:
- all existing trees and hedgerows to be retained including the management of these features,
 - confirmation of any hedgerows or trees that need to be removed including any to form the visibility splays associated with the access sightlines,
 - all proposed trees, shrubs, hedgerows, areas of grass/wildflower seeding, turfing including size, species, spacing and location
 - all areas of hard standing including location and materials (including the initial 5m of any access track taken from the public road which shall be finished in a bituminous material),
 - all areas of surface water including ponds, and measures for the sustainable management and drainage of surface water where applicable,
 - the implementation of all biodiversity and habitat enhancements including (but not limited to) those set out within the Preliminary Ecological Appraisal by Brindley Associates dated June 2022,
 - details of the provision of sacrificial crops for swan foraging including type of crops, rotation, and management to ensure a consistent supply of food,
 - compliance with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping and Building Design,
 - a timetable for the implementation of the landscape strategy,
 - a strategy for the future management and maintenance of all landscaped areas including provision for replacement of trees, shrubs, hedgerows and areas of grass/wildflower seeding and turfing if they were to become diseased, die, become seriously damaged or are removed within 5 years of being planted.

The approved landscape strategy shall thereafter be implemented on site in accordance with the approved timetable and shall be managed and maintained thereafter for the duration that the solar park is operational.

No subsequent alterations to the approved landscaping strategy are to take place unless first submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport Safeguarding.

Reason: To avoid endangering the safe movement of aircraft and the operations of Glasgow Airport, and to ensure a robust landscaping strategy is implemented in the interests of visual amenity, landscape character and biodiversity.

19. That prior to the commencement of development on site, the developer shall provide a specification for the written approval of the Planning Authority detailing the finishing materials and colour for the external elevations associated with all substations, inverters, transformers, office/welfare building or other building, plant and equipment associated with the development. Only the approved materials and colours shall thereafter be implemented on site as part of the development.

Reason: To ensure the buildings and associated plant are of a suitable finish in the interests of visual amenity.

20. That prior to the commencement of development on site, the developer shall provide a specification for the written approval of the Planning Authority detailing the location, design, materials and colour of all boundary fences, gates, walls, or other method of enclosure (including the acoustic barriers) to be installed at the site. Only the boundary fences, gates, walls, or other methods of enclosure within the approved specification shall thereafter be implemented on site. For the avoidance of doubt the site boundary fence shall be that of the standard used for a deer proof fence as detailed in approved drawing 1871/04 (and any subsequent approved revisions to this drawing).

Reason: To ensure the methods of enclosure are of a suitable design in the interests of visual amenity.

21. That prior to construction work commencing, the developer shall ensure that the visibility splays shown in approved drawings B944_001 and B944_002 (and any subsequent approved revisions to these drawings) are formed in accordance with drawings ensuring that any obstruction above 1.05m (measured from the level of the carriageway) in height is cleared. The visibility splays shall thereafter be maintained for the duration that the solar park is operational.

Reason: To ensure the site can be access safely.

22. That prior to the commencement of development on site, the developer shall provide for the written approval of the Planning Authority a specification detailing the design and location of any security lighting to be installed as part of the development. The lighting shall be located and designed to avoid

any statutory nuisance to residential properties. Only the lighting within the approved specification shall thereafter be implemented on site.

Reason: To ensure any proposed security lighting is suitably designed and located in the interests of visual and residential amenity.

23. That prior to the installation of any solar panels, the developer shall first provide written confirmation to the Planning Authority of the make, modal, design, and power rating of the solar panels to be used together with evidence to confirm the overall maximum generation capacity (output) of the development. The Planning Authority shall also be given notice of any replacement or upgrading of the solar panels at any stage throughout the operational phase of the solar park, again with accompanying evidence to confirm the overall maximum generation capacity (output). For the avoidance of doubt the overall generation capacity (output) shall not exceed 20MW.

Reason: To define the consent.

24. That the temporary site office(s) as shown in approved drawing 21-0003-P-15 shall be removed from site within 3 months of the commissioning of the solar park hereby approved unless otherwise agreed in writing with the Planning Authority.

Reason: To ensure all temporary buildings are removed in the interests of visual amenity.

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers, please contact James Weir on 07483370666