

Planning Application: Report of Handling

Reference No. 23/0019/LB



Renfrewshire
Council

KEY INFORMATION

Ward: 4 – Paisley North West

Applicant: Lark Gas Assets Ltd

Registered:
19/01/2023

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of battery energy storage system

LOCATION: Former Gasholder Station at Junction with Underwood Road, Well Street, Paisley

APPLICATION FOR: Listed Building Consent



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RECOMMENDATION

Grant subject to conditions

Alasdair Morrison
Head of Economy &
Development

IDENTIFIED KEY ISSUES

- The proposed development accords with the relevant policies within National Planning Framework 4, the adopted Renfrewshire Local Development Plan 2021, and the relevant historic environment policies and guidance.
- There have been no objections from consultees.
- There have been no representations.

REPORT OF HANDLING FOR APPLICATION 23/0019/LB

SITE ADDRESS	Former Gasholder Station at Junction with Underwood Road, Well Street, Paisley
PROPOSAL	Erection of battery energy storage system
RECOMMENDATION	Grant subject to conditions

PROPOSALS	<p>This application seeks listed building consent for the installation of a battery energy storage system on the site of a former gas distribution station at Underwood Road, Paisley.</p> <p>The site is bound by Well Street to the north with industrial units beyond, the B775 Underwood Road to the east, the Glasgow-Gourock railway line to the south with residential properties beyond, and airport car parking to the west.</p> <p>Boundary treatment comprises of a 2m high stone wall along the Well Street and Underwood Road frontages, with a palisade fence to the south and west.</p> <p>The site is currently occupied by a redundant gasholder frame which is A listed. The listing states that this is the oldest surviving column gasholder in Scotland. It is noted as being a local landmark, and a reminder of an industrial process that is now redundant.</p> <p>The proposed energy storage system comprises of 28 battery storage containers which will be positioned within the footprint of the gasholder frame. The containers are 2.98m in height. Seven transformer units and fourteen component containers (all 2.72m in height) will be grouped in the southwestern corner of the site, with the control room (3.25m in height), substation (3.79m in height) and other storage buildings grouped at the northwestern corner adjacent to the access from Well Street. This area also includes parking for vehicles.</p> <p>The existing boundary walls and the trees along the southeastern boundary will be retained. There is a requirement for a 3.5m acoustic fence along the western boundary. Internal fencing will separate the batteries from the control room and substation.</p>
SITE HISTORY	<p>Application No: 23/0018/PP Description: Erection of battery energy storage system Status: Concurrent application pending consideration</p> <p>Application No: 22/0358/PN Description: Development of a battery energy storage system. Status: Accepted.</p> <p>Application No: 22/0337/EA Description: Request for screening opinion as to the requirement for an Environmental Impact Assessment relating to the development of a</p>

	<p>battery energy storage system Status: Environmental Assessment not Required.</p> <p>Application No: 19/0553/LB Description: Removal of gasholder lifts and shell, and associated gas infrastructure and infilling of the tank to existing ground level, together with associated removals and works Status: Granted.</p> <p>Application No: 18/0330/PP Description: Erection of kiosk and 2.4m palisade security fence Status: Granted</p> <p>Application No: 17/0640/PP Description: Installation of a gas powered electricity generation plant and containerised electricity storage facility with associated security columns, gate, and fence. Status: Granted subject to conditions.</p>
CONSULTATIONS	<p>Historic Environment Scotland – No objections. Advise that discussions should be undertaken to help secure the ongoing maintenance of the gasholder frame.</p> <p>Paisley West and Central Community Council – Concern raised over ongoing maintenance of the gasholder frame and recommend that a condition be applied to ensure a maintenance plan is in place, and that maintenance of the gasholder frame is undertaken prior to the development being installed.</p> <p>Ferguslie Community Council – Reiterate the comments made by Paisley West and Central Community Council regarding the requirement for a condition to secure the maintenance of the gasholder frame.</p>
REPRESENTATIONS	None received.
DEVELOPMENT PLAN POLICIES	<p><u>Development Plan</u> NPF4: Policy 7 - Historic assets and places</p> <p>Renfrewshire Local Development Plan (2021) LDP 2021 Policy ENV3 - Built and Cultural Heritage</p> <p><u>Supplementary Guidance</u> Delivering the Environment Strategy</p> <p><u>Material Considerations</u> Historic Environment Scotland Policy Statement Historic Environment Circular Historic Environment Scotland's Managing Change in the Historic Environment Guidance Notes</p>

LISTED BUILDING ASSESSMENT	<p>The Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that in considering whether to grant listed building consent for any works, special regard must be had to the desirability of preserving the listed building or its setting, or any features of special architectural or historic merit.</p> <p>The national and local policy guidance comprises the Historic Environment Policy Statement which advises that planning authorities must consider the statement itself, Scottish Planning Policy, the Historic Environment Circular and Historic Environment Scotland's Managing Change in the Historic Environment Guidance Note series. These documents set out the key principles which apply in the assessment of the applications for listed building consent.</p> <p>In terms of development plan policy, Policy 7 within National Planning Framework 4, Policy ENV3 within the Renfrewshire Local Development Plan (2021), and the associated Supplementary Guidance on Delivering the Environment Strategy seek to protect and enhance the listed building. Development proposals relating to listed buildings are required to meet various criteria including the use of sympathetic and appropriate materials and finishes, and that the massing, scale, and form of development should be appropriate.</p> <p>The applicant has amended the layout of the scheme to comply with pre-application advice from Historic Environment Scotland. The layout presented at the pre application stage showed the battery storage units within the frame of the gasholder. However, the transformer units were arranged in a circle on the outside edge of the gasholder frame. The layout was thereafter amended to group the transformer units in the south western corner of the site and away from the perimeter of the gasholder frame. The area around the gasholder frame is now more open in this regard, and the proposed infrastructure does not compromise its setting or block any external views of the gasholder. The setting of the A listed gasholder frame will therefore be suitably protected in compliance with Policy 7.</p> <p>Historic Environment Scotland (HES) have offered no objection to the development. HES, Ferguslie Community Council and Paisley West and Central Community Council have all raised the matter of the ongoing maintenance of the gasholder frame.</p> <p>The applicant has advised that the condition of the frame was last surveyed in 2017, and that some patches of corrosion were noted at that time.</p> <p>The applicant has confirmed that a maintenance plan for the frame will be prepared which updates the previous 2017 survey to identify current maintenance requirements, the methodology and timetable for the maintenance works, and a review mechanism for future maintenance.</p>

	<p>It is considered that the maintenance plan can be agreed as a condition of the listed building consent, and that the implementation of a maintenance plan will address the matters raised by HES and the Community Councils.</p> <p>The Heritage Statement submitted by the applicants also highlights the requirement for protective measures to be put in place to protect the gasholder frame during the construction phase. This could include temporary protective cladding. A method statement which details measures to protect the gasholder frame during the construction phase can be submitted via condition.</p> <p>It is noted that no ground breaking works are required, with the component infrastructure elevated on concrete plinths.</p> <p>In view of the above, it is considered that the proposal would accord with the relevant provisions of the Development Plan. There are no other material considerations. It is therefore recommended that listed building consent is granted subject to conditions.</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. That prior to the commencement of development on site, the developer shall submit for the written approval of the Planning Authority a maintenance strategy for the gasholder frame. The strategy shall detail the condition of the frame and identify any current maintenance requirements, a methodology and timetable for undertaking the maintenance works, and a timetable detailing the ongoing survey and maintenance of the frame for the period that the battery energy storage facility is operational. The approved maintenance strategy shall thereafter be implemented on site, with all maintenance work and ongoing survey work undertaken in accordance with the agreed timetables.

Reason: To ensure that gasholder frame is maintained in the interests of safeguarding built heritage assets.

2. That prior to the commencement of development on site, the developer shall submit for the written approval of the Planning Authority a method statement detailing all measures required to protect the gasholder frame during the construction phase. The measures within the approved method statement shall thereafter be implemented on site prior to the construction phase commencing and shall remain in place for the duration of the construction phase.

Reason: To ensure the gasholder frame is protected during the construction phase in the interests of safeguarding built heritage assets.

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