

Prospective Planning Application

Reference No. 21/1594/PN



Renfrewshire
Council

KEY INFORMATION

Ward (10) Houston,
Crosslee and Linwood

Prospective Applicant
Intelligent Land
Investments Group Plc
33 Bothwell Road
Hamilton
ML3 OAS

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL:

Erection of Battery Storage Facility up to 50MW including compound of energy storage equipment, meter building, security cameras, and fencing.

LOCATION: Site 200 Metres West of Whitehouse of Milliken,
Bridge of Weir Road, Brookfield

APPLICATION FOR: Intelligent Land Investments Group Plc

RECOMMENDATION

That the Board note the key issues identified to date and advise of any other issues.



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Alasdair Morrison
Head of Economy and
Development

IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan (2021) as Policy ENV1 – Green Belt.
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan (2021) and its supplementary guidance.
- Policy I4 – Renewable and low carbon energy developments also requires to be considered.

Site Description and Proposal

The site comprises of rugged grassland, and extends to approx. 2.1 hectares in area. It is bound by woodland to the south, west and east with rolling agricultural land to the north.

The site is accessed via a single lane track that connects with the A761 Bridge of Weir Road.

The village of Brookfield is approx. 220m to the north, with the nearest residential properties at the 'White House' which is approx. 140m to the east.

The proposal would comprise of containerised battery storage units with associated plant, machinery and boundary treatment.

Relevant Site History

None associated with application site boundary.

Community Consultation

Community consultation is via a website where interested parties can view the proposals and provide feedback.

A live interactive event took place on the 30 November 2021 between 4pm and 7pm during which members of the development team were available to answer questions directly.

The live event was advertised in the local press in accordance with legislative requirements.

A copy of the Proposal of Application Notice has been sent to Brookfield Community Council and elected members for wards 9 and 10.

A report, prepared by the applicant, on the results of the community consultation event will require to accompany any forthcoming application for planning permission.

Key Issues

The principle matters which require to be assessed should the prospective application be submitted are:-

- (1) Whether the development would be acceptable in principle, having regard to the Development Plan and any other material considerations;
- (2) Whether the design and layout is compatible with local landscape character.
- (3) Whether there are environmental considerations that require to be addressed;
- (4) Whether the local infrastructure, can accept the requirements of the proposed development;
- (5) Whether the operation of the facility would generate any impacts on the amenity of nearby properties.

Recommendation

That the Board note the key issues identified and advise of any other issues that it considers should be brought to the attention of the prospective applicant.

Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect other background papers, please contact Sharon Marklow on 0141 618 7835.