LOGAN PM
Energy Project Management

Design & Access Statement
Bolfornought Energy Storage

A report to

Stirling Council

Issue	Reason
1	Draft to client, March 2021
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Document prepared for

Andrew Hughes
Intelligent Land Investments Group plc
The Shires, 33 Bothwell Road, Hamilton, Lanarkshire ML3 0AS

Authorised by

Simon Munro
Director

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1 INTRODUCTION

1.1 The application

This document supports an application to Stirling Council by Intelligent Land Investments Group plc for consent under the Town and Country Planning (Scotland) Act 1997 for construction of a battery energy storage system at Bolfornought Farm, Springkerse, Stirling FK7 7LL. The proposal is described as Bolfornought Energy Storage.

The application seeks consent for the installation of an energy storage system with a generating capacity of up to 49.99 megawatts. The development would consist of containers containing batteries, associated equipment, an access track, electricity meter building, fencing and new planting. Figures show the site location, and layout.

1.2 Site description

The proposed development site lies in farmland, part of Bolfornought Farm, a working farm. The site is agricultural land. Access would be from the existing farm access which leaves the A91 at the Muirton roundabout.

The site lies in farmland on the Carse of Stirling, around 2 kilometres east of Stirling.

The nearest houses to the site are Upper Taylorton Farm around 300 metres to the north, and Stuarthall around 400 metres to the south.

2 DESIGN

The design principles were to deliver an effective and efficient facility, whilst minimising external impacts and maintaining viability.

The location of the development was selected to be close to Stirling national grid substation to which the facility would be connected by buried cable. Being close to the substation assists efficiency and minimises the connection cost and the materials such as copper required for that connection. In addition, the site selection sought to maintain good setback from dwellings, to avoid land where the development would be prominent, avoid land subject to flooding, be accessible from a suitable public road, and minimise land take. The design and layout of the site sought to give a simple appearance and a low, flat form facilitating screening and matching the carse.

The area around the site is the flat carse land of Stirling. As such, views within the carse are often limited by trees and built form and it is the dramatic hills of Abbey Craig, Dumyat and the Ochils that give the most valued elements. In this context, the design sought to provide good screening around the development to limit views in. A solid fence was proposed to screen the elements within, coloured dark green to reduce prominence. Outside of that a landscape bund will reduce the fence height seen from outside and bring on the trees sooner. The new planting of trees will soften the development and in time screen it from low level views.

The existing A91 has good existing screening of maturing trees along its edge, giving only occasional glimpses out to the east to vehicle passengers. The built development and trees of Springkerse commercial area, Forthbank, St Modans High School etc. provide complete screening such that there is no visibility from Stirling town, Cambuskenneth or Stirling Castle.

The design and layout was considered in terms of the view from elevated viewpoints including Abbey Craig and the Ochil hills. There is no view to the site from the viewpoint at the foot of the Wallace Monument; visibility is available from the crown of the Monument tower, and from the cliff edge around 200 metres south of the Monument tower. The site is visible from Dumyat summit (around 5km distant), from where a large area of Central Scotland and the Highland edge can be seen.

The design aim from these elevated views was to soften and reduce contrast with the surrounding land, this through the colour of elements and the bund and planting. The proposal will not interrupt the sense of the flatness of the carse seen from these high perches.

The surrounding crops will vary with the seasons, at times green, at times light hay or bare earth. So sometimes the site colour will vary from the adjacent land, but this will be in the same manner that individual fields vary one from another and will not stand out unduly in this context. Dark green colour for the wooden fence, the meter building, water tank and containers was selected to minimise prominence in this location.

A landscape bund is proposed around the development to act as physical screening and to permit the new trees to screen the fence earlier. A belt of new planting of native trees and shrubs around the development is proposed to soften the appearance and provide new habitat.

The site layout has been developed to give a compact footprint assisting efficiency and minimising the land take. Standard container units allow maximum efficiency and effectiveness by allowing final selection of internal equipment at late stage in an area where battery technology is progressing rapidly.

Consultation and engagement was undertaken for the project including a webinar advertised in advance in the newspaper and website. The consultation suggested satisfaction with the site location and design.

3 ACCESS

The facility will be accessed from the adjacent A91 Stirling Eastern Distributor Road by a good existing farm road. This will provide good access to the site. This will be a new facility and will comply with current relevant legislation and standards.

The site will normally be operated remotely without personnel on site and so will not be a permanent place of work. Only authorised personnel with relevant training will work on the site.

The facility will undergo regular maintenance and monitoring as part of its operation, including the access.

There is no existing public access to the land which is an arable field. No change to existing public access is proposed.

4 CONCLUSIONS

The developer proposes a battery energy storage facility at Bolfornought east of Stirling. The developer has considered design and access issues in relation to the development.