



**PROPOSED MAJOR DEVELOPMENT OF THE INSTALLATION OF A 49.9 MEGA WATT
BATTERY ENERGY STORAGE FACILITY**

at

322 BROOMLOAN ROAD

GLASGOW

G51 2JQ

on behalf of

LIFETIME PROPERTY LIMITED

PRE-APPLICATION CONSULTATION REPORT



1 Introduction

- 1.1 A Proposal of Application Notice (PoAN) for the “*proposed major development of the installation of a 49.9 mega watt battery energy storage facility*” at 322 Broomloan Road, Glasgow, G51 2JQ, was submitted to Glasgow City Council on 26 November 2021 (21/03836/PAN) in accordance with Section 35B of the Town and Country Planning (Scotland) Act 1997. This report provides details of what has been done to effect compliance with that Section, as required by Section 35C of the Town and Country Planning (Scotland) Act 1997.
- 1.2 The Council confirmed that the PoAN was satisfactory on 17 January 2022, in terms of which pre-application consultation was to be by way of an on-line public consultation event to be held on 19 January, to be conducted by way of a live chat function on a dedicated website.
- 1.3 The pre-application consultation event was advertised by way of an advert placed in the Glasgow Times (formerly the Evening Times) on 7 January 2022 (a copy of the advert is available at Appendix 1).
- 1.4 An email advising of the submission of the POAN and offering a virtual meeting to discuss the proposed development was also sent to:
- Govan Community Council;
 - Govan East Community Council;
 - Ibrox and Cessnock Community Council; and
 - the Govan Ward Councillors.
- 1.5 Details of the proposed development and the consultation event were made available on a dedicated website (www.broomloanbatterystorage.co.uk) a week prior to the consultation event, along with the feedback form, and remained available until two weeks following the event.

2 On-line event – 19 January 2022

- 2.1 The on-line consultation event was held on 19 January 2022, with a live chat function available on the dedicated website between 12pm and 2pm and 5pm and 7pm. The purpose of the event was to share information on the draft proposals for the battery energy storage facility and to seek feedback on those from the public and other interested parties.



- 2.2 In addition to the live chat function, the dedicated website used a number of web pages to explain the proposals, with this including information on the site location and layout, why battery storage is required and how it works, and some frequently asked questions and answers. The consultation material is provided in Appendix 2.
- 2.3 Representatives from the project team were available during the live chat periods to provide further information, answer any questions and note down comments made.
- 2.4 42 people accessed the website in the period 10 January 2022 to 6 February 2022 (inclusive), with 28 of those being in the period 17 to 23 January, which included the live chat sessions on 19 January. The website was, however, made live prior to 10 January with an additional 33 people visiting the site in that time.
- 2.5 One person joined the live chat on 19 February 2022.
- 2.6 Interested parties were given the opportunity to complete a feedback form available on the dedicated website and to provide any comments by 4 February 2022, to allow time for the project team to consider comments made, and for these to inform the evolution of the design.
- 2.7 The feedback form made it clear that any comments made at this time were not representations to Glasgow City Council and would not be considered as part of any future planning application. Respondents were also advised that, if a formal planning application were subsequently submitted, there would be an opportunity to make representations on that application to the Council at that time.
- 2.8 No feedback forms were returned prior to the deadline of 4 February 2022. Notes were though taken of comments made and questions raised during the live chat periods of the on-line consultation, with these set out below, along with the responses given.

Comment/question	Response
Concerned regarding impact on local residents, specifically in terms of safety, and to a lesser extent noise.	See responses to detailed questions below.
What risk/safety assessments have been carried out in relation to the facility?	We are aware of the potential safety issues raised. Battery storage facilities in the UK are generally considered to be very safe, and there have no specific safety assessments required as part of the planning process.



	<p>We are still at the early stages of the design process, with final details to be confirmed in due course, but our client is looking at incorporating a number of measures into the facility to make certain that it is safe. These measures include, for example, a battery management system which ensures the batteries operate within safe temperatures, detection systems to identify any temperature increases or other potential issues before they cause any harm, and fire suppression systems.</p>
<p>It is noted that a noise impact assessment will be submitted with the planning application, is any further information available on that at this stage?</p>	<p>As noted, a noise impact assessment will be submitted with the application with the Council's Environmental Health officers consulted on that. The work is currently being commissioned such that we do not have any further details at this stage. The report will though be available on the Council's planning portal in due course.</p>
<p>Are there any other battery storage facilities either operational or planned elsewhere in Glasgow?</p>	<p>This a growing industry, with a number of significant projects coming forward in recent years, as well as smaller scale projects associated with specific renewables infrastructure, with safety being equally important in all of these, whatever their size and location. In Glasgow, these include, for example, a district heating system for 7 blocks of flats, PV panels and 2 battery storage areas at 9-29 Carron Crescent/195 Fernbank Street/12/15 Eccles Street/53 Carbisdale Street (planning application reference 20/02529/FUL), and the installation of a solar PV canopy together with containerised battery storage at the multi-story car park at 92 Duke Street (application reference 21/00242/FUL). While the battery storage elements of these are obviously smaller scale than a stand-alone facility, they do set a precedent for this type of technology being used in built up areas of the city.</p>
<p>This is sizeable facility located in a built-up area (albeit in a street full of industrial units) which may give rise to different considerations from a smaller facility located in the middle of nowhere.</p>	<p>Noted.</p>

3 Community Council consultation

- 3.1 In addition to the on-line public consultation event, an offer of a virtual meeting was made to the three local Community Councils as highlighted above. Whilst this offer was not taken up, the attendee at the on-line consultation event is a member of Govan Community Council and a telephone discussion was held with a representative of Govan East Community Council prior to its February 2022 meeting.
- 3.2 Issues and questions raised by the Govan East Community Council representative are set out below.

Comment/question	Response
This is a facility that we really need.	Support in principle noted.
When will the facility be operational?	It is anticipated that a planning application will be submitted in March this year with the Council requiring 4 months to determine that, so it is hoped that implementation will begin before the end of the year.
Are there any safety issues associated with the proposed facility?	See response above. Safety issues will be fully considered and addressed through the appropriate statutory regulations.
Given the location of the proposed development it is not anticipated that there will be any amenity issues which would impact on residential properties.	Agreed. A noise impact assessment will though be submitted with the application to confirm that there will be no adverse noise impacts on neighbouring business/industrial properties. The site will be unmanned and hence any traffic generated by the development will be less than that associated with the existing storage use of the site.
What is the current use of the site?	The site is currently used as a storage yard for the distillery industry.

- 3.3 No further feedback was received following the Community Council meeting.

4 Conclusion

- 4.1 Pre-application consultation has been carried out in accordance with the Town and Country Planning (Scotland) Act 1997 and as agreed by Glasgow City Council. The main issues raised through the consultation have been responded to as outlined above.
- 4.2 There will be a further opportunity for the community to make representation in due course, following the submission of the planning application.



Appendix 1: Public consultation event adverting

Glasgow Times, 7 January 2022

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Friday January 7, 2022

GlasgowTimes

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Planning Notices

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 AS AMENDED BY THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2010 (REGULATION 7(2)(B))
On line Pre-Application to Mr Steven C. Ferguson, Planning Officer
Glasgow City Council, Planning Department, Glasgow City Council, Glasgow, G4 0AL
Tel: 0141 272 2100

Avant Homes Ltd. is seeking an outline planning application for the above proposal.

This is a pre-application. The proposal is for a new residential development of 100 dwellings, including 25 affordable dwellings, on the site of the former Glasgow City Council offices, 100 West George Street, Glasgow, G4 0AL.

The proposal is to be submitted to Glasgow City Council for consideration. It is not a pre-application for a full planning application.

For further information relating to the proposal, please contact the Planning Department, Glasgow City Council, Glasgow, G4 0AL. Tel: 0141 272 2100.

For more information on planning, please visit the Glasgow City Council website at www.glasgow.gov.uk.

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THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
REGULATION 6 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2010
NOTICE PUBLISHED UNDER REGULATION 7 (2)(B)

In line with the provisions of the proposal, the applicant is seeking an outline planning application for a new residential development of 100 dwellings, including 25 affordable dwellings, on the site of the former Glasgow City Council offices, 100 West George Street, Glasgow, G4 0AL.

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Appendix 2: On-line consultation material (available from broomloanbatterystorage.co.uk)

Broomloan Battery Storage Community Consultation

Introduction



Typical Battery Storage Facility

Welcome to the Broomloan Road battery energy storage facility on-line community consultation.

This website has been created to inform interested parties with regards to the proposed battery energy storage facility site at 322 Broomloan Road, Glasgow.

Specifically, this explains what battery storage is, and why it is essential to our infrastructure in the future, as well as providing details of the proposed facility (in terms of its location, site layout and what the units will look like).

Give us your Feedback on the [Give us Your Feedback](#) page. Comments must be submitted by 4 February 2022.

Please note that comments made at this stage are not representations to the planning authority in respect of a planning application. If a planning application is submitted there will be an opportunity to make representations on that planning application to the planning authority at that time.

We will also be holding an on-line public consultation event on Wednesday 19 January 2022, with a live chat function available between 12pm and 2pm and 5pm and 7pm providing an opportunity for interested parties to ask questions of the design team and provide feedback to them. A 'chat now' button will be available on the home page for that day.

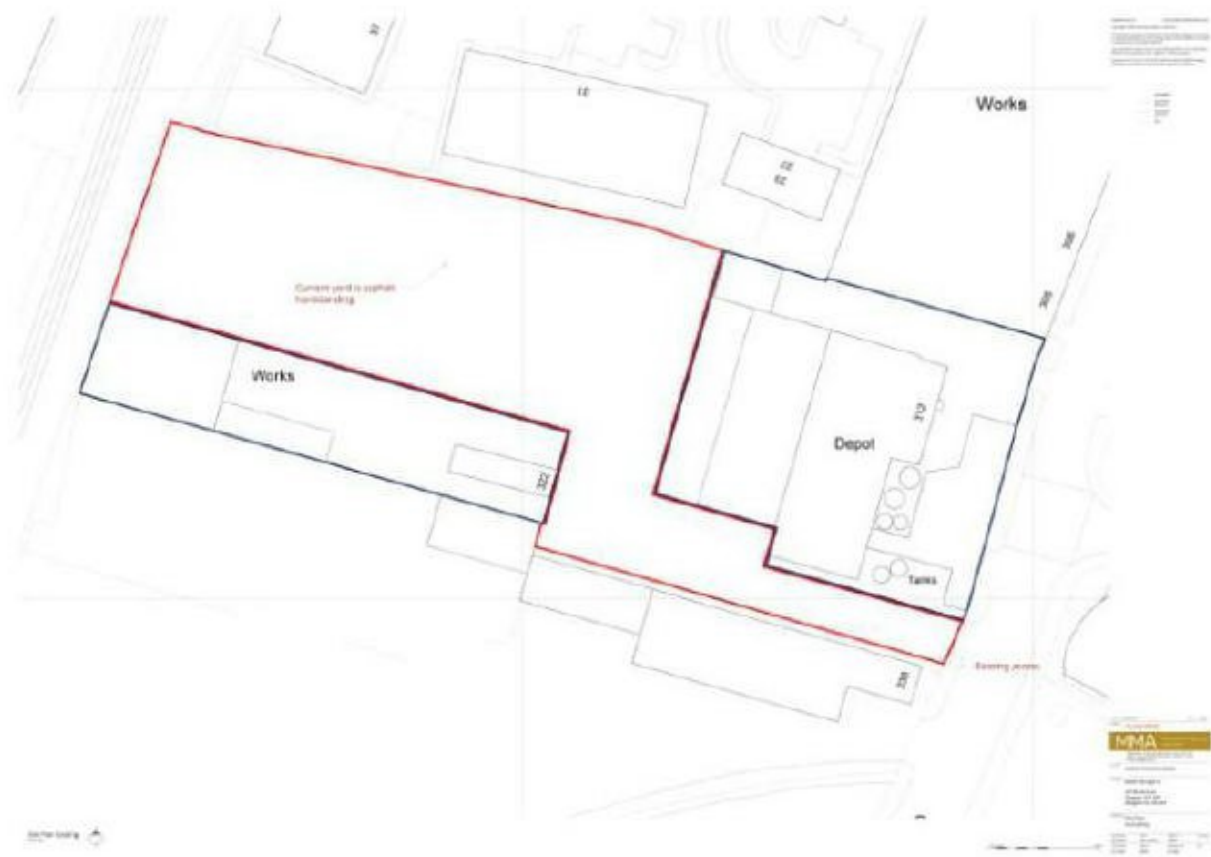
About the Proposed Development

The proposed site is located at 322 Broomloan Road, Glasgow, G51 2JQ, within an existing industrial area (allocated for economic development in the current City Development Plan).

The following shows the exact location, the proposed site plan and the elevations for the proposed units.



Site Location Plan



Site Plan as Existing



Site Plan as Proposed

About Battery Storage

Why do we need battery storage?

The UK has the largest installed capacity of offshore wind in the world, however because the availability and speed of wind is not constant, energy can sometimes be produced when it is not needed and then lost.

Energy storage has played a key role in balancing the UK's electricity system during the 20% drop in demand during the COVID-19 pandemic, ensuring what was produced was used efficiently.

But there is a need for further storage facilities linked to the National Grid.

Every day, engineers at National Grid and electricity grids worldwide must match supply with demand. Managing these peaks and troughs becomes more challenging when the target is to achieve net zero carbon production, by phasing out fossil fuel plants that have traditionally been used as a back-up to provide a reliable, steady supply of energy.

The UK government estimates technologies like battery storage systems – supporting the integration of more low-carbon power, heat and transport technologies – could save the UK energy system up to £40 billion by 2050, ultimately reducing people's energy bills.

How exactly does a battery storage system work?

Battery energy storage systems are considerably more advanced than the batteries you keep in your kitchen drawer or insert in your children's toys. A battery storage system can be charged by electricity generated from renewable energy, like wind and solar power.

Intelligent battery software uses algorithms to coordinate energy production and computerised control systems are used to decide when to keep the energy to provide reserves or release it to the grid. Energy is released from the battery storage system during times of peak demand, keeping costs down and electricity flowing.



Questions & Answers

About battery energy storage

What is a battery energy storage facility and how does it work?

A battery energy facility captures (stores) renewable energy when demand is lower (at night) so it can be used when demand is higher (during the day).

Where will the electricity come from and where will it go?

The electricity will come through the National Transmissions Services from renewable sources and it will then be redistributed through the same Network.

What are the benefits?

It reduces environmental impact by maximising the potential renewable energy output. This will contribute to Scotland becoming net zero.

Is the technology safe?

Yes, battery storage is a proven technology with a high safety record. As with all energy based technologies, the system is monitored 24/7 with all safety measures in place.

About the proposed development

What is the site currently used for?

It is a storage yard for the distillery industry.

Why has this site been chosen?

The site is ideally located as it is already an industrial area, it is close to the Helen Street sub-station and it will contribute to Glasgow's zero net ambitions.

What size will the facility be (in terms of the footprint and height of the units)?

The site is 0.7 Hectares and the battery storage containers will be approximately 2.8m from finished ground level.

Will it be noisy?

There will be minimal noise created from the air conditioning units. A detailed noise assessment report will be submitted as part of the planning application.



Will it generate a lot of traffic?

No, this is an unmanned facility with minimal maintenance.

Will the facility be lit up at night?

Yes, there will be security columns with light directed inward.

How will the site be secured?

The site will be secured via a 2.4m palisade security fence and security columns.

How/where will the facility connect to the grid?

The facility will connect to the adjacent substation on Helen Street.



Give Us Your Feedback

Your views are important to us as they will help shape the development proposal. We would therefore be grateful if you could spare a few minutes to provide us with any comments you have on our proposal. In particular, we would be interested to know if:

- you agree with the need for battery storage and the benefits this delivers in terms of contributing towards a net zero Scotland?
- you agree that this is an appropriate site for the proposed battery storage facility and, if not, why not?
- you have any other comments that you would like to make at this stage at this process?

You can provide feedback by emailing broomloanbatterystorage@gmail.com or completing the below form.

Please note that comments made at this stage are not representations to the planning authority in respect of a planning application. If a planning application is submitted there will be an opportunity to make representations on that planning application to the planning authority at that time.

Get in Touch

Aurora Planning
22 Rubislaw Terrace
Aberdeen
AB10 1XE

Name (required)

Email (required)

Message

Contact Us

