Your Ref: 100672834-001
Our Ref: 24/1264/FUL RD
Date: 30 July 2025

Dumfries & Galloway Council
Economy and Environment
Development Management
Militia House
English Street
Dumfries
DG1 2HR

Mr Grant Young
Young Planning & Energy Consenting
Suite 29
196 Rose Street
Edinburgh
EH2 4AT

Email:
grantyoung@youngplanning.com

Any enquiries please contact
Case Officer: Graham Smith
Email: graham.smith@dumgal.gov.uk
Website: www.dumgal.gov.uk/planning

Town and Country Planning (Scotland) Act 1997
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Application for Planning Permission

PROPOSAL: **FORMATION OF A 49.9 MW BATTERY STORAGE SYSTEM FACILITY INCLUDING ERECTION OF SUBSTATION AND CONTROL BUILDING, 2 METRE HIGH SECURITY FENCE, 6 POLE MOUNTED CCTV CAMERAS, SITING OF 44 CONTAINERISED BATTERY STORAGE UNITS, 11 TRANSFORMER UNITS, ACCESS TRACK, PARKING, SUDS DRAINAGE, LANDSCAPING AND ASSOCIATED WORKS**

LOCATION: **LAND AT MILTON FARM, BEATTOCK, MOFFAT**

Dear Mr Young

I have pleasure in enclosing formal notice of approval.

Please take careful note of the terms of any conditions attached to this permission and especially the need to comply with any suspensive conditions before either commencing work and / or occupying the development. Failure to comply with such conditions may invalidate your permission. In addition to any conditions, please note the advice given in the Appendix which may be attached to the approval. This may

include a requirement to formally notify the Council as planning authority of initiation and completion of development. The relevant Notice forms and guidance notes will be enclosed where appropriate.

It should also be noted that before works commence, where applicable, all necessary consents should be obtained under the Building (Scotland) Act 2003. If you require any further information in this respect, please contact the relevant Building Standards Surveyor.

If you wish to submit further information in relation to this application, including information to discharge conditions or non material variations (NMV) please submit any documents or plans online via eplanning (https://www.eplanning.scot/ePlanningClient/) using the post submission additional document form (PSAD). Documents should be submitted in a PDF format.

Yours sincerely,

Stuart McMillan

Chief Planning Officer

Economy and Environment

Economy and Environment

GRANT OF PLANNING PERMISSION

Town and Country Planning (Scotland) Act 1997
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013
Application for Planning Permission

To:

Milton Farm Energy Park Limited
Renewco Power Ltd
10 Newton Place
Glasgow
G3 7PR

Dumfries & Galloway Council, having considered the application dated 10 July 2024, reference 24/1264/FUL, hereby **grants Planning Permission**

for:

PROPOSAL: **FORMATION OF A 49.9 MW BATTERY STORAGE SYSTEM FACILITY INCLUDING ERECTION OF SUBSTATION AND CONTROL BUILDING, 2 METRE HIGH SECURITY FENCE, 6 POLE MOUNTED CCTV CAMERAS, SITING OF 44 CONTAINERISED BATTERY STORAGE UNITS, 11 TRANSFORMER UNITS, ACCESS TRACK, PARKING, SUDS DRAINAGE, LANDSCAPING AND ASSOCIATED WORKS**

LOCATION: **LAND AT MILTON FARM, BEATTOCK, MOFFAT**

in accordance with the details and plans accompanying the application. This approval is also subject to compliance with the conditions below, which may override

details shown on the approved plans. Reasons for these conditions are also listed below.

Conditions:

01. That the development hereby granted planning permission must be begun within five years of the date of this permission.

02. That this planning permission shall expire 40 years from the date of final commissioning. Written confirmation of the date of the first commissioning shall be provided to the Council as planning authority no later than one calendar month after that date. Date of first commissioning means the date on which electricity is exported to the grid on a commercial basis from any of the battery units forming part of the development. Date of final commissioning means the earlier of (i) the date on which electricity is exported to the grid on a commercial basis from the last of the battery units forming part of the development erected in accordance with this planning permission; or (ii) the date falling 18 months from the date of the first commissioning.

03. That no development in respect of this planning permission shall take place unless and until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Council as planning authority. The CEMP shall be submitted at least 2 months prior to the commencement of any development. The CEMP shall include (but shall not be limited to) the following matters:

a) A site waste management plan;
b) A sustainable drainage system (SUDS) design concept including run-off and sediment control measures and flood risk management;
c) Details of all pollution prevention and mitigation measures including measures relating to Japanese Knotweed;
d) The construction compound be set as far back from the nearby watercourse as possible and scheme of monitoring of flood risk during the construction phase in place with a strategy preventing equipment and building materials being washed away during flooding and ensure workers are not using the compound when flooding is imminent;
e) Details of on-site storage of materials, including fuel and other chemicals;
f) Details and timetable for phasing of construction works;
g) Cleaning of site entrance, site tracks and the adjacent public road and the sheeting of all HDVs taking spoil or construction materials to / from the site to prevent spillage or deposit of any materials on the public road;
h) Details and timetable for post construction restoration and/or reinstatement of the working area and any other temporary works (including those carried out within the public road boundary);
i) Details of the management of noise and vibration during construction; and

j) The height and location of all stockpiles of aggregate.

Thereafter, the construction of the development shall be carried out in complete accordance with the approved CEMP, unless otherwise agreed in writing with the Council as planning authority.

04. That no development in respect of this planning permission shall take place unless and until detailed construction plans identifying all proposed off-site accommodation works on access routes (to include any verge strengthening / carriageway widening, junction improvements, passing places and alterations to road's furniture and associated works, all supported by a swept path analysis) have been submitted to and approved in writing by the Council as planning authority (in consultation with the road authority). For the avoidance of doubt, the plans shall include flood relief culverts along the access track and the design of the access track shall be designed in order to prevent constriction of flow or exacerbation of flood risk elsewhere as possible in line with the latest SEPA guidance. No construction work in respect of the battery storage system hereby granted planning permission shall take place unless and until the agreed off-site accommodation works have been completed (at the applicant's expense) in accordance with the agreed details.

05. That no development in respect of this planning permission shall take place unless and until a Construction Traffic Management Plan (CTMP) for whole life construction phase (to include detailed programme, breakdown of deliveries by type and month, agreed access and excluded routes, all mitigation measures, vehicle tagging system / driver codes of conduct details and contact list) has been submitted to and approved in writing by the Council as planning authority (in consultation with the road authorities and Police Scotland). Thereafter, the development shall be carried out in accordance with the approved details.

06. That construction work in respect of the battery storage system hereby granted planning permission shall take place unless and until a test run of the route agreed and implemented under Condition 5 above has been carried out (based on the largest expected component and transporter) in conjunction with the road authorities and Police Scotland.

07. That no development in respect of this planning permission shall take place unless and until the extent and detail of post-construction carriageway, verge and public road boundary restoration works within the public road boundary have been agreed in writing with the Council as planning authority (in consultation with the road authority). All restoration works within the agreed details shall be implemented to the satisfaction of the Council as planning authority (in consultation with the road authority) within 3 months of the completion of construction work.

08. That no development in respect of this planning permission shall take place unless and until a Level 3 Drainage Impact Assessment providing final details of

surface water drainage arrangements has been submitted to and agreed in writing by the Council as planning authority. The agreed details shall be thereafter implemented prior to first commissioning.

09. That no development in respect of this planning permission shall take place unless and until a scheme of landscaping shall be submitted to and approved in writing by the Council as planning authority. The scheme shall include all grassed areas, hedges, retained trees and other retained vegetation and details of changes to existing levels. The scheme shall be plotted on an accurate plan of the site, to a recognised metric scale, and shall detail the number and species of trees and shrubs to be planted, locations, planting density, nursery stock sizes at time of planting, and initial maintenance to aid establishment. The landscaping approved under this condition shall be carried out within the first planting season following first commissioning of the development and shall thereafter be retained and maintained for lifetime of the development. Any trees or shrubs dying, removed being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed with the Council as planning authority.

10. That no development in respect of this planning permission shall take place unless and until the details of a fire and safety management plan have been submitted to and approved in writing by the Council as planning authority. The details of the said plan shall include but not be limited to:

a) specific siting and spacing of all battery units;
b) precise details of the battery technology deployed at the site;
c) fire monitoring;
d) fire risk prevention and mitigation;
e) emergency access arrangements;
f) measures to minimise potential for discharge of untreated water in an emergency situation entering the wider water environment.

Thereafter, the development shall be operated in accordance with the approved plan for the lifetime of the development.

11. That no development in respect of this planning permission shall take place unless and until the precise type, height, orientation and position of any proposed CCTV security cameras and associated poles have been submitted to and approved in writing by the Council as planning authority. The development shall not be brought into use unless and until all such CCTV security cameras and associated poles have been installed in full accordance with such details as may be so approved. Thereafter, the said cameras and poles shall be retained and maintained as such for the lifetime of the development.

12. That the development hereby granted planning permission shall not be brought into use unless and until the off-street parking and turning areas shown on the approved drawings have been formed in complete accordance with the said drawings or such other drawings as may be approved in writing for the purpose by the Council as planning authority. Thereafter, the said parking and turning areas shall be kept clear from obstruction and shall be retained only for that purpose for the lifetime of the development.

13. That no development in respect of this planning permission shall take place unless and until a decommissioning, restoration and aftercare strategy has been submitted to and approved in writing by the Council as planning authority. The said strategy shall detail measures for the decommissioning of the development, restoration and aftercare of the site and shall include, without limitation, proposals for the removal of the above ground elements of the development, the treatment of ground surfaces, the management and timing of the works and environmental management provision.

14. That no later than 3 years prior to decommissioning of the development or the expiration of this planning permission (whichever is the earlier), a detailed decommissioning, restoration and aftercare plan, based on the principles of the approved decommissioning, restoration and aftercare strategy, shall be submitted to the Council as planning authority for written approval.

15. That the detailed decommissioning, restoration and aftercare plan shall 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 environmental 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 Council as planning authority.

16. That the recommendations of the ecology survey submitted in support of the application undertaken by ITP Energised (dated 11 June 2024) shall be implemented in full during the course of the development unless otherwise agreed in writing by the Council as planning authority. The development hereby granted planning permission shall not be brought into use unless and until all of the recommended works / mitigation measures have been put in place. Thereafter, the said measures shall be retained and maintained for the lifetime of the development.

17. That no development in respect of this planning permission shall take place unless and until a scheme of archaeological investigation has been submitted to and approved in writing by the Council as planning authority (in consultation with the Council Archaeologist).

18. That no construction work / engineering operations in respect of this planning permission shall take place unless and until the programme of archaeological works agreed in respect of Condition 17 above (including all recording and recovery of archaeological resources from within the development site) has been implemented in complete accordance with the approved scheme. In addition, the developer shall afford access at all reasonable times during development to the Council Archaeologist or a nominated representative and shall allow them to observe work in progress.

19. That no development in respect of this planning permission shall take place unless and until details of the proposed external lighting to be installed within the application site have been submitted to and approved in writing by the Council as planning authority. Such lighting shall be of a cowled or cut-off design so as to ensure that there is no light spillage above the horizontal. Thereafter, all external lighting within the development hereby granted planning permission shall be installed, retained and maintained for the lifetime of the development in full accordance with the approved details.

Reasons:

01. In order to define the duration of the planning permission, in accordance with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of the Planning (Scotland) Act 2019.

02. To define the temporary nature of the development and ensure that the development will be decommissioned in a timely manner in the interests of amenity.

03. In the interests of the character and amenity of the countryside and to reduce any adverse construction impact.

04. To define what works are required and ensure that said works do not adversely affect the local road network.

05. To ensure that construction traffic would not have an adverse impact on the local road network.

06. In the interests of road safety.

07. In the interests of road safety.

08. In order to ensure that a satisfactory drainage system is agreed and implemented.

09. In the interests of visual amenity, landscape character and biodiversity.

10. In the interests of the safety of local residents and protection of the local environment.

11. In the interests of amenity.

12. To ensure appropriate parking is delivered and retained in situ.

13. To ensure that the site is restored to a satisfactory level at the end of the permitted period or when the facility is no longer required for electricity generation.

14. In order that a suitable restoration plan can be agreed in a timely manner.

15. In the interests of the local environment.

16. In the interests of ecology and biodiversity.

17. To protect and preserve any features of historical interest.

18. To protect and preserve any potential features of historical interest.

19. To prevent any uneccessary light pollution.

Signed: Stuart McMillan Dated: 30 July 2025

Chief Planning Officer
Economy and Environment
on behalf of the Council 24/1264/FUL

REASON FOR DECISION:
It is considered that the proposal is in accordance with the provisions of the development plan and that there were no material considerations of sufficient weight in this case to justify making a decision otherwise. Consequently, under Section 25 of the Town and Country Planning (Scotland) Act 1997, the application was approved subject to the conditions listed above.

[NB - Full details of the assessment of this proposal and the resultant decision can be found in the Statutory Report on Handling relative to this case, a copy of which is published on the Council's website at www.dumgal.gov.uk/planning.]

Hierarchy Type:	Major
Decision Level:	Planning Applications Committee

Relevant Drawing Numbers:

Plan Type	Reference	Version No.	Received date
Site Location Plan	Renewco/6026	1.0 (13/06/2024)	17 June 2024
PCS Specification	DES-0002	V2.0 (13/06/2024	17 June 2024
Proposed Site Layout		Rev 01 (11/06/2024)	17 June 2024
Proposed Site Layout (1:5,000 scale)		Rev 01 (11/06/2024)	17 June 2024
Landscaping Mitigation Plan (Figure 4)	2133 L(01)	-	17 June 2024
BESS CONTAINER	DES-0001	V3.0	10 July 2024
Metering	DES-0005	V3.0	10 July 2024
MW SWITCHGEAR & CONTROL ROOM	DES-0003	V4.0	10 July 2024
SECURITY FENCING & CCTV	DES-0006	V2.0	10 July 2024
PCS	DES-0002	V4.0	10 July 2024

APPENDIX: **24/1264/FUL**

This appendix constitutes advice only. However, you should take careful note of the content of the comments below as it may affect the proposals.

Where applicable, copies of the relevant application forms are enclosed.

1. **Notice of the start of development**: The person carrying out the development must give advance notice in writing to the planning authority of the date when it is intended to start. Failure to do so is a breach of planning control. It could result in the planning authority taking enforcement action (See sections 27A and 123(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)).

2. **Notice of the completion of the development**: As soon as possible after it is finished, the person who completed the development must write to the planning authority to confirm the position (See section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended)).

3. **Display of notice**: A notice must be displayed on or near the site while work is being carried out. The planning authority can provide more information about the form of that notice and where to display it (See section 27C of the Town and Country Planning (Scotland) Act 1997 Act (as amended) and Schedule 7 to the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013).

4. The developer must contact the Team Leader (Roads Planning;) at the Roads Network Team prior to the commencement of works on site for information and specification details on:-
1. CTMP;
2. Off-site accommodation works; and
3. Legal Agreement.

5. The developer must contact the Team Leader (Road Network Maintenance ·& Coordination) at the Roads Network Team prior to the commencement of works on site for information and specification details on:-
1. Road Opening Permits; and
2. Traffic Management.

6. The operator will be held responsible for the immediate execution of any repairs which may be required on public roads arising from the operation of haulage vehicles to and from the site.

7. Persons in charge of vehicles will be held responsible for the prompt removal of all mud, silt or loose material collecting on public roads arising from the operation of haulage vehicles to and from the site (Section 95, Roads (Scotland) Act 1984).

8. During the construction period the applicant will be required to meet the cost of above average maintenance expenditure within the public road boundary and at the end of the period to make good any outstanding damage resulting from the concentration of heavy traffic associated with the construction works to the satisfaction of the Team Leader (Road Network East) at the Roads Network Team (Section 96, Roads (Scotland) Act 1984). The applicant should contact the Team Leader (Road Network East) at the Road Network Team to agree the maintenance basis for assessment of liability, prior to commencement of works.

9. The Road Network Team can be contacted at EEI, Cargen Tower, Garroch Business Centre, Dumfries, DG2 8PN (Tel: 01387 271100), email RoadsPlanningHQ@dumgal.gov.uk .

10. It is advised that the developer must contact the Council's Bridges and Structures Team (Cargen Tower, Garroch Business Centre, Dumfries, DG2 8PN; Tel 01387 271 100) prior to the commencement of any works on site to obtain approvals and agree safe axle loadings for structures along the access route.

Notice of Initiation of Development

Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 - Regulation 37

A person who intends to implement a planning permission must inform the planning authority of the date work will commence. The Notice may be submitted at any point right up until work commences. If the person in receipt of the application Decision Notice is not the person who will initiate the development, please inform them of this requirement and pass the Notice on. The Notice of Initiation of Development can be submitted using this link.

https://forms.office.com/e/eTnZf8H2jn

Please note that before works commence any pre-start suspensive conditions (requiring details to be submitted and approved first) need to be discharged. Non-compliance with such conditions will not be sufficient to implement planning permission. Should you not wish to comply with the said conditions, the correct procedure is the submission of a planning application to remove or vary the condition(s) or an appeal/review against such condition(s). You cannot simply choose to ignore them, to do so will result in unauthorised development.

Please also note that failure to submit a Notice of Initiation of Development before start of work is a breach of planning control under Section 123 of the Act. It is not a breach of planning control where a developer does not commence work on the exact date specified in the Notice but at some point afterwards.

Notice of Completion of Development

Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

A person who completes a development for which planning permission has been granted must by the submission of this form, as soon as practicable after the date on which the development was completed, give Notice of completion to the planning authority. The Notice of Completion of Development can be submitted using this link.

https://forms.office.com/e/YuLM534eeZ

Where planning permission is granted for a phased development then the permission will be subject to a condition requiring that as soon as practicable after each phase, other than the last, is completed the person carrying out the development shall give notice of that completion to the planning authority.
Please note that the planning authority may take enforcement action if such notice is not given. Furthermore, the completion of the development to which this notice relates in breach of any associated planning conditions, or departures from the approved drawings, will result in a breach of planning control and, in some instances, the potential for remedial enforcement action to be taken by the planning authority.

Development Management Customer Survey

The Dumfries and Galloway Council Development Management Customer Survey can be accessed using this link:

https://forms.office.com/e/pXS4y4H5jV

All your responses play a part in helping the Development Management Service to improve our offer to you as the customer.

We look forward to hearing your feedback.

Dumfries and Galloway COUNCIL