D E C I S I O N N O T I C E

Conditional Planning Permission

Regeneration and Planning
Municipal Buildings
Clyde Square
Greenock PA15 1LY

Planning Ref: 25/0125/IC

Online Ref: 100719817-001

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013

ReAmp
14-18 Hill Street
EDINBURGH
EH2 3JZ

With reference to your application dated 24.07.2025 for planning permission under the abovementioned Act and Regulations for the following development:-

Development of 25MW solar farm with associated infrastructure, including substation, solar PV transformers, CCTV, security fencing, internal access tracks at

Land South of Dougliehill Road And East Of B788 , Port Glasgow , PA14 5AH

Category of Application: Major Application Development

The COUNCIL in exercise of its powers under the above Acts and Regulations now grant planning permission for the above development in accordance with the particulars given in the application and the plans listed below.

It should be understood that this permission does not carry with it any necessary consent or approval to the proposed development under any other statutory enactments.

Permission is issued subject to the following condition(s):

1. The development to which this permission relates must be begun within 3 years from the date of this permission.

   Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. The solar array hereby approved shall not exceed 25MW in generating capacity.

   Reason: To ensure the development complies with the development consented.

3. Development shall not commence until the applicant/developer has submitted details of private water sampling locations, background baseline monitoring details and a timescale for reporting for the approval in writing by the Planning Authority. Should the sampling thereafter indicate that there have been adverse impacts on the Private Water Supply, a Scheme of Mitigation shall be submitted to and approved in writing by the Planning Authority and shall take immediate effect upon such approval.

   Reason: To protect the source and quality of private water supplies.

4. Development shall not commence unless and until a finalised Landscaping Plan has been submitted to and received the written approval of the Planning Authority. The Landscaping Plan shall include, however not be limited to: -

(i) Details, including plans, sufficient to identify the location of all proposed landscape planting on site.
(ii) Details of the species composition and layout of proposed landscape planting (including the use of semi-mature trees where practicable), evidencing the proposals will be capable of providing effective screening of the development.
(iii) Details of the management of the landscape planting to ensure it establishes and is maintained throughout the lifetime of the development, providing effective screening of the development.
(iv) Details of the timetable for the implementation of the planting detailed within the Landscaping Plan.

The approved Landscaping Plan shall thereafter be implemented in full, in accordance with the approved plans and in line with the approved timetable, unless otherwise agreed in writing in advance by the Planning Authority.

Reason: To ensure planting undertaken will provide effective screening of the development and will be maintained in an effective condition for the lifetime of the development, in the interests of visual amenity

5. Development shall not commence unless and until a Construction Traffic Management Plan (CTMP) has been submitted to and received the written approval of the Planning Authority, in consultation with Roads and Transportation and Transport Scotland. The CTMP shall include however not be limited to details of:

(i) The routeing of all traffic associated with the development on the local road network, including on the trunk road network to access the site, and measures to ensure that the specified routes are adhered to, including monitoring procedures; construction traffic management, use of banksman (if required) and mitigation measures and timings thereof; permits, junction widening, routes and volumes for imported materials, and any associated signage.
(ii) Mitigation and Traffic Management Measures to ensure that construction traffic is managed to reduce the impacts on public roads, drainage, structures and other street furniture and reduce the impact on the road condition.
(iii) Traffic Management and Site Protocol, including details of measures to prevent loose or deleterious material being deposited on the local road network, including wheel cleaning and lorry sheeting facilities and measures to clean the site entrances and the adjacent local road network if required.
(iv) Details of any additional signing or temporary traffic control measures deemed necessary due to the size or length of loads being delivered, such measures must be undertaken by a recognised Quality Assured Traffic Management Consultant.
(v) Any weight restrictions on the delivery route shall be reported and complied with during usage of the routes.
(vi) Any temporary site access signage and temporary traffic management measures for the construction of the site access.

The CTMP as approved shall thereafter be implemented in full and always adhered to, unless otherwise agreed in advance in writing by the Planning Authority.

Reason: In the interests of road safety and to ensure that impacts on routes and communities are adequately assessed and used to inform appropriate mitigation measures.

6. For the avoidance of doubt parking spaces in the site shall be a minimum of 2.5m by 5.0m with a minimum of 6m aisle spacing.

Reason: To ensure parking space dimensions meet national standards.

7. For the avoidance of doubt a visibility splay of 2.4m x 60m x 1.05m shall be maintained at the vehicular access with Dougliehill Road in perpetuity.

Reason: In the interests of road safety.

8. For the avoidance of doubt: any gates shall be a minimum of 12m from the edge of the road and the minimum width of the access shall be 4.8m for the first 20m.

Reason: In the interests of residential amenity and road safety.

9. Development shall not commence unless and until full details, including location, dimensions and specification of the Acoustic Fences, including their noise attenuation properties, have been submitted to and approved in writing by the Planning Authority. The Acoustic Fences shall thereafter be installed on site before the first commissioning of the development and shall remain in position for the lifetime of the

development, in accordance with the details approved unless otherwise agreed in writing in advance by the Planning Authority.

Reason: To ensure appropriate mitigation is secured and implemented in the interests of residential amenity.

10. Development shall not commence until details of a survey for the presence of Japanese Knotweed has been submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt; this shall contain a methodology and treatment statement where any is found. Development shall not proceed until appropriate control measures are implemented. Any significant variation to the treatment methodology shall be submitted for approval, in writing by the Planning Authority prior to implementation.

    Reason: To help arrest the spread of Japanese Knotweed in the interests of environmental protection.

11. The presence of any previously unrecorded contamination or variation to anticipated ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority and a Remediation Scheme shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority.

    Reason: To ensure that all contamination issues are recorded and dealt with appropriately.

12. Development shall not commence unless and until full details of all Site Lighting have been submitted to and approved in writing by the Planning Authority. The details shall include however shall not be limited to:

    (i) The location of all temporary and permanent site lighting, and full details including elevation plans of the lighting columns/units proposed.
    (ii) Lux levels of the temporary and permanent site lighting and details of the lighting unit model, noting all permanent lighting units will require to be motion-activated in nature.
    (iii) Measures, including directional positions of lighting, to reduce light pollution/spillage in the surrounding area.

    For the avoidance of doubt, all permanent site lighting shall be motion-activated in nature and the site shall not be otherwise lit during hours of darkness, save for being activated by movement within the site.

    The lighting shall be implemented on site in accordance with the approved details.

    Reason: To ensure appropriate lighting is operated on site with mitigation to protect amenity and in the interests of ecology and the environment.

13. Development shall not commence unless and until details and specifications of all development infrastructure have been submitted to and approved in writing by the Planning Authority. These details shall include however not limited to:

    (i) Dimensions of all infrastructure components, buildings and structures forming the development.
    (ii) Details of the make and model of infrastructure units to be installed on site, including sound level output where relevant.
    (iii) The external colour and/or finish of all development infrastructure.

    The development infrastructure shall thereafter be installed in accordance with the details approved above and maintained in the approved colour, free of rust and discolouration for the lifetime of the development.

    Reason: To ensure the colour of all built elements within the site is reflective of the landscape setting in the interests of visual amenity.

14. All vegetation clearance, tree felling, soil stripping and construction works shall be undertaken out with the breeding bird season (March to August inclusive). Where this is not possible, nesting/breeding bird surveys shall be undertaken by an appropriately qualified ornithologist, of any areas to be the subject of vegetation clearance, tree felling, soil stripping or construction works and the results of the surveys shall be used to produce a Bird Protection Plan (BPP) to be submitted for the written approval of the Planning Authority prior to any such activities taking place on site. The BPP shall include full details of the surveys carried out and their results, all necessary mitigation and operational protocols appropriate to the species identified during the surveys, including any appropriate buffers to prevent or minimise disturbance of birds during vegetation clearance, tree felling, soil stripping and construction works and any post-construction restoration. The Bird Protection Plan approved above shall thereafter be implemented in full in accordance with the approved details during all vegetation clearance, tree felling, soil stripping and construction works, and post-construction restoration works.

Reason: To ensure protection of the environment of breeding birds.

15. Not more than three months prior to the commencement of development, Ecology Pre-commencement Surveys shall be conducted to determine the presence or otherwise of bats, otters, badgers, red squirrels, reptiles and other protected species which may be present on site. Details of the surveys and the results of the surveys shall be submitted to the Planning Authority prior to the commencement of development. Where the surveys required above indicate that any protected species are present on site or could be affected by the development, Species Protection Plans, specific to each relevant species, detailing all mitigation required shall be submitted for the written approval of the Planning Authority, prior to the commencement of development. Any Species Protection Plans approved above shall be implemented in full as approved during all construction works.

    Reason: To ensure that adequate ecological protection is implemented, in the interests of minimising adverse effects on the species.

16. Development shall not commence until a detailed Decommissioning and Restoration Scheme has been submitted to and approved in writing by the Planning Authority. The Scheme shall detail the measures for the decommissioning and removal of the solar panels and associated ancillary infrastructure and restoration of the site thereafter to restore the site to its former condition or such other condition as agreed in writing by the Planning Authority. The scheme shall cover however not be limited to the following matters:

    (i) works for the removal of all solar panels and mountings and ancillary infrastructure.
    (ii) environmental management provisions to be implemented throughout the decommissioning and restoration period.
    (iii) details of the restoration works and timetable for all decommissioning and restoration works.
    (iv) details of aftercare provisions to ensure the restoration has been successful.

    No later than 6 months prior to the expiry of this consent, or intended decommissioning of the development, whichever is earlier, the panels and ancillary infrastructure will be decommissioned and removed from site and restoration undertaken in accordance with the decommissioning and restoration scheme approved above.

    Reason: To ensure the satisfactory restoration of the site in a suitable and environmentally acceptable manner, in the interests of safety, amenity and environmental protection.

17. For the avoidance of doubt if the solar array does not import or export electricity to and from the grid for a continuous period of 12 months the applicant/developer shall, no later than the date of expiration of the 12 months period, submit a scheme to the Planning Authority setting out how the development is to be removed from the site and fully restored. Thereafter, the approved scheme shall be implemented within 12 months of the date of approval, unless otherwise agreed in writing by the Planning Authority.

    Reason: In the interests of maintaining control of the development should it become redundant and to ensure that the site is restored.

18. Development shall not commence unless the applicant/developer has delivered a bond or other form of financial guarantee in terms acceptable to the Planning Authority which secures the cost of performance of all decommissioning, restoration and aftercare obligations contained in Condition 16 to the Planning Authority. The financial guarantee shall thereafter be maintained in favour of the Planning Authority until the date of completion of all restoration and aftercare obligations. The value of the financial guarantee shall be determined by a suitably qualified independent professional as being sufficient to meet the costs of all decommissioning, restoration and aftercare obligations contained in Condition 16. The value of the financial guarantee shall be reviewed by a suitably qualified independent professional no less than every five years and increased or decreased to take account of any variation in costs of compliance with restoration and aftercare obligations and best practice prevailing at the time of each review.

    Reason: To ensure that sufficient funds are in place to cover the completion of the restoration works together with any failure of the restoration works or in the aftercare arrangements associated with the site restoration and the decommissioning of the above ground infrastructure, in the interests of protecting and minimising the impact on the environment and surrounding area.

19. Development shall not commence until final details of the external appearance, dimensions and finishing and surface materials of the temporary construction compound and parking areas and any fencing, lighting or other ancillary structures associated with the temporary construction compound have been submitted to and approved in writing by the Planning Authority.

The temporary construction compound and its associated ancillary infrastructure shall be implemented in accordance with the details approved above, unless otherwise agreed in writing by the Planning Authority.

Reason: To ensure the temporary construction compound is constructed in accordance with the approved plans.

20. The noise Rating Level from the operation of the development, including all associated infrastructure hereby approved, shall not exceed 5 dB(A) above the background sound levels as measured or calculated at the curtilage of any occupied residential Noise Sensitive Receptors (as existing or consented at the time of this consent) as defined in BS:4142.

Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

21. Development shall not commence until details of the proposed surface water drainage have been submitted to and approved in writing by the Planning Authority. Following approval, the surface water drainage shall be fully implemented on site.

Reason: To avoid impacts on the water environment and mitigate flood risk and runoff.

22. Development within the site as outlined in red on the approved plan shall not commence unless and until the developer has secured the implementation of a Programme of Archaeological Works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. Thereafter, the developer shall ensure that the Programme of Archaeological Works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken.

Thereafter the developer shall ensure that the Programme of Archaeological Works as approved above is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken in accordance with the approved scheme.

Reason: To ensure archaeological interests that may exist or be discovered on the site are not destroyed or disturbed without being recorded.

23. Development shall not commence until the applicant has undertaken an assessment and modelling as required to determine the interference levels on the Scotland Gas Networks' adjacent pipelines G12 and G13 from steady state and fault conditions of the electrical infrastructure associated with the proposed development, accounting for the nearby SGN pipeline and associated equipment. This must include:

o Any steady state AC or DC interference;
o Fault condition interference in accordance with the limits in BS EN 50122-1: 2022;

(i) If deemed appropriate by the Planning Authority in conjunction with SGN, appropriate mitigation must be submitted to ensure that the levels of AC and DC interference are within acceptable limits (as described by SGN/PM/ECP/2, BS EN 18086: 2020 and BS EN 50162: 2004).

(ii) The results of this modelling (and mitigation, if required) will be submitted for the prior written approval of Scotland Gas Networks and the Planning Authority prior to any work commencing on site.

(iii) In the event that the grid connection route changes, an updated plan must be submitted for the approval of SGN and the Planning Authority to allow an assessment to be made as to whether this condition is still required.

Reason: In order to ensure a mechanism is in place to assess and mitigate the effects of inducing unacceptable levels of electrical alternating currents and voltage upon other utilities in the event they arise.

24. Development shall not commence until details of a soil management plan have been submitted to and approved in writing by the Planning Authority. Following approval, the soil management plan shall be fully implemented on site.

Reason: To protect peat resource and reduce co2 emissions.

25. Development shall not commence until details of any imported materials to be used in groundwork and tracks (preparation and construction) have been submitted to and approved in writing by the Planning Authority, in conjunction with Public Protection. For the avoidance of doubt this must include details of volumes, material sources and appropriate chemical testing (to prove materials are suitable for intended use). Details of how materials will be controlled to prevent the depositing of unsuitable materials must be included.

Reason: To ensure that unsuitable materials are not deposited within the site.

The reason why the Council made this decision is as follows:

1. The proposal complies with the relevant provisions of the development plan and there are no other material considerations that indicate otherwise. This is determined following an assessment which has had regard to the provisions of the development plan, so far as material to the application, and to any other material considerations.

Dated this 2nd day of September 2026

[redacted]

Mr Neale McIlvanney MRTPI
Interim Director
Regeneration

1. If the applicant is aggrieved by the decision of the Planning Authority to refuse permission for or approval required by condition in respect of the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Scottish Government under Section 47 of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The appeal should be addressed to The Scottish Government, Planning and Environmental Appeals Division, Ground Floor, Hadrian House, Callendar Business Park, Callendar Road, Falkirk FK1 1XR.

2 If permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Scottish Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the planning authority a purchase notice requiring the purchase of his interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997

3. In certain circumstances, a claim may be made against the planning authority for compensation, where permission is refused or granted subject to conditions by the Scottish Government on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Scottish Executive Circular 6/1990

Additional Notes

1. The developer shall be responsible for obtaining written consent for the works from the Roads Service via a Section 56 (Roads (Scotland) Act 1984) application.

2. The applicant should be fully aware of the Construction (Design & Management) Regulations 2015 (CDM 2015) and it's implications on client duties etc.

3. Surface Water: Any SUDS appraisal must give appropriate weight to not only any potential risk of pollution to watercourses but to suitable and sufficient measures for the effective collection and disposal of surface water to prevent flooding. Measures should be implemented during the construction phase of the project as well as within the completed development to prevent flooding within the application site and in property / land nearby. It is also recommended that a long-term maintenance plan should be developed prior to the commencement of the proposed development.

4. The applicant must consult or arrange for their main contractor to consult with Emilie Bradley at Inverclyde Council, Environmental & Public Protection (01475 714200), prior to the commencement of works to agree times and methods to minimise noise disruption from the site.

5. All plant and machinery shall be operated in accordance with British Standard BS5228:2009 "Code of Practice for noise and vibration control on construction and open sites - Part 1: Noise and Part 2: Vibration"

Approved Plans: Can be viewed Online at http://planning.inverclyde.gov.uk/Online/

Drawing No:	Version:	Dated:
AC0000808122		30.04.2025
Existing Site Plan		22.07.2025
V14489-SLR-XX-XX-D-PA-000001	Rev P02	22.07.2025
V14489-SLR-XX-XX-D-PA-000004	Rev P02	22.07.2025
V14489-SLR-XX-XX-D-PA-000005	Rev P02	22.07.2025
V14489-SLR-XX-XX-D-PA-000006	Rev P02	22.07.2025
V14489-SLR-XX-XX-D-PA-000007	Rev P02	22.07.2025
V14489-SLR-XX-XX-D-PA-000008	Rev P03	23.07.2025
V14489-SLR-XX-XX-D-PA-000009	Rev P04	23.07.2025
V14489-SLR-XX-XX-D-PA-000010	Rev P03	23.07.2025
V14489-SLR-XX-XX-D-PA-000011	Rev P01	23.07.2025
	Sheet 1 of 2	28.05.2026
	Sheet 2 of 2	28.05.2026

Appended to this decision notice are two forms: a "commencement of development form" and a "completion of development form". You are required to submit the former notice before starting work. Failure to do so is a breach of planning control under Section 123(1) of the Town and Country Planning (Scotland) Act 1997. You are required to submit the latter notice as soon as practicable after completion of the development. If a third form has been appended, a "form of notice to be displayed while development is in progress" you are required to display this in a prominent place at or in the vicinity of the site of the development; it must be readily visible

to the public, and it must be printed on durable material. It is a breach of planning control not to display such a notice if required.