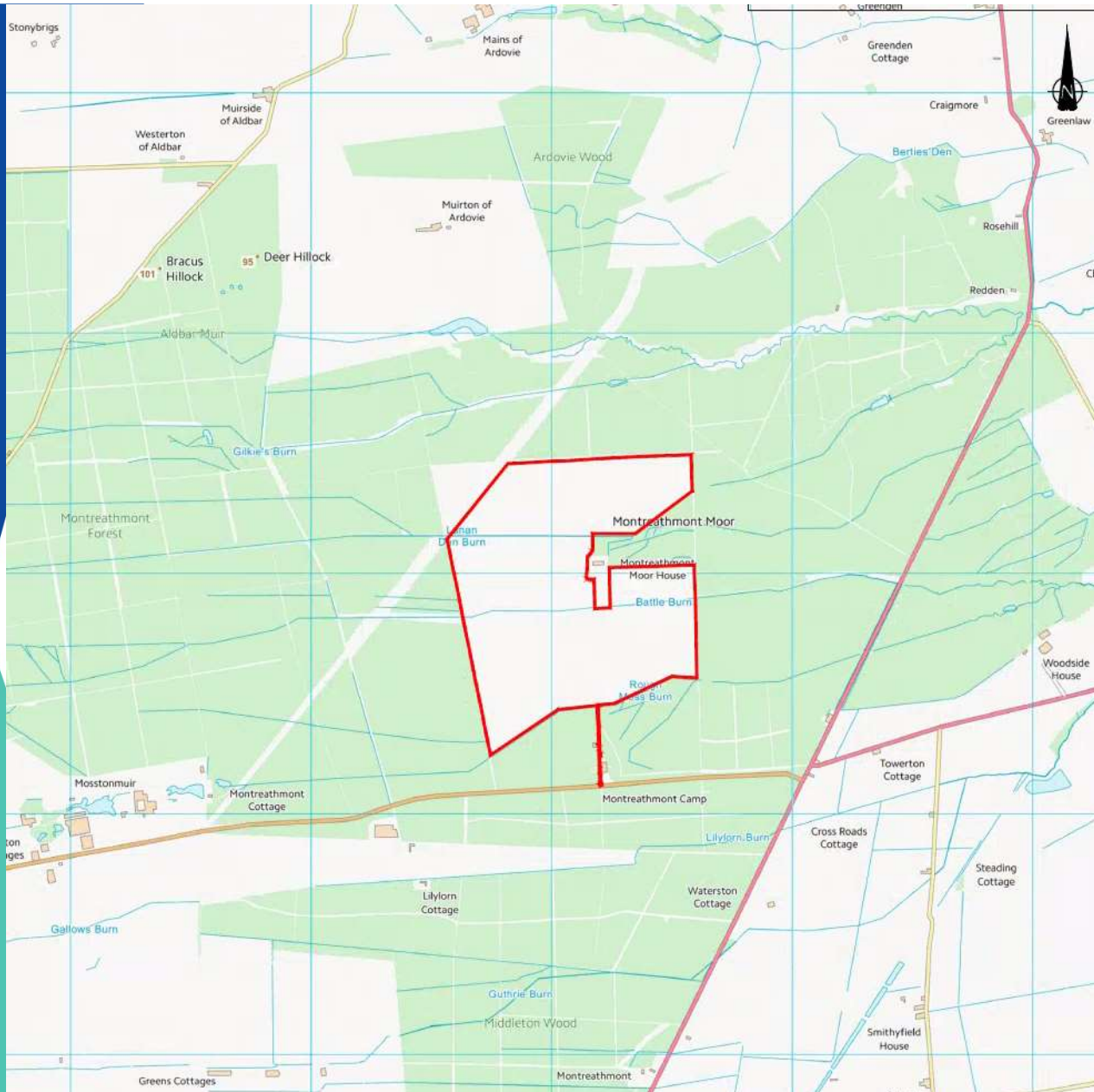
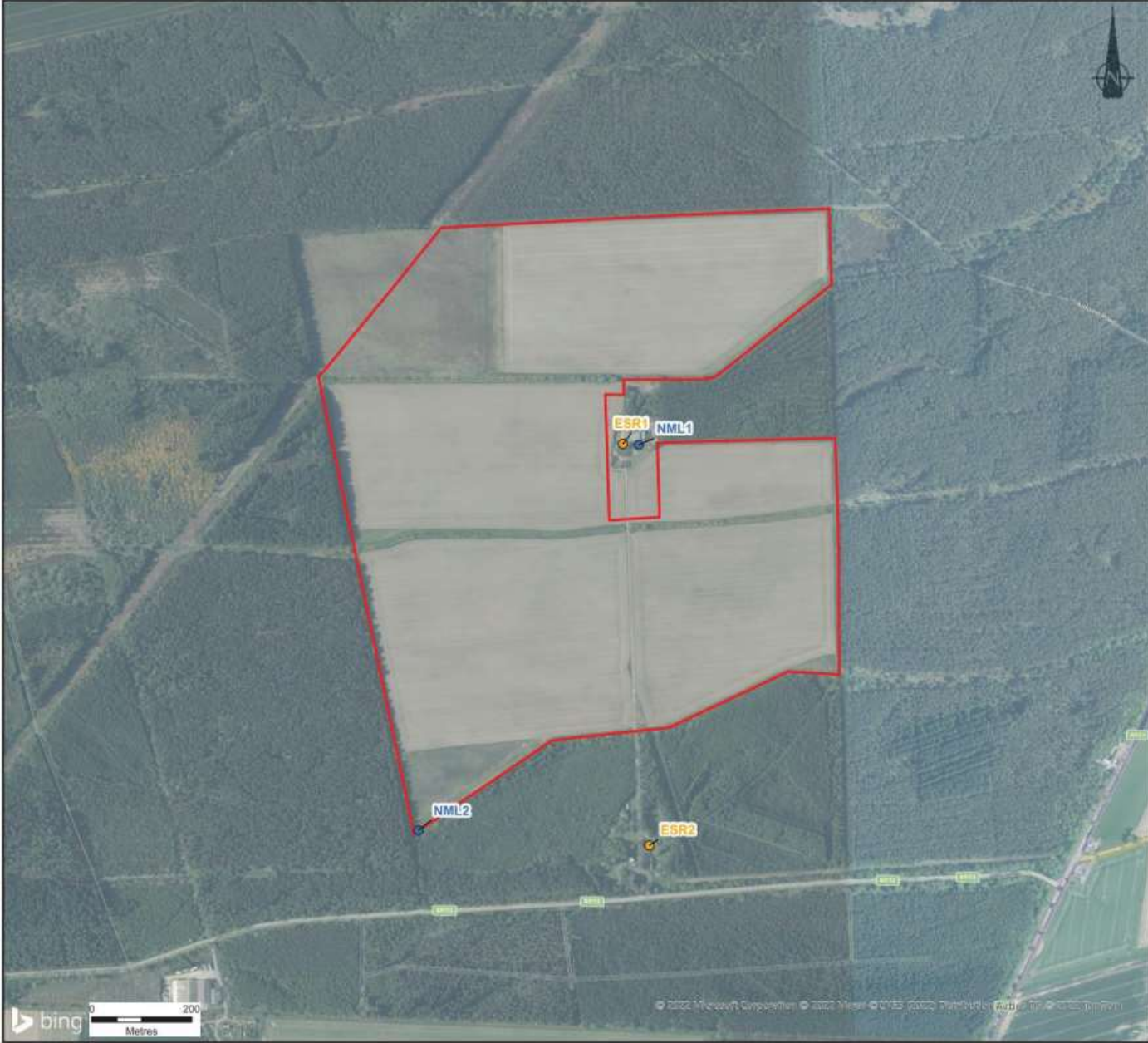


## Item 6

22/00460/FULM | Proposed solar farm of up to 42MW and battery energy storage system (BESS) with associated infrastructure | Montreathmont Moor Forest Montreathmont Forfar



- 5.5km south of Brechin
- Access from B9113
- Site measures 88HA
- Contained by plantation woodland on all sides
- House located adjacent to the development



**KEY**

- Site Boundary
- Noise Monitoring Locations
- Existing Sensitive Receptors

**Notes:**  
 Boundaries are indicative.  
 Aerial imagery shown for context purposes only.

CLIENT					
RENEWABLE CONNECTIONS					
PROJECT					
MONTREATMONT SOLAR FARM AND BATTERY ENERGY STORAGE SYSTEM					
DRAWING TITLE					
FIGURE 1 - NOISE MONITORING LOCATIONS AND EXISTING SENSITIVE RECEPTORS					
DWG No.	ED13692-007			REV	A
DWG SIZE	A3	SCALE	1:7,500	DATE	27/06/2022
DRAWN BY	EF	CHECKED BY	MC	APPROVED BY	SU



## Background

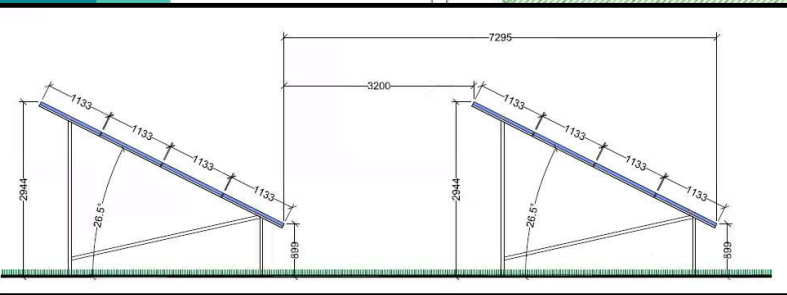
- Planning permission for a 42MW solar array on the same site was granted planning permission by committee on 24/11/2015 (15/00747/FULM)
- That permission remains extant and can be implemented regardless of any decision reached on this application





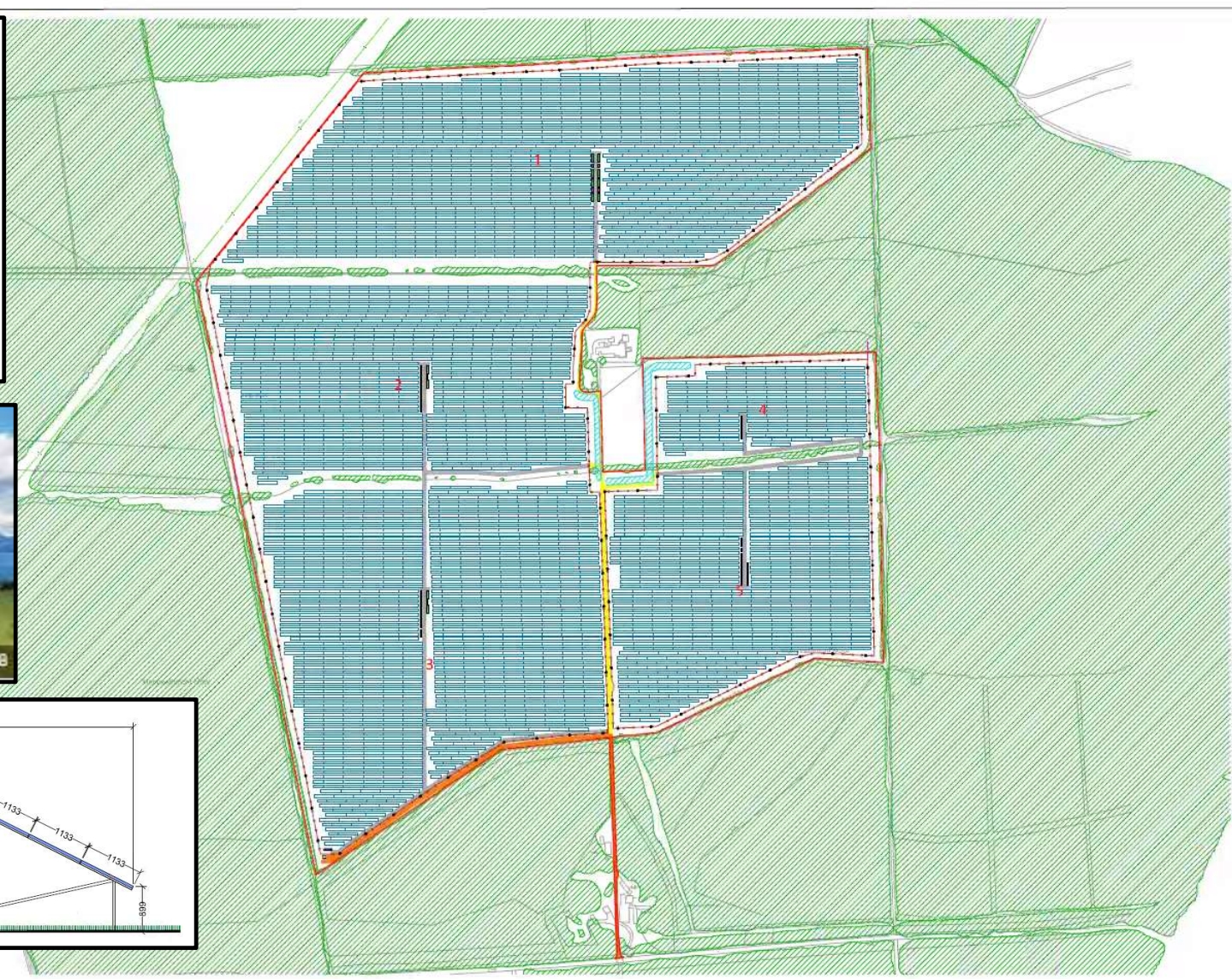
## Layout – fixed panels

- Max 2.8m high
- Rows arranged east-west
- 160m stand off to south of dwelling
- BESS in centre of each zone



1 MONTREATHMENT SITE LAYOUT PLAN (FIXED)

Scale: 1:25000



NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR TENDERS	14/04/2022		
2	ISSUED FOR PLANNING	14/04/2022		

**FOR PLANNING**

Montreathment Solar Farm

**renewable connections**

Montreathment Site Layout Plan (Fixed)

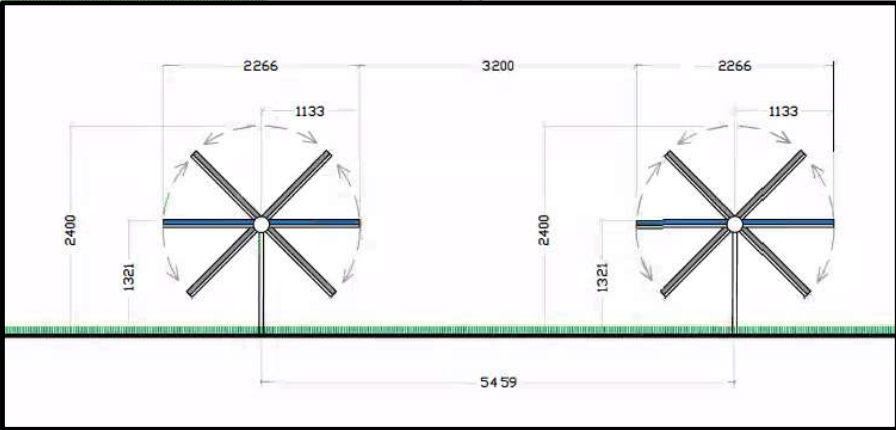
Project No:	RNC025-PL-01	Scale:	1:25000
Drawn:	AD	Check:	AD
Date:	14/04/2022	Page:	03

Navigation icons: Save, Print, Home, Back, Forward, Zoom In, Zoom Out, Share.





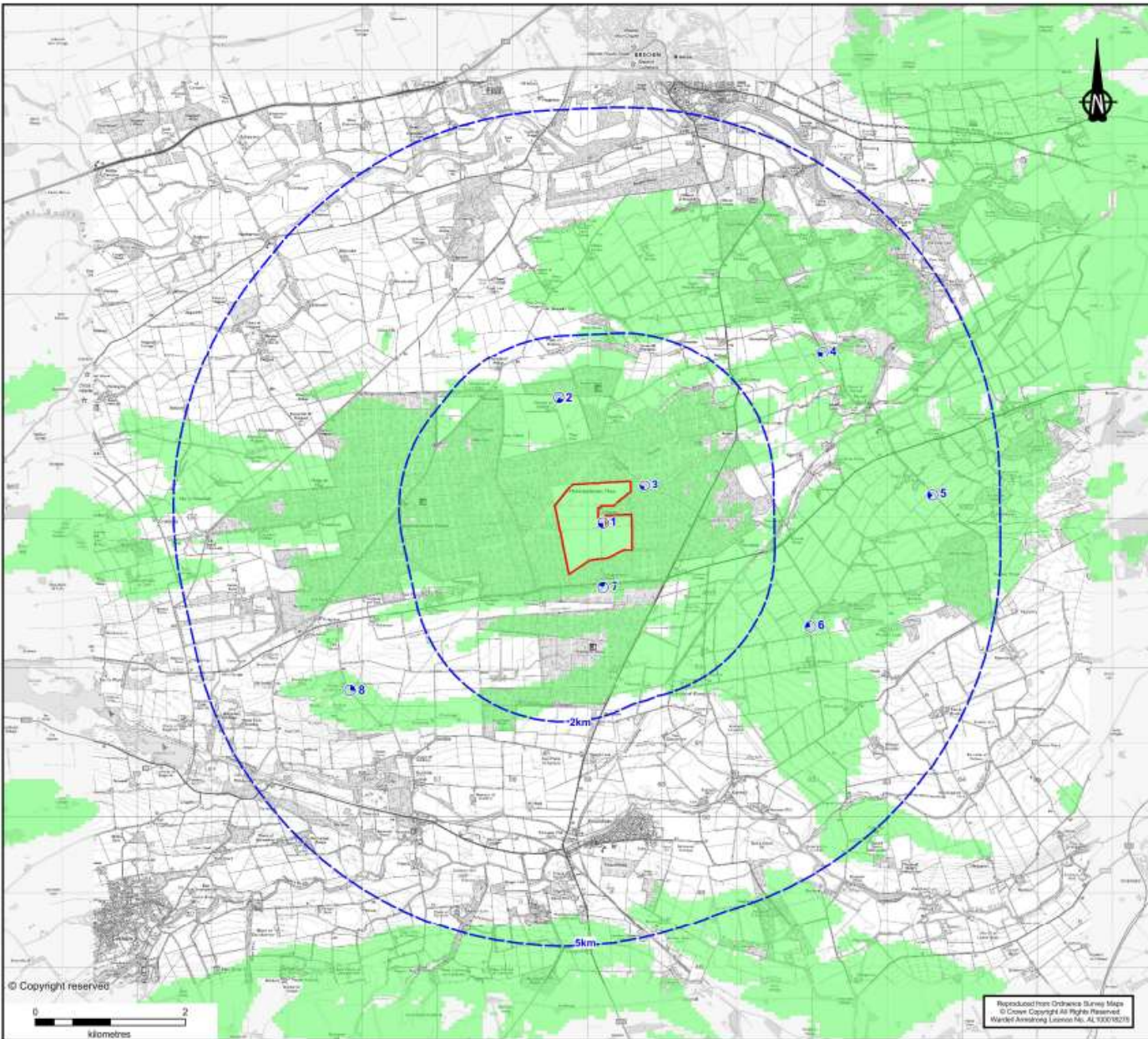
- ### Layout – tracking panels
- Max height of 2.4m
  - Panels arranged north to south
  - 160m stand off to south of dwelling
  - BESS in centre of each zone



1 MONTREATHMONT SITE LAYOUT PLAN (TRACKER)  
Scale: 1:2000@A4







- Key**
- Site Boundary
  - 2km and 5km buffer zone
  - Area where proposed solar farm is theoretically visible
  - Viewpoint Locations

**Notes:**

The ZTV is based on a multi point grid within the solar farm boundary. Each point is 2.2m above ground level.



ZTV is based on theoretical visibility using bare ground topography without any screening.

OS Terrain 50 DTM data was used to create the model from which the ZTV was produced.

The ZTV takes into account an eye height of 2m.

The ZTV was created using MapInfo Software which takes into account the curvature of the Earth.

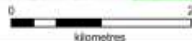
Contains Ordnance Survey data.  
© Crown Copyright and database right 2015

<small>REVISION</small>	<small>DETAILS</small>	<small>DATE</small>	<small>ISSUED</small>	<small>LOPED</small>	<small>APPD</small>
<small>CLIENT</small>					
					
<small>PROJECT</small>					
<b>Land at Montreatmont Moor Forest, Montreatmont, Forfar</b>					
<small>DRAWING TITLE</small>					
<b>Figure 1 Zone of Theoretical Visibility</b>					
<small>GRID NO</small>	<small>SCALE</small>	<small>DATE</small>			
ED11531/001	1:50 000 @ A3	May 2015			
<small>DRAWN BY</small>	<small>CHECKED BY</small>	<small>APPROVED BY</small>			
CWa	SMB	NS			
<input type="checkbox"/> STONE ON TIGHT HEAD OFFICE	T: 01843 811 3117	<input type="checkbox"/> GARDYF LEON	TEL: 0800 0010191		
<input checked="" type="checkbox"/> WEST BROMWICH	T: 0121 250 8840	<input type="checkbox"/> SHEFFIELD	TEL: 0114 250 0044		
<input type="checkbox"/> LONDON	T: 020 7847 3810	<input type="checkbox"/> EDINBURGH	TEL: 0131 535 1011		
		<input type="checkbox"/> BRAINTON	TEL: 01462 701181		
 <span style="font-size: small;">your earth our world</span>					

Angus Council

Comhairle Aonghais

© Copyright reserved



Reproduced from Ordnance Survey Maps  
© Crown Copyright All Rights Reserved  
Wardell Armstrong License No. AL 100016278





Existing



Proposed Year 10



Photomontage Parameters	
Grid Ref	281814E, 759666N
Elevation	77m AOD
Viewing Direction	180°
Distance to Development	35m
Camera Details	Nikon D3100 With Sigma Fixed 30mm Lens
Camera Height	1.5m
Time and Date of Image Capture	11:10 20150518
Horizontal Scale	0.1 mm per °
Horizontal Field of View	130°
Vertical Field of View	20°
Viewing Distance	300mm @ A1
Weather and Lighting Conditions	Overcast

**Viewpoint Description**  
Access track on southern side of Montresmount Moor House

For viewpoint location plan please see Wardell Armstrong drawing number: Figure 1  
Photograph used is a composite panoramic image  
Please refer to main document appendix for methodology statement

Project No	ED15031/Figure 10	Date	July 2015
Drawn By	BCM	Checked By	SB
Approved By		Approved On	NS
Wardell Armstrong	15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	

PROJECT	Montresmount Solar Farm
DRAWING TITLE	Figure 10 Viewpoint 1 Photomontage at Year 10





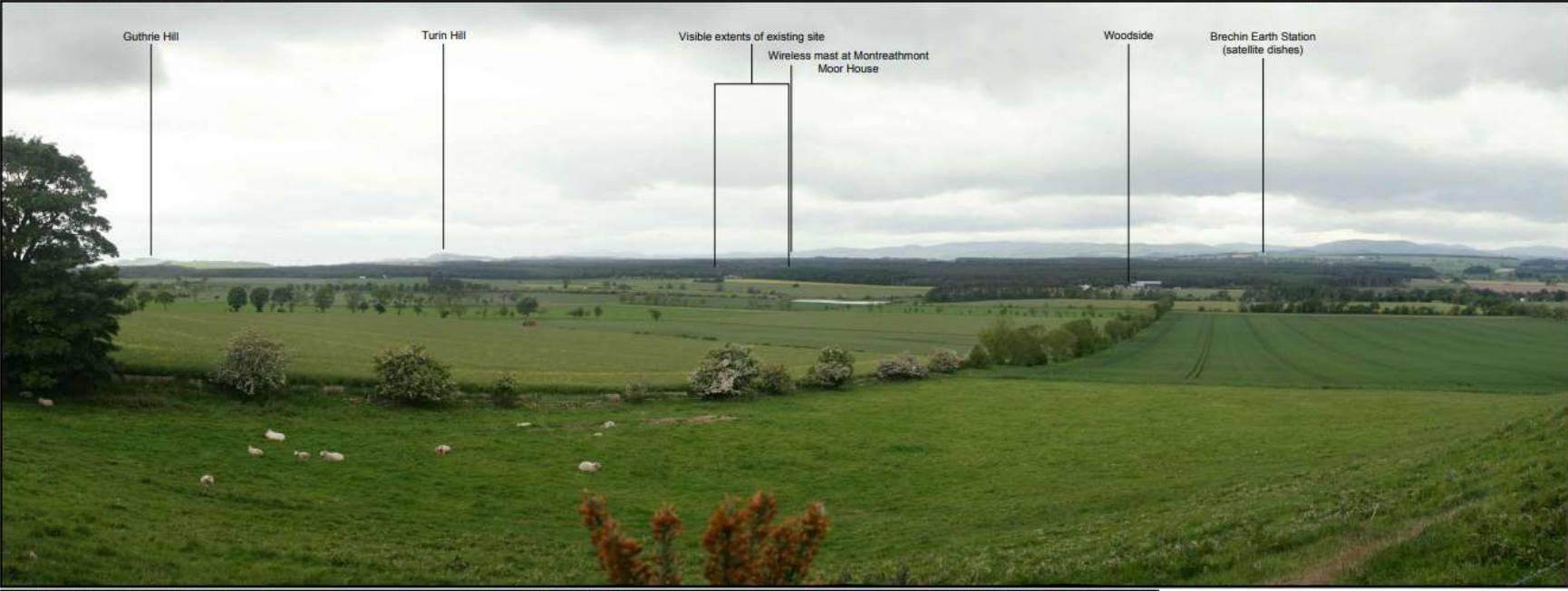
LANDSCAPE AND VISUAL ASSESSMENT		VIEWPOINT 3			PHOTOGRAPH TAKEN JUNE 2015																																					
VIEWPOINT LOCATION (RECEPTOR)	DISTANCE FROM SITE BOUNDARY	DESCRIPTION OF VIEW	VIEW DURING CONSTRUCTION	VIEW OF COMPLETED DEVELOPMENT	MITIGATION MEASURES	STATUS OF EFFECTS	VISUAL IMPACT ASSESSMENT																																			
Core Path 067 on Ardovie Road forest track to the east of the north-eastern corner of the site.  Approximate grid ref. 359748, 754470	165m	View west across area of regenerating heath and scrub. Dense pine plantation to the north (right) and south (left) with some remnant pines. Agricultural land within the north-eastern corner of the site can just be seen (in part) through the foreground vegetation and set against coniferous forest cover.	Construction of the solar farm would in the main be screened from view by the intervening coniferous forestry and foreground heath and scrub, however, it would be possible to see some of the construction within the north-eastern corner of the site.	Development would in the main be screened from view by the intervening coniferous forestry and foreground heath and scrub. However, it would be possible to see some of the solar PV panels within the north-eastern corner of the site. These would be glimpsed side-on and against the backdrop of coniferous trees. With time, foreground scrub will establish and screen the development progressively.	- None required.	Short-term construction effects.  Long-term but temporary reversible effects.	<table border="1"> <tr> <td>Imperceptible</td> <td>Slight</td> <td>Moderate</td> <td>Substantial</td> <td>Severe</td> </tr> <tr> <td colspan="5">During Construction (Short Term)</td> </tr> <tr> <td colspan="5">Adverse/Negative Impact</td> </tr> <tr> <td colspan="5">Beneficial/Positive Impact</td> </tr> <tr> <td colspan="5">Completed Development (Long Term)</td> </tr> <tr> <td colspan="5">Adverse/Negative Impact</td> </tr> <tr> <td colspan="5">Beneficial/Positive Impact</td> </tr> </table>	Imperceptible	Slight	Moderate	Substantial	Severe	During Construction (Short Term)					Adverse/Negative Impact					Beneficial/Positive Impact					Completed Development (Long Term)					Adverse/Negative Impact					Beneficial/Positive Impact				
Imperceptible	Slight	Moderate	Substantial	Severe																																						
During Construction (Short Term)																																										
Adverse/Negative Impact																																										
Beneficial/Positive Impact																																										
Completed Development (Long Term)																																										
Adverse/Negative Impact																																										
Beneficial/Positive Impact																																										
APPROX. HEIGHT AOD																																										
77m AOD																																										
MAGNITUDE OF EFFECTS				SENSITIVITY OF VISUAL RECEPTORS																																						
Low: due to existing intervening scrub, heath and trees				High: Users of Core Path 067																																						



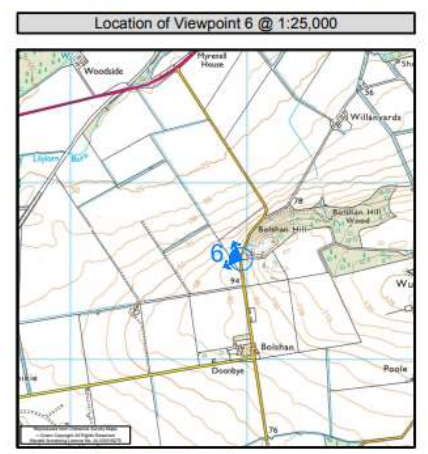


Montreatmont Farm Solar Farm

Figure 11 - Viewpoint 6



LANDSCAPE AND VISUAL ASSESSMENT		VIEWPOINT 6			PHOTOGRAPH TAKEN JUNE 2015																																										
VIEWPOINT LOCATION (RECEPTOR)	DISTANCE FROM SITE BOUNDARY	DESCRIPTION OF VIEW	VIEW DURING CONSTRUCTION	VIEW OF COMPLETED DEVELOPMENT	MITIGATION MEASURES	STATUS OF EFFECTS	VISUAL IMPACT ASSESSMENT																																								
Public road to the south of the entrance to Bolshan Tip.  Approximate grid ref: 361963, 752573	2.6m	View west-northwest across a broad strath to distant hills. Foreground pasture contrasts with the extensive coniferous Montreatmont Forest. The wireless mast at Montreatmont Moor House can just be seen rising above the forestry and agricultural land along the western edge of the site can just be discerned (in part) amongst the surrounding coniferous forest cover.	Construction of the solar farm would in the main be screened from view by the surrounding coniferous forestry, however, it would be possible to discern some of the construction along the western edge of the site.	Development would in the main be screened from view by the surrounding coniferous forestry. However, it would be possible to see some of the solar PV panels within the western edge of the site. The dark colour of the panels would make them recede into the view and would help the site to blend with the backdrop of coniferous trees making it less conspicuous than at present.	- None required.	Short-term construction effects.  Long-term but temporary reversible effects.	<table border="1"> <tr> <td>Imperceptible</td> <td>Slight</td> <td>Moderate</td> <td>Substantial</td> <td>Severe</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="5">During Construction (Short Term)</td> </tr> <tr> <td colspan="5">Adverse/Negative Impact</td> </tr> <tr> <td colspan="5">Beneficial/Positive Impact</td> </tr> <tr> <td colspan="5">Completed Development (Long Term)</td> </tr> <tr> <td colspan="5">Adverse/Negative Impact</td> </tr> <tr> <td colspan="5">Beneficial/Positive Impact</td> </tr> </table>	Imperceptible	Slight	Moderate	Substantial	Severe						During Construction (Short Term)					Adverse/Negative Impact					Beneficial/Positive Impact					Completed Development (Long Term)					Adverse/Negative Impact					Beneficial/Positive Impact				
	Imperceptible						Slight	Moderate	Substantial	Severe																																					
During Construction (Short Term)																																															
Adverse/Negative Impact																																															
Beneficial/Positive Impact																																															
Completed Development (Long Term)																																															
Adverse/Negative Impact																																															
Beneficial/Positive Impact																																															
APPROX. HEIGHT AOD																																															
98m AOD																																															
MAGNITUDE OF EFFECTS				SENSITIVITY OF VISUAL RECEPTORS																																											
During Construction: Low: due to partial, oblique nature of views and existing surrounding forestry cover.				Medium: Road users																																											
Completed development: Negligible - low: due to partial, oblique nature of views, existing surrounding forestry cover and the dark colour of the solar PV panels.																																															

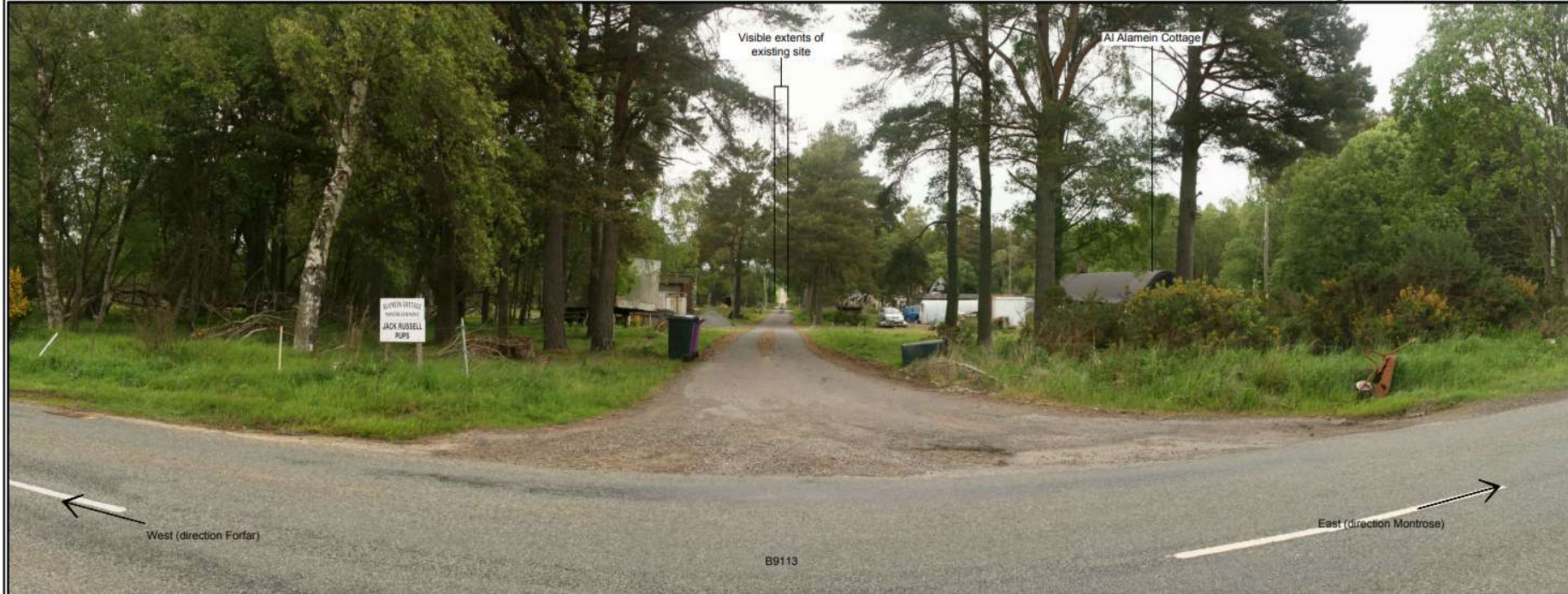


© Copyright Reserved

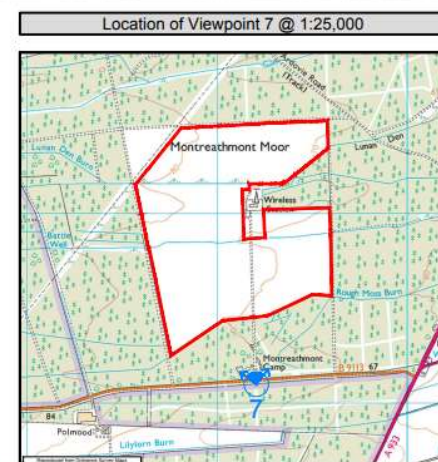


# Montreathmont Farm Solar Farm

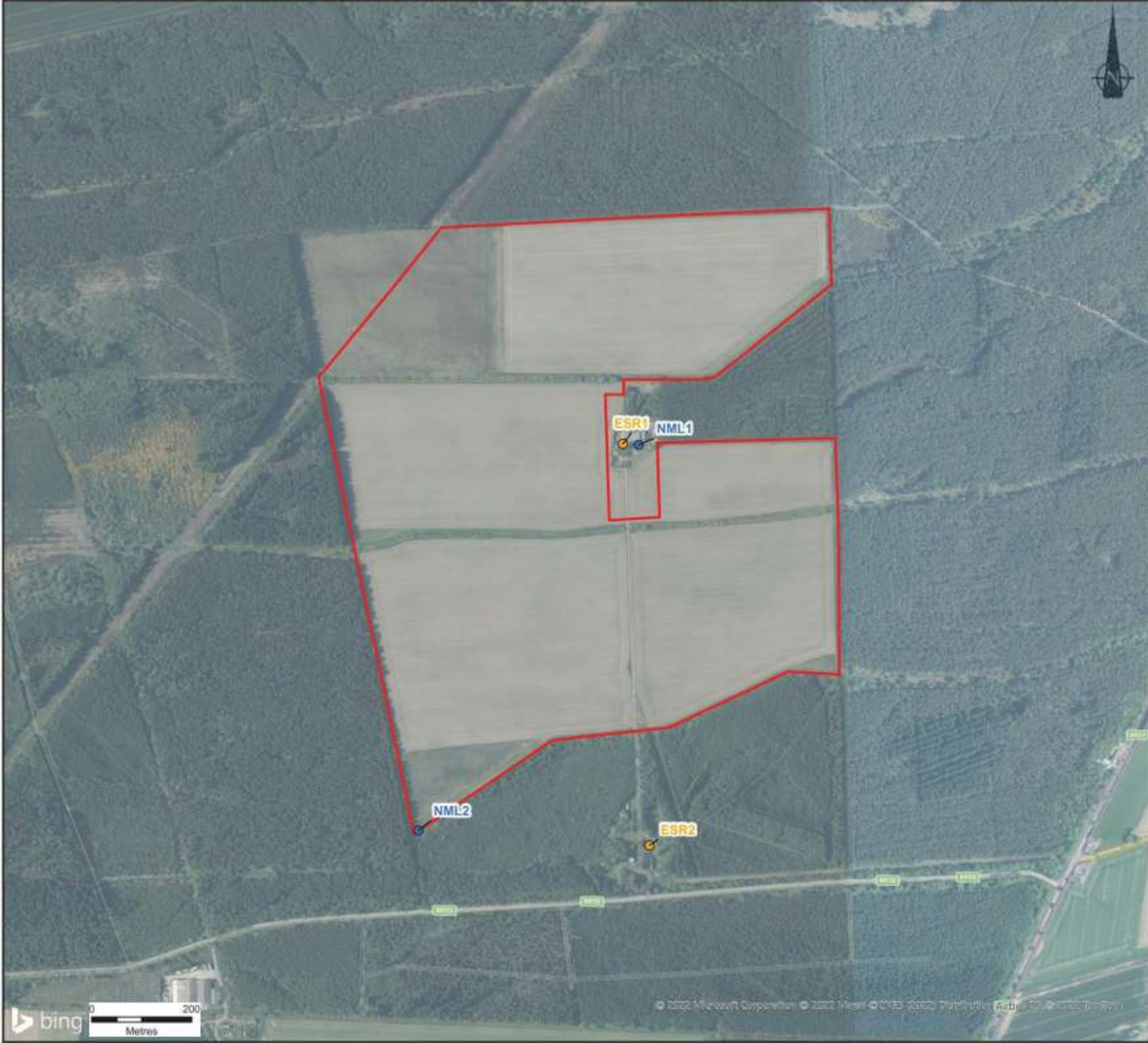
## Figure 12 - Viewpoint



VIEWPOINT LOCATION (RECEPTOR)		DISTANCE FROM SITE BOUNDARY	DESCRIPTION OF VIEW	VIEW DURING CONSTRUCTION	VIEW OF COMPLETED DEVELOPMENT	MITIGATION MEASURES	STATUS OF EFFECTS	VISUAL IMPACT ASSESSMENT								
B9113 public road to the south of the former Montreathmont Camp. Approximate grid ref: 359202, 753102		349m	View north along the track to Montreathmont Moor House (main route of access into the site). Existing and ruined buildings associated with the former Montreathmont Camp are visible amongst the trees in the foreground. Dense intervening tree cover ensures that the site is almost entirely screened from view. Only part of the track within the site and the edges of adjacent fields can just be discerned by the static observer. To passing motorists this view would be a brief oblique glimpse.	Construction of the solar farm would in the main be screened from view by the intervening tree cover. Construction immediately adjacent to the access track would be barely perceptible.	Development would in the main be screened from view by the intervening tree cover. Solar panels immediately adjacent to the access track would be barely perceptible.	- None required.	Short-term construction effects.  Long-term but temporary reversible effects.	Imperceptible	Slight	Moderate	Substantial	Severe				
APPROX. HEIGHT AOD		During Construction (Short Term)						Adverse/Negative Impact								
80m AOD		Completed Development (Long Term)						Adverse/Negative Impact								
MAGNITUDE OF EFFECTS				SENSITIVITY OF VISUAL RECEPTORS												
Low: due to existing intervening tree cover				Medium: Road users												







KEY

<span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px;"></span>	Site Boundary
<span style="color: blue;">●</span>	Noise Monitoring Location
<span style="color: yellow;">●</span>	Existing Sensitive Receptor

Notes:  
 Boundaries are indicative.  
 Aerial imagery shown for context purposes only.

CLIENT	RENEWABLE CONNECTIONS
PROJECT	MONTREATMONT SOLAR FARM AND BATTERY ENERGY STORAGE SYSTEM

DRAWING TITLE		
FIGURE 1 - NOISE MONITORING LOCATIONS AND EXISTING SENSITIVE RECEPTORS		
DRG No.	ED13692-007	REV. A
DRG SIZE	A3	SCALE 1:7,500
		DATE 27/06/2022
DRAWN BY	EF	CHECKED BY MC
		APPROVED BY SU



- Extant PP for similar development on this site
  - No objections from consultees
  - 1 letter of support from house closest to site
  - Complies with development plan policy
- Recommendation:**  
**conditional approval**
- Site restoration at end of 40 year lifespan
  - Noise limits
  - Dirt/dust management
  - Landscaping

