

Appendix 2

Summary of Applicant's Supporting Information

Planning Statement – provides the applicant's assessment of the proposal in the context of the provisions of the Development Plan and other material considerations. The solar array has a generating capacity of 6.5MW and the battery storage units have a capacity of 6MW. Construction of the development is estimated to run for approximately 16-24 weeks, with the operational period being 35 years. Access to the site is gained via Mossie Road the unnumbered roadway to the south that runs east-to-west from the A90. All construction and maintenance vehicles will utilise the existing routes to the farm. All electricity generated by the array will be used directly or stored within the batteries for later use, offsetting the energy drawn from the network, working towards a carbon-neutral facility. The PV array proposed will be connected to National Grid Network infrastructure as per DNO (Distribution Network Operator) specifications. The addition of battery storage and ground-mounted solar array, installed alongside the operational wind turbine, hen shed and biomass boiler, will provide further renewable energy generation and storage onsite in order to fulfil the current energy demand of the farm, as well as to meet the proposed future requirements for the growth of the agricultural business.

Detailed assessments have been undertaken in relation to matters including landscape and visual impacts; historic environment; ecology; drainage; access and transportation; noise; and glint and glare. The assessments generally conclude that impacts associated with the development would not give rise to unacceptable impacts.

Considering all policies relevant to the development and material considerations, the statement concludes that the development is considered to be in compliance with these policies and considerations, and planning permission should therefore be granted.

NPF4 Compliance Statement – this statement considers a number of NPF4 policies, including Policies 1 – Tackling the climate and nature crises, 2 – Climate mitigation and adaptation, 3 – Biodiversity, 4 – Natural places, 5 – Soils, 7 – Historic Assets and Places, 11 – Energy, 12 – Zero Waste, 14 - Design, quality and place, 22 – Flood Risk, Water Management and 23 – Health and safety, 26 – Business and Industry and 29 – Rural Development and indicates how the development proposal is in compliance with each of the identified policies. It concludes that the development meets the criteria of all relevant policies within this updated framework and further strengthens the planning position of the proposal against new standards.

Noise Impact Statement – this document assesses likely operational noise from the proposed development at the nearest noise sensitive receptors. The assessment has been carried out in accordance with the Scottish Government advice and guidance. Potential sources of noise include cooling fans on the solar inverters, and the ventilation system for the battery storage containers. The distance from the nearest inverter to the noise-sensitive premises are indicated as being 89m (Craignathro which is the applicant's residence) and 202m (Balmashanner). The distance from the battery storage units to the noise-sensitive premises are indicated as being 176m (Craignathro) and 189m (Balmashanner). The assessment indicates that the noise associated with the development would not have an adverse impact on the closest sensitive receptor at Balmashanner where sound from the development would meet the internal NR20 criteria from BS8233. With regards to Craignathro the noise would be above the NR 20 requirement although this premises is the main residential building for the farm itself. Due to Craignathro's interest in the development it is considered that a higher noise limit at this property is justified.