

## Battery Energy Storage System (BESS)

Geise Farm, B874, near Thurso

Pre-Application Consultation



## Welcome

Welcome to this Public Exhibition on the proposed Battery Energy Storage System (BESS) on land at Geise Farm, near Thurso, KW14 7XH.

Ecocel Energy is currently preparing an application for Planning Permission for:

*“Development of a battery energy storage system with a maximum capacity of 49.9MW comprising up to 40 storage containers, control buildings, transformers, landscaping, lighting, CCTV, formation of access, and associated works”*

This is the second Public Exhibition event for this development, following on from our first event on the 18<sup>th</sup> September 2024. At that event, comments were invited from members of the public on the development and the proposal. This second event is an opportunity for the project team to provide feedback on those comments, as well as further design detail on the proposed development and its features. There is a final opportunity for public comments to be made to the project team as part of this exhibition. A Planning Application will be submitted to The Highland Council in the coming weeks, with feedback received from both consultation events contributing the final application submission.

We welcome any further comments on the proposal and invite you to complete a feedback form. Details on how and where to provide comments can be found on the final display board, and on feedback forms.



## Site Location



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## Battery Safety



The planning application will be accompanied by a Fire Suppression Statement, setting out in detail the specific fire suppression systems and methods for the application site. A number of features are designed into the development in order to reduce and mitigate the risk of fire.

The batteries will be contained within sealed waterproof containers to avoid moisture getting into the batteries and increasing fire risk. Each of these containers are fitted with smart monitoring and ventilation systems that actively monitor the temperature in the units and can regulate this as required. Lithium-ion batteries have an optimal temperature range that, when exceeded, leads to inefficient performance and the more-rapid depletion of the battery's life-cycle. It is therefore fully in

the operator's interest to ensure that the temperature in each unit is monitored and maintained within a safe and satisfactory range.

Each battery unit is fitted with a fire suppression system, which will follow relevant industry guidelines and British Standards. The exact system implemented will depend on the product used on the site, but the potential options include a water mist system, aerosol system, or sprinkler systems. Appropriate separation distances between the units will be maintained in order to reduce the risk of any fire spreading, and the units themselves will feature fire-resistant materials to contain fires.

An Emergency Response Plan will be required to be submitted to the Highland Council. This will provide emergency services with a detailed layout of the site, locations of firefighting equipment, water supply, eyewash stations and shower facilities, spill containment equipment, first aid station, etc. It will also give details of emergency procedures for all credible and foreseeable hazards and risks. The details will also include a post-incident recovery plan, that addresses the process for safe restarting of the BESS, de-energising of the system, as well as removal and disposal of any damaged equipment.



In the event of water being used to fight the fire, this will drain into the on-site SUDS detention basin, as per the drainage strategy. The basin drain can be closed to ensure no water leaves the site. Testing of the water can then be carried out to establish whether the water is safe to be drained via the normal method, or whether it is contaminated, in which case it will be pumped and transported off-site via a tanker for safe disposal.

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## Planning Application Preparation

The project team are continuing to progress the preparation of the application for Planning Permission. We have undertaken and are in the process of undertaking, a variety of assessments and statements for the site and proposed development.

The assessments include the following:

- Drainage Strategy;
- Flood Risk Assessment;
- Landscape and Visual Impact Appraisal;
- Preliminary Ecological Assessment;
- Biodiversity Net-Gain Assessment;
- Planning Supporting Statement;
- Design & Access Statement;
- Noise Impact Statement;
- Fire Suppression Statement; and
- Archaeological Impact Assessment.

Members of the project team are on hand to answer any questions you have about the proposals.

## Making Comments

If you wish to comment on the proposed development, there are feedback forms available. Please complete the form and submit it to a member of the project team.

Alternatively, you can send your comments by email to [murray.rankin@g-s.co.uk](mailto:murray.rankin@g-s.co.uk)

Or by post to:  
Murray Rankin  
Graham + Sibbald  
233 St Vincent Street  
Glasgow  
G2 5QY

Please submit your comments to Graham + Sibbald by Friday 8<sup>th</sup> November 2024.

PLEASE NOTE: Your feedback and comments on these proposals at this stage are to the Applicant and not to The Highland Council. Any comments you make at this stage are therefore not a formal representation to the future Planning Application. Such representations should be made directly to The Highland Council once the Planning Application has been submitted.

## Next Steps

Gather and analyse feedback received from public during consultation and from consultants as a result of the technical assessments



Finalise and submit Planning Application to The Highland Council (late 2024/January 2025) - Opportunity for public to provide formal comments to the Highland Council on the proposed development



Determination of application by The Highland Council

**Thank you for attending this consultation event**