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13 January 2025

Energy Consents Unit
Directorate for Energy and Climate Change
The Scottish Government
5 Atlantic Quay,
150 Broomielaw,
Glasgow G2 8LU

Dear Sir / Madam

Proposed BESS Facility on Land at Gibston Farm, Blackhillock, Keith, Moray (NGR) 343807, 848719

On behalf of the Applicant, Blackhillock Flexpower Ltd company registration number SC698712, with its registered office at 272 Bath Street, Glasgow, Scotland, G2 4JR, please find application to the Scottish Ministers for consent under S36 of the Electricity Act 1989 to construct and operate a Battery Energy Storage System (BESS) at Gibston Farm, Blackhillock, Keith, Moray (NGR) 343807, 848719. The power capability of the proposed generating station would be up to 349 MW. Blackhillock Flexpower Ltd has also applied for a direction under section 57(2) of the Town and Country Planning (Scotland) Act 1997 that planning permission for the development be deemed to be granted.

The proposed development is for the construction and operation of a 349MW capacity Battery Energy Storage System (BESS) with associated infrastructure including access roads, sub-station buildings, fencing and landscaping. This application is accompanied by the list of documents supporting documents are in addition to the formal application documents comprising the accompanying plans, sections, and elevations. The full suite of supporting documents is as follows:

- Planning and Policy Compliance Statement
- Community Wealth Building Plan (CWBP)
- Pre-Application Consultation Report (PACR)
- Design and Access Statement (DAS)
- Confidential Ecological Survey Report [note, contains sensitive information]
- Confidential Protected Species Report [note, contains sensitive information]
- Biodiversity Net Gain Feasibility Report
- Heritage Impact Assessment
- Transport Statement
- LVIA and Landscape Strategy
- Noise Impact Assessment



- Drainage Impact Assessment
- Ground Investigation Report
- Topographical Survey
- Construction Traffic Management Plan (CTMP)
- Carbon Assessment
- Fire Assessment

A Screening request under the EIA Electricity Works (Environmental Impact Assessment) (Scotland) Regulations 2017 (as amended), reference ECU00004836, was submitted to the ECU on 19th June 2023 and the Opinion (dated 26th September 2023) of the Scottish Ministers was, “*the proposal does not constitute EIA development and that the application submitted for this development does not require to be accompanied by an EIA report*”.

The application be advertised in the Banffshire Advertiser, The Herald and the Edinburgh Gazette, following validation with a representation date from 14th January 2025 to 24th February 2025, exceeding the statutory time. Prior to the Notices being published, full details regarding the publicity and description of development have been confirmed by the ECU.

A copy of the application, with a plan showing the land to which it relates, discussing the Company’s proposals are available for public inspection in person, free of charge at Keith Library, Union Street, Keith, AB55 5DP. The documents can be viewed during the hours of

Monday: 12:00 - 16:00

Tuesday: 10:00 - 19:00

Wednesday: Closed

Thursday: 10:00 - 19:00

Friday: 10:00 - 16:00

Saturday: 10:00 - 12:00

Discussion has been held with the owner and occupier of the site, which has been informed of the submission of the application, by letter.

The appropriate fee has been paid, for £180,000, reference ECU36NLAN DATGIBS on 15th November 2024. Proof of payment was enclosed to the ECU, but which will remain confidential.

Yours sincerely,

Hugh Shepherd MSc MRTPI
Associate Director

[Scott Hobbs](#) Planning