

# Welcome

BayWa r.e. is pleased to welcome you to our second round of public exhibitions for the proposed Battery Energy Storage System (BESS), known as Clach Energy Storage, located between Halkirk and Watten, approximately 14km south of Thurso.

Since the first exhibitions in January 2026, environmental and technical assessments have been progressed, alongside a review of community and stakeholder feedback. This has helped to shape the project's development. Thank you to everyone who attended our first exhibitions and shared their views. Your feedback has helped to inform the project's development.



Today's exhibition is an opportunity for you to:



See how our proposals have developed



View the updated plans



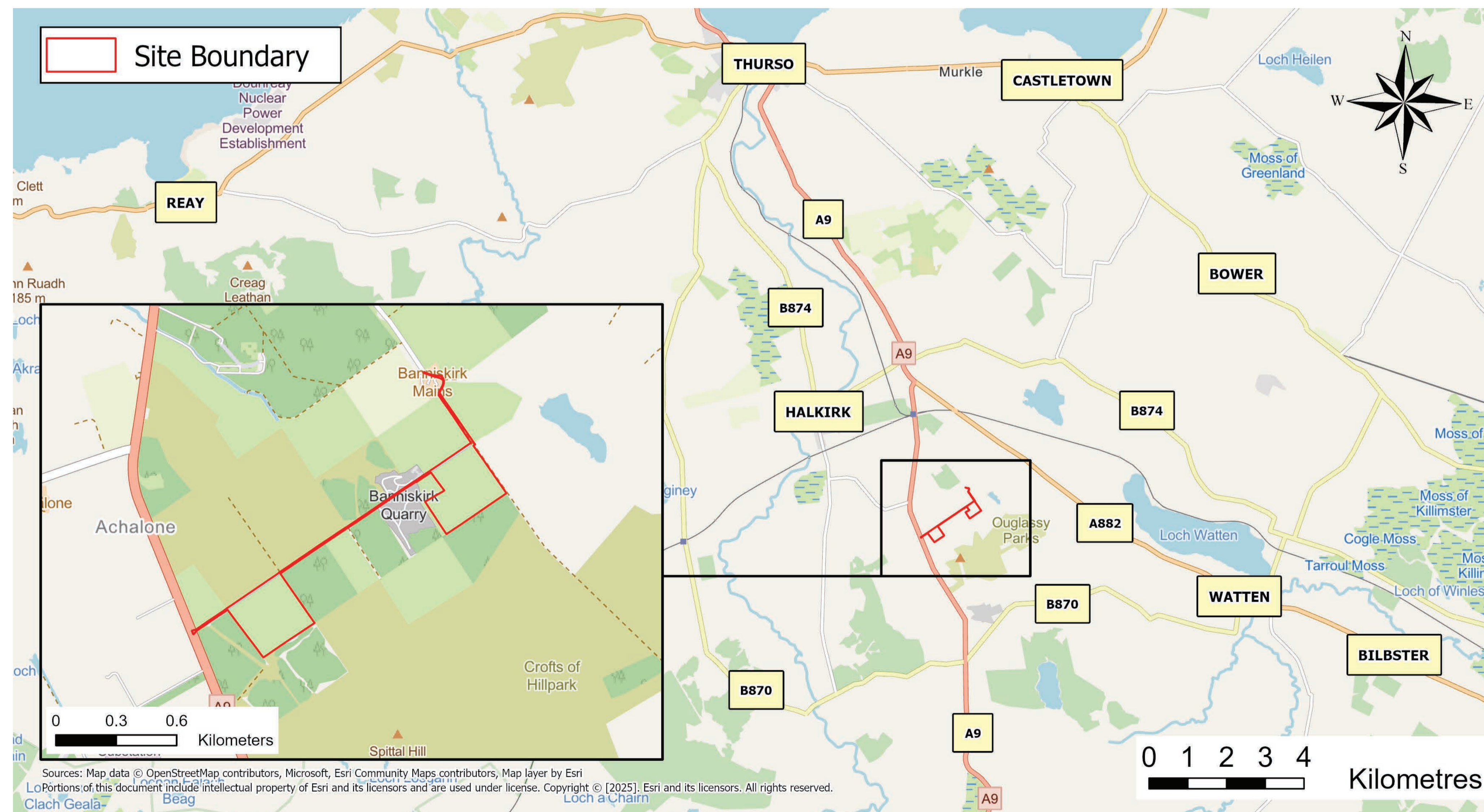
Meet the BayWa r.e. team



Ask questions and share your views



Learn about next steps



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# About us

## Who are BayWa r.e. UK?

We develop, manage and operate renewable energy projects across the UK and Ireland as part of the wider BayWa group, working across wind, solar and battery storage.

In Scotland, we have delivered projects including **Dalquhandy**, **Broken Cross** and **Little Gala** wind farms, and secured planning permission for the **Redshaw Battery Energy Storage System** in South Lanarkshire. We are now developing **Clach** in the Highlands.

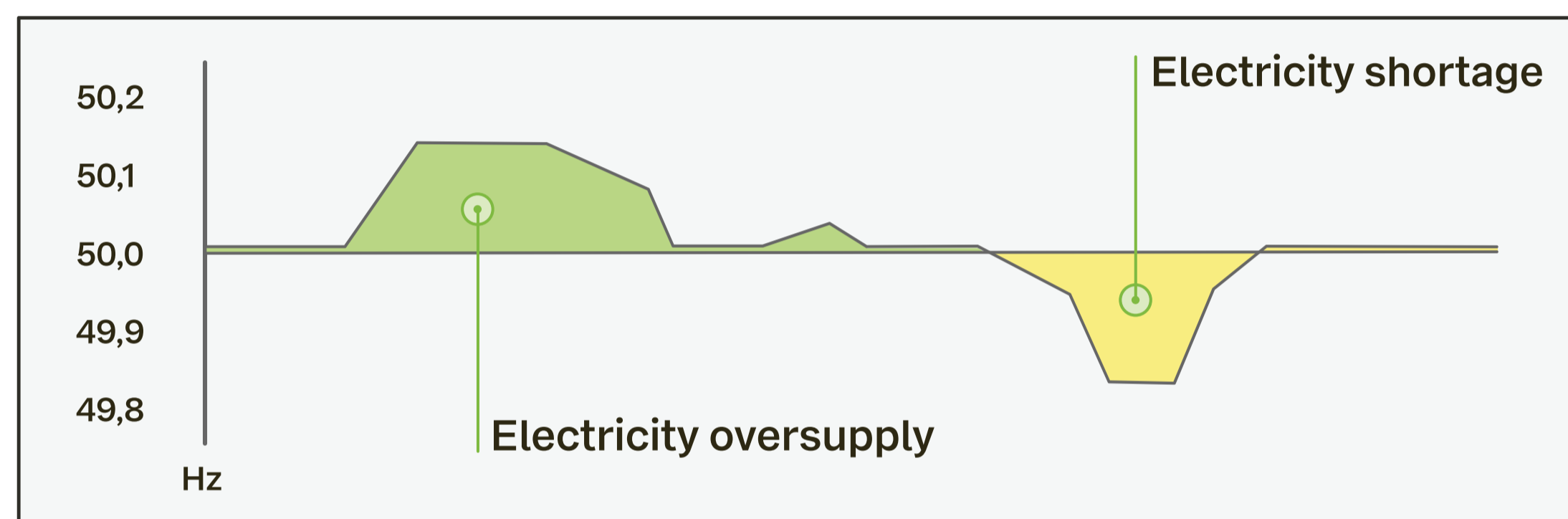
These projects support the provision of clean, reliable energy and Scotland's transition to a low-carbon energy system.



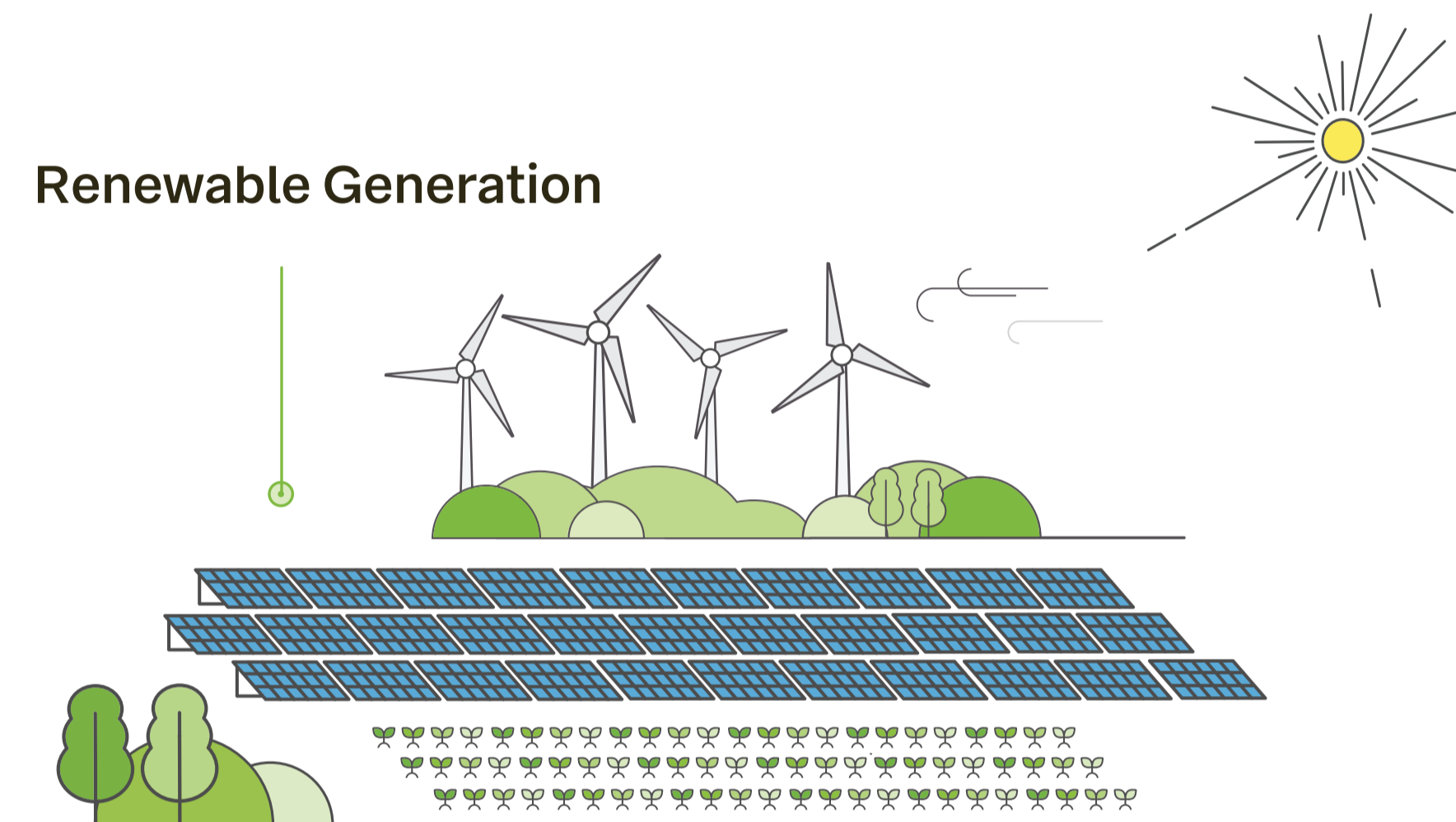
# What is a BESS?

A Battery Energy Storage System (BESS) stores excess energy for later use. It helps to balance the electricity generated and the electricity needed. For example, wind turbines may produce more power than required on a windy day.

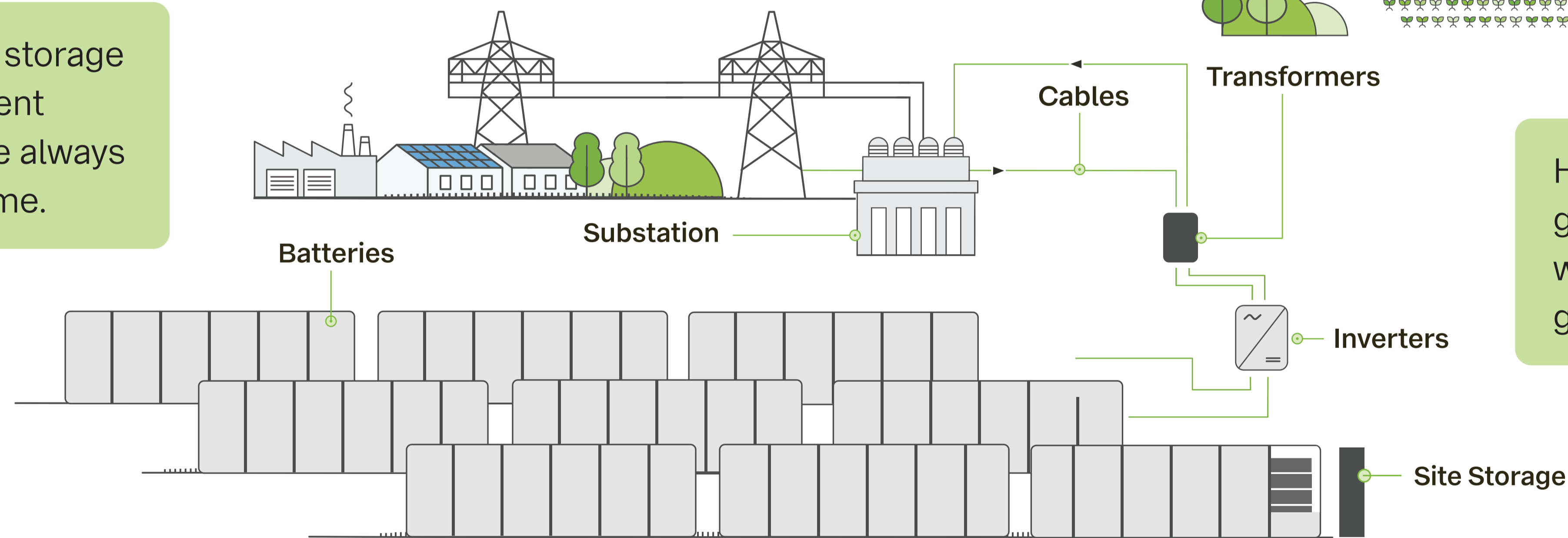
A BESS can reduce our dependence on non-renewable energy and stabilise the grid by balancing supply and demand.



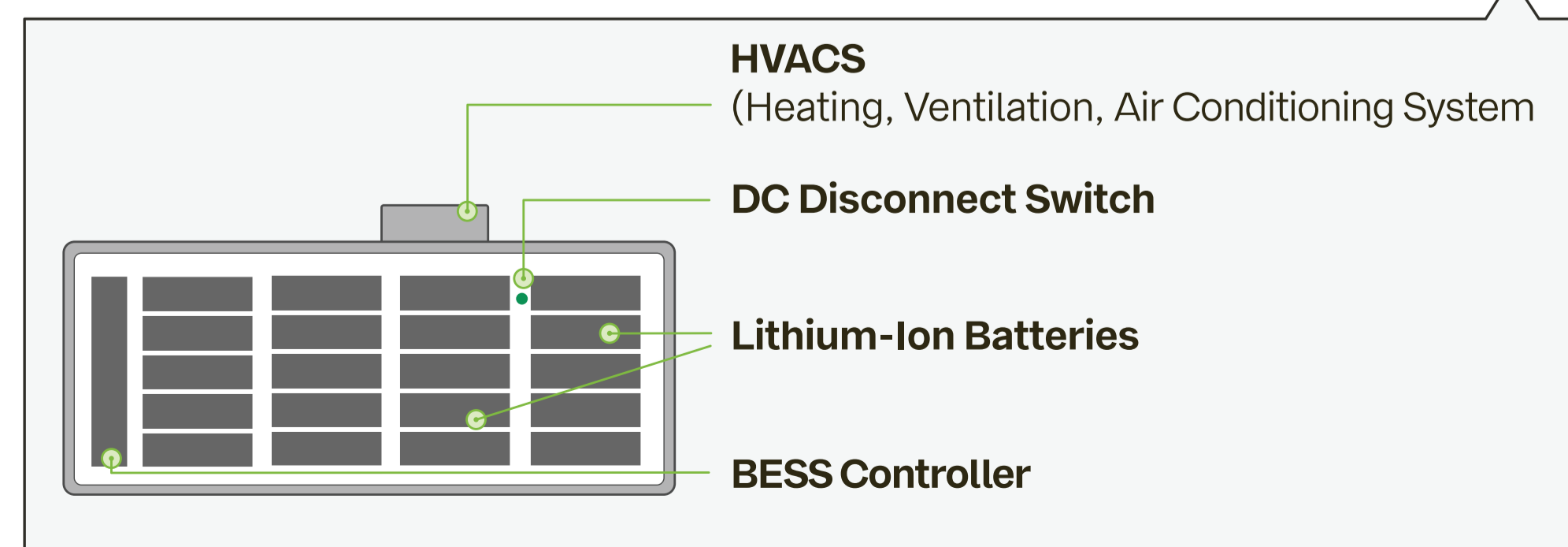
Large-scale stationary storage systems ensure sufficient renewable energies are always available at the right time.



Historically when renewable energy generation could not meet demand, we relied on non-renewable fuels like gas to balance our electricity network.



Placing BESS strategically across the grid network helps reduce the need for grid expansion by making better use of existing infrastructure.



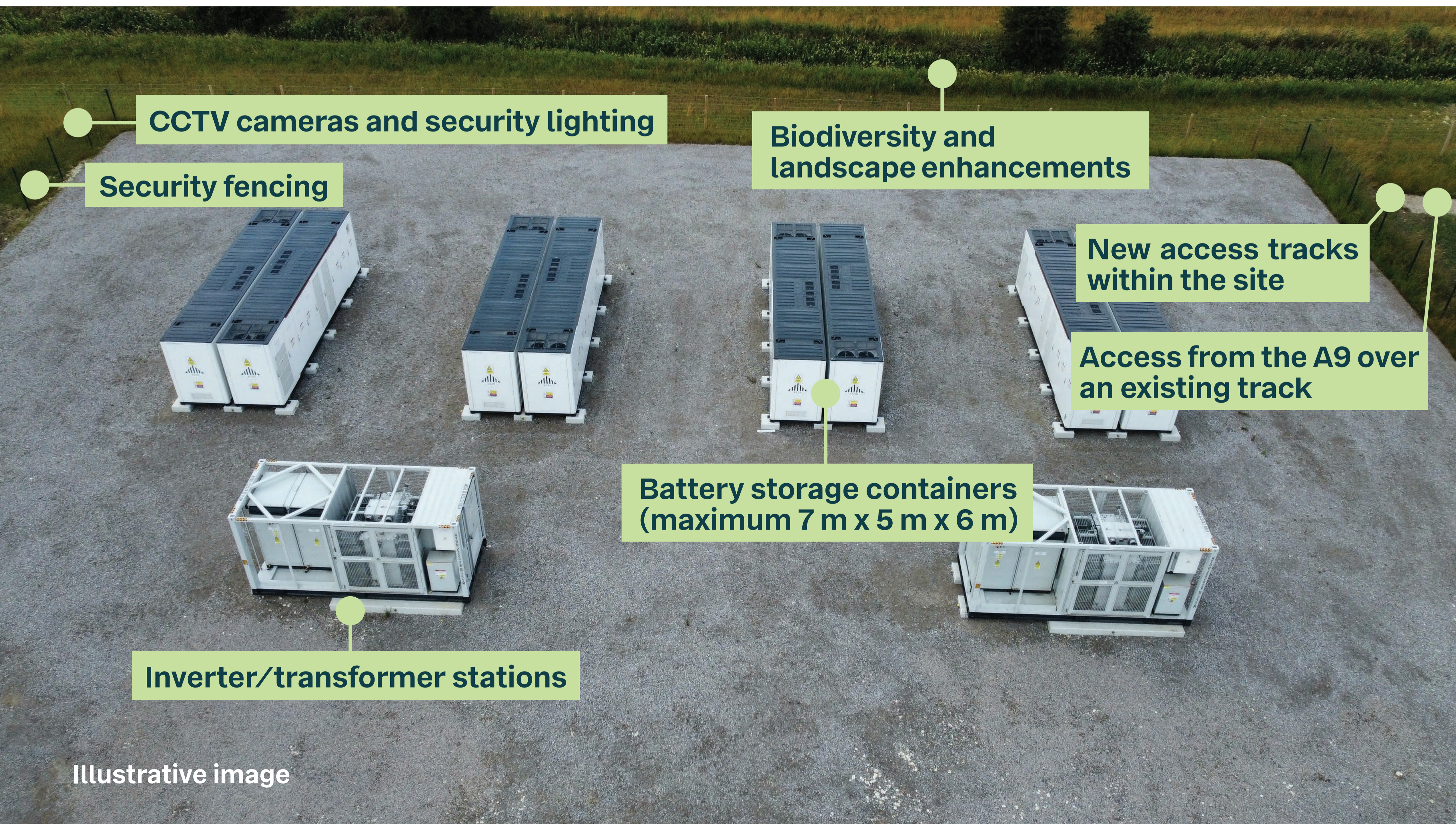
A BESS allows this excess power to charge the batteries, which can then discharge to the grid when less power is available.

# About Clach Energy Storage

Clach Energy Storage is designed to help manage electricity generated from renewable sources in the north of Scotland. With a **grid connection capacity of 456 MW**, the system will store surplus energy when generation is high and release it when demand increases.

This allows renewable energy that might otherwise be wasted to be stored and used when it is needed most, supporting a more stable and flexible electricity network.

We expect the plans to encompass:



Illustrative image



## What is long duration energy storage?

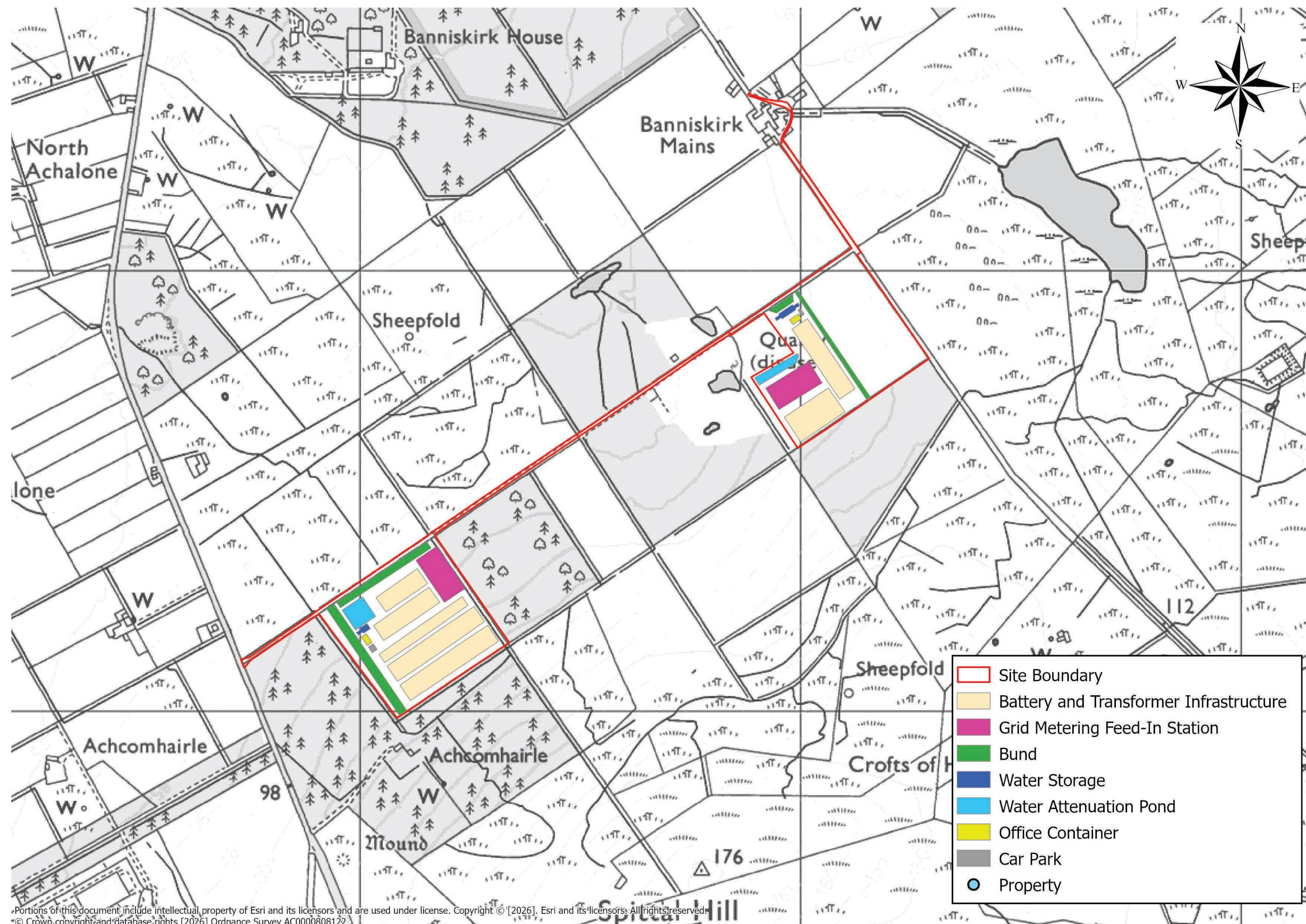
Long Duration Energy Storage (LDES) is a type of battery energy storage system (BESS) that can store electricity for longer periods than standard batteries.

This means it can hold more energy and release it over a longer time, helping to support the electricity grid when demand is high or when renewable energy is not being generated.

It uses the same battery technology as other energy storage systems and is simply designed and set up to store and deliver energy for longer.

# Proposed Site layout

The proposed layout is detailed below.

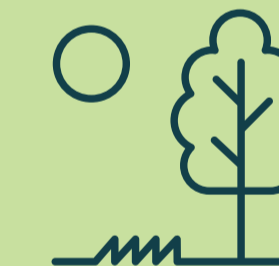


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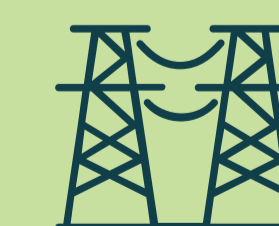
## The site:



- 19 hectares (47 acres)
- About the size of 28 football pitches
- Across two fields roughly 800m apart




Existing woodland helps screen the site and reduce visual impact, while nearby power infrastructure, an operational quarry, and direct access from the A9 minimise the need for new development.




Adjacent to SSE's consented Banniskirk Hub and HVDC converter station, the site benefits from the proposed Spittal-Loch Buidhe-Beaully transmission line running between the two fields, enhancing efficiency.

# How our plans have evolved?

Since the first round of consultation, we have reviewed feedback from the community and the ongoing environmental and technical assessments, in response we have:




**Noise**  
Reduced the number of **battery and inverter units**. Incorporated **enhanced screening** around the site - further reducing and **mitigating any noise impacts**.



**Roads**  
We will work to **minimise impact of construction traffic**, including **working with the community** to understand key crossing points, install safety measures and signage.

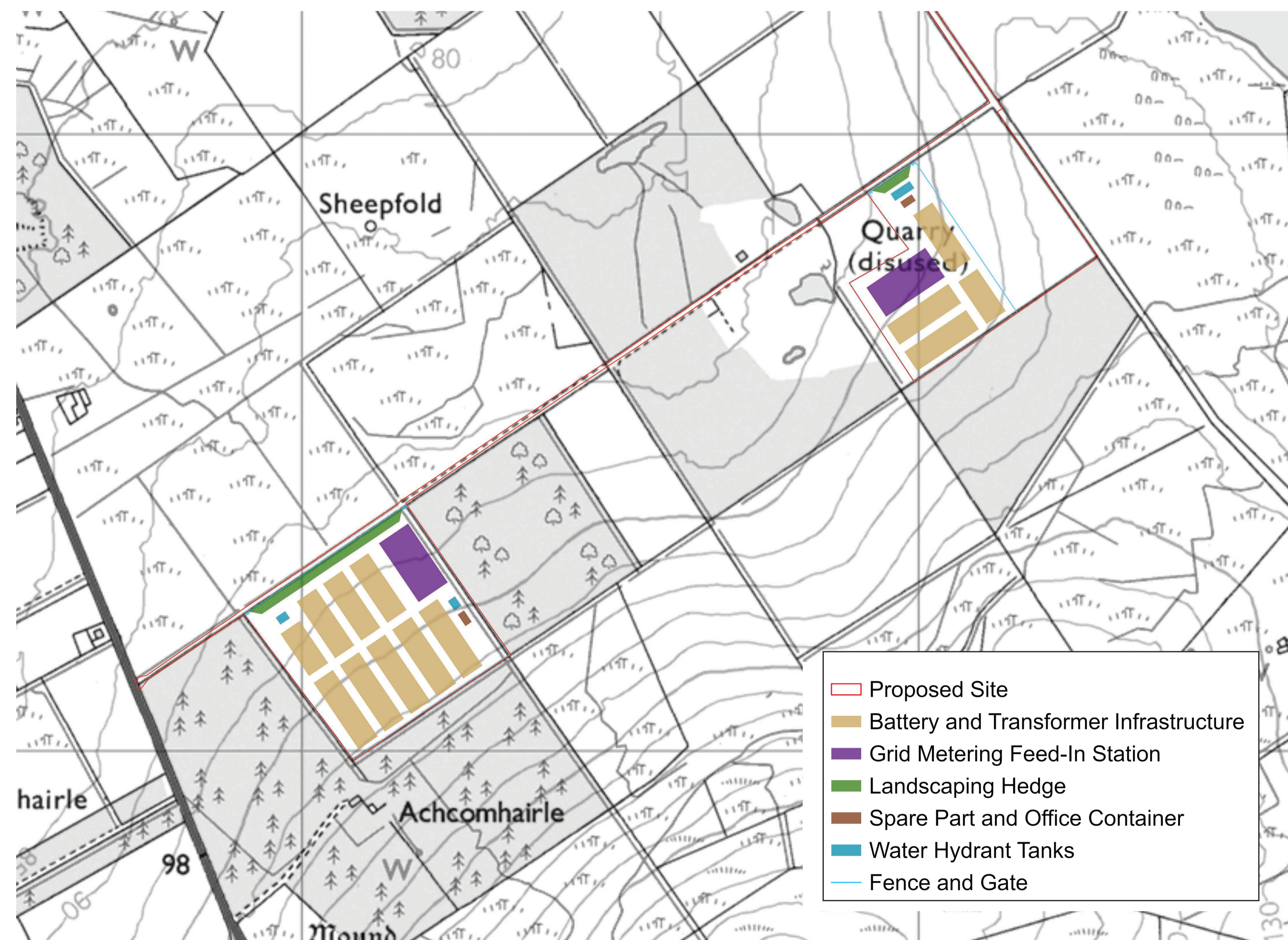


**Safety**  
The project will be designed, constructed and operated in **accordance with industry safety standards and regulatory requirements**, with ongoing **engagement to address any safety concerns**.

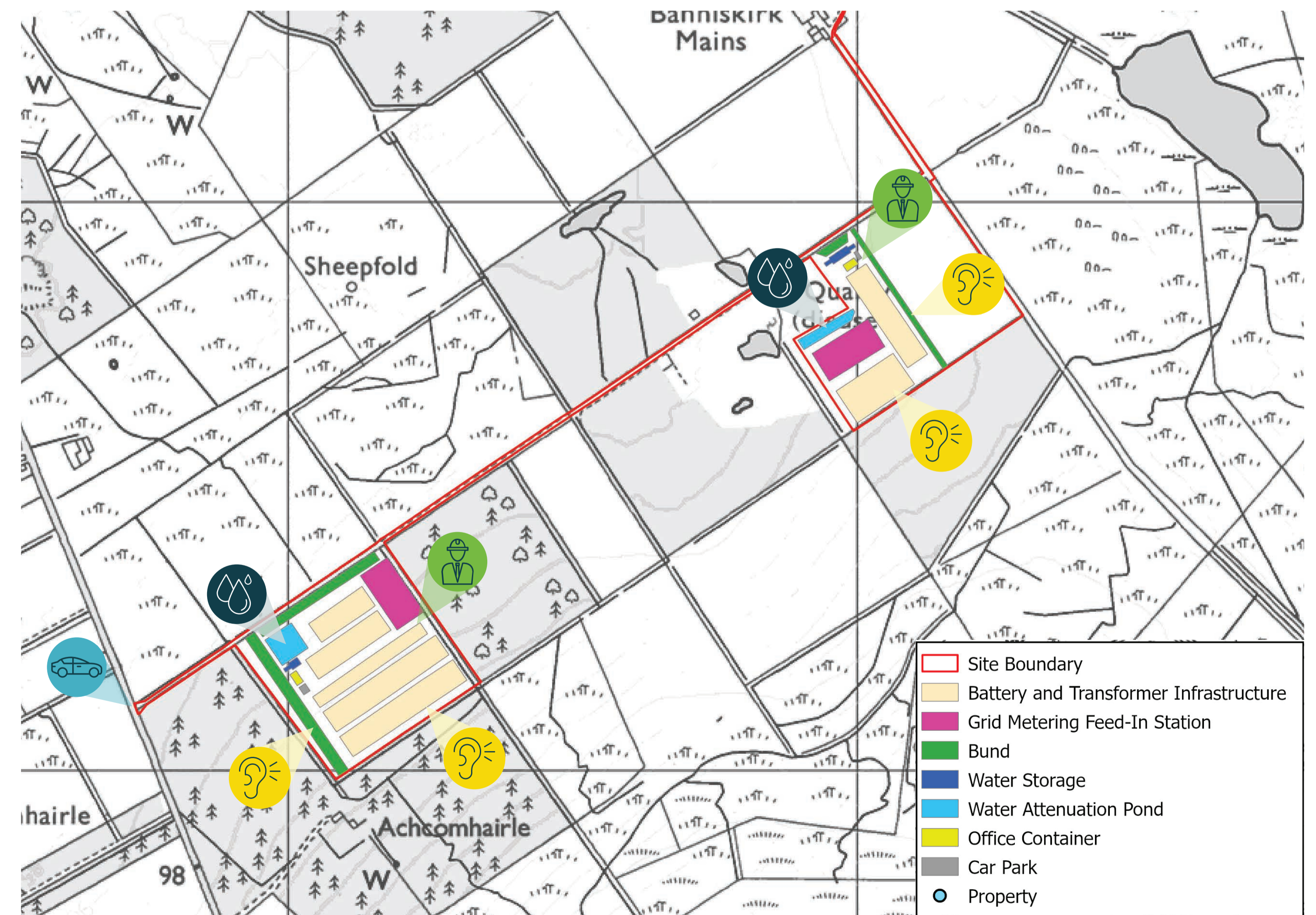


**Flooding and Drainage**  
Amending layout to **incorporate drainage measures**.

## Before



## After



# What has been assessed?

The project will be subject to a **Section 36 application**, which will be considered by the Scottish Government Energy Consents Unit.

A Screening Report confirmed that a full Environmental Impact Assessment (EIA) is not required. However, all relevant environmental and technical studies have been carried out to understand and manage potential effects.

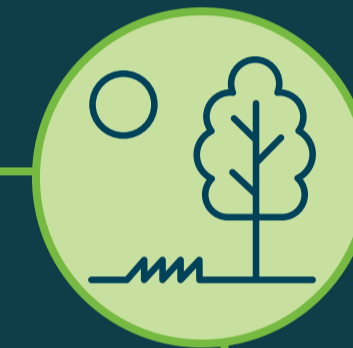
A wide range of assessments have been undertaken, this includes:

## Flooding and Drainage



- Flood risk modelling has been completed to ensure the development can be safely developed and constructed
- Drainage Assessment has been conducted and outlines sustainable drainage systems (SuDS) measures and considers water quality
- **Layout amended based on the findings - ensuring space for SuDS measures**

## Landscape and Visual



- Scope of Assessment agreed with The Highland Council and NatureScot
- Photomontages illustrate how Clach BESS will appear from key viewpoints, alongside cumulative schemes
- Landscape mitigation plan will consider use of woodland planting on earth bund to screen views of Clach BESS from the A9 and nearby properties
- **Visual impact of Clach BESS will be limited by the landform of Spittal Hill, enclosing coniferous forestry to the east and west which will be retained as part of the Banniskirk Hub consent, and on-site additional landscape mitigation**

## Heritage



- Desk-based research and a site visit have been completed
- BESS site does not contain any known archaeological remains or historic structures
- **The sites location means it should not affect the significance of any nationally important prehistoric burial cairns and settlement remains within the surrounding area**

## Transport



- A detailed traffic and transport assessment will be undertaken
- The development will lead to a temporary increase in traffic volumes during the construction phase
- **Traffic will be restricted to identified, suitable routes and avoid sensitive locations**

## Noise



- Baseline noise modelling completed for Banniskirk Hub has been utilised to ensure consistency
- **The design has evolved to minimise noise levels, including reduction of number of BESS units, bunds around the edge of the site, and noise barriers internally**

## Ecology and Ornithology



- Site is currently intensively managed agricultural land - providing opportunity to deliver significant biodiversity enhancement
- **Ongoing bird surveys will inform Habitat Management Plan and allow for implementation of Bird Species Protection Plan**

# Site context

The site has been carefully selected due to its location within an established area of electricity infrastructure.

## Key context:



Located next to SSE's consented **Banniskirk Hub and HVDC converter station**



The proposed **Spittal-Loch Buidhe-Beauly transmission line** is expected to pass between the two fields



An existing **overhead power line** runs close to the site, and an **operational quarry** sits between the two fields



The site also benefits from **direct access from the A9**



**Existing forestry** is present, helping to screen the site

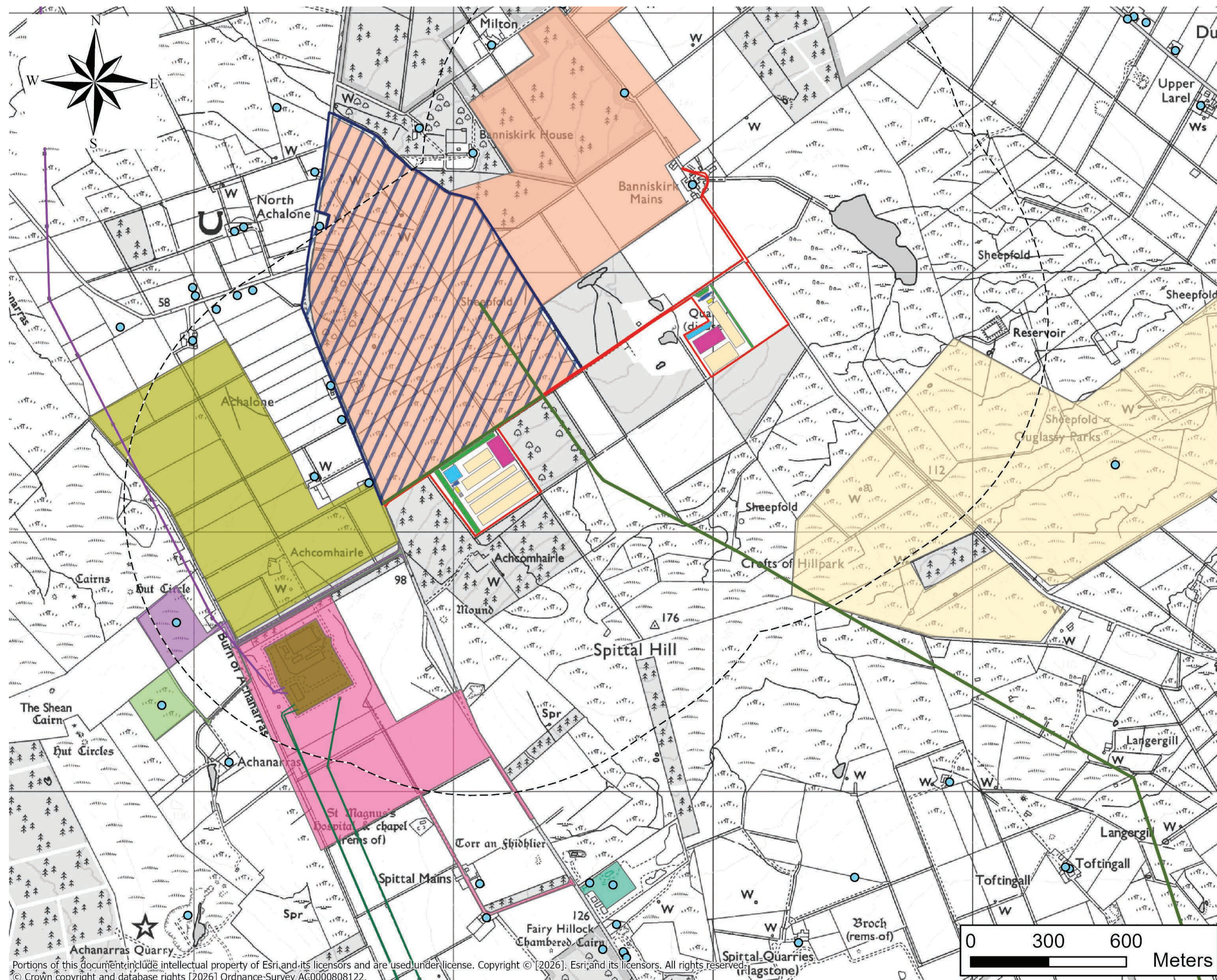


### Why this location is considered appropriate:

- Enables a direct connection to the existing electricity network
- Avoids the need for extensive new power lines
- Sits within a landscape that already accommodates energy development
- Helps minimise additional environmental and visual impact
- Supports a more reliable and efficient electricity system

# Why this location?

A map of the existing and proposed developments.



## Key:

- Site Boundary
- 1km Site Buffer
- Property
- Battery and Transformer Infrastructure
- Grid Metering Feed-In Station
- Bund
- Water Storage
- Water Attenuation Pond
- Office Container
- Car Park
- Existing Infrastructure**
- 132 kV Overhead Line
- 275 kV Overhead Line
- Spittal Substation
- Proposed Infrastructure**
- Spittal - Loch Buidhe - Beauly 400kV Overhead Line
- Cumulative Development Scheme Boundary**
- Achanarras BESS
- Achies BESS
- Ayre Offshore Wind Farm Onshore Transmission Infrastructure
- Banniskirk Substation (Consented)
- Caithness Flagstone Limited BESS (Consented)
- Ouglassy Wind Farm
- Spittal BESS
- West of Orkney Wind Farm Transmission Infrastructure (Consented)

- Clach Energy Storage site is located close to the recently consented **Banniskirk Hub**.
- Our proposed development is small covering just 22% of the Hub's area, adding **limited additional footprint**.
- **Low-profile equipment and surrounding forestry** will help to ensure the site is well-screened.

# Powering opportunities locally

## Opportunities for communities

BayWa r.e UK is proud to invest in the communities that host our projects. We will contribute **£50,000 per year (indexed)** to a dedicated community fund throughout the lifecycle of the project. This **flexible fund** can support local initiatives, services, education, training, jobs, and sustainability projects. It may also attract additional match funding to increase its impact.

**We welcome your ideas on how this fund can best benefit the community.**



## Opportunities for local businesses

Clach Energy Storage offers exciting opportunities for local businesses with the right skills and services, both during construction and operation. BayWa r.e UK is committed to working with local companies wherever possible.

At recent projects:

- 77% of civils contracts at **Dalquhandy Wind Farm** were awarded to Scottish companies
- At **Broken Cross Wind Farm**, 80% of civils contracts went to Scottish companies, many of them local

**Join our Local Business Register** to hear about upcoming opportunities.

Please email: [info@clach-bess.co.uk](mailto:info@clach-bess.co.uk)

# Indicative timescales and next steps

The project team has carried out **early-stage assessments**, including desk-based studies, site visits, and technical surveys. These studies have helped us build an **understanding of the local environment** and inform our emerging layout for the site.



# Thank you

Thank you for taking the time to attend this event.

## We value your feedback

At this stage, please provide your feedback directly to BayWa r.e.. Once the application is submitted there will be the opportunity to make formal representations directly to the Scottish Government Energy Consents Unit.



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