



Hagshaw Long Duration Electricity Storage (LDES)

PRE-APPLICATION CONSULTATION REPORT on behalf of Hagshaw LDES Ltd

Prepared by Alpaca Communications | April 2025

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1. Executive Summary

- 1.1. The Applicant, Hagshaw LDES Ltd (part of the 3R Energy group of companies), conducted a programme of public consultation and stakeholder engagement with regards to its proposal for a Long Duration Electricity Storage (LDES) facility ("the Proposed Development") on land to the southwest of Junction 11 on the M74 in South Lanarkshire.
- 1.2. The Applicant initially engaged with the local Community Council, Douglas Community Council, as well as the neighbouring Coalburn Community Council, on 3rd March 2025 with a brochure, invitation to the public consultation events, and an offer of a personal briefing.
- 1.3. Clydesdale South Ward Councillors (Cllr Ross Lambie, Cllr Mark Horsham, Cllr Ross Gowland), were contacted on 3rd March 2025 and were also provided with a brochure, invitation to the public consultation events, and an offer of a personal briefing.
- 1.4. The Applicant also engaged with the local Dumfriesshire, Clydesdale and Tweeddale MP David Mundell, as well as the Clydesdale MSP Mairi McAllan and the six South Scotland regional MSPs Sharon Dowe MSP, Craig Hoy MSP, Colin Smythe MSP, Brian Whittle MSP, Emma Harper MSP, Carol Mochan MSP, and Martin Whitfield MSP. All were offered a briefing and invited to the consultation event. Brian Whittle MSP has accepted the offer of a meeting and will be meeting key members of the project team at 10am on Friday 2nd May 2025.
- 1.5. The Applicant created a page on the existing 3R Energy website for local residents and interested parties to view more information about the scheme and to leave feedback at: <https://3renergy.co.uk/projects/hagshaw-ldes/> (**Appendix 6**).
- 1.6. A brochure (**Appendix 3**) detailing the plans and inviting local residents to the public consultation events was sent on 4th March 2025 to 1,596 addresses in Douglas and Coalburn and surrounding area to the site. (see **Appendix 4** for postal distribution area).
- 1.7. The Applicant advertised the public consultation events in the Carlisle and Lanark Gazette on Wednesday 5th March 2025 and Wednesday 26th March 2025 (**Appendix 5**).
- 1.8. The public consultation events were held at St Brides Centre, Braehead, Douglas, Lanark ML11 OPT from 2pm-7pm on Thursday 13th March 2025 and Thursday 3rd April 2025 at the Coalburn Miner's Welfare, 42 Coalburn Road, Coalburn, ML11 0LH.
- 1.9. At the first public consultation event, 6 attendees were presented with nine display boards (**Appendix 1**) giving information about the Applicant, the Site, and the concept design. Members of the Project Team were at the event, helping to explain the design and answer any questions the attendees had. Attendees were encouraged to provide their thoughts and opinions by way of feedback forms available at the exhibition, or by way of the consultation brochure. Additionally, the Project Team provided attendees with contact details if they wished to send any follow up questions or feedback, and the project website was available for people to submit their feedback online.
- 1.10. At the second public consultation event, 13 attendees were presented with 15 display boards, including 6 new boards which highlighted the changes made following feedback from the first consultation event (**Appendix 2**).

1.11. Of the four local residents who completed feedback forms, key matters raised during the consultation included:

- General support for our proposals
- Support for the use of flow battery technology
- Support for community benefit in local area

2. Introduction

2.1 The Applicant conducted a programme of public consultation and stakeholder engagement with regards to the Proposed Development.

2.2 LDES makes an important contribution to ensuring a consistent and reliable energy supply. By storing energy when demand is low and releasing it over periods of extreme demand, the Proposed Development will help the energy sector cope with the peaks in supply and demand that the electricity system faces on a daily basis.

2.3 This document provides an overview of the consultation programme, the feedback received, and an explanation as to how that feedback led to changes to the scheme design.

3. Approach to Consultation

3.1 Alpaca Communications was appointed by the Applicant to assist with the pre-application public consultation on the Proposed Development.

3.2 Alpaca Communications is a specialist public consultation agency with broad expertise in advising on and implementing consultation programmes for both private and public-sector clients.

3.3 Alpaca Communications understands the role pre-application consultation plays in ensuring local communities and interested parties are informed about a project before a planning application is submitted, and is experienced in responding to comments made by local residents relating to development projects.

3.4 'Front-loading' public engagement in this way helps ensure the proposals are as informed as possible by the local community and other stakeholders' feedback prior to the submission of the planning application. This approach recognises that all parties benefit from a communications programme that ensures all those people with a potential interest in a development are fully informed of the proposals and have had the opportunity to input early on. The Applicant is supportive of and fully committed to meaningful pre-application consultation.

4. Scheme Overview

The proposed site is on land to the southwest of Junction 11 on the M74 in South Lanarkshire. The site location can be found below in Figure 1. Alongside long duration electricity storage systems and associated infrastructure, biodiversity and landscape enhancement measures are also included in this proposal.



Figure 1: Site Location Plan

5. The Consultation

5.1 Consultation Aims

The aims of the consultation were as follows:

- To work with local stakeholders and residents from the outset and see how to improve the proposals by taking their suggestions into account wherever possible.
- To raise awareness of the proposals within the local community and to gain their valuable insight based on their local knowledge.
- To gain a firm understanding of the key issues affecting the local community.
- To ensure the local community had the opportunity to give feedback on the proposals.
- To identify potential local projects that would benefit from community benefit funding support.

Consultation Overview

- 5.2 The Applicant initially engaged with the local Community Council, Douglas Community Council, as well as the neighbouring Coalburn Community Council, on 3rd March 2025 and provided a copy of the brochure, invitation to the public consultation events, and an offer of a personal briefing.
- 5.3 Clydesdale South Ward Councillors (Cllr Ross Lambie, Cllr Mark Horsham, Cllr Ross Gowland) were contacted on 3rd March 2025 also provided with a brochure, invitation to the public consultation events, and an offer of a personal briefing.
- 5.4 The Applicant also engaged with the local Dumfriesshire, Clydesdale and Tweeddale MP David Mundell, as well as the Clydesdale MSP Mairi McAllan and the six South Scotland regional MSPs Sharon Dowe MSP, Craig Hoy MSP, Colin Smythe MSP, Brian Whittle MSP, Emma Harper MSP, Carol Mochan MSP, and Martin Whitfield MSP. All were offered a briefing and invited to the consultation event.
- 5.5 A website for the project (**Appendix 6**) was created, which can be accessed at the following address: <https://3renergy.co.uk/projects/hagshaw-ldes/>. The website provides visitors with an overview of the proposals, in addition to the ability to get in contact with the development team or leave feedback.
- 5.6 The brochure and invite (**Appendix 3**) were sent out on the 4th March 2025 to 1,596 addresses in Douglas and Coalburn and surrounding area (see **Appendix 4** for postal distribution area) inviting them to the two public consultation events at St Brides Centre, Braehead, Douglas, Lanark ML11 0PT from 2pm-7pm on Thursday 13th March 2025 and from 2pm -7pm on Thursday 3rd April 2025 at the Coalburn Miner's Welfare, 42 Coalburn Road, Coalburn, ML11 0LH
- 5.7 Attendees were made aware that pre-application consultation does not remove their right or the ability to comment on the final application once it is made to the Energy Consents Unit. Attendees were informed that details of how to comment on the final application would be made available via the project website.

First Public Consultation Event

5.8 The first public consultation event was held at the St Brides Centre, Braehead, Douglas, Lanark ML11 OPT from 2pm-7pm on Thursday 13th March 2025. Nine display boards were presented to the public, which included information about the Applicant, indicative site layout plan and construction traffic details (see **Appendix 1**).

5.9 Figure 2 below shows the concept design on which feedback was sought.

5.10 A total of 6 people attended the first consultation event.

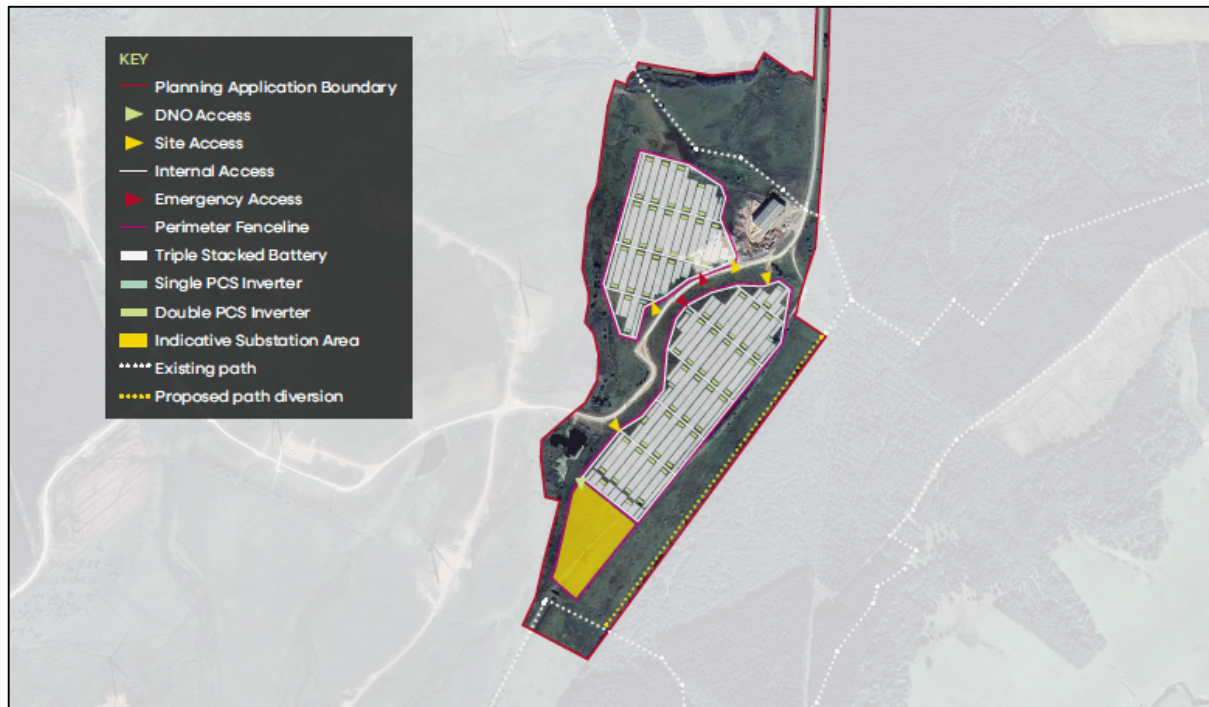


Figure 2: Concept design presented at the first Public Consultation Event

Second Public Consultation Event

5.11 The second public consultation event was held on Thursday 3rd April 2025 at the Coalburn Miner's Welfare, 42 Coalburn Road, Coalburn, ML11 0LH

5.12 An additional 6 display boards were presented at the second event (**Appendix 2**), providing a total of 15 display boards. The additional boards highlighted the changes which had been made to the application following feedback received at the first consultation event and viewpoint photos of the site from the surrounding area.

5.13 A total of 13 people attended the second consultation event.

5.14 Figure 3 below shows the updated concept design which was presented to attendees at the second event.



Figure 3: Concept design presented at the second Public Consultation Event

6. Consultation Feedback

6.1 Feedback forms and online questionnaire

The development team received 5 completed feedback forms from attendees following the events. The results are presented below.

The feedback form included a multiple-choice tick box question and a space for additional comments.

Question one: Gender

Male	Female	Other
4	1	0

Question two: Age

Under 18	18-24	25-34	35-44	45-54	55-64	65 and over
0	0	0	0	1	0	4

Question three: Has this brochure been helpful in understanding our proposal?

YES	NO	NO ANSWER
5	0	0

Question five: Additional comments

All 5 feedback forms contained additional comments. **Appendix 7** contains those comments in full, in addition to the Applicant's response.

The themes covered the following topics:

- General support for our proposals;
- Support for the use of flow battery technology;
- Support for community benefit in local area.

6.2 Summary of Feedback

The consultation programme engaged residents that live in close proximity to the Proposed Development site. Generally, the feedback received was positive, with none of the feedback forms opposing our proposals. Whilst a small sample size, the feedback overall was positive and encouraging for the proposals.

6.3 Summary of verbal feedback received at each event

In addition to written responses, several important points were raised verbally during the public consultation events.

Key themes included:

- **Construction Traffic and Postcode Routing Issue:**
Several attendees raised concerns about construction traffic being routed through unsuitable residential areas, particularly via postcodes that had not been intended as designated access routes.
 - **Response:** The Proposed Development is routed from Junction 11 of the M74 along a private road and will therefore avoid residential areas, this is set out within the CTMP.
- **Core Path Access and Recreational Use:**
At the Douglas consultation event, attendees expressed appreciation that existing core path routes would be maintained. Continued public access for walking and recreation was seen as a positive aspect of the proposals.
 - **Response:** The project team confirmed that all existing core paths and public rights of way will be preserved, and efforts will be made to ensure safe access is maintained during construction. Where appropriate, temporary diversions may be put in place with clear signage. Enhancements to access and signage are also being explored as part of the project's legacy.
- **Community Benefit Contribution:**
There was strong support for the proposed community benefit contribution. Residents welcomed the opportunity for local reinvestment and expressed interest in how the fund would be structured, managed, and accessed. Suggestions included supporting local amenities, youth programmes, and infrastructure improvements.

Several attendees also expressed confidence in 3R Energy's track record, referencing the significant community benefits provided through similar local projects. This positive sentiment reinforced support for a well-managed community benefits package for the Hagshaw LDES project.
- **Technology Type – LDES vs Lithium-Ion:**
Several attendees asked questions about the nature of long duration energy storage (LDES) technology and how it differs from lithium-ion battery systems. There was particular interest in the safety, environmental footprint, and suitability of vanadium flow battery technology for long-duration applications.
 - **Response:** The project team explained that vanadium flow batteries are non-flammable, have a long operational lifespan, and are well-suited to grid-scale, long-duration storage. We will continue to provide technical information as the project progresses to help improve public understanding of the chosen technology.

6.4 How feedback influenced the scheme design

The following changes were made to the proposals partly as a result of verbal feedback received during the public consultation:

- Provision of landscape planting and biodiversity improvements;

- Consideration of Core Path treatment;
- Provision of Community Benefit Fund (please refer to Socio-Economic Report).

Figure 4 below reflects the final layout plan as a result of amendments made to the scheme.

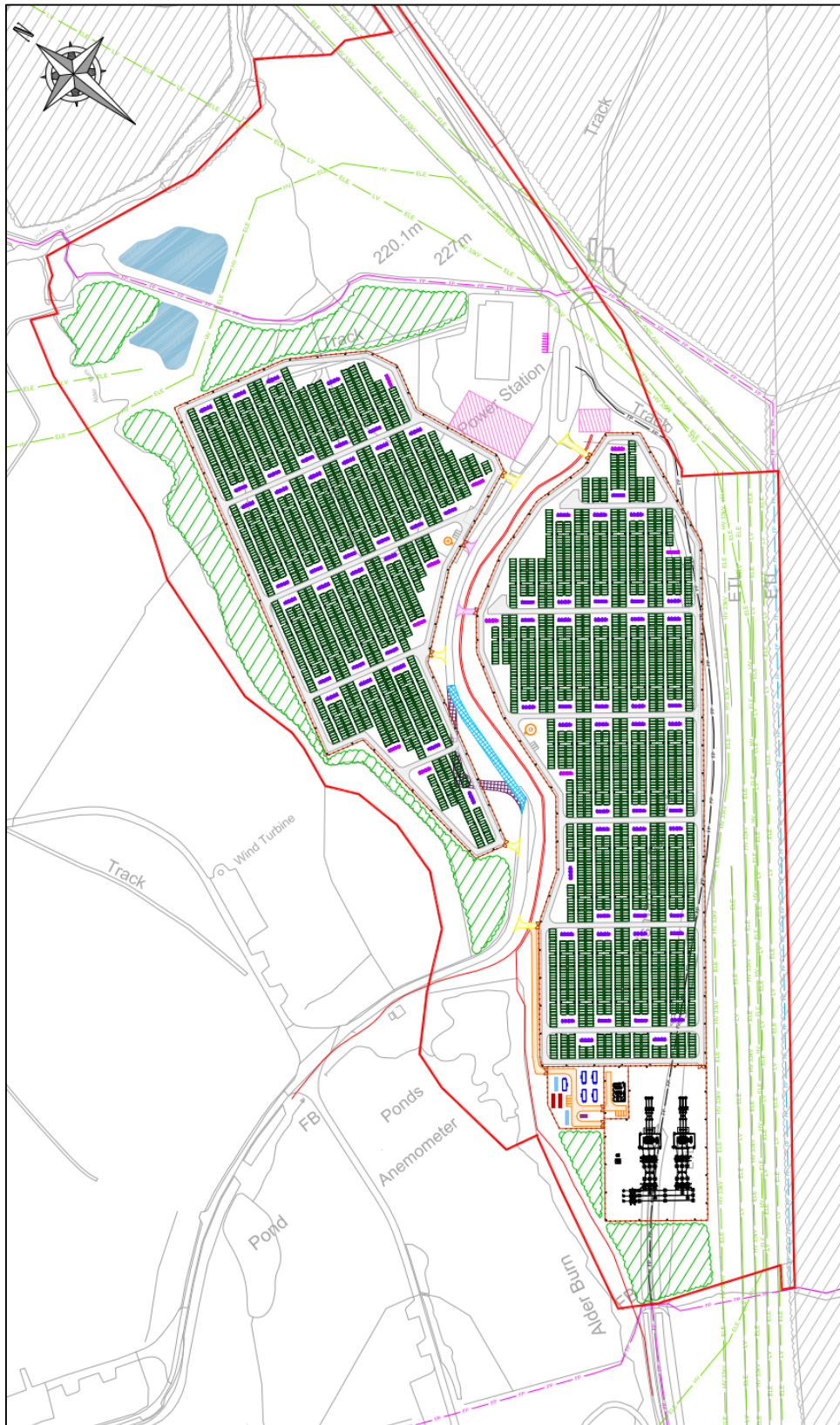


Figure 4: Final Site Layout Plan

7. Conclusion

The Applicant undertook a comprehensive programme of public consultation, which engaged with local residents and key community and political stakeholders. The feedback received has helped influence the final scheme design and the Applicant would like to put on record their thanks to the members of the local community for attending the consultation events and for their feedback.

8. Appendices

- **Appendix 1:** Public Exhibition Boards Presented at First Consultation Event
- **Appendix 2:** Additional Boards Presented at Second Consultation Event
- **Appendix 3:** Local Resident/Cllr Invite Brochure
- **Appendix 4:** Local Resident/Cllr Invite Brochure Distribution Area
- **Appendix 5:** Public Consultation Event Newspaper Adverts
- **Appendix 6:** Website Home Page
- **Appendix 7:** Comments received via feedback form and Applicant's response.

Appendix 1: Public Exhibition Boards – First Consultation Event

Hagshaw Long Duration Electricity Storage

3 Energy

Our Proposal

3E Energy is a leading provider of energy storage solutions. We are proposing to build a 500 MWh long duration electricity storage facility at Hagshaw, near South Lanarkshire.

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Hagshaw Long Duration Electricity Storage

3 Energy

Who are we?

Established in 2018, 3E Energy has been awarded a number of awards for its innovative approach to energy storage. We are a leading provider of energy storage solutions.

As a local company, 3E Energy is committed to supporting the local economy and creating jobs. We are a leading provider of energy storage solutions.

Hagshaw Long Duration Electricity Storage

3 Energy

South Lanarkshire and Net Zero

South Lanarkshire is committed to achieving net zero by 2045. The Hagshaw Long Duration Electricity Storage site will play a key role in this journey.

The Hagshaw Long Duration Electricity Storage site will play a key role in this journey.

Hagshaw Long Duration Electricity Storage

3 Energy

Why we need LDES

Electricity storage is a crucial technology that will enable us to meet our growing demand for electricity. The Hagshaw Long Duration Electricity Storage site will play a key role in this journey.

The Hagshaw Long Duration Electricity Storage site will play a key role in this journey.

Hagshaw Long Duration Electricity Storage

3 Energy

What is Long Duration Electricity Storage?

LDES is a technology that allows us to store electricity for long periods of time. This is essential for meeting our growing demand for electricity.

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Hagshaw Long Duration Electricity Storage

3 Energy

Why here?

The Hagshaw Long Duration Electricity Storage site is located in a strategic location. It is close to the local electricity grid and has access to the local workforce.

The Hagshaw Long Duration Electricity Storage site is located in a strategic location. It is close to the local electricity grid and has access to the local workforce.

Hagshaw Long Duration Electricity Storage

3 Energy

Community benefit

The Hagshaw Long Duration Electricity Storage site will provide a number of benefits to the local community. These include creating jobs and supporting the local economy.

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Hagshaw Long Duration Electricity Storage

3 Energy

FAQs

Are long duration electricity storage sites safe?
Yes, LDES is a safe technology that has been used for many years. It is a proven technology that is safe for the environment and the community.

Will the LDES change the land use?
The LDES is a temporary development and will not change the land use. It will be used to store electricity and will be decommissioned when it is no longer needed.

Hagshaw Long Duration Electricity Storage

3 Energy

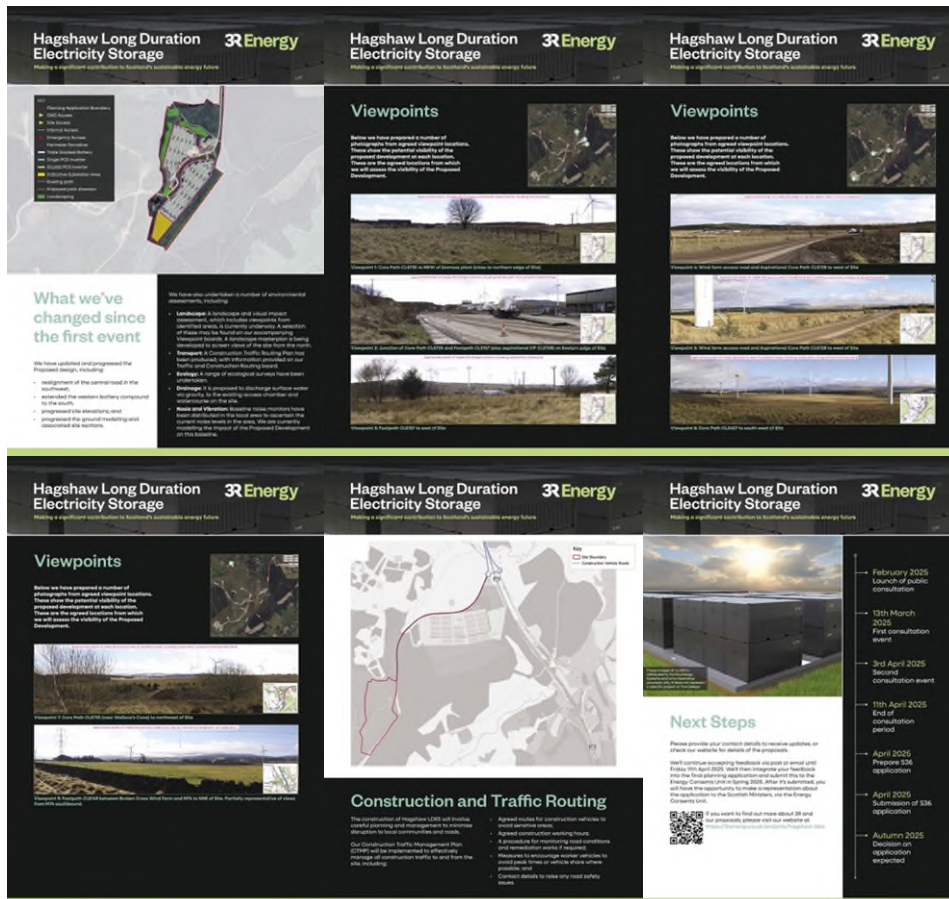
Next Steps

We will be holding a second consultation event on Thursday 24th April 2025. We will be discussing the details of the project and taking feedback from the community.

We will be holding a second consultation event on Thursday 24th April 2025. We will be discussing the details of the project and taking feedback from the community.

Appendix 2: Additional Boards Presented at the Second Event

These additional boards were presented alongside those presented previously at the first event (Appendix 1).



Appendix 3: Local Resident/Community Council/Cllr Invite Brochure




Hagshaw Long Duration Electricity Storage

Making a significant contribution to Scotland's sustainable energy future

Invitation to public consultation events on:

Thursday 13 March 2025
2pm – 7pm
at St Bride's Centre,
Broxhead, Douglas, ML11 0PT

Thursday 3rd April 2025
2pm – 7pm
at the Coalburn Miner's Welfare,
42 Coalburn Road, Coalburn, ML11 0LH



Who are we?

Established in 2009, 3R Energy has been developing renewable energy projects across South Lanarkshire for over 15 years.


With our head office situated in Lanark, the company was initially established to help farms and rural businesses benefit from renewable energy, with the majority of the business being farm sized wind turbines, Combined Heat and Power (CHP) systems and biomass boilers.

More recently, 3R Energy has diversified into larger scale renewable energy projects and has now developed over 300 megawatts (MW) of onshore wind projects within the Hagshaw Energy Cluster, with a further 80 MW of energy storage, which together will make a substantial contribution to the local area and to national renewable energy and climate change targets.

3R Energy is a founding partner of the award-winning Hagshaw Energy Cluster Development Framework project, which represents an ambitious vision for the future of the Hagshaw Energy Cluster and surrounding area, identifying opportunities to enhance and invest in the local environment, communities and place.

As a local company, 3R Energy is committed to working with the communities closest to the Hagshaw Energy Cluster for the long term to develop and deliver successful projects which create significant and tangible benefits for the local area.

3R Energy



What are we proposing?

3R Energy is working on a new generation of renewable energy projects, which have the potential to further contribute to national renewable energy and climate change targets, as well as the local and regional economy.


We are proposing to build an 800 MW LDES scheme on land southwest of Junction 11 of the M74 in South Lanarkshire.

Why here?

The Hagshaw Cluster has long been at the heart of Scotland's renewable energy ambitions. Previously granted consent for a multi-use renewable energy and industrial hub, the strategic importance of the site remains unchanged. Now, as it transitions to become Hagshaw LDES, it is evolving to meet Scotland's growing need for electricity storage to achieve our decarbonisation requirements.

Hagshaw LDES ensures that this strategically significant renewable energy hub continues to be a cornerstone of Scotland's net zero future while delivering direct benefits to the local community.

- Supporting Net-Zero Goals:** Hagshaw LDES is fully aligned with national and regional priorities, supporting Scotland's clean energy future.
- Job Creation & Investment:** The project will generate employment opportunities, particularly during construction, and contribute to the local economy through community benefit payments and non-domestic rates.
- Strengthening Grid Stability:** By providing essential electricity storage, the site will enhance Scotland's renewable infrastructure, making clean power more reliable and cost-effective.
- Continued Flexibility:** While the site's focus is shifting, it retains consent for commercial use, ensuring long-term adaptability.




What is a Long Duration Electricity Storage site?

ALDES site is a facility designed to store and release energy over long periods, anywhere from several hours to days or even weeks. These sites help create a more stable and reliable energy grid by storing surplus renewable energy and delivering it when it is needed most.

Flow Batteries: A Safe, Stable, and Proven Electricity Storage Technology

At this site, we're using flow batteries, a type of LDES technology known for its safety, durability, and efficiency. Unlike lithium ion batteries, flow batteries use a water-based, non-flammable electrolyte, significantly reducing fire risk. They also operate quietly and produce no emissions, making them safer and more environmentally friendly.

LDES technologies like these provide much greater capacity and longer discharge durations than traditional battery storage schemes, which typically store energy for only a few hours. With minimal degradation over time, flow batteries are built to last, ensuring a reliable and sustainable energy solution for the future.



Community benefit

As a local company, 3R Energy is committed to working with the communities closest to the Hagshaw Energy Cluster for the long term to develop and deliver successful projects which create significant and tangible benefits for the local area.

Benefits from the Hagshaw Energy Cluster projects we have developed to date include:

- Cutting Carbon, Powering the Future:** Our projects will prevent over 430,000 tonnes of CO₂ from entering the atmosphere each year, making a significant contribution to Scotland's net-zero ambitions.
- Clean Energy for Lanarkshire:** Generating green electricity for over 140,000 Scottish households, enough to power all the homes in South Lanarkshire and more.
- Direct Investment in Local Communities:** Delivering £1.6 million annually to local communities – that's £4,328 every single day, adding up to an estimated £48 million over 25 years (estimated).
- Boosting Jobs and the Economy:** Creating over 1,800 job years across Scotland during the construction and development of our projects, supporting local businesses and skilled workers.

We are currently proposing a community benefit contribution of £50,000 per year (index-linked) as part of our Hagshaw LDES proposals. We are keen to hear your views on how the community benefit fund should be used.

Local business opportunities

There are exciting opportunities during the construction and operation of the Hagshaw LDES for local businesses to be involved. Please get in touch if you are interested in working with us: email info@3renergy.co.uk

This brochure forms part of our pre-planning application process.

We would be grateful if you could answer the feedback form and let us have your contact details for the purpose of informing the project design and our planning application. Feedback received will be included within a Pre-Application Consultation (PAC) Report which will accompany the planning application.

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Alternatively, you can send your feedback to our freepost address or **FREPOST: ALPACA COMMUNICATIONS**

This image of a LDES is distributed to Invenergy Energy Systems and is for illustrative purposes only. It does not represent a specific project or final design.

- February 2025
Launch of public consultation
- 13th March 2025
First consultation event
- 3rd April 2025
Second consultation event
- 11th April 2025
End of consultation period
- April 2025
Prepare S36 application
- April 2025
Submission of S36 application
- Autumn 2025
Decision on application expected

Hogshew LOES

Title: _____ Name: _____

Title: _____ Name: _____
Address: _____ Postcode: _____
Email: _____ Telephone: _____
Gender: ☐ Male ☐ Female ☐ Other: _____
Age: ☐ Under 18 ☐ 18-24 ☐ 25-34 ☐ 35-44 ☐ 45-54 ☐ 55-64 ☐ 65 and over

1. Has this brochure been helpful in understanding our proposal? ☐ Yes ☐ No ☐ Not sure
2. Please use this space to provide any comments on the proposal. We would welcome your feedback on all aspects of the emerging design shown in the brochure.

Please provide your contact details if you wish to register a complaint. Any information provided will only be used for the purposes of the planning application to the Energy Councils. Information will not be disclosed without your consent. Your contact details will not be passed on to the planning application documentation. Agorix Communications Privacy Policy may be located by following link: www.agorixcommunications.co.uk/privacy-policy

Appendix 4: Local Resident/Community Council/Cllr Invite Brochure Distribution Area



Appendix 5: Public Consultation Event Newspaper Adverts

3R Energy

Hagshaw LDES Public Consultation Event

3R Energy is preparing to submit a planning application for a Long Duration Electricity Storage (LDES) scheme on land southwest of Junction 11 of the M74 motorway in South Lanarkshire.

The LDES would have an approximate storage capacity of up to 500 MW. This would be enough to secure the power supply for thousands of homes while supporting Scotland's transition to Net Zero through low carbon infrastructure.

Please visit <https://3renergy.co.uk/projects/hagshaw-ldes/> where we will provide updates on this project.

People wishing to make comments to the Applicant (Hagshaw LDES Ltd, part of 3R Energy group) relating to the proposal may do so via info@3renergy.co.uk.

We will be accepting pre-application submission comments until Friday 11 April 2025. Comments made to the Applicant are not representations to the Scottish Ministers. If the Applicant submits a planning application there will be an opportunity to make representations on the application to the Scottish Ministers at that time.

You are invited to attend our drop-in public consultation events at which you can view our plans, learn more about our proposals, and talk to the project team. You are welcome to join us at any time that is convenient. We are holding our consultation events on:

Thursday 13th March 2025 2pm – 7pm at the St Bride's Centre, Braehead, Douglas, ML11 0PT	Thursday 3rd April 2025 2pm – 7pm at the Coalburn Miner's Welfare, 42 Coalburn Road, Coalburn, ML11 0LH
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The advert above was posted in the *Carlisle and Lanark Gazette* on the 3rd March 2025.

3R Energy

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Thursday 3rd April 2025
2pm – 7pm
at the Coalburn Miner's Welfare, 42 Coalburn Road,
Coalburn, ML11 0LH

The above advert was posted in the *Carlisle and Lanark Gazette* on 26th March 2025.



Appendix 7: Comments received via feedback form question 3 and Applicant's response

COMMENTS RECEIVED	APPLICANT'S RESPONSE
The big black boxes are they vandal proof. And safe should they be damaged?	<p>The Battery Storage Units are extremely secure, and the site will be staffed 24/7. The Units contain a liquid electrolyte that is essentially inert and non-combustible and are therefore extremely safe.</p> <p>The units are double skinned to ensure the electrolyte liquid is safely contained.</p>
It looks good, and using water based electrolyte instead of lithium sounds a good idea. If this proposal goes ahead, trust the path from Douglas to Coalburn will still be fully accessible.	The Core Path between Douglas and Coalburn through the site has been safeguarded in the design and will be retained. Indeed, this path has recently received grant funding for improvement which is currently underway.
Good idea and would be greatly appreciated by the local communities would be a local electricity discount (LEDS) same as the Kinnoxfarm LEDS already in place where every household has a payment once a year for the future of the site which increase annually.	Whilst this project cannot offer a once a year annual payment for householders against their electricity bill, a community fund of £50,000 per year in addition to the funding already available from other Hagshaw Energy Cluster Developments is proposed.
As far as I see it looks good and if it helps the environment it should be good. If it also helps grants to improve our village, that is even better.	The Applicant thanks the Respondent for their comment.
The £50,000 would be better split equally to each home privately owned in the village. As presently only being used to cover things that very few people are interested in. I feel the money to each owned property would be fairer to all., Not used on council owned properties due to the large amount of pensioners for upkeeps etc of their properties.	The community benefit funding from the Proposed Development would not in itself be sufficient to deliver a local energy discount scheme for the properties in Douglas and Coalburn. However, detailed discussions will be held with the local community's post-consent in terms of how best to administer and apportion community benefit funding from the project