

THE HIGHLAND COUNCIL

**SOUTH PLANNING APPLICATIONS COMMITTEE
23 December 2014**

Agenda Item	5.2
Report No	PLS/090/14

**14/04493/PAN: Scottish Hydro Electric Transmission Plc.
2,910M North West of 1 Garvamore, Laggan**

Report by Head of Planning and Building Standards

Proposal of Application Notice

Description : Construction of a new 400 / 132kV Gas Insulated Substation, including cable tie-ins, access road and access track upgrades.

Ward : 21 - Badenoch and Strathspey

1.0 BACKGROUND

- 1.1 To inform the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).
- 1.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on 28th November 2014. Members are asked to note this may form the basis of a subsequent planning application.
- 1.3 The following information was submitted in support of the Proposal of Application Notice: -
- Location & Site Plan; and
 - Application Notice which includes:
 - Description of development;
 - Details of proposed consultation; and
 - Details of any other consultation methods.

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The proposal is to develop an electrical substation that will allow the connection of Stronelaig wind farm link (via 132kv) with the recently developed Beauly - Denny 400kv grid line.

Based upon the information provided, the development is likely to comprise of the following: -

- 10 ha Electrical sub-station
- 1,800m² Gas Insulated Substation Building

- Cable tie-ins
- Access road and access track upgrades.

3.0 SITE DESCRIPTION

- 3.1 The site lies approximately 3km west of Garvamore on the north side of the River Spey and immediately north of General Wade's military road which continues on west and north over the Corrieyairack Pass. It comprises a south facing largely open moorland area set between the 300–400m (AOD) contours. Some commercial woodland is set on the higher portion of the site and immediately to the west of the site. To the south of the site through slightly lower ground runs the River Spey.
- 3.2 The site will be accessed from the A86 road in Strathmashie using recently developed access tracks developed for the Beaulay - Denny 400kv line upgrade.
- 3.3 The site carries no designation however there are a number of sites designated for natural heritage interests in the wider area. The designated site of particular note is the River Spey SAC / SSSI (freshwater pearl mussel, Atlantic salmon, otters and sea lamprey) which lies further down the water catchment.
- 3.4 The substation site is not located within any international or regional landscape designations. However, it is located in close proximity to the Cairngorm National Park's western boundary at Garvamore. The access tracks pass from the public road within the National Park to the site.
- 3.5 While not located within a wild land area, the study area surrounding the site includes areas of Wild Land, namely:
- Wild Land Area 14 – Rannoch, Nevis, Mamores and Alder
 - Wild Land 19 – Braeroy, Glenshirra Creag Meagaidh
 - Wild Land Area 20 – Monadhliath
- 3.6 There are a number of scheduled monuments and listed structures in the area principally associated with General Wade's military road through the Corrieyairack Pass. This route is valued for recreational access.

4.0 DEVELOPMENT PLAN

The following policies are likely to be relevant to the assessment of the proposal:

4.1 Highland Wide Local Development Plan (2012)

Policy 28	Sustainable Development
Policy 29	Design, Quality and Place Making
Policy 31	Developer Contributions
Policy 36	Wider Countryside
Policy 51	Trees and Development
Policy 55	Peat and Soils
Policy 56	Travel

Policy 57	Natural, Built and Cultural Heritage
Policy 58	Protected Species
Policy 59	Other Important Species
Policy 60	Other Important Habitats
Policy 61	Landscape
Policy 63	Water Environment
Policy 69	Electricity Transmission Infrastructure
Policy 72	Pollution
Policy 77	Public Access

4.2 **West Highlands and Islands Local Plan (As Continued in Force) (April 2012)**

The general policies and land allocations of the Local Plan pertinent to this application have been superseded by the policies of the Highland-wide Local Development Plan.

4.3 **Adopted Supplementary Guidance**

- Flood Risk and Drainage Impact Assessment: Supplementary Guidance (January 2013);
- Highland Historic Environment Strategy: Supplementary Guidance (March 2013);
- Sustainable Design Guide: Supplementary Guidance (January 2013);
- Trees, Woodlands and Development: Supplementary Guidance (January 2013); and
- Highland Statutorily Protected Species: Supplementary Guidance (March 2013).

5.0 **POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- #### 5.1
- Planning History;
 - National Policy;
 - Roads and Transport;
 - Water (including private water supplies), Flood Risk, Drainage and Peat;
 - Natural Heritage;
 - Trees and Forestry;
 - Built and Cultural Heritage;
 - Design, Landscape and Visual Impact (including Cumulative impacts), Wild Land;
 - Access and Recreation;
 - Economic Impact and Tourism;
 - Noise;
 - Construction;
 - Other Relevant Planning Documents including but not limited to:
 - Highland Renewable Energy Strategy (HRES) (May 2006);
 - Scottish Government Planning Policy (June 2014);
 - National Planning Framework for Scotland 3 (June 2014);
 - PAN 56 – Planning and Noise;
 - PAN 58 – Environmental Impact Assessment;

- PAN 60 – Planning for Natural Heritage;
- Any other material considerations within representations.

6.0 CONCLUSION

6.1 The report sets out the information submitted to date as part of the PAN. Summarised are the policy considerations against which any future planning application will be considered as well as the potential material planning considerations and key issues based on the information available to date. The list is not exhaustive and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.

7.0 RECOMMENDATION

7.1 It is recommended the Committee notes the submission of the PAN and advises of any material issues it wishes to be brought to the applicant's attention.

Signature:

Designation: Head of Planning and Building Standards

Author: Ken McCorquodale

Background Papers: Documents referred to in report and in case file.

Relevant Plans: Plan 1 – Location Plan

PROPOSAL OF APPLICATION NOTICE MOLADH BRATH IARRTAIS

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

The Council will respond within 21 days of receiving the Notice. It will advise whether the proposed Pre-application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required. Please note that a planning application for this proposed development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received by the Council and without the statutory consultation requirements having been undertaken. The planning application must be accompanied by a Pre-application consultation report.

Applicant	SCOTTISH HYDRO ELECTRIC TRANSMISSION PLC	Agent
Address	[REDACTED]	Address
Phone No	[REDACTED]	Phone
E-mail	[REDACTED]	E-mail

Address or Location of Proposed Development Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice

THE SITE LIES ADJACENT TO THE NEW BEAULY-DENNY 400KV TRANSMISSION LINE BETWEEN MELGARVE AND GARVA BRIDGE, HIGHLAND.

Description of Development Please include detail where appropriate – eg the number of residential units; the gross floorspace in m² of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

CONSTRUCTION OF A NEW 400/132 KV GIS (GAS INSULATED) SUBSTATION ADJACENT TO THE BEAULY-DENNY 400 KV TRANSMISSION LINE. INCLUDING CABLE TIE-INS, ACCESS ROAD AND ACCESS TRACK UPGRADES. SITE AREA IS APPROX. 10 HA. MAXIMUM.

GIS BUILDING IS APPROX. 1800 m²

Pre-application Screening Notice

Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development?

If yes please provide a copy of this Opinion.

YES.....

NO

Community Consultation [See checklist of Statutory minimum consultation attached]

State which other parties have received a copy of this Proposal of Application Notice.

Community Council/s

Date Notice Served

LAGGAN COMMUNITY ASSOCIATION 1ST DECEMBER 2014

Names/details of any other parties

Date Notice Served

Please give details of proposed consultation

Proposed public event

Venue

Date and time

HELD 1ST EVENT LAGGAN VILLAGE HALL 9th OCTOBER 2014

NEXT EVENT (PROPOSED) " JANUARY 2015

Newspaper Advert - name of newspaper

Advert date(when known)

BADENOCH & STRATHSPEY HERALD 18th SEPTEMBER 2014

2nd OCTOBER 2014

Details of any other consultation methods (date, time and with whom)

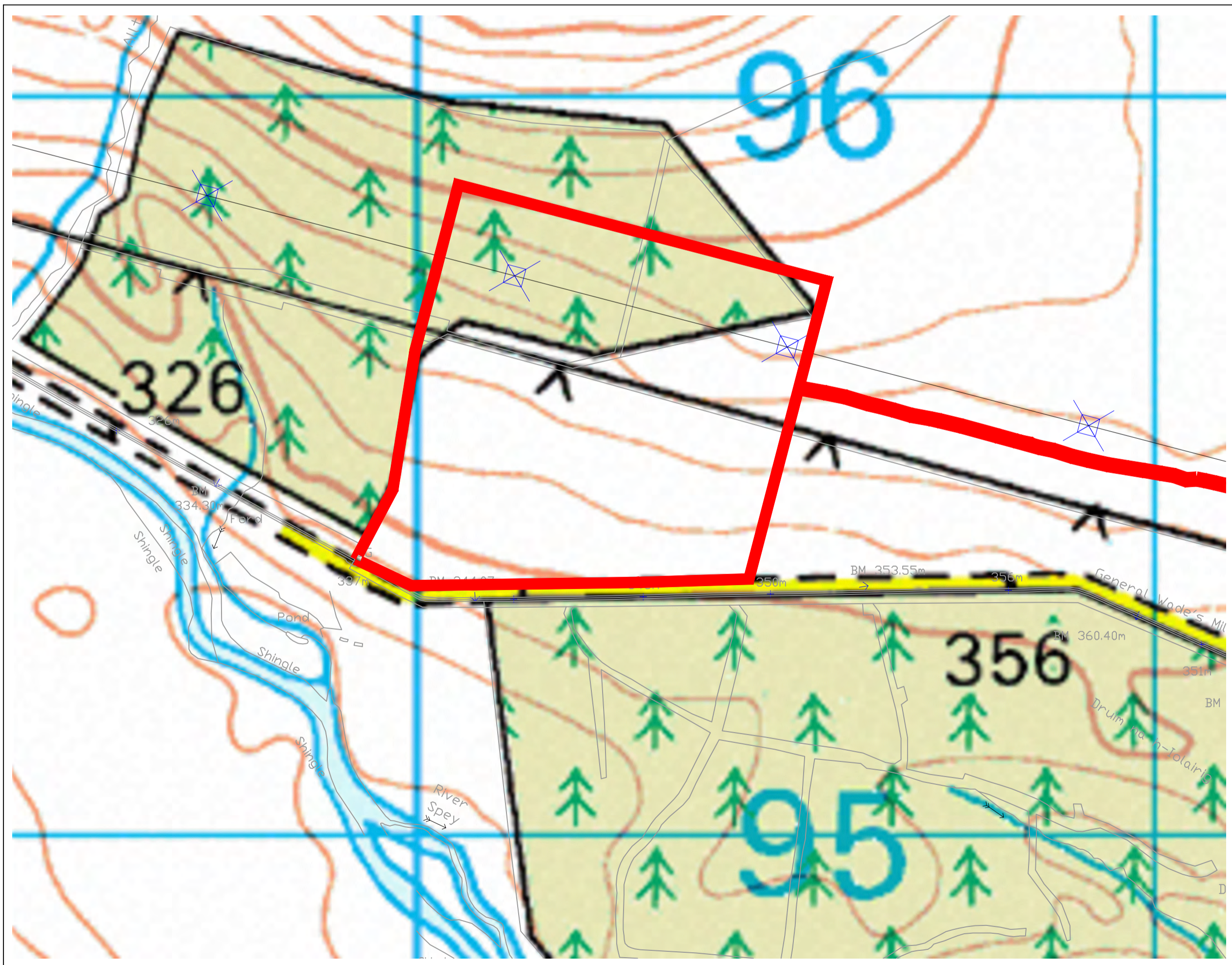
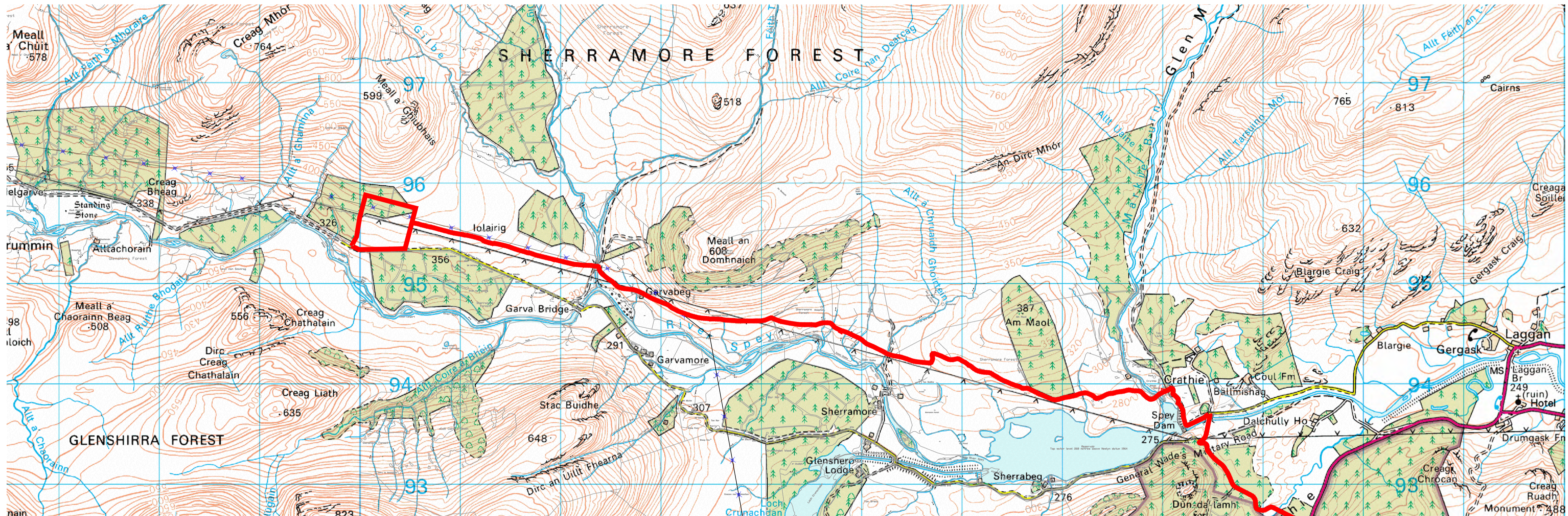
WARD COUNCILLORS MEETING 9th OCTOBER 2014

Signed

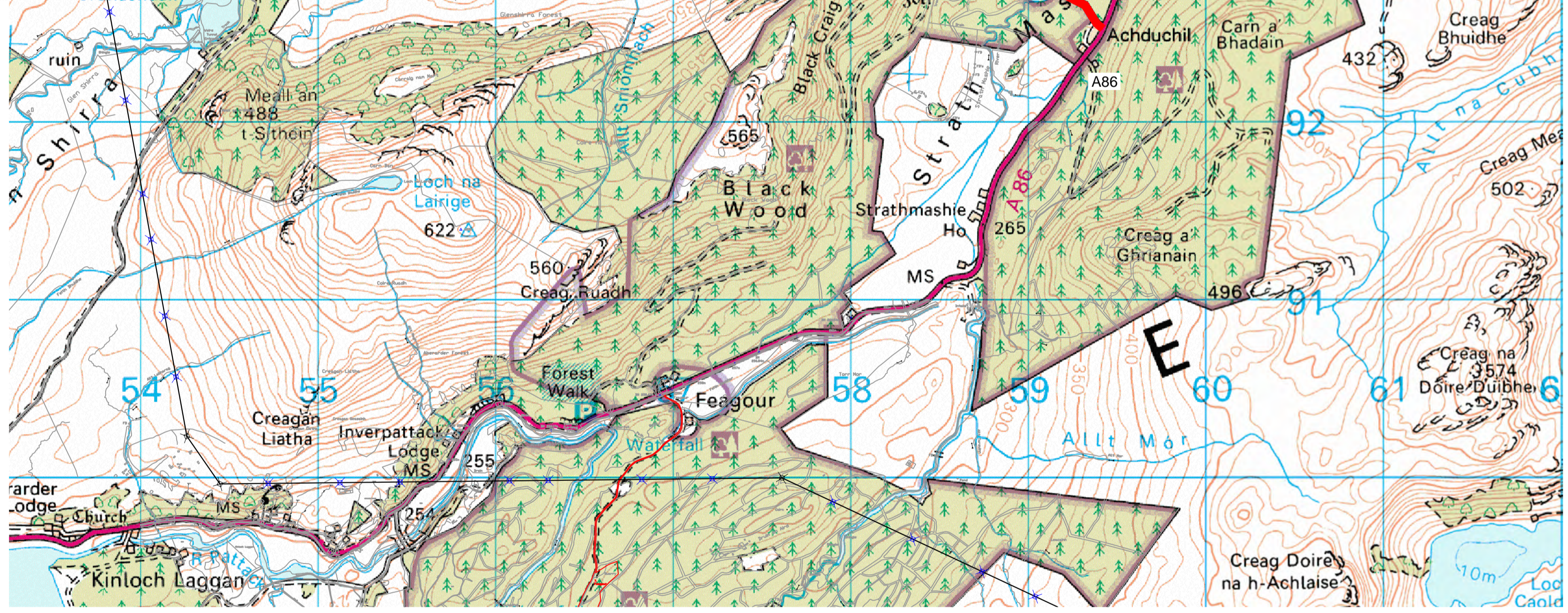


Date

29th NOVEMBER 2014



Site Plan
1:5000



Site Location Plan
1:20,000

Rev:	Date:	By:	Description:
Revisions:			

Scottish and Southern Energy
Power Distribution
SSE Inverlmond House, 200 Dunkeld Road
Perth, PH1 3AQ, UK www.sse.com

Project: Melgarve 400/132kV Substation
Project Number: LT000142 Location: Melgarve
Title: Proposed 400-132kV GIS Substation Planning Boundary

Drawing Status: For Planning Drawn: ER
Scale: As Noted @ A1 Checked: JW
Date: 12.11.14 Approved: SH

Drawing Number: LT142_MELG_0802_0005 Sheet No: 00 Revision No: 00