

THE HIGHLAND COUNCIL

SOUTH PLANNING APPLICATIONS COMMITTEE
23 June 2015

Agenda Item	5.4
Report No	PLS/042/15

15/02239/PAN : Scottish Hydro Electric Transmission Ltd (SHETI)
Land 900M NW of Asgard, Tomatin

Report by Head of Planning and Building Standards

Proposal of Application Notice

Description : Construction of 275 / 132kV Gas Insulated Substation

Ward : 20 - Inverness South

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 05 June 2015. Members are asked to note this may form the basis of a subsequent planning application.
- 1.3 The submitted information attached includes: -
 - Proposal of Application Notice
 - Site and Location Plan
 - Covering Letter

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The development is for a new 275/132kV Electricity Substation. It forms part of a reinforcement programme of the electricity transmission network between the existing Knocknagael substation and Tomatin. A proposed Knocknagael to Tomatin 275 kV overhead line (OHL) is subject to a separate application under the terms of Section 37 of the Electricity Act 1989.
- 2.2 The application includes: -
 - A development platform for the 275/132 kV GIS (Gas Insulated Switchgear) substation in the region of 130 m (width) by 165 m (length), excluding the area required for cut and fill;
 - A substation building approximately 35 m wide by 50 m long and 12 m in height;
 - Construction lay down and site compound adjacent to the substation platform;
 - Construction of a site access road heading north- west from the substation platform before forming a new junction off the existing forestry access track;

- Additional upgrades to existing forestry access track would also be required to facilitate access prior to construction of the substation;
- Motion activated lighting will be installed sufficient to facilitate safe normal access/egress of the substation;
- A palisade fence surrounding the site of at least 2.4 m.

2.3 The application presents two options for access from the A9(T) road including a route via the existing public road through Tomatin. The alternative route is via the existing access tracks serving local forestry estate, Farr wind farm and potentially the approved Glen Kyllachy wind farm.

3.0 SITE DESCRIPTION

3.1 The 12.7 hectare (ha) site is currently located within planted coniferous forestry within Glen Kyllachy approximately 6 km south-west of the village of Tomatin, east of the Garbole Road. It lies close to the existing 132kV Beauly to Boat of Garten Overhead Line (OHL) which is to be retained in this location. Residential properties are located 850m to the south by Garbole Bridge. Further to the south, within Strathdearn, is the Findhorn River.

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 Design
Policy 29	Design Quality and Place-Making
Policy 36	Development within the Wider Countryside
Policy 51	Trees and Development
Policy 52	Principle of Development in Woodland
Policy 55	Peat and Soils
Policy 57	Natural Built and Cultural Heritage – including Wild Land
Policy 58	Protected Species
Policy 59	Other Important Species
Policy 60	Other Important Habitat and Article 10 features
Policy 61	Landscape
Policy 63	Water Environment
Policy 64	Flood Risk
Policy 66	Surface Water Drainage
Policy 69	Electricity Transmission Infrastructure
Policy 72	Pollution
Policy 77	Public Access
Policy 78	Long Distance Routes

4.2 Inner Moray Firth Proposed Local Development Plan 2014

None

4.3 Inverness Local Plan

None All superseded by the HwLDP.

4.4 Highland Council 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); and
- Highland Statutorily Protected Species: Supplementary Guidance (March 2013).

5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- National Policy – SPP – June 2014;
- Water, Flood Risk, Drainage and Peat;
- Natural Heritage;
- Built and Cultural Heritage;
- Design;
- Landscape and Visual Impact (including Cumulative Impacts);
- Wild Land;
- Noise;
- Access and Recreation;
- Construction impacts and control.

6.0 CONCLUSION

6.1 The report presents information submitted to date as part of the PAN, together with discussions held with SHETI. 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

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.

Designation: Head of Planning and Building Standards.

Author: Ken McCorquodale – Principal Planner.

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	Agent	Kenneth Reid
Address	Inveralmond House 200 Dunkeld Road Perth, PH1 3AQ	Address	Scottish Hydro-Electric Transmission 10 Henderson Road Inverness, IV1 1SN
Phone No.	See Agent	Phone	[REDACTED]
E-mail	See Agent	E-mail	[REDACTED]

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

Tomatin Substation, Garbole, Tomatin, Inverness, IV13 7YA

Please also see attached letter

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.

Please see attached letter and Annex B detailing indicative designs.

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... **X**.....

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
Strathdearn Community Council	5th June 2015
Strathnairn Community Council	5th June 2015

Names/details of any other parties	Date Notice Served
See attached letter	

Please give details of proposed consultation

Proposed public event	Venue	Date and time
Strathdearn Hall on Tuesday 28th July 2015, from 3-7pm		
Daviot Hall, on Wednesday 29th July 2015, from 3-7pm		

Newspaper Advert – name of newspaper	Advert date(where known)
Inverness Courier	13th July 2015 & 20th July 2015

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

See attached letter.

Signed 

Date... 5th June 2015

10 Henderson Road
Inverness
IV1 1SN

Ken McCorquodale
Principal Planner (Development Management)
Development & Infrastructure Service,
Highland Council
Glenurquhart Road
Inverness
Inverness-Shire
IV3 5NX

Telephone: [REDACTED]
Email: [REDACTED]

Date: 5th June 2015

Our Reference:
LT000019-EN-001

Dear Mr McCorquodale

Proposed Tomatin Substation - Town and Country Planning Proposal of Application Notice

Scottish Hydro Electric Transmission plc. (SHE Transmission) intends submitting a planning application to construct and operate a new 275/132 kV substation near Tomatin at National Grid Reference (NGR): 275458 825177, (the proposed development). The proposed development is one part of the proposed reinforcement of the electricity transmission network between the existing Knocknagael substation and the proposed Tomatin substation.

In order to satisfy The Highland Council that SHE Transmission has addressed the requirements of the Town and Country Planning (Development Management Procedure)(Scotland) Regulations 2008 details of the proposed development and proposed consultation are enclosed in this letter.

The Proposal of Application Notice (PAN) is included as Annex A and figures are included in Annex B.

The Location of the Proposed Development

The proposed development is approximately 6 km south-west of the village of Tomatin, as identified in Figure 1. The site is currently located within planted coniferous forestry and lies immediately adjacent to the proposed Knocknagael to Tomatin 275 kV OHL, which is subject to a separate consent application under the terms of Section 37 of the Electricity Act 1989.

Description of the Proposed Development

The environmental sensitivity of the site and surrounding area has been assessed as being low, given the following:

- the site is not the subject of any ecological, heritage or landscape designations;
- the site is currently in an area predominantly used for commercial plantation forestry, with existing electrical infrastructure located in close proximity to the site;
- the existing forestry provides good visual screening for the proposed development; and

- the surrounding area is sparsely populated with the nearest properties located at Garbole, approximately 850 m southwest of the site. The residential properties at Corrievorrie are located approximately 2 km south east of the site.

The proposed planning application area is approximately 12.7 hectare (ha), including:

- The development platform will contain a new 275/132 kV GIS (Gas Insulated Switchgear) substation enclosed within a building. The substation development platform dimensions would be in the region of 130 m (width) by 165 m (length), excluding the area required for cut and fill. The substation building would be approximately 35 m wide by 50 m long and 12 m in height;
- Construction lay down and site compound adjacent to the substation platform;
- Construction of a site access road heading north west from the substation platform before forming a new junction off the existing forestry access track;
- Additional upgrades to existing forestry access track would also be required to facilitate access prior to construction of the substation;
- As indicated on Figure 2 two options are currently being considered for access to the proposed substation:
 1. Option 1 - Windfarm Haul Road
 2. Option 2 - Public Road
- The development would be located within forestry plantation which would provide screening of the development from the properties located 850 m to the south by Garbole bridge;
- Motion activated lighting will be installed sufficient to facilitate safe normal access/egress of the substation;
- The site will be surrounded by a palisade fence of at least 2.4 m in height.

Figure 3, Figure 4 and Figure 5 present the indicative layout and design of the proposed development. These designs shall be further developed alongside other supporting documents prior to submission of the application for consent under the Town and Country Planning (Scotland) Act 1997, as amended.

The construction method for the project has not been finalised but is likely to follow the key stages identified below:

Enabling Works

- Road upgrade and site access;
- Site preparation; and
- Installation of services (telecoms, water & drainage, and low voltage electrical supply) if required.

Civils construction

- Installation of temporary site drainage for construction;
- Site setup including installation of a site compound, offices, and welfare facilities;
- Cut and fill to create the construction platform;
- Installation of permanent site drainage;
- Construction of substation control building; and
- Construction of bases, platforms and bunds to allow the installation of electrical infrastructure.

Electrical construction

- Installation of electrical infrastructure (transformers, busbars, control panels, etc); and
- Commissioning of the substation.

Further information on the wider network reinforcement proposals can be found here:
<http://www.ssepd.co.uk/KnocknagaelTomatin/>

Stakeholder Engagement

A programme of consultation has been undertaken by SHE Transmission since October 2013 and will be ongoing throughout the development, consenting and construction phases of the proposed development. A Consultation Document, public exhibitions and site visits were used to engage with statutory and non-statutory organisations, landowners and local communities. Feedback was invited on the rationale for and approach to the selection of the preferred substation location. Consultees were also invited to provide feedback on any specific issues that may have been overlooked, and on the consideration given to environmental constraints.

Public consultation events have been held at:

- Strathdearn Hall on Tuesday 26th November 2013, from 3pm – 7pm;
- Dores Parish Hall on Wednesday 27th November 2013, from 3pm - 7pm;
- Strathdearn Hall on Tuesday 21st January 2014, from 3-7pm;
- Culduthel Christian Centre on Wednesday 22nd January 2014, from 3-7pm;
- Farr Community Hall, on Thursday 24th January 2014, from 3-7pm;
- Strathdearn Hall on Tuesday 22nd April 2014, from 3-7pm;
- Lochardil House Hotel, Inverness on Wednesday 23rd April 2014, from 3-7pm;
- Farr Community Hall, on Thursday 24th April 2014, from 3-7pm;
- Strathdearn Hall on Tuesday 17th March 2015, from 3-7pm;
- Farr Community Hall, on Wednesday 18th March 2015, from 3-7pm; and
- Lochardil House Hotel, Inverness on Thursday 19th March 2015, from 3-7pm

Further public consultation events to be undertaken as part of the PAN process are as follows:

- Strathdearn Hall on Tuesday 28th July 2015, from 3-7pm; and
- Daviot Hall, on Wednesday 29th July 2015, from 3-7pm.

The PAN public consultation events above will be advertised locally via posters in local shops, community notice boards and community halls, as well as in the following local newspaper:

- Inverness Courier, date 13th July 2015 & 20th July 2015

The following consultees shall be sent a copy of this PAN on the 5th of June 2015:

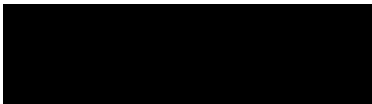
- Strathdearn Community Council;
- Strathnairn Community Council;

- Fergus Ewing MSP;
- Drew Hendry MP;
- Councillor Carolyn Caddick;
- Councillor Jim Crawford; and
- Councillor Ken Gowans.

Conclusion

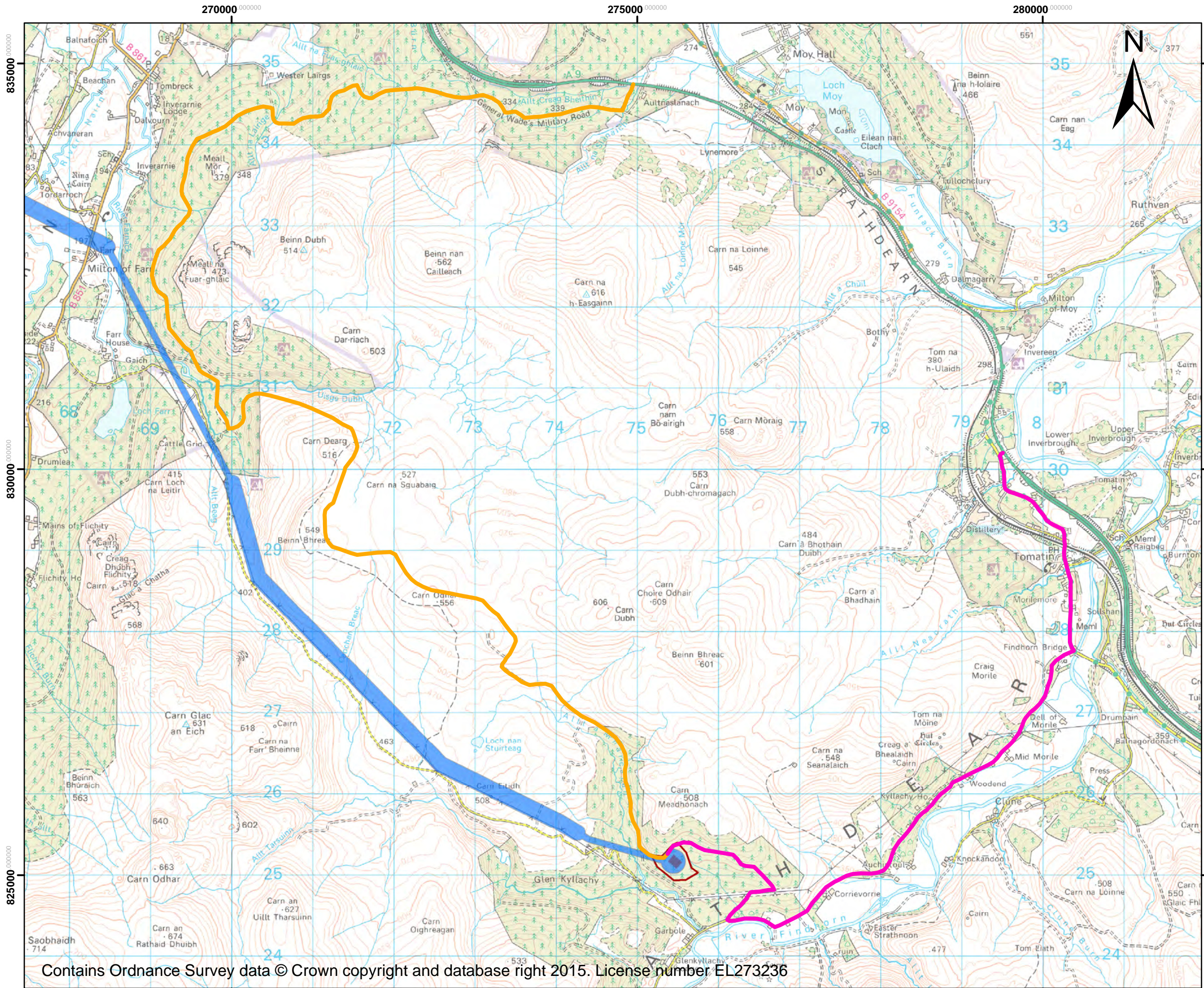
I trust the foregoing provides sufficient information for The Highland Council to determine whether the proposed development meets the requirements of the Proposal of Application Notice.

Yours sincerely



Kenneth Reid

Environmental Project Manager



- Legend**
- Access Option 1 - Public Road
 - Access Option 2 - Windfarm Haul Road
 - Proposed Tomatin Substation Planning Boundary
 - Proposed Tomatin Substation
 - Proposed Limit of Deviation for Overhead Line

Figure 2 - Proposed Tomatin Substation Construction Access Route Options

Knocknagael to Tomatin 275 kV OHL Substation Screening Report

Client: SHE Transmission Plc

Date April 2015	Drawn by DD
Project No. UK12-18358	Issue 1



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