

Agenda Item	6.11
Report No	PLS 076/17

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee.  
**Date:** 12 December 2017  
**Report Title:** 17/04217/S42: Scottish Hydro Electric Transmission Plc.  
Land 900M NW of Asgard, Tomatin.  
**Report By:** Area Planning Manager – South/Major Developments.

### **Purpose/Executive Summary**

**Description:** Application to allow extended construction working hours.  
**Ward:** 19 - Inverness South.  
**Development category:** National (already consented).  
**Reason referred to Committee:** Representations

All relevant matters have been taken into account when appraising this application. It is considered that the application to amend the conditions on this extant planning permission accords with the development plan and is acceptable in terms of all other applicable material considerations.

### **Recommendation**

Members are asked to agree the recommendation to **GRANT** planning permission as set out in section 11 of the report.

## 1. PROPOSED DEVELOPMENT

1.1 The application seeks to amend Condition 9 as attached to planning permission 16/00769/FUL to allow for extended working hours during the construction of the approved substation, at Garbole, by Tomatin. The permission currently allows: -

- Mondays to Fridays 7.00am - 6.00pm.
- Saturdays 8.00am -1.00pm.
- There is also expectation that there will be no deliveries to site on Sundays and any working outwith the permitted hours are limited to such activities that are not significantly audible beyond the site boundaries.

1.2 Following consultation with the local community the applicant is seeking a change to the construction working hours to allow for: -

- Weekdays working Hours (Mon – Friday).
  - 7am -7pm Summer Months.
  - 8am - 6pm Winter Months.
- Weekend Working Proposal:
- Saturdays:
  - 7am - 5pm Summer Months.
  - 8am - 4pm Winter Months.
- Sunday
  - No Sunday working during the Civil Construction phase (platform and earthwork activities).
- Full Weekend working between May 2018 – Feb 2019
  - Electrical works 8am - 4pm

1.3 In order to minimise disturbance the following activities will not take place at weekends: -

- Materials deliveries / plant off-loading.
- Rock blasting.
- Breaking of rock (pecking).
- Rock processing / crushing.

1.4 The following works would take place on Saturdays only

- Earthworks and laying crushed stone for the Substation civil works comprising, excavation and earthmoving, temporary drainage, platform drainage and manholes, concrete plant foundations, troughs & ducts, substation roads and walkways.
- Control/GIS building erection.

1.5 On Sundays during the electrical fit out only the work does not require heavy vehicles and machinery and by its nature is a very quiet form of working with much of it taking place inside the substation building.

1.6 Pre Application Consultation: - None.

1.6 Supporting Information: - Pre-application consultations notes of meeting with the Strathdearn Community Council and the project local liaison group as established in line with Condition 3 as attached to planning permission 16/00769/FUL.

1.4 Variations: - None

## 2. SITE DESCRIPTION

2.1 The site lies within Strathdearn approximately 6km southwest of Tomatin and to the east of the Coignafearn Road. The main development area is located at approximately 408m Above Ordnance Datum (AOD) on the south facing side of Carn Meadhonach, approximately 1km north of Garbole in Strathdearn. The substation is to be located close to the existing Balblair (Beauly) to Boat of Garten 132kv grid line, which runs through Glen Kyllachy estate. The existing line is currently being upgraded between Knocknagael substation by Inverness and Garbole.

2.2 The site slopes down to the south and is currently bounded by forestry on all sides with open moorland to the north. The wider surrounds also slope to the south west and south towards the Kyllachy Burn and the River Findhorn. There are three residential properties at a distance from the proposed substation of around 1km to the south of the development and planning permission (under construction) for one house at a distance of 600m to the south west.

2.3 There are no statutory designated sites within the application site boundary. One heritage asset has been identified within the site comprising a hill track that climbs the slopes from a partly occupied former township located to the south of the site. There are 3 listed buildings including Dalarossie Church and burial grounds, Garbole Bridge over the Kyllachy Burn and Kyllachy House. The church remains in use.

## 3. PLANNING HISTORY

3.1 **18 November 2016** Electricity substation granted planning permission (16/00769/FUL).

**5 June 2015** 275/132kV Electricity Substation Planning Application Notification (15/02239/PAN).

**21 May 2015** 275/132kV Electricity Substation EIA Screening Not Required (15/02003/SCRE).

**18 March 2015** 275/132kV Electricity Substation Pre-planning Consultation Exercise (15/00143/PREAPP).

## 4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour

Date Advertised: 13.10.2017

Representation deadline: 27.10.2017

Timeous representations: 12 all objections

Late representations: 1 highlighting concerns.

4.2 Material considerations raised in objection are summarised as follows: -

- Conflict with terms as presented at the initial application.
- Object to Saturday afternoon and Sunday working.
- Need respite from construction noise.
- Impact on visitors, especially those that enjoy Sunday recreation.
- Applicant has a disregard of planning conditions.
- No case to justify additional hours.

4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet [www.wam.highland.gov.uk/wam](http://www.wam.highland.gov.uk/wam).

## 5. CONSULTATIONS

5.1 **Strathdearn Community Council** has not objected to the application.

5.2 **Environmental Health** has no objection to the application. It requests a condition to ensure compliance with the noise level predictions at the closest noise sensitive properties ensuring noise levels do not exceed 55dB as set out in the applicant's supporting documentation for this development.

## 6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application: -

6.1 **Highland Wide Local Development Plan 2012**

28 - Sustainable Design  
29 - Design Quality & Place-making  
69 - Electricity Transmission Infrastructure

6.2 **Inverness Local Plan 2012 (as continued in force).**

None

6.3 **Inner Moray Firth Local Development Plan 2015**

None.

## 7. OTHER MATERIAL CONSIDERATIONS

### **Highland Council Supplementary Planning Policy Guidance**

7.1 Construction Environmental Management Process for Large Scale Projects (August 2010)

## **Scottish Government Planning Policy and Guidance**

7.2 SPP 2014

### **8. PLANNING APPRAISAL**

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

#### Determining Issues

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

#### Planning Considerations

8.3 The principle and details of the development have been established. This is an application to relax the working hours initially set out by the applicant and confirmed as a condition within the existing planning permission. Therefore in order to address the determining issues the Committee must consider the extent to which the proposal continues to comply with development plan policy and take into consideration any other material considerations.

8.4 The committee is also advised that an application submitted under S42 of the Planning Act provides a planning authority with an opportunity, in considering the proposed application, to amend any, or all, of the conditions on a planning permission that it considers necessary to regulate the development proposed.

#### Development Plan

8.5 Development plan policy as noted earlier in this assessment has not changed since the Council made its decision on the original application. The key issue therefore is whether the amendment of the condition as presented within this application would make the development incompatible with the development plan.

8.6 There are no specific policy provisions within the development plan, with construction work hours being addressed in the determination of all applications as a material planning consideration.

8.7 The current application is therefore not in conflict with the development plan policy and can be supported.

#### Material Considerations

8.8 The letters of representation objecting to this application relate to the working hours now being proposed highlighting the need for some respite from construction noise during what is expected to be a long construction period (18 – 24 months). The

respite is not just in respect of local residents and users of the local church but also to ensure that weekend visitors to the area are not deterred from coming to the area.

- 8.9 The original reason for the condition was simply to confirm the approach as set out in the supporting documents as presented with the application. The setting of the condition pre-dated the project procurement process subsequently undertaken by the applicant. It is since the appointment of contractors, that the applicant now requests the changes as set out in the S42 application to help with the delivery of the project on revised timescales and costs. The applicant has advised that "Works on the substation are currently scheduled to be completed by March 2019 to allow the additional generation to connect to the National Grid. This will see the construction of the substation taking place over two winters of which the first will affect groundworks, earthworks and concrete works. Due to the nature of these activities and the exposed nature of the site, there is concern that there could be delays in construction activities due to adverse weather conditions.
- 8.10 The applicant has discussed its application submission with the Community Council and the project's local community liaison group (a forum for communication between the community and the developer as set by planning condition). The Community Council has not objected to the application. This application has however attracted 13 objections / concerns. This includes one from a local campaign group (Save Strathdearn Campaign).
- 8.11 It is noteworthy for Members to recognise that over the last two decades the planning process has changed on a number of fronts. In part this has reflected societal changes away from controls over Sunday working and numerous public holidays, the development of procurement contracts, etc. But also, with the aim of simplifying and speeding up the planning process, it seeks to avoid duplication with other legislation / regulatory bodies. Noise is now commonly managed through Environmental Health and Public Health legislation / regulation.
- 8.12 The experience of the delivery of many major construction projects in Highland in the last 10 years has established a more standardised approach to the issue of noise and weekend working. The key goal from both sides of the argument has been to respect the interests of neighbours, whilst not restricting individuals / owners / businesses from undertaking activities. In this regard full day Saturday and Sunday working is generally accepted as the norm across Scotland. It is now commonplace to see construction works progressing at all times of the day, across all seasons but with consideration of local circumstances such as proximity of noise sensitive properties, traffic flows, local events, etc.
- 8.13 This development has already presented itself as sensitive to the local community interests, which currently accommodates a grid transmission line passing through its topography. In that regard it is: -
- Accessing the development via the trunk road network only, not through Strathdearn.
  - Advancing a GIS design substation, which reduces operational noise.
  - Setting back the development from local housing and Dalarossie church.

- Limiting certain activities to minimise quieter working activities on Saturdays and Sundays.

8.14 The substation / construction site is located at over 600m from the nearest noise sensitive property, with the next nearest property located over 1km distance to the south. The distance between the site and the Dalarossie Church extends to 1.5km. Given the separation between the site and existing noise sensitive properties, notwithstanding the quietness of the area and the enclosed topography of Strathdearn, the proposed working hours as requested has not raised concerns from Environmental Health. This position is adopted on the clear understanding that as presented by the applicant's background noise survey predictions "that noise at the nearest three noise sensitive properties would not exceed 55dB". This maximum noise level can be set as by condition.

#### Site Access (Construction Stage)

8.15 During the summer (2017) consultations between SHET (the applicant) with the local community and local liaison group an approach was made to the applicant from the Tomatin Community Shop. The request was to allow the workforce access to the shop during the construction process. There was concern that management of construction traffic including the workforce only allowed use of the site access from the A9(T) road. This had been made implicit by the applicant at the outset, with only operational traffic using the Tomatin – Coignafearn Road.

8.16 The applicant has since proposed that construction staff who are assembling at the site access, close to the A9(T) road, could be transported and bused to site via Tomatin and onto site via the local road network. This would be in preference to using the construction access though Farr Wood and Farr wind farm and thereby allow for visits to the Community shop by workers. The last vehicle each morning will pass through Tomatin Village no later than 8.15am to avoid the period of children going to school. Furthermore that the contractor vehicles (minibus / 4x4's, SSEN 4X4's, and or a small van) could be used to collect lunch orders from the community shop in Tomatin and return to site via the local road network.

8.17 Strathdearn Community Council has responded to the idea suggesting that: - SSE voluntarily deploy: -

- A speed limit of no more than 35mph.
- A morning run only.
- A trial of this approach for a period of time.

8.18 The Council's Transport Planning / Area Road Team have no objections to the use of the local road network by contractor minibuses transporting staff to site.

#### Other Planning Conditions

8.19 There are no other conditions that require amendment, variation or deletion.

## Matters to be secured by Section 75 Agreement

8.20 None

### **9. CONCLUSION**

9.1 This application follows the grant of planning permission 16/00769/FUL for the development of the Garbole Substation. The key request through this Section 42 application relates to the proposed working hours that the applicant and its contractors wish to work on site during the construction phase. The application has raised objections from the local community pertaining to the need for some respite during the construction period.

9.2 The applicant has done much to respond to the requests from the local community both within the initial application submission and with its current construction working hour's proposal. Given the distance between the development site and noise sensitive properties in the locality, the package of self imposed restrictions to certain working activities and the general compliance with a noise level ceiling that noise at the nearest three noise sensitive properties would not exceed 55dB it is felt the application can be supported in full. This should help ensure the delivery of the project without significant disturbance and help minimise the construction period.

9.3 The applicant has confirmed its willingness to work with the Tomatin Community Shop and by voluntary arrangement would wish to use the Tomatin – Coignafearn road on a limited basis. This level of use has not been objected to by the Council as Roads Authority and thereby can be supported.

9.4 It is considered that the application to amend the conditions on this extant planning permission accords with the development plan and is acceptable in terms of all other applicable material considerations.

### **10. IMPLICATIONS**

10.1 Resource: Not applicable

10.2 Legal: Not applicable

10.3 Community (Equality, Poverty and Rural): Not applicable

10.4 Climate Change/Carbon Clever: Not applicable

10.5 Risk: Not applicable

10.6 Gaelic: Not applicable

### **11. RECOMMENDATION**

**Action required before decision issued N**



Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation	N
Revocation of previous permission	N

**Subject to the above**, it is recommended that planning permission be **GRANTED** with conditions as previously highlighted with the amendments in respect of Condition 1 which acknowledges some usage of the local road network transferring staff to site using mini-buses from the initial site access / compound to the substation site via Tomatin and Condition 9 addressing the working hours.

The revised conditions and reasons are:

1. The development shall be constructed and operated in accordance with the provisions of the application, the submitted plans, and the approaches set out in the supporting Environmental Appraisal dated May 2015 highlighting the outlined Schedule of Mitigation Measures including general environmental protection measures; permanent and temporary access track construction; site compound construction; peat management; watercourse crossings; working (in or) near watercourses; soil storage and removal; oil storage and refuelling; dust management; control of impacts from construction traffic; and ecology and nature conservation etc. unless otherwise amended by the further conditions as set out in this decision notice. For the avoidance of any doubt the western access to the Tomatin - Coignafearn road, shall not be used for any construction or operational traffic associated with this substation, with the exception of the managed transportation of staff to the Substation site.

**Reason:** To ensure the development is carried out in compliance with the details as submitted and hereby approved.

2. Prior to the commencement of any works on site a site specific construction environmental management document (CEMD) (or other relevant document) must be submitted for the written approval of the planning authority in consultation with SEPA. The CEMD should reflect the outlined Schedule of Mitigation submitted with the application and all work shall be carried out in accordance with the approved plan. For the avoidance of any doubt the Council will accept the prior submission of a partial CEMD for the development of the access roads leading to the substation site, thereby allowing these works to proceed in advance of the finalisation of the principal CEMD for the substation site. The CEMD should include, but not be restricted to, finalised details highlighted in a series of plans where most appropriate the specific safeguards to be implemented on site covering the following matters:
  - An updated Schedule of Mitigation (SM) including all mitigation proposed in support of the planning application, other relevant agreed mitigation (e.g. as required by agencies) and as set out in planning conditions.
  - Processes to control / action changes from the agreed Schedule of Mitigation.
  - Site Drainage / Surface Water Management Plan which demonstrates that

the proposals accord with the drainage principles agreed with SEPA 12 March 2013 - Annex Attached;

- Foul Drainage provisions and associated discharge;
- Pollution Prevention Plan
- Waste management including forestry removal.
- Dust Management.
- Noise Management Plan focused upon protecting neighbouring noise sensitive properties consistent the guidance outlined within BS5228: 2009 Part 1 Part 1 1997 - Noise and Vibration Control on Construction and Open Sites.
- Disturbance and re-use of peat, in the form of a detailed Stage 2 Peat Management Plan (PMP);
- Species Protection Plan including details of pre-commencement surveys and development buffer areas to prevent encroachment on protected species and habitat.
- Details of the appointment of an appropriately qualified Environmental Clerk of Works with roles and responsibilities which shall include but not necessarily be limited to:
  - i. Providing training to the developer and contractors on their responsibilities to ensure that work is carried out in strict accordance with environmental protection requirements;
  - ii. Monitoring compliance with all environmental and nature conservation mitigation works and working practices approved under this consent;
  - iii. Advising the developer on adequate protection for environmental and nature conservation interests within, and adjacent to, the application site;
  - iv. Directing the placement of the development (including any micro-siting, if permitted by the terms of this consent) and the avoidance of sensitive features; and
  - v. The power to call a halt to development on site where environmental considerations warrant such action.
- Details of any other methods of monitoring, auditing, reporting and communication of environmental management on site and with the client and the Planning Authority and other relevant parties.

**Reason:** To safeguard and protect the local environment and environmental resource from the impacts of construction.

3. Prior to the commencement of development the applicant shall submit a plan for the approval of the Planning Authority to establish and manage a Community Liaison Group (CLG) . The purpose of the CLG shall be to discuss the progress of the construction of the substation and its initial years of operation following energisation. The CLG shall sustain an open invitation to representatives of Strathdearn Community Council and residents within 2km of the development site. The approved plan shall thereafter be implemented as agreed, including a general timetable to ensure meetings are held in advance of critical periods of construction activity or on a reasonably regular basis to facilitate purposeful

community engagement.

**Reason:** To provide for effective community consultation on the development and operation of the substation in its early years.

4. Prior to the commencement of any development the following water crossing and drainage design details must be submitted for approval of the planning authority and thereafter implemented as approved: -
  - Drawings of the new / upgraded access tracks demonstrating design to convey the 0.5% AEP flood with an allowance for climate change and for potential blockage.
  - Drainage ditches that demonstrate construction to best practice working methods and that these this should seek to maintain existing drainage patterns in each locality.
  - Plans to show how the water from the drainage ditches will be discharged and confirmation that measures, such as check dams, will be used to manage sediment and flow rates.
  - Calculations provide to show on-site drainage will discharge within limits set at greenfield rates.

**Reason:** To minimise the risk of flooding arising from the development.

5. Prior to commencement of any development (including site clearance) until a programme of work for the evaluation, preservation and recording of any archaeological and historic features affected by the proposed development/work, including a timetable for investigation, all in accordance with a Written Scheme of Investigation, has been submitted to, and approved in writing by, the Planning Authority. The approved programme shall be implemented in accordance with the agreed timetable for investigation.

**Reason:** In order to protect the archaeological and historic interest of the site.

6. Prior to commencement of any works on site a detailed Outdoor Access Plan is submitted to and approved in writing by the Planning Authority. The purpose of the Outdoor Access Plan shall be to plan site tracks and paths to maintain public access routes during construction, and to enhance public outdoor access in the long-term. The Outdoor Access Plan shall then be implemented as approved with expectation it will provide a clear statement: -
  - that the existing forest roads not to be upgraded will be accessible before, during and after construction
  - Gives an example of the sign or signs alerting drivers and the public that the roads will be shared
  - States how long public access will be suspended for during the upgrading of the existing forest road and construction of the new track
  - Shows where any new gates or cattle grids are to be installed, and
  - States what appropriate alternatives will be installed next to them for public access.

**Reason:** To protect and enhance public access rights during construction and in the longer term.

7. Unless otherwise agreed in writing the 2.4m palisade fencing surrounding the substation site shall be provided in a colour material generally consisted with the approved substation building Olive Green (RAL 6003).

**Reason:** To ensure the fence minimises its impact on the amenity of the area.

8. Landscape planting as shown on Figure 2.4 within the submitted Woodland Impact assessment, totalling some 3.5ha shall be carried out unless otherwise agreed in writing by the Planning Authority in consultation with Forestry Commission Scotland. All landscaping proposals should be completed within the first available planting season following the energisation of the substation. Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

**Reason:** To ensure long term screening of the substation.

9. Construction activities as detailed in this application must only be undertaken in accordance with the supporting documentation submitted with this application by Scottish Southern Electrical Networks dated 06/09/2017. For the avoidance of any doubt there is to be no construction activities where noise is audible out with the site boundary in the evenings and at night-time (i.e. between hours of 19:00 – 07:00hours.) Noise from the construction activities between the hours of 13:00 – 17:00hrs on Saturday and 08:00 – 16:00hours on Sundays shall not exceed LAeq(1 hour) 55dB, free field at the boundary or external amenity area of any noise-sensitive premises. In any event that the construction noise at these times does exceed LAeq(1 hour) 55dB, the construction activities causing the increase shall cease.

**Reason:** To limit noise levels from construction activities in relation to existing nearby residents.

10. No works will commence on site between hours of 13:00 – 17:00hrs on Saturday and 08:00 – 16:00hours on Sundays until a noise monitoring scheme to demonstrate compliance with the above criteria is submitted in writing and approved by the Planning Authority. The monitoring scheme set out the following provisions: -

- The location of the noise monitoring equipment;
- The duration of the noise monitoring;
- How the noise monitoring will be undertaken. (e.g. manned or unmanned monitoring);
- How the results of the noise monitored/analysed to ensure that the noise level does not exceed LAeq(1 hour) 55dB, and
- The arrangements in place to ensure that the construction activities causing the noise level to exceed LAeq(1 hour) 55dB are ceased.

**Reason:** To provide periods of quiet to neighbouring residents during the construction phase.

11.Noise arising from within the operational land of the substation, hereby permitted: -

- i. when measured and / or calculated as a Leq, 5min, in the 100Hz one third octave frequency band must not exceed 30 dB, at noise sensitive properties as highlighted with the Environmental Appraisal supporting the application submission.
- ii. Furthermore that the Rating Level\*1 of noise arising from the use of plant, machinery or equipment installed or operated within the operational land of the substation, hereby permitted, must not exceed the existing pre-development background noise levels at noise sensitive properties, as detailed within the approved background noise survey (EA - Chapter 9)

(\* - 1Rating Level (LAr,T) and background Noise Level (LA90,T) to be calculated in accordance with BS 4142 : 1997 - Method for Rating Industrial Noise Affecting Mixed Residential and Industrial Areas.)

**Reason:** To control the level of operational noise.

12.Prior to the commencement of the substation hereby approved, final details of the proposed mitigation measures required to meet the existing pre-development background noise levels at noise sensitive properties (as required by condition 9) shall be submitted for the agreement of the Planning Authority. The agreed measures shall be implemented in full to the satisfaction of the Planning Authority prior to commencement of the operation of the development hereby approved.

**Reason:** To ensure that a detailed mitigation strategy to control operational noise is submitted prior to the development commencing.

13.Within a period of 6 weeks of the substation becoming operational, a noise assessment shall be carried out to verify compliance with Condition 10above. A copy of this noise assessment shall be submitted to and approved in writing by the Planning Authority. If the noise assessment shows that the substation does not comply with Condition 9, a scheme of mitigation, including timescales for the implementation of the mitigation, shall be submitted to the Planning Authority within 8 weeks from the date of submission of the noise assessment. Thereafter the mitigation shall be implemented in accordance with the approved scheme and timescales.

**Reason:** To assess the noise levels after the substation becomes operational and ensure the mitigation strategy is effective in ensuring the noise levels meet the required criteria.

14. No blasting shall take place without the prior written approval of that planning authority to a blasting scheme. The applicant shall only carry out any blasting in accordance with the approved blasting scheme unless otherwise agreed in writing with the planning authority.

**Reason:** To ensure the impacts of such activity is fully considered in respect of local housing and other relevant public safety interests.

## **REASON FOR DECISION**

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

## **TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION**

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

## **FOOTNOTE TO APPLICANT**

### **Initiation and Completion Notices**

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.

On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

### **Accordance with Approved Plans & Conditions**

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or

result in formal enforcement action

### **Flood Risk**

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (paragraph 259), planning permission does not remove the liability position of developers or owners in relation to flood risk.

### **Scottish Water**

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

### **Septic Tanks & Soakaways**

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

### **Local Roads Authority Consent**

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at: <http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

[http://www.highland.gov.uk/info/20005/roads\\_and\\_pavements/101/permits\\_for\\_working\\_on\\_public\\_roads/2](http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2)

### **Mud & Debris on Road**

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

**Construction Hours and Noise-Generating Activities:** You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is

audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact [env.health@highland.gov.uk](mailto:env.health@highland.gov.uk) for more information.

### **Protected Species – Halting of Work**

You are advised that work on site must stop immediately, and Scottish Natural Heritage must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from SNH: [www.snh.gov.uk/protecting-scotlands-nature/protected-species](http://www.snh.gov.uk/protecting-scotlands-nature/protected-species)

Signature:

Designation: Area Planning Manager – South/Major Developments

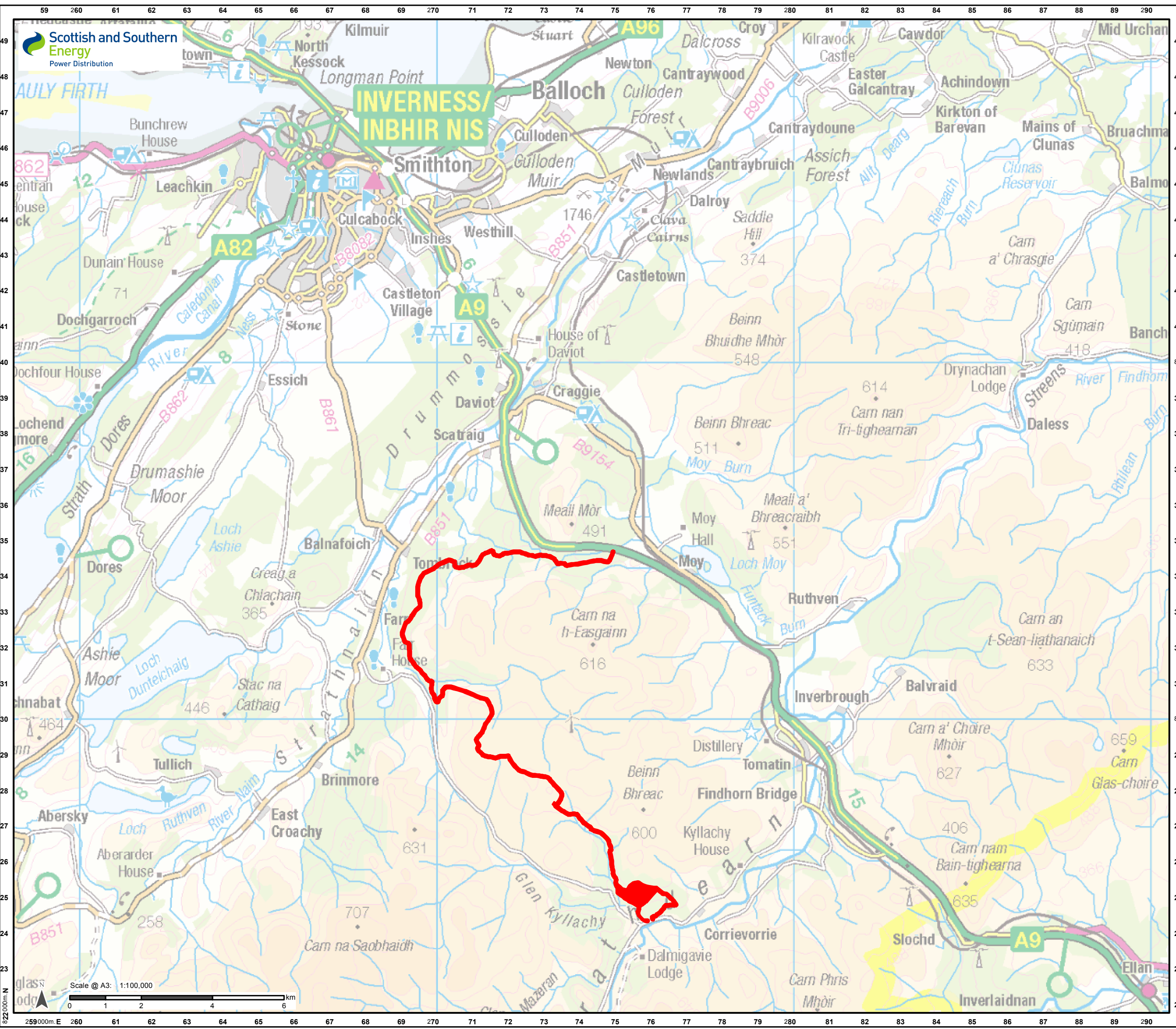
Author: Ken McCorquodale, Principal Planner.

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

Relevant Plans: Plan 1 -

Plan 2 -

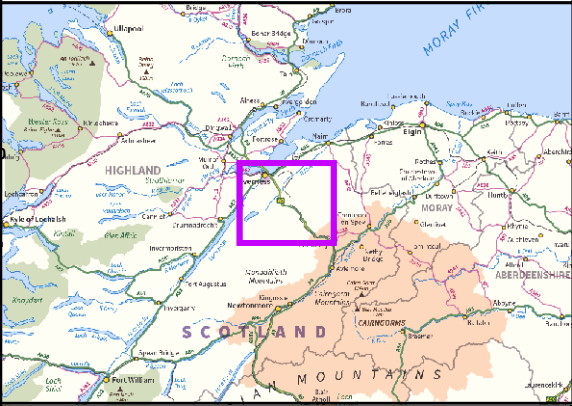




Scottish and Southern Energy  
Power Distribution

**INVERNESS/  
INBHIR NIS**

**Legend**  
█ Planning boundary



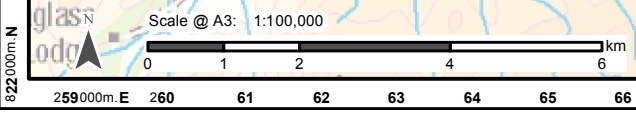
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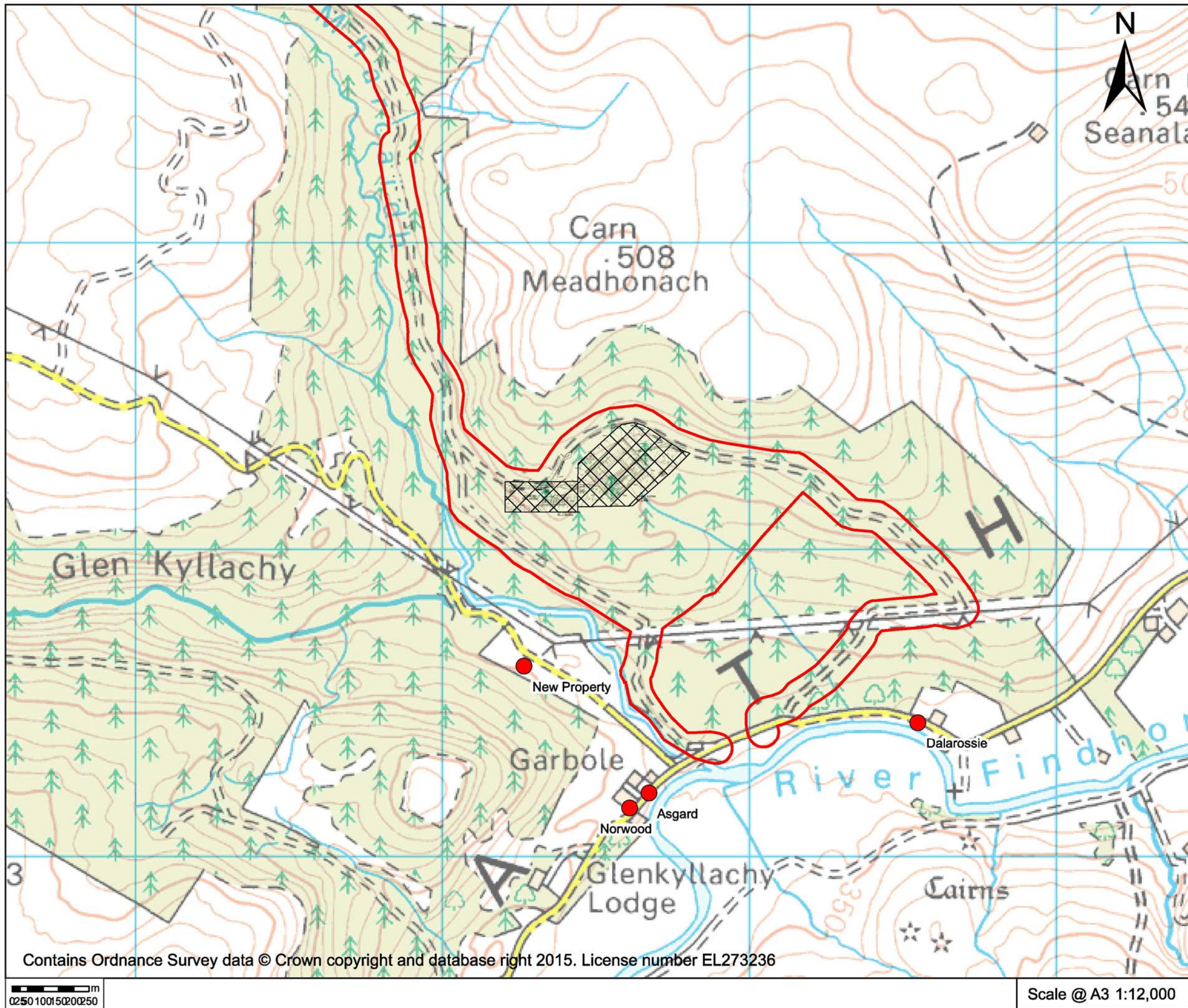
Project No: LT000019  
 Project: Beauty - Tomatin

Title: Tomatin Substation Location Plan

Drawn by: WJH Date: 17/12/2015

Drawing: LT000019\_WAY\_004\_Overview





- Legend**
- Planning Boundary
  - Proposed Tomatin substation development boundary (see plan SWN-1-1618 for details)
  - Noise Sensitive Receptors

Figure 9.1: Noise Sensitive Receptor Locations

Tomatin Substation Environmental Appraisal

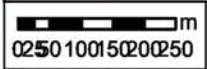
Client: SHE Transmission Plc

Date January 2016	Drawn by DD
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Project No. UK12-18358	Issue 1
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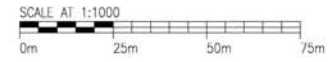


Scale @ A3 1:12,000

INDICATIVE FOR PLANNING PURPOSES ONLY

- NOTES**
- DO NOT SCALE FROM THIS DRAWING. USE ONLY SPECIFIED DIMENSIONS.
  - ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
  - ALL LEVELS ARE IN METRES TO ORDNANCE DATUM UNLESS NOTED OTHERWISE.
  - ALL DRAINAGE WORKS SHALL BE IN ACCORDANCE WITH SSE SPECIFICATION SP-PS-419 TRANSFORMER BUND SPECIFICATION. THREE LEVELS OF TREATMENT TO BE APPLIED TO ALL FOUL WATER DISCHARGES BEING A SEPTIC TANK, FILTER BED AND SUBSEQUENT DOWNSTREAM SOAKAWAY.
  - ALL DETAILS ARE SHOWN INDICATIVE AND SUBJECT TO DETAILED DESIGN AND THIRD PARTY APPROVALS.

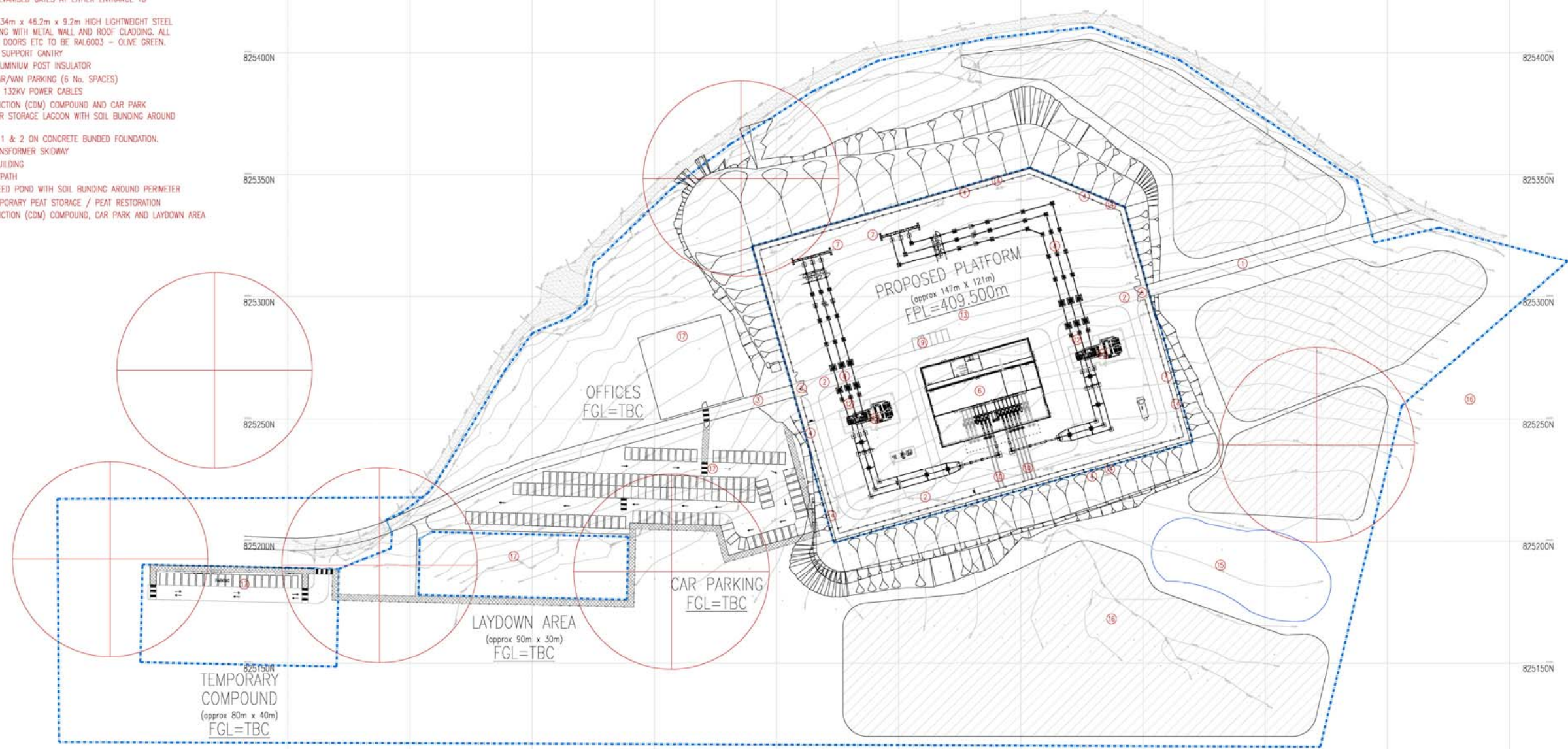
REFERENCE DRAWINGS  
A6137 TOPOGRAPHIC SURVEY



**LEGEND**  

 CONSENTED OH LINE TOWER LOCATION WITH LOD

- PROPOSED ITEM LIST:-**
- OPERATIONAL/EMERGENCY ACCESS TRACK (FIRE ESCAPE)
  - SUBSTATION INTERNAL ROADS CONSTRUCTED WITH TARMAK AND EDGED WITH PC KERBING. ROADS WILL HAVE CROSSFALL AND DRAINED INTO PLAINFORM.
  - SUBSTATION ENTRANCE ROAD.
  - 2.4m HIGH GALVANISED METAL PALISADE FENCE AROUND PERIMETER OF SITE.
  - 2.4m HIGH GALVANISED GATES AT EITHER ENTRANCE TO SUBSTATION.
  - GIS BUILDING, 34m x 46.2m x 9.2m HIGH LIGHTWEIGHT STEEL PORTAL BUILDING WITH METAL WALL AND ROOF CLADDING. ALL CLADDING AND DOORS ETC TO BE RAL6003 - OLIVE GREEN.
  - STEEL LATTICE SUPPORT GANTRY
  - HIGH LEVEL ALUMINIUM POST INSULATOR
  - SUBSTATION CAR/VAN PARKING (6 No. SPACES)
  - UNDERGROUND 132KV POWER CABLES
  - TEMP CONSTRUCTION (CDM) COMPOUND AND CAR PARK
  - SURFACE WATER STORAGE LAGOON WITH SOIL BUNDING AROUND PERIMETER
  - TRANSFORMER 1 & 2 ON CONCRETE BUNDED FOUNDATION.
  - CONCRETE TRANSFORMER SKIDWAY
  - FUTURE GIS BUILDING
  - 2m WIDE FOOTPATH
  - SOIL WATER REED POND WITH SOIL BUNDING AROUND PERIMETER
  - INDICATIVE TEMPORARY PEAT STORAGE / PEAT RESTORATION
  - TEMP CONSTRUCTION (CDM) COMPOUND, CAR PARK AND LAYDOWN AREA



INTERNAL DESIGN CHECK BOX			
CIVIL	ELECTRICAL	PRIMARY	PROTECTION

**SHE HAZARD BOX**  
 IN ADDITION TO THE HAZARDS / RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORKS DETAILED ON THIS DRAWING, NOTE THE FOLLOWING SPECIFIC HAZARDS WHICH REQUIRE SPECIAL CONSIDERATIONS.

MAINTENANCE / CLEANING / OPERATION  
N/A

CONSTRUCTION  
 UNIDENTIFIED SERVICES MAY BE PRESENT ON SITE THEREFORE ANY BREAKING OF THE GROUND SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE POLICY AND PROCEDURES WITH THE RECOMMENDATION FROM HSG(47) AVOIDING DANGER FROM UNDERGROUND SERVICES.

DECOMMISSIONING / DEMOLITION  
N/A

REV	DESCRIPTION	DATE	DRAWN	CHKD	APPD
07	ITEM 1 UPDATED	13/09/17	RH	RC	JC
06	INTERNAL ROAD ADDED	11/09/17	DC	SB	JB
05	REVISED TO SUIT RUM LAYOUT	04/09/17	JB	RC	JC
04	FOR PLANNING	17/08/17	RH	RC	JC
03	UPDATED TO RRR COMMENTS	31/01/17	RH	RC	JC
02	PART A2 SUBMISSION	30/11/16	DS	ML	JC
01	FOR INFORMATION	31/08/16	ML	ML	JC
00	FOR INFORMATION	11/08/16	ML	ML	JC

DRAWING STATUS: **FOR PLANNING**

DATE: 01/08/16	SCALE: 1:1000	SIZE: CAD A1
DRAWN BY: ML	CHECKED BY: ML	APPROVED BY: JC

Unit 2A-2E International House, Stanley Boulevard  
 Hamilton International Technology Park,  
 High Blantyre, G72 0BN  
 Telephone: 01698 404690 Fax: 01698 404691  
 E-mail: communications@amey.co.uk Website: www.amey.co.uk

Drawing to BS 8888 unless otherwise stated

DRAWING TITLE:  
**OVERALL SITE CIVIL LAYOUT**

CLIENT NAME: SCOTTISH & SOUTHERN ENERGY  
 PROJECT NAME: TOMATIN KNOCKNAGAEIL REINFORCEMENT

SITE NAME: TOMATIN 275/132KV SUBSTATION

DRAWING NUMBER: SWZ-1-6010  
 SHEET No. 1 OF 1  
 REVISION: 07