

Agenda Item	5.4
Report No	PLN/078/21

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 19 October 2021

Report Title: 21/04375/PAN : Scottish Hydro Electric Transmission Plc
Land 1120M West of Glenvicaskill, Balmeanach, Struan

Report By: Area Planning Manager – North

Purpose/Executive Summary

Description: Extension to existing Edinbane substation comprising platform area, indoor switching stations and substation buildings, associated plant and infrastructure, ancillary facilities, laydown area(s) and landscape works

Ward: 10– Broadford and Strath

Recommendation

Members are asked to note the submission of the PAN and highlight any material issues they wish to be brought to the attention of the applicant before the submission of an application for planning permission.

1.0 BACKGROUND

- 1.1 This report informs 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 made valid on 7 September 2021. The PAN is a statutory requirement for planning applications for major or national developments and must be lodged at least 12 weeks prior to the submission of a planning application. 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 (Application Form)
 - Location Plan
- 1.4 Due to relaxations in COVID-19 restrictions the prospective developer proposes to hold face to face public events on the dates noted below. They also intend to undertake a virtual event thereafter using online platforms for public engagement to allow local people to express their views and to submit questions to the applicant's project design team for live discussion. The proposed public in-person events are due to take place at the following locations and dates:
- 28 September 2021, 1500 – 1900hrs at Dunvegan Village Hall, Dunvegan
 - 29 September 2021, 1500 – 1900hrs at Broadford Village Hall, Broadford
 - 30 September 2021, 1500 – 1900hrs at Glenelg Village Hall, Glenelg
 - 04 October 2021, 1500 – 1900hrs at Kyleakin Village Hall, Kyleakin
 - 05 October 2021, 1500 – 1900hrs at Kyleakin Village Hall, Kyleakin
 - 13 October 2021, 1300 – 1500hrs and 1700- 19:00 Virtual Events
- 1.5 The virtual exhibitions will be accessed through :
- <https://www.ssen-transmission.co.uk/projects/skye-reinforcement/>
- 1.6 The consultation will be publicised and advertised in accordance with the appropriate statutory requirements with adverts to be placed within The Press and Journal, with a secondary advert also being placed in the West Highland Free Press. A written event invitation maildrop will also be undertaken by the applicant to make people aware of the proposed development. The catchment for its distribution has been agreed with the Planning Authority and will cover a 5km radius. Information will also be provided on the project website and on the applicants' social media outlets.
- 1.7 The forthcoming application will be accompanied by a Pre-Application Consultation (PAC) report explaining the consultation undertaken, feedback received, and any resultant amendments made to the planning application.

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The PAN provides notice of the developer's intention to submit a planning application classified as a National Development. The proposal comprises the extension to existing Edinbane substation, including platform area, indoor switching stations and substation buildings, associated plant and infrastructure, ancillary facilities, laydown area(s) and landscape works.
- 2.2 The proposal is part of a wider programme of works known as the Skye Reinforcement project, to reinforce the existing electricity transmission connection from Ardmore to Fort Augustus to facilitate the connection of more renewable energy generation and maintain security of supply for Skye, as well as to the Western Isles which is supplied by subsea cables from the north of Skye.
- 2.3 The wider overhead line proposals are to be the subject of a separate application to the Scottish Government's Energy Consents Unit, under Section 37 of the Electricity Act 1989, the determination process for which requires further consultation with The Highland Council. The PAN relates to one of two substations in Skye which require to be upgraded as part of this wider project, both of which will be subject to separate planning applications under the Town and Country Planning Act 1997, as amended, for determination by The Highland Council.
- 2.4 Prior to lodging the PAN the developer has sought formal pre-application advice from the Planning Authority through the Pre-Application Advice Service for Major Developments.

3.0 SITE DESCRIPTION

- 3.1 The PAN boundary comprises 10.9 ha of the existing Edinbane Substation and surrounding moorland located approximately 6 km to the south of Edinbane settlement and 1.1km to the west of Glenvicaskill. The site lies between two areas of forestry. The topography of the site is generally gently sloping from south to north.
- 3.2 Much of the site is located within areas of deep peat and Class 1 Priority Peatland Habitat. To the north, lies Edinbane Wind Farm and a series of overhead electricity lines running East-West. To the south, the site boundary follows Balmenach Road and a Core Path runs parallel to the A850. To the east, there is an access point to the existing substation building taken from Balmenach Road. To the west of the site, the site is enclosed by a watercourse and coniferous woodland plantation of Mullach Glen Ullinish.
- 3.3 There are a number of built and heritage designations surrounding the site, most notably the Dun Arkaig Scheduled Monument lies approximately 1km to the south of the site. Further historic environment features are identified on the Council's Historic Environment Record.
- 3.4 The site itself is free from flood risk however areas surrounding the site there are indicative areas of fluvial flooding identified on the indicative flood risk maps produced by SEPA to the south western edge of the site as it bounds the watercourse.

3.5 The site lies within Upland Sloping Moorland Landscape Character Area as identified by NatureScot. To the south western corner of the site is identified as common grazings.

4.0 DEVELOPMENT PLAN

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

4.1 Highland Wide Local Development Plan (2012)

28 - Sustainable Design
29 - Design Quality and Place-making
30 - Physical Constrains
31- Developer Contributions
36 - Development in the Wider Countryside
51 - Trees and Development
52 - Principle of Development in Woodland
55 - Peat and Soils
56 - Travel
57 - Natural, Built and Cultural Heritage
58 - Protected Species
59 - Other Important Species
60 - Other Important Habitats
61 - Landscape
63 - Water Environment
64 - Flood Risk
65 - Waste Water Treatment
66 - Surface Water Drainage
69 - Electricity Transmission Infrastructure
72 - Pollution
74 - Green Networks
77 - Public Access

4.2 West Highland and Islands Local Development Plan (2015)

The site is not covered by any specific development allocation or safeguarding notation within the West Highland and Islands Local Development Plan.

4.3 Highland Council Supplementary Guidance

- Developer Contributions (Nov 2018)
- Flood Risk and Drainage Impact Assessment (Jan 2013)
- Green Networks (Jan 2013)
- Highland Historic Environment Strategy (Jan 2013)
- Highland's Statutorily Protected Species (Mar 2013)
- Physical Constraints (Mar 2013)
- Public Art Strategy (Mar 2013)
- Roads and Transport Guidelines for New Developments (May 2013)
- Standards for Archaeological Work (Mar 2012)
- Sustainable Design Guide (Jan 2013)
- Trees, Woodlands and Development (Jan 2013)

4.4 **Scottish Government Policy and Guidance**

- Scottish Planning Policy (Jun 2014 and as amended Dec 2020)
- National Planning Framework 3, NPF3 (Jun 2014) and the emerging content of NPF4
- Scottish Energy Strategy (Dec 2017)
- Scotland's Energy Strategy Position Statement (Mar 2021)
- 2020 Routemap for Renewable Energy (Jun 2011)
- Energy Efficient Scotland Route Map (May 2018)
- PAN 1/2013 – Environmental Impact Assessment (Aug 2013)
- PAN 1/2021 – Planning and Noise (Mar 2011)
- PAN 60 – Planning for Natural Heritage (Jan 2008)
- PAN 68 – Design Statements (Aug 2003)
- Historic Environment Policy for Scotland (Apr 2019)
- Highland Forest and Woodland Strategy (Nov 2018/2006)

5.0 **POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- a) Development Plan;
- b) National Planning Policy;
- c) UK and Scottish Government Energy Policy;
- d) Planning History;
- e) Noise;
- f) Design, Landscape and Visual Impact (including cumulative impacts);
- g) Roads and Transport;
- h) Trees and Woodland;
- i) Natural Heritage including protected species, ornithology and designated sites;
- j) Built and Cultural Heritage;
- k) Water Environment including Flood Risk and Drainage;
- l) Soils and Peat;
- m) Economic Impact and Tourism;
- n) Outdoor Access and Recreation;
- o) Construction Impacts;
- p) Any Other Material Considerations Raised within Representations.

6.0 **CONCLUSION**

6.1 The report presents the information submitted to date as part of the PAN. The policy considerations against which any future planning application will be considered have been summarised 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 **IMPLICATIONS**

7.1 Not applicable.

8.0 RECOMMENDATION

- 8.1 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.

Designation: Area Planning Manager – North

Author: Negar Maydanchi / Simon Hindson

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

Relevant Plans: Plan 1 – Proposal of Application Notice

Plan 2 - 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 Address. Inveralmond House, 20 Dunkeld Road Perth, PH1 3AQ Phone: 07807 528686 E-mail: pippa.gardner@sse.com	Agent Not Applicable Address Phone E-mail
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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

Edinbane Substation, land 1105m W of Glenvicaskill, Balmeanach, Struan

Description of Development

National Development: Extension to existing Edinbane substation comprising platform area, indoor switching stations and substation buildings, associated plant and infrastructure, ancillary facilities, laydown area(s) and landscape works.

Pre-application Screening Notice

Major Pre-App submitted, Pre App meeting confirmed 8/9/21.
National Development as per NPF3.

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

Broadford and Strath Community Council

Date Notice Served

7/9/21

Names/details of any other parties

Ward 10 Councilor's Eilean a' Cheò

Cllrs John Finlayson

Cllrs John Gordon

Cllrs Calum MacLeod

Cllrs Calum Munro

Date Notice Served

7/9/21

ALL NOTIFICATIONS SENT VIA EMAIL

Please give details of proposed consultation

Due to relaxations in COVID-19 restrictions we intend to hold face to face public events on the dates noted below. In order to accommodate everyone's needs in an ever changing environment, we also intend to hold a virtual event thereafter using our carefully developed online platform for public engagement to allow local people to express their views and inform our application without needing to congregate with others where they do not feel safe doing so, or other commitments mean they can not attend the live events. The virtual exhibitions platform will allow the public to put questions to our team for live discussion.

It should be noted that the Proposal of application notice (PAN) events are conjoined with the wider Route Selection consultation for the Skye OHL project to enable the substation proposals to be viewed within the wider project and also to minimise consultation fatigue which may arise through separating out the PAN consultations within the same timescale as the route consultations.

Proposed public event

Date and time

Dunvegan Village Hall, Dunvegan

28/09/2021 15:00 -19:00

Broadford Village Hall, Broadford

29/09/2021 15:00 -19:00

Glenelg Village Hall, Glenelg

30/09/2021 15:00 – 19:00

Kyleakin Village Hall, Kyleakin

04/10/2021 15:00 – 19:00

Glengarry Community Hall, Invergarry

05/10/2021 15:00 – 19:00

Virtual Exhibition

13/10/2021 13.00-15.00 & 17.00-19.00

The virtual exhibitions will be accessed through:

<https://www.ssen-transmission.co.uk/projects/skye-reinforcement/>

We have followed where relevant The Town and Country Planning (Miscellaneous Temporary Modifications) (Coronavirus) (Scotland) Regulations 2020 in development the virtual exhibition and the provisions of the PAC process.

People will be informed of the events by issue of copy of the PAN notice as noted above, and via the following methods:

Newspaper Advert

Advert date(where known)

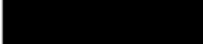
Press & Journal

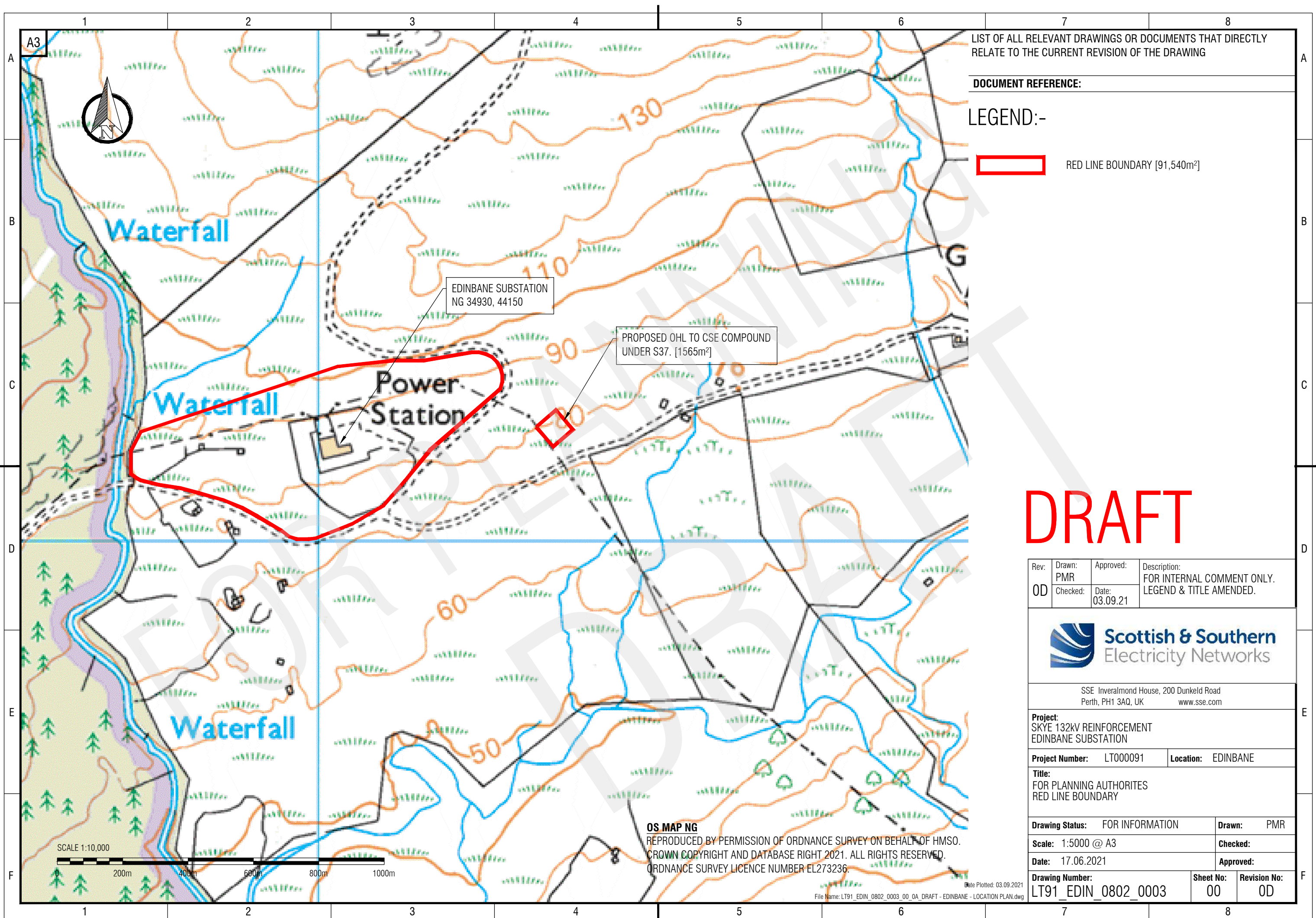
w/c 6/9/21 & w/c 13/9/21

West Highland Free Press - date to be confirmed.

Other consultation methods

Information Booklet drop to 9500 residential and business addresses along Fort Augustus to Edinbane OHL route,) circa 10 days prior to initial event. In addition, information will be provided on the project website and on SSE social media outlets.

Signed .. Date: 7th September 2021



LIST OF ALL RELEVANT DRAWINGS OR DOCUMENTS THAT DIRECTLY RELATE TO THE CURRENT REVISION OF THE DRAWING

DOCUMENT REFERENCE:

LEGEND:-

 RED LINE BOUNDARY [91,540m²]

DRAFT

Rev: 0D	Drawn: PMR	Approved:	Description: FOR INTERNAL COMMENT ONLY. LEGEND & TITLE AMENDED.
Checked:	Date: 03.09.21		



SSE Inveralmond House, 200 Dunkeld Road
Perth, PH1 3AQ, UK www.sse.com

Project:
SKYE 132KV REINFORCEMENT
EDINBANE SUBSTATION

Project Number: LT000091 **Location:** EDINBANE

Title:
FOR PLANNING AUTHORITIES
RED LINE BOUNDARY

Drawing Status: FOR INFORMATION **Drawn:** PMR

Scale: 1:5000 @ A3 **Checked:**

Date: 17.06.2021 **Approved:**

Drawing Number: LT91_EDIN_0802_0003 **Sheet No:** 00 **Revision No:** 0D