

Agenda Item	5.5
Report No	PLN/055/22

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 10 August 2022

Report Title: 22/03176/PAN : Scottish Hydro Electric Transmission Plc
Land 1105M 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 - Eilean A' Cheò

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). This site has previously been subject to a Proposal of Application Notice in 2021 (21/04375/PAN) for the extension to Edinbane Substation. However the site area has been increased to accommodate operational needs of the applicant. As a result, a new Proposal of Application Notice was required.
- 1.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was made valid on 27 July 2022. 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
 - Supporting Statement Cover Letter
- 1.4 Due to relaxations in COVID-19 restrictions, the applicant plans to hold a held a public event on 8 September 2022 at the Skeabost Memorial Hall, between 10:00h and 13:00. The event will be advertised on in the Press and Journal and the West Highland Free Press on 26 August 2022. The applicant was requested to undertake a letter drop to all properties in proximity of the site. It has confirmed that all properties within 6 miles of the site will be notified of the proposal of application notice and the consultation events.
- 1.5 In addition to the in person event, the applicant is hosting an online consultation through the applicant's webpage at the following link
<https://www.ssen-transmission.co.uk/projects/skye-reinforcement/>
The webpage includes information on the project and a virtual question and answer session will be held on 12 September between 17:00h and 19:00h.
- 1.6 Details of all notified parties are contained / appended to the PAN form and include Struan Community Council as well as local ward Councillors.
- 1.7 Any 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 applicants intention to submit a planning application classified as a national development. The proposed development comprises the construction and operation of an extension to the existing Edinbane Substation and associated infrastructure: The development will include:
- Platform area;

- Indoor switching station building;
- Indoor substation building;
- Associated plant and infrastructure;
- Ancillary facilities; laydown areas; and
- Landscaping 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 29.3 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) (IMFLDP)

- 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.

4.4 Highland Council Supplementary Guidance

- Construction Environmental Management Process for Large Scale Projects (Aug 2010)
- Developer Contributions (Nov 2018)
- Flood Risk and Drainage Impact Assessment (Jan 2013)
- Green Networks (Jan 2013)
- Highland's Statutorily Protected Species (Mar 2013)
- Physical Constraints (Mar 2013)
- Roads and Transport Guidelines for New Developments (May 2013)
- Sustainable Design Guide (Jan 2013)
- Special Landscape Area Citations (Jun 2011)
- Standards for Archaeological Work (Mar 2012)
- 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)

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(s): 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

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.

<p>Applicant: Scottish Hydro Electric Transmission plc</p> <p>Address: Inveralmond House, 200 Dunkeld Road, Perth, PH1 3AQ</p> <p>Phone:07827 348636 E-mail:lauren.riach@sse.com</p>	<p>Agent: N/A Address</p> <p>Phone E-mail</p>
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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 West of Glenvicaskill, Balmeanach, Struan

Description of Development

Please include detail where appropriate – eg the number of residential units; the gross floorspace in m 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.

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 (National Development)

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.

No

In a meeting with Simon Hindson (Team Leader – Strategic Projects Team) on 12th May 2022, he confirmed that a new Proposal of Application Notice would be required for this proposal due to an increase in the size of the red line boundary.

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
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Struan Community Council	25/07/22
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Names/details of any other parties	Date Notice Served
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Ward 10 (Eilean a' Cheò) Councilors:	25/07/22
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John Finlayson
Drew Millar
Calum Munro
Ruraidh Stewart

Notifications sent via email.

Please give details of proposed consultation

Proposed public event	Venue	Date and time
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In-Person Public Consultation; Skeabost Memorial Hall, Skeabost, IV51 9NP; 10am – 1pm, 8 th September 2022		
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A virtual public consultation will be held online on Monday 12th September from 5pm to 7pm hosted via the project website: <https://www.ssen-transmission.co.uk/projects/skye-reinforcement/>

Newspaper Advert – name of newspaper	Advert date(where known)
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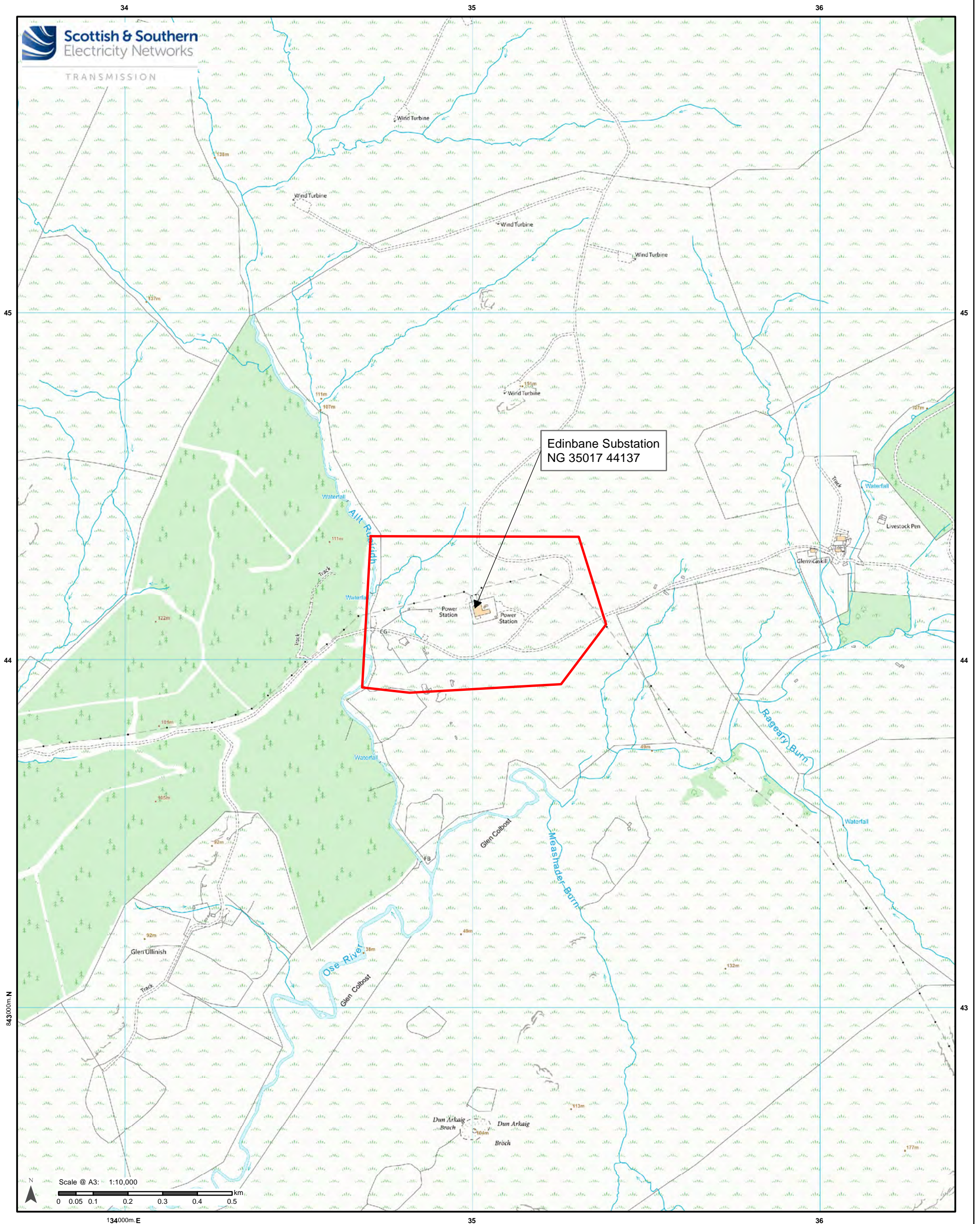
Press & Journal – An advert will be placed in this newspaper on Friday 26 th August	
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West Highland Free Press - An advert will be placed in this newspaper on Friday 26 th August	
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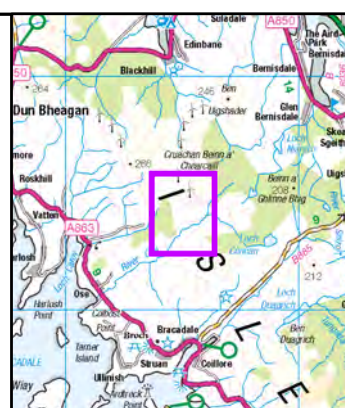
Details of any other consultation methods (date, time and with whom)

Information flyer drop to properties within 6 miles of the existing substation on Friday 26th August. In addition, information will be provided on the project website and SSE social media outlets.

SignedLauren Riach Date.....25/07/22.....



 Proposal of Application Notice (PAN) - 27.956ha



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Project No:	LT000091
Project:	Skye Reinforcement
Title:	Proposal of Application Notice (PAN) Edinbane Substation
Drawn by:	BJR
Date:	21/07/2022
Drawing:	LT000091_ENV_023_PAN_Edinbane