

Agenda Item	5.1
Report No	PLS-75-22

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 20 September 2022

Report Title: 22/02799/PAN: Scottish Hydro Electric Transmission Plc.
Land 1285M NW of Tigh Sheorais, Poulary, Invergarry

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Construction of a new switching station immediately north-west of the existing site, the installation of circuit breakers and replacement of the existing 132kV switchgear; the replacement of the existing Low Voltage Alternating Current battery and site diesel generator; diversion of existing overhead lines to the new switching station location; landscaping and permanent vehicular access.

Ward: 11 – Caol and Mallaig

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 16 June 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 1 of 2
 - Location Plan 2 of 2
- 1.4 Due to relaxations in COVID-19 restrictions the prospective developer proposes to hold a combination of in person face to face and virtual public events:
- Event 1: Thursday 30 June 2022, 1200 – 1900hrs, Glengarry Heritage Centre, Community Hall, Invergarry, PH35 4HG; and
 - Event 2: Monday 05 July 2022, 1600-1700hrs, virtual event.
- 1.5 The in person and virtual events will allow members of the public to engage in live discussion. A webpage has also been set up detailing the proposals at:
- <https://www.ssen-transmission.co.uk/projects/quoich-tee-switching-station-replacement>
- 1.6 The consultation will be publicised and advertised in accordance with the appropriate statutory requirements with adverts to be placed in the Lochaber Times and Oban Times at least seven days ahead of the first event taking place. An invitation maildrop will also be undertaken by the applicant to all properties within 22.5km of the site. Details of all notified parties are contained / appended to the PAN form and include several Community Councils, local ward Councillors, MSPs, MPs as well as Invergarry Primary and Kilchuimen Academy Secondary schools.
- 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 developer's intention to submit a planning application classified as a major development. The proposed development comprises the construction of a new switching station, including the installation of circuit breakers and replacement of the existing 132kV switchgear, as well as the replacement of the existing Low Voltage Alternating Current battery and site diesel generator. The development also proposed diversion of existing overhead lines to the new switching station location, site landscaping and permanent vehicular access.

2.2 This site forms a critical part of the electrical infrastructure supplying Skye and the Western Isles and a replacement is essential to ensure continuity of supplies and to allow for the connection of renewable generation.

2.3 The applicant has sought pre-application advice through the Council's Pre-Application Advice Service for Major Developments.

3.0 SITE DESCRIPTION

3.1 The PAN boundary comprises 86.7ha across south facing moorland and wooded slopes located north of the River Garry, situated east of Loch Quoich and west of the A87 / Invergarry. The area covered by the PAN boundary is extensive and covers the existing site infrastructure to be replaced, comprising the Quoich Tee switching station, its associated overhead electricity line connections, as well as the local road, the C1144 Loch Quoich Road. Whilst the proposal is intended to create a development with a larger footprint than the existing switching station to be replaced, the PAN boundary includes additional adjacent land to allow for access, laydown construction space, as well as potential site engineering works and landscape planting.

3.2 The site is not located within any natural or built heritage designation, however, has connectivity with the adjacent West Inverness-shire Lochs Special Protection Area (SPA) and Site of Special Scientific Interest (SSSI), located to the south.

3.3 The Knoydart National Scenic Area (NSA) lies outwith the site further to the west, with the Moidart, Morar and Glen Shiel Special Landscape Area (SLA) being located slightly closer to the site. The Kinlochhourn - Knoydart - Morar Wild Land Area is also located nearby to the south. The site itself lies within the Broad Forested Strath Landscape Character Type 235, as identified by NatureScot.

3.4 Areas of woodland are present across the site which appear on the Native Woodland Survey for Scotland.

3.5 The western area of the site is mapped as falling within the 1 in 200 year flood event associated with a nearby burn. There are also several other tributaries which run north to south across the site and feed Loch Poulary and the River Garry.

3.6 A long-distance footpath also lies close by, following the western burn and with the exception of the known electricity lines, there are no other mapped development constraints.

4.0 DEVELOPMENT PLAN

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

Highland Wide Local Development Plan (2012)

- 4.1 28 - Sustainable Design
- 29 - Design Quality and Place-making
- 30 - Physical Constraints Policy
- 31 - Developer Contributions
- 36 - Development in the Wider Countryside

42 - Previously Used Land
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 Importance 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
78 - Long Distance Routes

West Highland and Islands Local Development Plan (2019)

4.2 No site specific policies or land use allocations apply.

Highland Council Supplementary Guidance

- 4.5
- 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)
 - Roads and Transport Guidelines for New Developments (May 2013)
 - Sustainable Design Guide (Jan 2013)
 - Trees, Woodlands and Development (Jan 2013)

Scottish Government Policy and Guidance

- 4.6
- Scottish Planning Policy (Jun 2014)
 - National Planning Framework 3, NPF3 (Jun 2014) and consultative draft NPF4 (Nov 2021)
 - Onshore Wind Position Statement Refresh 2021, consultative draft (Oct 2021)
 - Scotland's Energy Strategy Position Statement (Mar 2021)
 - Energy Efficient Scotland Route Map (May 2018)
 - Scottish Energy Strategy (Dec 2017)
 - 2020 Routemap for Renewable Energy (Jun 2011)
 - 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)
- Construction Environmental Management Process for Large Scale Projects (Aug 2010)

5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- a) Development Plan and Other Planning Policy;
- b) Design and Layout;
- c) Landscape and Visual Impact;
- d) Roads, Access and Parking (including recreational access);
- e) Natural Heritage (including protected species, ornithology, peat, biodiversity, trees and landscaping);
- f) Built and Cultural Heritage;
- g) Water Environment and Drainage;
- h) Amenity Impacts (including during construction and operational noise); and
- i) 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.

Signature: David Mudie
 Designation: Area Planning Manager – South
 Author(s): Peter Wheelan
 Background Papers: Documents referred to in report and in case file.

Relevant Plans: Plan 1 – Proposal of Application Notice
 Plan 2 – Location Plan 1 of 2
 Plan 3 – Location Plan 2 of 2

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	Agent
Scottish Hydro Electric Transmission plc. (c/o James Harris)	NA
Address.	Address
Inveralmond House 200 Dunkeld Road Perth PH1 3AQ	Phone E-mail
Phone 07969 688 976 E-mail james.jh.harris@sse.com	

Address or Location of Proposed Development

Poulary, Highland, Scotland, PH35 4HS

Description of Development

1. Construction of a new switching station immediately north-west of the existing site;
2. The installation of circuit breakers and replacement of the existing 132kV switchgear;
3. The replacement of the existing Low Voltage Alternating Current battery and site diesel generator;
4. The diversion of existing overhead lines to the new switching station location
5. Landscaping; and
6. Permanent vehicular access to the site.

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?

No

If yes, please provide a copy of this Opinion.

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

Fort Augustus and Glenmoriston CC - Highland
Glengarry CC - Highland
Spean Bridge, Roy Bridge and Achnacarry CC
Lochduich CC – Highland
Laggan CC – Highland

All on 16 June 2022

Names/details of any other parties

Date Notice Served

MPs

All on 16 June 2022

Ian Blackford – Ross, Skye and Lochaber
ian.blackford.mp@parliament.uk

Drew Hendry – Inverness, Nairn, Badenoch and Strathspey -
drew.hendry.mp@parliament.uk

MSP

Kate Forbes Skye, Lochaber and Badenoch
Kate.Forbes.msp@parliament.scot

Councillors

Caol and Mallaig Ward

andrew.baldrey.cllr@highland.gov.uk
John.Grafton.cllr@highland.gov.uk
Liz.Saggers.cllr@highland.gov.uk

Aird and Loch Ness Ward –

Chris.Ballance.cllr@highland.gov.uk
Helen.Crawford.cllr@highland.gov.uk
David.fraser.cllr@highland.gov.uk
emma.knox.cllr@highland.gov.uk

Badenoch and Strathspey Ward –

john.bruce.cllr@highland.gov.uk
muriel.cockburn.cllr@highland.gov.uk
Russell.Jones.cllr@highland.gov.uk
Bill.Lobban.cllr@highland.gov.uk

Primary Schools

Invergarry Primary School

Secondary

Kilchuimen Academy (in Fort Augustus)

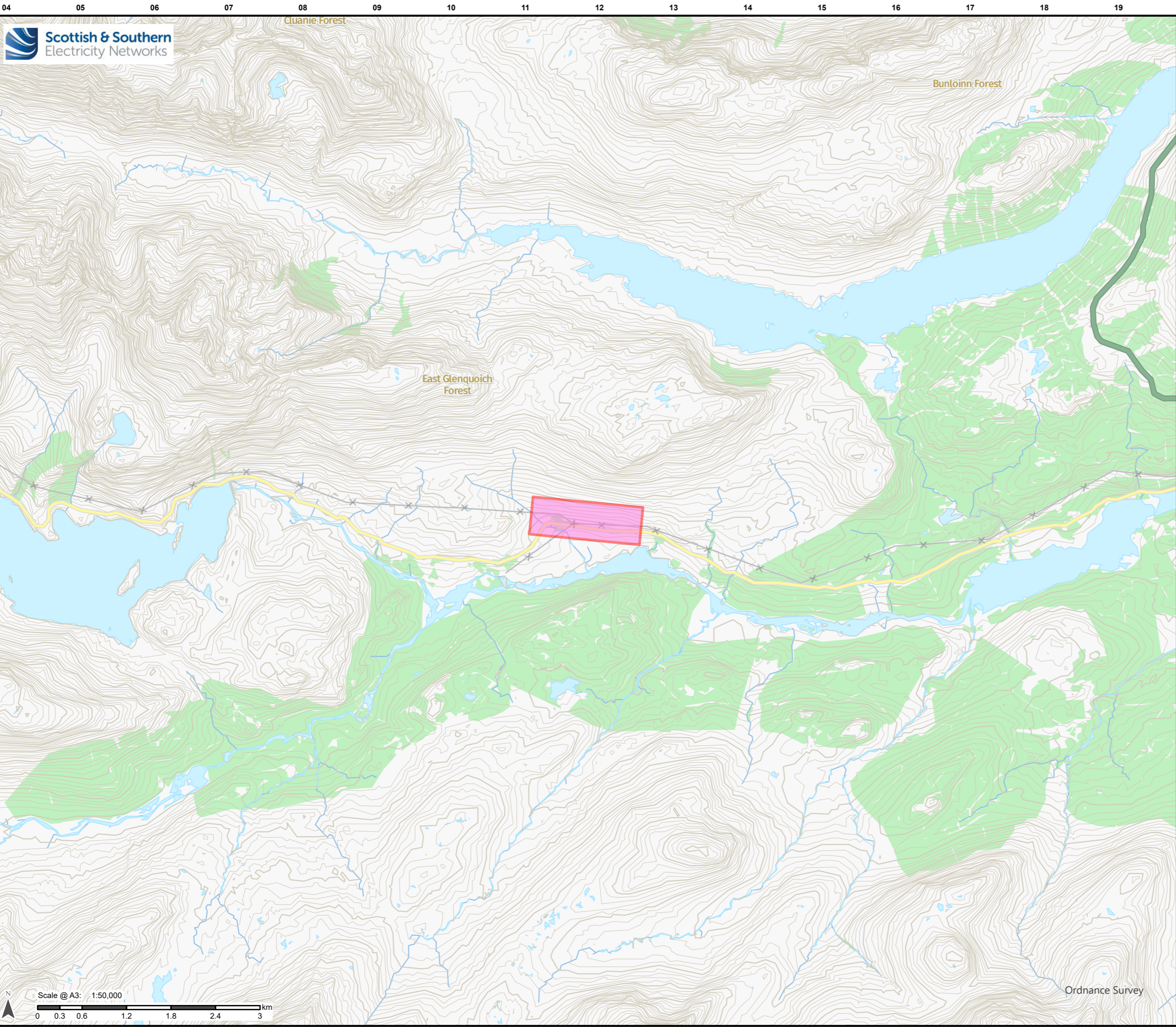
Letter Drop


The radius of the letter invite to the public exhibition is all properties within 22.5km

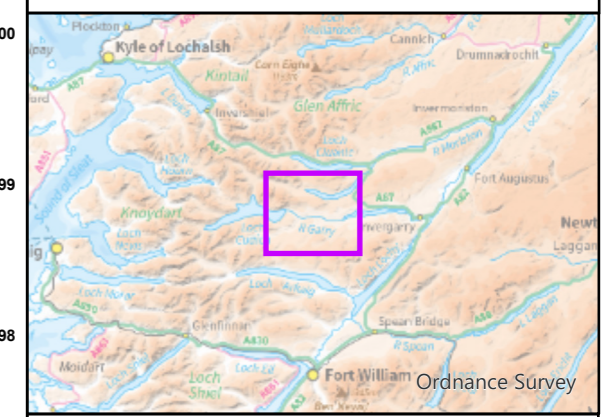
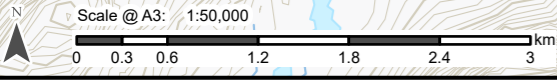
Please give details of proposed consultation

Proposed public event	Venue	Date and time
30 June 2022, 12:00 – 19:00 at the Glengarry Heritage Centre (Community Hall, Invergarry, PH35 4HG)		
Newspaper Advert – name of newspaper		Advert date(where known)
Locharber Times and Oban Times		23rd June
Details of any other consultation methods (date, time and with whom)		
5 July 2022, 16:00 – 19:00 Virtual Exhibition and Consultation accessed online via:		
https://www.ssen-transmission.co.uk/projects/quoich-tee-switching-station-replacement/		

Signed ...  Date.....16 June 2022.....



Legend
 POAN Boundary



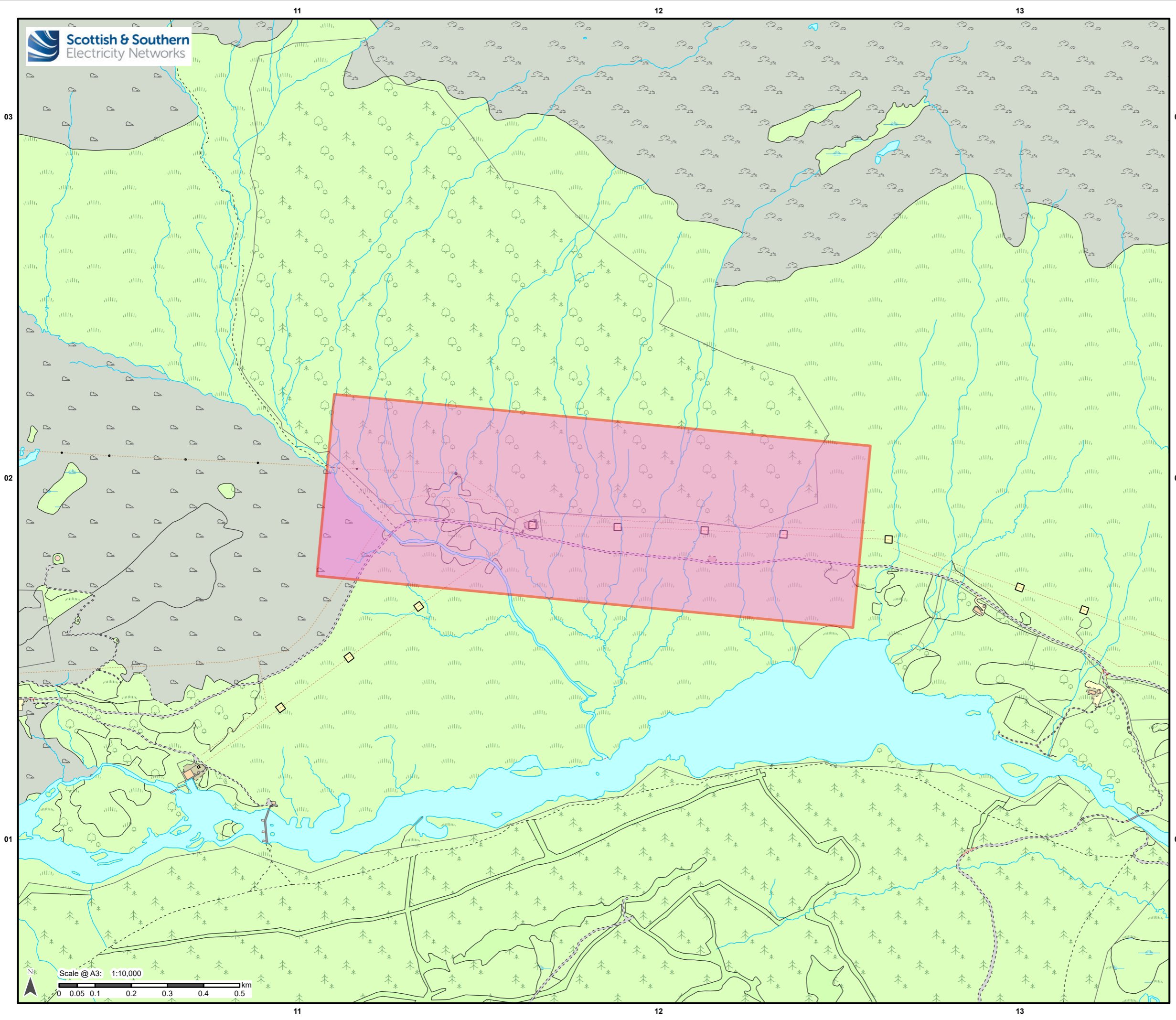
Reproduced by permission of Ordnance Survey on behalf of HMSO.
 Crown copyright and database right 2022 all rights reserved.
 Ordnance Survey Licence number 0100022432.

Project No: LT000256
 Project: Quioch Tee 132kV Switchgear Refurbishment

Title:
 Site Location Plan

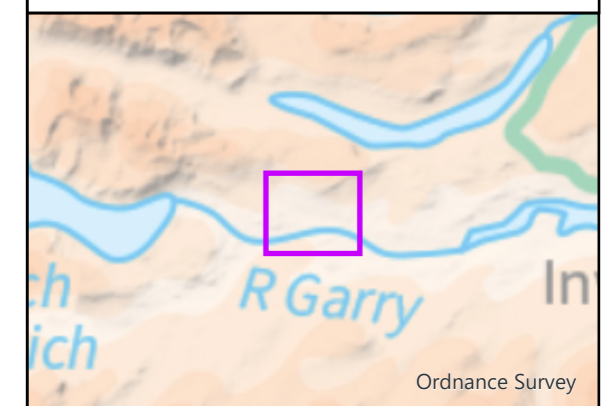
Drawn by: BK Date: 09/06/2022

Drawing: LT000256_WAY_002_Quioch_POAN



Legend

 POAN Boundary



Reproduced by permission of Ordnance Survey on behalf of HMSO.
 Crown copyright and database right 2022 all rights reserved.
 Ordnance Survey Licence number 0100022432.

Project No: LT000256
 Project: Quioch Tee 132kV Switchgear Refurbishment

Title:
 Site Location Plan

Drawn by: BK Date: 09/06/2022

Drawing: LT000256_WAY_002_Quioch_POAN