

Agenda Item	<b>5.2</b>
Report No	<b>PLS-19-23</b>

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee

**Date:** 22 March 2023

**Report Title:** 23/00607/PAN: Scottish Hydro Electric Transmission Plc  
Land at Glenmoriston Substation, approximately 6km West of Invermoriston.

**Report By:** Area Planning Manager – South

### **Purpose/Executive Summary**

**Description:** Replacement of existing Aigas Substation

**Ward:** 12 – Aird and Loch Ness

### **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 3 February 2023. 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)
  - Site Location Plan
- 1.4 The developer proposes to undertake two in-person public consultation events, the first took place on 1 March 2023 at Glenmoriston Millennium Hall, Inverness, IV63 7YA between 14:00 and 19:00hrs. The second public consultation event is yet to be confirmed for a location and date. The PAN form provides information that it will be in excess of 2 weeks from the first public event and prior to the submission of the planning application which is scheduled for Autumn 2023.
- 1.5 The consultation will be publicised and advertised in accordance with the appropriate statutory requirements with adverts to be placed within The Press and Journal. An advert for the first public consultation event was published on 20 February 2023. Information postcards with invitations to attend the first public consultation were sent to all 652 properties within a 10km radius of the site. Information was also provided on the project social media site (@ssencommunity) on 27 February 2023 and 28 February 2023.
- 1.6 Details of all notified parties are contained / appended to the PAN form and include Fort Augustus and Glenmoriston Community Council, Glengarry Community Council, Glenurquhart Community Council, and Strathglass Community Council. Ward Councillors, MSP and MP have also been notified.
- 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 This PAN provides notice of the developer's intention to submit a planning application for a scheme which is classified as a National Development. The prospective development comprises the erection and operation of an extension to the Glenmoriston Substation, comprising of a new platform area, replacement transformer, associated plant and infrastructure, ancillary facilities, laydown area(s), access road, and landscape work.

2.2 After lodging the PAN, the developer sought formal pre-application advice from the Planning Authority through the Major Pre-Application Advice Service which was held on 8 March 2023.

### 3.0 SITE DESCRIPTION

3.1 The PAN boundary comprises approximately 3ha of land to the east of Dundreggan Reservoir. The site sits within Inverwick Forest at Dundreggan Reservoir Power Station and is bound by the A887 to the north. There is a private access route from the north of the site connecting with the A887. This route runs through the centre of the site and over the dam which directly links the existing substation compound to the north of the site. The site demonstrates severely constrained expanses in terms of topography and tree cover.

3.2 The site is not located within any landscape or nature conservation designation. It is however located approximately 3km north-west of the Loch Ness and Duntelchaig Special Landscape Area. A large proportion of the site is covered in Native woodland. Other main constraints of the site include but are not limited to, public rights of way, flooding risk, and protected species.

3.3 The proximity of the site to the River Moriston and the Dundreggan Reservoir means the whole of the development area for the main substation compound is within the river flood plain and consequently at 1:200 year plus climate risk of flooding.

3.4 Planning history of the site includes:

18.11.2022	22/05546/PREMAJ - Erection and operation of Glenmoriston Substation upgrade comprising new platform area, associated plant and infrastructure, ancillary facilities, laydown area(s), access roads and landscape works.	Pending Consideration
17.01.2023	23/00259/S37 - Installation of an electric line above ground with a voltage of 132 kV between the proposed Bhlaraidh Extension Windfarm substation and the Fort Augustus Substation within Auchteraw.	Pending Consideration

## **4.0 DEVELOPMENT PLAN**

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

### **4.1 National Planning Framework 4**

National Development 3 (NAD3) - Strategic Renewable Electricity Generation and Transmission Infrastructure

Policy 1 - Tackling the Climate and Nature Crisis

Policy 3 - Biodiversity

Policy 4 - Natural Places

Policy 5 - Soils

Policy 6 - Forestry, Woodland and Trees

Policy 7 - Historic Assets and Places

Policy 11 - Energy

Policy 14 - Design, Quality and Place

Policy 25 - Community Wealth Building

Policy 29 – Rural Development

### **4.2 Highland Wide Local Development Plan (2012) (HwLDP)**

28 - Sustainable Design

29 - Design Quality and Placemaking

30 - Physical Constraints

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

66 - Surface Water Drainage

67 - Renewable Energy Developments

69 - Electricity Transmission Infrastructure

72 - Pollution

73 - Air Quality

74 - Green Networks

77 - Public Access

### **4.3 Inner Moray Firth Local Development Plan (IMFLDP)**

No site specific policies or allocations. This application will be assessed against the general policies of the HwLDP.

#### 4.4 **Highland Council Supplementary Guidance**

- Developer Contributions (November 2018)
- Flood Risk & Drainage Impact Assessment (Jan 2013)
- Green Networks (Jan 2013)
- Highland Historic Environment Strategy (Jan 2013)
- Highland's Statutorily Protected Species (March 2013)
- Highland Renewable Energy Strategy & Planning Guidelines (May 2006)
- Construction Environmental Management Process for Large Scale Projects (Aug 2010)
- Managing Waste in New Developments (Mar 2013)
- Physical Constraints (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)

#### 4.5 **Scottish Government Policy and Other Guidance**

- Scottish Energy Strategy (2017)
- The Draft Energy Strategy and Just Transition Plan (2023)
- Historic Environment Policy for Scotland (2019)
- Circular 1/2017: Environmental Impact Assessment Regulations (2017)
- PAN 1/2011 - Planning and Noise (2011)
- Construction Environmental Management Process for Large Scale Projects (2010)
- PAN 60 – Planning for Natural Heritage (Jan 2008)
- Developing with Nature Guidance (NatureScot 2023)

#### 5.0 **POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- a) Development Plan and other planning policy;
- b) Community amenity including operational noise impacts;
- c) Construction impacts;
- d) Roads and transport;
- e) Flood risk and drainage impacts;
- f) Impact on trees and woodland;
- g) Design, landscape, and visual impact (including cumulative impacts);
- h) Natural heritage including protected species and habitats;
- i) Built and cultural heritage;
- j) Economic impact and tourism;
- k) Pollution;
- l) Decommissioning and restoration;
- m) Outdoor access; and,
- n) 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 – South  
Author(s): Harry Goacher / Peter Wheelan  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Plan 1 – Proposal of Application Notice (Application Form)  
Plan 2 – Site 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.**

Applicant: <b>Scottish Hydro Electric Transmission plc</b>  Address:  10 Henderson Road Inverness IV1 1SN  Phone: 07586416350 E-mail: shona.dow@sse.com	Agent Address     Phone E-mail
--	---

### 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

**Land at Glenmoriston Substation, approximately 6 km west of Invermoriston.**

**Site boundary attached.**

### 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.

**Erection and operation of extension to the Glenmoriston Substation comprising new platform area, replacement transformer, associated plant and infrastructure, ancillary facilities, laydown area(s), access road and landscape works.**

**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

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 Community Council;  
Glengarry Community Council  
Glenurquhart Community Council  
Strathglass Community Council

3<sup>rd</sup> February 2023

Names/details of any other parties

Date Notice Served

Councillors:

Chris Ballance  
Helen Crawford  
David Fraser  
Emma Knox

MP:

Drew Hendry

MSP:

Kate Forbes

3<sup>rd</sup> February 2023

Please give details of proposed consultation

**Proposed public event**

**Venue**

**Date and time**

1<sup>st</sup> public event: In-person consultation; Glenmoriston Millennium Hall, Inverness, IV63 7YA;  
1st March 2023 2pm-7pm

2<sup>nd</sup> public event: In excess of 2 weeks from first public event and prior to submission of planning application (programmed for Autumn 2023. The date is not currently known and the venue is still to be confirmed

Newspaper Advert – name of newspaper

Advert date(where known)



The Press and Journal

20<sup>th</sup> February 2023.

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

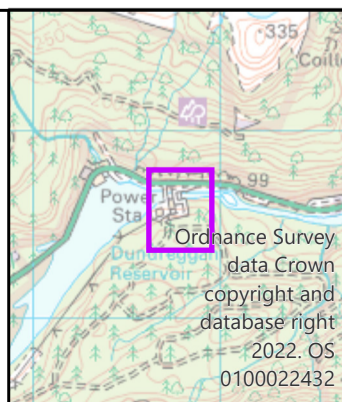
We're sending out a postcard invite to a 10km radius of the project site which is 652 properties.  
We'll also put out a post on our social media (@ssencommunity) on the 27<sup>th</sup> and 28<sup>th</sup> February.

Signed .....Shona Dow..... Date.....03/02/2023.....



Ordnance Survey data Crown copyright and database right 2022. OS 0100022432

 Proposal Notice of Application



Reproduced by permission of Ordnance Survey on behalf of HMSO.  
 Crown copyright and database right 2023 all rights reserved.  
 Ordnance Survey Licence number 0100022432.

Project No: LT0000XX  
 Project: Glenmoriston GT1 Replacement

Title:  
 Proposal Notice of Application

Drawn by: BK Date: 26/01/2023

Drawing: PT000793\_WAY\_001\_RLB