

Agenda Item	6.4
Report No	PLN/009/24

## HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee  
**Date:** 30<sup>th</sup> January 2023  
**Report Title:** 23/05019/S37 : Scottish Hydro Electric Transmission PLC  
Land 1170M SE Of Tressady, 104 Toroboll, Lairg  
**Report By:** Area Planning Manager - North

### Purpose/Executive Summary

**Description:** Installation of 3no 132 kV downleads connecting associated underground cable into the existing 132 kV overhead line with ancillary infrastructure including a cable sealing end compound (CSEC), bellmouth access, temporary laydown and construction area.

**Ward:** 01 – North, West and Central Sutherland

**Development category:** National Development

**Reason referred to Committee:** Consultation on National Development.

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

### Recommendation

Members are asked to agree the recommendation to **RAISE NO OBJECTION** the application as set out in section 11 of the report.

## **1. PROPOSED DEVELOPMENT**

- 1.1 The Highland Council has been consulted by the Scottish Government's Energy Consents Unit on an application made under Section 37 of the Electricity Act 1989 (as amended) for the construction and operation of a new 132kV electricity transmission line extending over a short distance of approximately 90 metres. This application comes under the category of "National Development" as set out in the Scottish Government's fourth National Planning Framework Plan (NPF4).
- 1.2 The development will comprise of a new 132 kV underground cable (UGC) between the consented Lairg II Wind Farm substation and the existing Dalchork-Loch Buidhe 132 KV overhead line (OHL). The underground cable will span approximately 570m in length. The trench for the power cables would be approximately 0.5 – 1.0m in width by 1 – 1.5 m in depth. In some instances, the trench could be made wider (through benching and battering) for stability and safety of the workforce. There would also be one fibre duct installed within the trench. A Cable Sealing End Compound (CSEC) and short section of OHL (consisting of the proposed downloads) will be installed to connect the installed plant to an existing steel lattice transmission tower on the existing Dalchork-Loch Buidhe 132 kV OHL (Tower 31).
- 1.3 To facilitate the proposed development three 132 kV downloads each of which will be approximately 30 metres in length and 10 metres in horizontal distance from an existing OHL tower. A download is the connection between the OHL and the anchor blocks or substation equipment. In this case the physical connection for the download downloads is into the proposed CSEC and surge arrestor structures. The proposed downloads will be attached to the existing steel lattice transmission Tower 31 on the existing Dalchorck-Loch Buidhe 132 KV OHL.
- 1.4 The downloads also proposes ancillary works that include a cable sealing end compound (CSEC), a permanent bellmouth access taken from the existing access track to the CSEC and temporary laydown and construction area. It is proposed that the CSEC will be surrounded by a palisade fence approximately 2.5 metres in height. Deemed planning permission under Section 57 (2) of the Town and Country Planning (Scotland) (Act) 1997, as amended, is being sought for the ancillary works as part of the Section 37 application.
- 1.5 The temporary access track will be approximately 541m in length and laid to stone. The track is required to facilitate the installation of the UGC. The proposed section of 132 kV UGC is considered to benefit from permitted development rights under Class 40 1 (a) of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (TCP GDPO). An underground communications fibre cable is also required in proximity to the proposed development for protection control purposes. The communications cable will be routed between the consented Lairg 132 kV Wind Farm Substation and a joint box on the existing Dalchork-Loch Buidhe 132 kV OHL (Tower 19). The communications cable will require planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) and does not form part of this application.

- 1.6 The proposed development is required to connect the consented Lairg II Wind Farm to the transmission grid by October 2026. The applicant has confirmed that the proposed development is in line with SSEN Transmission's commitment and licence obligations to facilitate the connection of renewables to the grid through an economical, efficient and coordinated approach to transmission reinforcement.
- 1.7 As part of the construction activities, there may be a requirement for additional adjustments (micro siting) as a result of ground conditions, to avoid any unexpected environmental sensitives or due to utilities. The applicant has set out Limits of Deviation (LoD) parameters. The LoD for the access track alignment (and UGC) to be relocated up to 15 metres on either side from the proposed alignment.
- 1.8 The applicant did not utilise the Council's Pre-Application Advice Service.
- 1.9 The application was subject to an Environmental Impact Assessment Screening as set required for this type of development in line with the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017. Although it was considered that an Environmental Impact Assessment (EIA) was not required, the application is supported by an Environmental Appraisal.
- 1.10 No variations have been made to the proposal during the consultation process.

## **2. SITE DESCRIPTION**

- 2.1 The proposed development is located approximately 2 km to the south-east of the village of Lairg, to the west of Lairg I Wind Farm and to the north of the consented Lairg II Wind Farm. The site covers approximately 1.62 hectares (ha). The site is located in a rural area and lies between 190 m to 240 m above Ordnance Datum (AOD) with the surrounding land sloping to the north and west towards Lairg and rising to the east. The wider area is predominantly rural moorland with isolated residential and commercial properties. Larger settlements in the wider area include Torroble, located approximately 1 km north-west of the proposed development and Lairg, located approximately 2 km north-west. Torroboll Burn runs outwith the site in the north-west, beyond the existing Lairg II Wind Farm access track.
- 2.2 The proposed development routes generally in a west to east direction between the consented Lairg II Wind Farm substation and Tower 31 on the existing Dalchork-Loch Buidhe 132 kV OHL. It partially routes adjacent to the existing Lairg II Wind Farm access track, which connects to the A836 in the west.
- 2.3 The proposed site is not located within a designated site, however the following designated and environmentally sensitive sites are located within 5 km of the proposed site:
  - Areas of native woodland and ancient woodland, with the closest being an area of native woodland (predominantly native pinewood) approximately 500 m north of the site;
  - Strath Carnaig and Strath Fleet Moors Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Important Bird Area (IBA) approximately 915 m north-east of the site;

- 12 Scheduled Monuments with the closest being the Achany Glen, settlement 900m to 1850m south of Lairg Station (SM2208) located approximately 2 km south-west of the site;
- Loch Shin and Nearby Lochs IBA approximately 2.7 km north-west of the site;
- 11 Listed Buildings with the closest being Category C Lairg, Free Church Manse (LB8022) Category C Listed Building approximately 3.3 km north-west of the site; and
- Lairg and Strath Brora Lochs IBA approximately 4.3 km north-east of the site.

2.4 Although the development site is not located within an area designated for ecological interests. However, NatureScot's 2016 Carbon and Peatland Map indicates that the entire site area, with the exception of a small portion of the access route to be covered by Class 2 Priority Peatland Habitat, which is land covered by peat-forming vegetation or vegetation associated with peat formation. NatureScot describes Priority Peatland Habitats as nationally important carbon-rich soils with deep peat and likely to be of high conservation value and restoration potential.

2.5 The site itself accommodates valued habitats; blanket bog; peatland; wet heath and is used by many protected species, for example otters, voles, and bats. The site and wider area also carries a number of ornithological interests that include but not limited to golden eagle; white-tailed eagle; golden plover and other interests.

### 3. PLANNING HISTORY

3.1	16.01.2004	03/00407/FULSU Installation of 2 No. 40m anemometer masts. During a 4 year period, any mast would be installed for a maximum of 24 months	Permission Granted
3.2	08.04.2008	06/00376/FULSU Construction of wind farm consisting of 3 No. turbines and ancillary construction of access tracks, hard standings and control building (Lairg I Wind Farm)	Permission Granted
3.3	20.07.2018	18/02401/PREAPP Proposed Lairg Wind Farm extension with approximately 13no x 4.2 MW turbines with associated tracks, crane pads, substation, borrow pit and temporary construction compound	Pre-Application Advice Pack Issued
3.4	20.07.2018	18/03267/SCOP Request for Scoping Opinion - Section 36 application - Extension to Lairg Wind Farm	Scoping Opinion Issued
3.5	17.09.2018	18/04000/PAN Formation of wind farm comprising approximately 12 turbines, associated tracks, substation and compound, crane pads, borrow pit, meteorological mast and temporary construction compound	Case Closed

3.6	25.02.2019	19/00567/FUL Construction of wind farm comprising 14 x 180m tip height turbines, associated crane pads, tracks, substation, battery storage compound, temporary construction compound, 2 x borrow pits and public road upgrades	Application Withdrawn (EIA was not ready to be submitted)
3.7	24.07.2020	19/01096/FUL Lairg II Wind Farm - Construction of wind farm comprising 10 turbines (7 turbines to a maximum tip height of 180m and 3 turbines to a maximum tip height of 150m), associated crane pads, tracks, substation, battery storage compound, 2 borrow pits and upgrade of access track	Permission Granted
3.8	11.08.2020	20/02607/PAN Construction of a wind farm (Lairg 2) comprising up to 10 turbines (7 turbines to a maximum tip height of 190 metres and 3 to a maximum tip height of 150 metres), including associated infrastructure	Case Closed
3.9	26.01.2021	20/04706/PAN Lairg 2 Wind Farm - Construction of a wind farm comprising up to 10 turbines (7 with a maximum tip height of 210m and 3 with a maximum tip height of 150m) including associated infrastructure	Case Closed
3.10	27.08.2021	21/03703/FUL Installation of a 132kV substation and support building with associated infrastructure	Application Withdrawn
3.11	04.04.2023	23/01767/SCRE Lairg II Windfarm Grid Connection - 10 metres of Overhead line and associated Cable Sealing End Compound and ancillary infrastructure	EIA Not Required

#### 4. PUBLIC PARTICIPATION

4.1 Advertised: N/A

Timeous representations: 0

Late representations: 0

4.2 Material considerations raised are summarised as follows:

a) None

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 **Lairg Community Council** did not provide formal comments
- 5.2 **Environmental Health** do not object to the proposed development subject to the advised conditions in relation to construction related noise. There does not appear to be any significant operational noise once the compound and ancillary structures have been completed. However, the applicant should be aware that should any noise be generated from this site on completion it may be subject to complaints. The applicant is also advised to demonstrate that there shall be no increase in background sound level once the site is completed.
- 5.3 **Historic Environment (Archaeology)** do not object to the proposed development subject to the recommended conditions to secure mitigation set out in the Applicant's Environmental Appraisal. This provides an appropriate level of information and assessment and concludes that with mitigation, it will be possible to limit the direct impacts to cultural heritage assets to within an acceptable range. The mitigation proposed will reduce the impacts to an acceptable level. The required mitigation includes marking-out sensitive areas around historic environment assets; avoidance; archaeological monitoring; and excavation. The applicant will also be required to submit a detailed Written Scheme of Investigation to agree these works. The required mitigation can be secured by means of a condition
- 5.4 **Historic Environment Team (Conservation)** do not object to the proposed development.
- 5.5 **Transport Planning** do not object to the proposed development subject to the advised conditions in relation to construction traffic. This includes the submission of the detailed requirements of the Construction Traffic Management Plan (CTMP) prior to the initiation of any works.
- 5.6 **NatureScot** does not object to the proposed development subject to the recommended conditions being attached to any consent to ensure the protection of the internationally important feature linked to the Strath Carnaig & Strath Fleet Moors Special Protection Area (SPA).
- 5.7 **SEPA** does not object to the proposed development subject to the recommended conditions being attached to any consent in relation to Carbon Rich Soils.

## 6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

### 6.1 **National Planning Framework 4 (NPF4) 2023**

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 7 - Historic Assets and Places  
Policy 11 - Energy  
Policy 14 - Design, Quality and Place  
Policy 25 - Community Wealth Building  
Policy 29 – Rural Development

## 6.2 **Highland Wide Local Development Plan 2012**

28 - Sustainable Design  
29 - Design Quality and Place-making  
30 - Physical Constraints  
31 - Developer Contributions  
36 - Development in the Wider Countryside  
47 - Safeguarding Inbye/AppORTioned Croftland  
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  
66 - Surface Water Drainage  
69 - Electricity Transmission Infrastructure  
72 - Pollution  
77 - Public Access

## 6.3 **Caithness and Sutherland Local Development Plan (2018)**

The CaSPlan, identifies specific site allocations, focusing mainly on regional and settlement strategies. As a result, the CaSPlan does not have any Policies considered directly relevant to the proposed development. However, certain aspects of the strategy for the local area/settlement may help to inform plans for community engagement or community benefit. The CaSPlan also confirms the boundaries of the Special Landscape Areas.

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

Developer Contributions (March 2018)  
Highland Historic Environment Strategy (Jan 2013)  
Highland's Statutorily Protected Species (March 2013)  
Physical Constraints (March 2013)  
Special Landscape Area Citations (June 2011)  
Standards for Archaeological Work (March 2012)  
Trees, Woodlands and Development (Jan 2013)

## 7. **OTHER MATERIAL POLICY CONSIDERATIONS**

### 7.1 **Scottish Government and Other Planning Guidance**

Scottish Energy Strategy (2017)  
The Draft Energy Strategy and Just Transition Plan (2023)

The Onshore Wind Energy Policy Statement (2022)  
Historic Environment Policy for Scotland (2019)  
Scheduled Monuments Consents Policy (2019)  
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)

## **8. PLANNING APPRAISAL**

- 8.1 The application has been submitted to the Scottish Government for approval under Section 37 of the Electricity Act 1989 (as amended). Should Ministers approve the development, it will receive deemed planning permission under Section 57(2) of the Town and Country Planning (Scotland) Act 1997 (as amended). While not a planning application, the Council processes S37 applications in the same way as a planning application as consent under the Electricity Act will carry with it deemed planning permission.

### **Determining Issues**

- 8.2 The determining issues for the Council as Planning Authority responding to this consultation are:
- Does the proposal accord with the Development Plan;
  - If they do accord, are there any compelling reasons for not approving them;
  - If they do not accord, are there any compelling reasons for approving them.

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 key considerations in this case are:
- a) compliance with the development plan and other planning policy;
  - b) energy and economic benefit;
  - c) construction impacts;
  - d) roads, transport and access;
  - e) water, drainage and peat;
  - f) natural heritage (including ornithology);
  - g) Design, landscape and visual impact;
  - h) Built and cultural heritage; and
  - i) any other material considerations

### **Development plan/other planning policy**



- 8.4 The Development Plan comprises the National Planning Framework 4 (NPF4), the Highland-wide Local Development Plan (HwLDP), associated statutory supplementary guidance and the Caithness and Sutherland Local Development Plan (CaSPlan). If the Council is satisfied that the proposal is not significantly detrimental overall, then the application will accord with the Development Plan.

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

- 8.5 National Planning Framework 4 (NPF4) forms part of the Development Plan and was adopted in February 2023. It comprises three parts:

- Part 1 – sets out an overarching spatial strategy for Scotland in the future. This includes a vision and spatial principles.
- Part 2 – sets out policies for the development and use of land that are to be applied in the preparation of local development plans; local place plans; masterplans and briefs; and for determining the range of planning consents. It is clear that this part of the document should be taken as a whole, and all relevant policies should be applied to each application.

Part 3 – contains a series of annexes which sets out how the document should be used, statements of need for national development, spatial planning priorities, qualities of successful places and other matters.

- 8.6 The Spatial Strategy sets out that we are facing unprecedented challenges and that we need to reduce greenhouse gas emissions and adapt to future impacts of climate change. It sets out that Scotland's environment is a national asset which supports our economy, identity, health and wellbeing. It sets out that choices need to be made about how we can make sustainable use of our natural assets in a way which benefits communities. The spatial strategy reflects legislation in setting out that decisions require to reflect the long term public interest. However, in doing so it is clear that we will need to make the right choices about where development should be located ensuring clarity is provided over the types of infrastructure that needs to be provided and the assets that should be protected to ensure they continue to benefit future generations. The Spatial Priorities support the planning and delivery of sustainable places, where we reduce emissions, restore and better connect biodiversity; liveable places, where we can all live better, healthier lives; and productive places, where we have a greener, fairer and more inclusive wellbeing economy.
- 8.7 The proposed development is of national importance for the delivery of the national Spatial Strategy. It is of a type and scale that constitutes NPF4 National Development 3 - Strategic Renewable Electricity Generation and Transmission Infrastructure. NPF4 describes this national development and states that the electricity transmission grid will need substantial reinforcement including the addition of new infrastructure to connect and transmit the output from new on and offshore capacity to consumers in Scotland, the rest of the UK and beyond. Additional electricity generation from renewables and electricity transmission capacity of scale is fundamental to achieving a net zero economy and supports improved network resilience in rural and island areas. The Spatial Strategy considers that Highland can continue to make a strong contribution toward meeting our ambition for net zero. It considers that the strategy for Highland aims to protect environmental assets as well as to stimulate investment

in natural and engineered solutions to climate change. This aim, which will clearly require a balancing exercise, is not new and is reflected throughout the document.

- 8.8 Specific to this proposal, as well as the support in Policy 1 (significant weight will be given to the global climate and nature crisis when considering development), Policy 11 of NPF4 supports all forms of proposals for renewable, low-carbon and zero emission technologies including wind farms, as well as associated transmission and distribution grid infrastructure. However, any project identified as a national development requires to be considered at a project level to ensure all statutory tests are met, as set out in Annex 1 of the NPF4. This includes consideration against the provisions of the Development Plan, of which NPF4 is a part.
- 8.9 Whilst several NPF4 policies are pertinent to the determination of this application, Policy 4 – Natural Places sets out that development proposals that have an unacceptable impact on the natural environment will not be supported. This policy, amongst other requirements, sets out that proposals with likely significant effects on European sites (SACs or SPAs) require appropriate assessment and will only be supported where any benefits outweigh the negative impacts. 1

#### **Highland-wide Local Development Plan**

- 8.10 The Development Plan supports the broad principle of energy development. HwLDP Policy 69 specifically highlights that the “Council will have regard to their level of strategic significance in transmitting electricity from areas of generation to areas of consumption.” “It will support proposals which are assessed as not having unacceptable impact on the environment including natural, built and cultural heritage features.” Where development is assessed as not having unacceptable significant impact on the environment, then the proposal would accord with the Development Plan.

#### **Caithness and Sutherland Local Development Plan (CaSPlan)**

- 8.11 The CaSPlan does not contain land allocations related to the proposed development, as a result, the CaSPlan does not have any Policies considered directly relevant to the proposed.

#### **Onshore Wind Energy Policy Statement (2022) and Draft Energy Strategy and Just Transition Plan (2023)**

- 8.12 The Onshore Wind Energy Policy Statement supersedes the previously adopted Onshore Wind Energy Policy Statement which was published in 2017. The document sets out a clear ambition for onshore wind in Scotland and for the first time sets a national target for a minimum level of installed capacity for onshore wind energy being 20 Gigawatts (GW). This is set against a currently installed capacity of 8.7 GW. Therefore, a further 11.3 GW of onshore wind requires to be installed to meet the target. It is however acknowledged that targets are not caps. In delivering such a target Scotland would play a significant role in meeting the requirement of 25-30 GW of installed capacity across the UK identified by the Climate Change Committee.
- 8.13 To deliver the ambition, a sector deal for onshore wind energy is being progressed. The detail of this is yet to be published. Like the previous iteration of the Onshore

Wind Energy Policy Statement, the document recognises that balance is required and that no one technology can allow Scotland to reach its net zero targets. The document is clear that in achieving a balance, environmental and economic benefits to Scotland must be maximised. In taking this approach, this echoes Scotland's Third Land Use Strategy. Benefits to rural areas, such as provision of jobs and opportunities to restore and protect natural habitats, are also highlighted in the document.

- 8.14 The Draft Energy Strategy and Just Transition Plan has been published for consultation. Ministers will likely give consideration to this document in their decision on the application, however limited weight can be applied to the document given its draft status. Unsurprisingly, the material on in the document reflects in large part that contained in NPF4 and the Onshore Wind Energy Policy Statement (OWPS) 2022. A fundamental part of the Strategy is expanding the energy generation sector. The draft Strategy specifically addresses energy networks (page 36) and states "significant infrastructure investment in Scotland's transmission system is needed to ameliorate constraints and enable more renewable power to flow to centres of demand." It states that National Grid has identified the requirement for over £21 billion of investment in GB electricity transmission infrastructure to meet 2030 targets and that over half of this investment will involve Scottish transmission owners SPEN and SSEN. Overall, the draft Energy Strategy forms part of the new policy approach alongside the OWPS and NPF4 and confirms the Scottish Government's policy objectives and related targets reaffirming the crucial role that onshore wind and enabling transmission infrastructure will play in response to the climate crisis which is at the heart of all these policies.

### **Energy and Economic Benefit**

- 8.15 The Council continues to respond positively to the Government's renewable energy agenda. Installed onshore wind energy developments in Highland account for around 30% of the national installed onshore wind energy capacity, with a substantial number of onshore wind farm applications pending consideration at present. While The Highland Council has effectively met its own target, as previously set out in the Highland Renewable Energy Strategy, it remains the case that there are areas of Highland capable of absorbing renewable developments without significant effects.
- 8.16 The proposed development is required to provide a grid connection for the consented Lairg II Wind Farm. The proposed development would therefore provide the transmission infrastructure required to facilitate new onshore renewable power to be exported to the national grid, improving supply as well as facilitate more energy to be transmitted to areas of demand.
- 8.17 In terms of economic impacts, such projects can offer investment / opportunities to the local, Highland, and Scottish economy, including businesses ranging across the construction, haulage, electrical and service sectors. It is not expected that this project will offer significant economic benefits on its own, however there will be wider economic benefits through the providing a grid connection for Lairg II Wind Farm. The Applicant considers it important to act as a responsible developer with regards to the communities which host the construction works. The delivery of a major programme of capital investment provides the opportunity to maximise support of local communities. Employment of construction staff would be the responsibility of

the Principal Contractor, but the Applicant encourages the Principal Contractor to make use of suitable labour and resources from areas local to the location of the works.

- 8.18 Given the scale of the proposed development it is unlikely that there will be significant adverse effects caused by construction traffic or disruption. Similarly, it is unlikely that there will be any adverse economic impact that the proposed development may have on tourism during both the construction and operational phases of the proposed development.

### **Construction Impacts**

- 8.19 It is anticipated that construction of the proposed development would take place over a period of approximately 18 months, following the granting of consents. Construction works are estimated to start in February 2025 with completion in August 2026. Construction working hours will typically be between 07:00 to 17:00 Monday to Friday and 08:00. This is considered to be acceptable for this type of development, Environmental Health have requested that the working hours are secured through a planning condition.
- 8.20 Developers must comply with reasonable operational practices with regard to construction noise so as not to cause nuisance. Section 60 of the Control of Pollution Act 1974 sets restrictions in terms of hours of operation, plant and equipment used and noise levels etc. and is enforceable via Environmental Health and not Planning.
- 8.21 The nature of the project anticipates the need for a Construction Environmental Management Document (CEMD), in association with the successful contractor engaged. This may be secured via condition and should include site-specific environmental management procedures which can be finalised and agreed through appropriate planning conditions. Such submissions are expected to be “plan based” highlighting the measures being deployed to safeguard specific local environmental resources and not simply re-state best practice manuals. Due to the scale of the development SEPA will control pollution prevention measures relating to surface water run-off via a Controlled Activities Regulations Construction Site Licence.
- 8.22 In addition to the requirement for submission and agreement on a CEMD, the Council and Transport Scotland require the applicant to provide a Construction Traffic Management Plan (CTMP) for the use of the road network.

### **Roads, Transport and Access**

- 8.23 The location of the proposed development i.e., in an area that is sparsely populated with no sensitive receptors in the immediate vicinity of the UGC, is such that it is considered that the construction of the proposed development will have no significant Traffic and Transport effects on any sensitive receptors that would require to be mitigated against. Furthermore, any Traffic and Transport effects will be generated primarily during the construction phase (i.e., temporary), with any operational traffic expected to be limited to service vehicles carrying out routine maintenance. As such the Applicant scoped out a full traffic and transport assessment, subject to the provision of a Construction Traffic Management Plan (CTMP) which will be secured via a planning condition.

- 8.24 Transport Planning note that little information has been provided regarding access, traffic and transport associated with the development; however, are satisfied with what the Applicant has set out within the submitted Environmental Appraisal, Access and Transport, 2.4.15 to 2.4.17. It is stated that a Construction Traffic Management Plan (CTMP) is to be developed by the Principal Contractor for the works for the agreement of The Highland Council roads team. Subject to a condition to this effect being attached to any planning permission granted, Transport Planning have no objection in principle to the development proposed.
- 8.25 Like most land in Scotland, the site is subject to the provisions of the Land Reform (Scotland) Act 2003. There will be a need to restrict access to the site during construction works at key times. Where and when feasible however the existing tracks should be made available for public use during the construction phase. Access tracks to the proposed development should be accessible to a wide variety of users. Large pedestrian gates and by-pass gates adjacent to cattle grids should all be “easy open” accesses. All other gates within the application boundary should similarly be unlocked to responsible access takers. To ensure access is provided throughout the construction period and that enhanced recreational access opportunities are provided during the operational phase, a Recreational Access Management Plan will be required. This should also include details of signage required to warn users of any potential hazards.
- 8.26 In summary, whilst not all the transport and access mitigation measures associated with the construction of the UGC are set out in their entirety, sufficient confidence can be taken from the level of detail and assessment provided to date, with the applicant committing to submitted a CTMP.

### **Water, Drainage and Peat**

- 8.27 The proposed development does not directly cross any watercourses and at this stage it is anticipated that the proposed drainage will not discharge directly to any surface waters and as such any impacts are not anticipated. The submitted Environmental Appraisal is clear that a Construction Environmental Management Document / Plan (CEMD) will be in place to ensure that potential sources of pollution on site can be effectively managed throughout construction and in turn during operation of the line. The CEMD needs to be secured by condition. This will ensure the agreement of construction methodologies with statutory agencies following appointment of the principal contractor and prior to the start of development or works.
- 8.28 In order to protect the water environment a number of measures have been highlighted by the applicant for inclusion in the CEMD including the adoption of sustainable drainage principles, and measures to mitigate against effects of potential chemical contamination, sediment release and changes in supplies to Ground Water Dependent Terrestrial Ecosystems. This includes the employment of an Ecological Clerk of Works (ECoW) to monitor the mitigation measures throughout construction.
- 8.29 As peat is present within the site, an Outline Soil and Peat Management Plan (SPMP) has been prepared (Appendix 6.1 Outline Soil and Peat Management Plan), utilising data from peat probing surveys. The plan sets out methods to minimise impacts on peat from construction and appropriate high-level construction mitigation principles.

- 8.30 The proposal has avoided deep peat where possible and makes use of previously disturbed ground and existing tracks where possible. However, some detail design has still to be undertaken and to ensure the development is compliant with NPF4 Policy 5. SEPA have requested the mitigation measures listed in Table 8-1 Schedule of Mitigation in relation to Soils are secured by condition. In particular, a detailed peat management plan should be submitted at least 4 months prior to commencement of development which should include finalised volumes of expected excavated peat and a demonstration of how and where it will be re-used on site appropriately to comply with NPF4 Policy 5d. The Peat Management Plan will need to be approved in consultation with SEPA.
- 8.31 A Habitat Management Plan will be required, this should include areas of habitat restoration across the site. The proposed development in its entirety (i.e., including Downleads (including ancillary infrastructure) and proposed UGC would result in the permanent loss of approximately 0.16 ha and temporary loss of 0.89 ha of habitat. The applicant should demonstrate that there would be an overall enhancement to biodiversity across the site to comply with NPF4. It is considered that there are opportunities across the site and the associated impacted wider site to provide biodiversity enhancements beyond the baseline conditions. This is however a matter for Scottish Ministers to consider in reaching a reasoned conclusion on the application.
- 8.32 In this regard a Biodiversity Enhancement and Management Plan should be submitted prior to works commencing setting out full details of the proposed enhancement measures and future management and monitoring strategies. The Council would expect a 10% increase in the biodiversity value of the site post construction with the use of a metric to detail the biodiversity enhancement; all of which could be secured by condition and legal agreement in order to secure long term control and management of land subject the Biodiversity Enhancement and Management Plan and / or the HMP should these provisions be combined.

#### **Natural Heritage (including ornithology)**

- 8.33 There is potential for impacts such as habitat degradation and disturbance / displacement of notable features of surrounding designated sites including: Strath Carnaig and Strath Fleet Moors Special Protection Area (SPA), River Oykel Special Area of Conservation (SAC), Strath Carnaig and Strath Fleet Moors Site of Special Scientific Interest (SSSI), Strath Fleet and Strath Carnaig Moor Important Bird Area (IBA) and woodlands listed in the Ancient Woodland Inventory (AWI) and Native Woodland Survey of Scotland (NWSS). Furthermore there is potential for impacts such as habitat degradation / drying of habitats present within the Site including: blanket bog, upland heath, upland flushed, fens and swamps and rivers. Of these habitats, blanket bog (f1a5) and upland heathland are Annex I habitats.
- 8.34 As such a detailed habitat survey was undertaken between the 30th May and 2nd June 2022 and then updated between the 25th and 26th October 2022 following a design change. At the time of survey, various alignment options were being considered and as such the survey area covered the alignment options, plus the 100m LoD and then a further 250m buffer from the LoD.

- 8.35 The site and surrounding area have the potential to support a number of protected and notable species including: otter, water vole, fish, freshwater pearl mussel, badger, pine marten, birds, amphibians, reptiles and mountain hare. As such protected species surveys were undertaken in 2022. The results were that although protected species were present they are far enough away from the development boundary not to be affected. NatureScot advise that there is potential from changes to occur before construction begins as such pre-construction surveys are required.
- 8.36 The developer has provided Species Protection Plans for otter and water vole, etc (App. 2.3), which includes a commitment to undertake pre-works surveys if previous surveys are more than 12 months old. Surveys were undertaken in October 2022, therefore pre-construction surveys will be required to be undertaken again in advance of construction. The SPPs also include provision for the proposal to potentially require a Protected Species Licence from NatureScot. An otter resting place has been identified under the Torboll Burn bridge which may require a licence if works traffic is going to use this route.

### **Ornithology**

- 8.37 The Applicant has relied on existing ornithology survey data gathered in connection with the Lairg II wind farm and the Dalchork to Loch Buidhe overhead line (OHL). Within the submitted Environmental Appraisal the Applicant confirmed that NatureScot acceptable this approach to ornithological assessment.
- 8.38 The proposed site lies approximately 1km from Strath Carnaig and Strath Fleet Moors SPA protected for hen harrier. NatureScot advise that the proposal is likely to have a significant effect on hen harrier linked to the SPA. In view of the site's conservation objectives for its qualifying interest and the site's status (SPA) means that the requirements of the Conservation (Natural Habitats, &c.) Regulations 1994 as amended (the "Habitats Regulations") apply or, for reserved matters, The Conservation of Habitats and Species Regulations 2017. Consequently, The Scottish Government is required to consider the effect of the proposal on the SPA before it can be consented (commonly known as Habitats Regulations Appraisal).
- 8.39 NatureScot advise that if the proposal is carried out strictly in accordance with the appropriate mitigation it will not adversely affect the integrity of the site (hen harrier linked to the SPA). The proposed mitigation includes a Breeding Bird Species Protection Plan (SPP) to provide the necessary protection for SPA hen harriers, should they be found breeding or roosting close to the proposal. The SPP shall include a requirement for pre-construction surveys and appropriate buffer zones to protect hen harriers from disturbance effects. NatureScot advise that the pre-construction surveys and full implementation of the SPP should be undertaken through the employment of an Ecological Clerk of Works (ECoW) to ensure that hen harriers linked to this SPA will remain undisturbed by this proposal, which is set to progress over two breeding seasons.

### **Design, Landscape and Visual Impact**

- 8.40 The Applicant undertook a Landscape and Visual Impact Appraisal. It describes and analyses the existing landscape of the area that may be affected and considers its sensitivity to the proposal. It defines the extent to which the proposed development

would be visible and illustrates and analyses a representative sample of views to give a clear indication of the effect the proposed development might have on visual amenity.

- 8.41 Due to the limited extent of visibility, type of the proposed development and the fact that it would be perceived in the context of existing OHL a Study Area of a 2 km radius from the proposed development was undertaken by the Applicant.
- 8.42 The proposal includes embedded mitigation, this included the section of UGC as the best option with the least landscape and visual effects. The Proposed UGC, by its nature, will not be visible following reinstatement and establishment of the landcover. Therefore, no permanent effects from the Proposed UGC are anticipated and it is not assessed further for the Operational Phase. The landscape and visual effects of the Downloads (and associated ancillary infrastructure) during construction would be short-term and temporary and would not be materially different from the permanent effects.
- 8.43 Considering the scale of the proposed development in the surrounding landscape and in the context of existing infrastructure, its effects on the landscape and visual amenity are anticipated to be negligible. It is not considered that the proposed development would result in any long-term significant effects on the landscape fabric, landscape character, special qualities of landscape designations, and on visual amenity.

#### **Built and Cultural Heritage**

- 8.44 There are no World Heritage Sites, Scheduled Monuments, Listed Buildings, Gardens and Designed Landscapes, Registered Battlefields, and Conservation Areas within the study areas surrounding the proposed development. Historic Environment Scotland has confirmed that the proposals does not raise issues of national interest for the historic environment.
- 8.45 The surrounding landscape contains numerous prehistoric earthworks and post-medieval stone structures and features, suggesting the potential for the discovery of previously unknown sub-surface archaeological remains to be high. As such there is the potential for impacts on known non-designated heritage assets within the proposed development boundary.
- 8.46 There are 11 non-designated heritage assets identified in the outer Study Area. Of these, five were identified during the UGC walkover survey in 2022. The remaining six are assets recorded in The Highland Council HER.
- 8.47 Construction activities which require the breaking of ground, including the establishment of site compounds, topsoil stripping/bulk excavation and the excavation of footings, and temporary access tracks have the potential to result in direct physical impacts on any known or potential heritage assets within the proposed development boundary. The submitted Environmental Appraisal sets out embedded mitigation, this includes good practice during construction works. It is accepted that if the works are carried out in accordance with the proposed mitigation set out in the submitted Environmental Appraisal (Table 5-4) then there would be no significant effects. Furthermore, prior to any mitigation, a Written Scheme of



Investigation would be drafted in consultation with the Council. This document would detail the precise methodology of any archaeological work to be undertaken and any subsequent phases of assessment.

- 8.48 The Council's Historic Environment Team are satisfied with this approach.

### **Other Material Considerations**

- 8.49 There are no other material considerations.

## **9. CONCLUSION**

- 9.1 The proposed development is required for a new grid connection for Lairg II Wind Farm, providing additional capacity on the transmission network for new renewable energy generation. The Scottish Government and the Council each have policies in support of projects which increase the capacity of the grid network to serve the community and in particular, the significant level of investment required in renewable energy. NPF4 justifies the need for such investment highlighting such development as of national importance.
- 9.2 Highland has been successful in attracting inward investment in renewables, enabled in part by a significant level of investment in the improvement of the electricity transmission network. This success has led to the Highlands having a good understanding of this type of project and the Council having appropriate policies and guidance to assist in its assessment, and to effectively manage their implementation on the ground. For example, the use of Construction and Environmental Management Documents "CEMD", a particular approach to assist with the implementation / management of such large-scale projects with a focus on environmental protection. There are investment benefits too that favour these projects, not just from the short-term construction but a continued stream of investment assisting with long term employment.
- 9.3 Statutory and other consultees responding to this application are generally supportive. That said, some consultees have requested planning conditions to be attached to any grant of permission to effectively ensure that their specific interests are secured.
- 9.4 In considering the development proposal, any impacts can be managed through planning conditions to secure a Construction Traffic Management Plan; Special Species Plans (SSP); delivery and implementation of Habitat Management Plans (which deliver meaningful biodiversity enhancements); and the appointed Ecological Clerk of Works (EcOW), it is considered the impact of the proposed development can be managed.
- 9.5 Schedule 9 of the Electricity Act sets out what an applicant shall do in relation of the preservation of amenity. It is considered that the proposal has had regard to the desirability of preserving natural beauty through the design process that has mitigated the effects of the development in relation to the effects on the natural beauty of the countryside

9.6 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within 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: The application allows for the connection of renewable energy to the grid therefore helping to deliver a contribution toward climate change targets.

10.5 Risk: Not applicable

10.6 Gaelic: Not applicable

## 11. RECOMMENDATION

**Action required before decision issued** Y

Notification to Scottish Ministers Y

**Subject to the above actions**, it is recommended to **RAISE NO OBJECTION** to the application subject to:

A. The matters set out below to be secured via finalised conditions and reasons.

**Draft matters to be secured by condition to be attached to any Section 37 consent which may be approved:**

### 1. Commencement of development

(1) The Commencement of the Development shall be no later than five years from the date of this consent, or in substitution, such other period as the Scottish Ministers may hereafter direct in writing.

(2) Written confirmation of the intended date of Commencement of Development shall be provided to the Planning Authority and the Scottish Ministers no later than one calendar month before that date.

**Reason:** To avoid uncertainty and ensure that the consent is implemented within a reasonable period and to allow the Planning Authority and Scottish Ministers to monitor compliance with obligations attached to this consent and deemed planning permission as appropriate.

2. **Non-assignment**

- (1) This consent shall not be assigned without the prior written authorisation of the Scottish Ministers. The Scottish Ministers may authorise the assignment, with or without conditions.
- (2) The Company shall notify the Planning Authority and Scottish Ministers in writing of the name of the assignee, principal named contact and contact details within fourteen days of the consent being assigned.

**Reason:** To safeguard the obligations of the consent if transferred to another company.

3. **Serious Incident Reporting**

- (1) In the event of any breach of health and safety or environmental obligations relating to the Development during the period of this consent written notification of the nature and timing of the incident shall be submitted to the Scottish Ministers within twenty-four hours of the incident occurring, including confirmation of remedial measures taken and/or to be taken to rectify the breach.

**Reason:** To keep the Scottish Ministers informed of any such incidents which may be in the public interest.

4. **Notification of Date of Final Energisation**

- (1) Written confirmation of the Date of Final Energisation shall be provided to the Planning Authority and Scottish Ministers no later than one calendar month after that date.

**Reason:** To allow the Planning Authority and Scottish Ministers to record when energisation of the line has taken place and comply with other conditions.

**Conditions Attached to Deemed Planning Permission**

5. **Implementation in accordance with approved plans and requirements of the section 37 consent**

- (1) Except as otherwise required by the terms of the section 37 consent and deemed planning permission, the Development hereby approved shall be undertaken in accordance with the application and other documentation lodged in support of the application dated October 2023.

**Reason:** To ensure that the Development is carried out in accordance with the approved details.

6. **Construction Hours**

- (1) Construction work which is audible from any noise-sensitive receptor shall only take place between the hours of 07:00 to 19:00 on Monday to Friday inclusive and 07:00 to 13:00 on Saturdays, with no construction work taking place on a Sunday or on public holidays. Outwith these specified hours, development on the site shall be limited to maintenance, emergency works, dust suppression, and the testing of plant and equipment.

**Reason:** In the interests of local amenity.

7. **Limits of deviation and micro-siting**

- (1) All infrastructure shall be constructed in the locations as per the approved plans. The locations may be adjusted within the prescribed 100m Limit of Deviation set out within the Environmental Appraisal; and
- (2) No later than one month after the date of final commissioning of the development, an updated drawing must be submitted showing the final position of the overhead line, including the positioning and height of all poles and associated infrastructure forming part of the development must be submitted for the written approval of the Planning Authority. The updated drawing requires to specify areas where micro-siting has taken place and, for each instance, be accompanied by copies of the ECoW approval or other technical justification.

**Reason:** To control environmental impacts while taking account of local ground conditions.

8. **Construction Environmental Management Plans**

- (1) There shall be no commencement of development until finalised Construction Environmental Management Plans (“CEMP”s) are submitted to and agreed in writing by the Planning Authority in consultation with SEPA and other appropriate consultees as appropriate. These plans shall include:
- i. An updated Schedule of Mitigation;
  - ii. Processes to control / action changes from the agreed Schedule of Mitigation;
  - iii. a detailed Peat Management Plan to be provided specifying method of construction which minimises ground disturbance, including to areas of deep peat, priority peatland habitat and finalised volumes of expected excavated peat (and demonstration of how and where it will be re-used on site appropriately to comply with NPF4 Policy 5d);
  - iv. a Habitat Management Plan (“HMP”), which specifically demonstrates no net loss of the extent of blanket bog habitat

- associated with the electricity line connection, with compensatory peatland habitat restoration with provision;
- v. Pollution Prevention Plan – including use of trackway across wetter area of wet heath / blanket bog, development and storage of material to be stored on boarding, development buffers from water features including maintaining a 50m buffer from GWDTEs, maintaining a buffer from invasive species and biosecurity measures;
  - vi. Site Waste Management Plan;
  - vii. A pre-construction survey for legally protected species carried out at an appropriate time of year for the species, at a maximum of 12 months preceding commencement of construction, and that a watching brief is then implemented by the Environmental clerk of Works (“ECoW”) during construction. The area that is surveyed should include all areas directly affected by construction plus an appropriate buffer to identify any species within disturbance distance of construction activity and to allow for any micro-siting needs;.
  - viii. Breeding Bird Protection Plan (Hen Harriers) and Species Protection Plan(s) as directed by the ECoW, with these to set out that:
    - a. Any ground clearance or development should avoid the bird breeding season (01 April to 15 August). In the event that it is necessary to undertake any works within the breeding season, no more than 24-hours before works the area shall be subject to an ECoW pre-construction survey for breeding bird surveys;
    - b. During construction, walkover breeding bird surveys must be carried out between 01 April to 15 August on a regular basis, to attempt to detect breeding territories and nests. If a nest is detected for any bird species, then an appropriate buffer zone, would be employed to protect it from damage and/or disturbance;
  - ix. Procedures to be followed in the event of encountering any unexpected archaeology;
  - x. Provision of a communication plan to ensure all contractors are aware of the possible presence of protected species frequenting the site and the laws relating to their protection; and
  - xi. Methods of monitoring, auditing, reporting and communication of environmental management on site and with the client, Planning Authority and other relevant parties.

**Reason:** To secure the final detailed information on the delivery of all on site mitigation projects and to protect the environment from the construction and operation of the development

## 9. Environmental Clerk of Works

- (1) There shall be no commencement of development unless the Planning Authority has approved in writing the terms of appointment of an Environmental Clerk of Works (“ECoW”) who shall be independent of the applicant. The terms of appointment shall:
- i. Impose a duty to monitor compliance with the ecological and hydrological commitments provided in the Environmental Appraisal Report lodged in support of the application, the CEMPs approved in accordance with Condition 8, and other plans approved (“the ECoW works”);
  - ii. Require the ECoW to report to the applicant’s nominated construction project manager any incidences of non-compliance with the ECoW works at the earliest practical opportunity;
  - iii. Require the ECoW to submit three monthly reports to the Planning Authority following the commencement of development until the completion of site construction. Reporting shall summarise all works undertaken on site and effectiveness or otherwise of mitigation set out in the Environmental Appraisal Report;
  - iv. Have power to stop the job / activities being undertaken within the site when a breach or potential breach of environmental legislation occurs to allow for a briefing of the concern to the applicant’s nominated construction project manager; and
  - v. Require the ECoW to report to the Planning Authority any incidences of non-compliance with “the ECoW Works” at the earliest practical opportunity.

The ECoW shall be appointed on the approved terms throughout the period from commencement of development, throughout any period of construction activity and during any period of post construction restoration works.

**Reason:** To secure effective monitoring of and compliance with the environmental mitigation and management measures associated with the development.

## 10. Construction Traffic Management Plan

- (1) There shall be no commencement of development until a Construction Traffic Management Plan (“CTMP”) has been submitted to, and approved by, the Planning Authority, in consultation with the Roads Authority. The CTMP, which shall be implemented as approved during all period of construction and decommissioning must include:
- i. Description of all measures to be implemented by the developer in order to manage traffic during the construction phase, with any additional or temporary signage and traffic control;
  - ii. A detailed construction programme;
  - iii. Confirmation of bulk material sources to be used during the construction period;

- iv. Identification of the routes to site for general construction traffic and confirmation of the number and type of vehicle movements anticipated on these routes during the construction period;
- v. Proposed measures to mitigate the impact of any abnormal load movements and general construction traffic on the local road network following detailed assessment of the relevant routes;
- vi. A risk assessment for the movement of abnormal loads during daylight hours and hours of darkness;
- vii. A detailed protocol for the delivery of abnormal loads/vehicles, prepared in consultation and agreement with interested parties, including Highland Council, the Police, Transport Scotland and, as required, community representatives. The protocol shall identify any requirement for convoy working and/or escorting of vehicles and include arrangements to provide advance notice of abnormal load movements in the local media. Temporary signage, in the form of demountable signs or similar approved, shall be established, when required, to alert road users and local residents of expected abnormal load movements. All such movements on Council maintained roads shall take place outwith peak times on the network, including school travel times, and shall avoid local community events;
- viii. A detailed delivery programme for abnormal load movements, which shall be made available to Highland Council and as required, community representatives;
- ix. A contingency plan prepared by the abnormal load haulier. The plan shall be adopted only after consultation and agreement with the Police and the respective roads authorities. It shall include measures to deal with any haulage incidents that may result in public roads becoming temporarily closed or restricted;
- x. Details of any upgrading works required at the junction of the site access and the public road;
- xi. Measures to ensure that all affected public roads are kept free of mud and debris arising from the development;
- xii. Joint before and after road condition surveys (developer and Highland Council) on affected roads;
- xiii. A procedure for the regular monitoring of road conditions and the implementation of any remedial works required during the construction period.
- xiv. Identification of a named point of contact responsible for the CTMP

**Reason:** To maintain safety for road traffic and the traffic moving to and from the development, and to ensure that the transportation of abnormal loads will not have any detrimental effect on the road network.

## 11. **Outdoor Access Management Plan**

No development shall commence until an Access Management Plan, has been submitted to, and agreed in writing by, the Planning Authority. The plan should ensure that public access is retained in the vicinity of Lairg I Wind Farm

during construction, and thereafter that suitable public access is provided during the operational phase of the wind farm. The plan as agreed shall be implemented in full, unless otherwise approved in writing with the Planning Authority.

**Reason:** In the interests of securing and enhancing public access rights.

## 12. **Programme of Archaeological Works**

No works in connection with the development hereby approved shall commence unless an archaeological Written Scheme of Investigation (WSI) has been submitted to and approved in writing by the planning authority and a programme of archaeological works has been carried out in accordance with the approved WSI. The WSI shall include details of how the recording and recovery of archaeological resources found within the application site shall be undertaken, and how any updates, if required, to the written scheme of investigation will be provided throughout the implementation of the programme of archaeological works. Should the archaeological works reveal the need for post excavation analysis the development hereby approved shall not be occupied or brought into use unless a Post-Excavation Research Design (PERD) for the analysis, publication and dissemination of results and archive deposition has been submitted to and approved in writing by the planning authority. The PERD shall be carried out in complete accordance with the approved details.

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

## 13. **Construction Noise**

Prior to construction commencing the applicant shall submit, for the written approval of the Planning Authority, a construction noise and vibration mitigation scheme which demonstrates how the applicant/contractor will ensure the best practicable measures are implemented in order to reduce the impact of construction noise and vibration. The assessment should include but is not limited to the following: -

- (1) A description of the most significant noise sources in terms of equipment, processes or phases of construction;
- (2) The proposed operating hours and the estimated duration of the works for each phase;
- (3) A detailed plan showing the location of noise/vibration sources, noise sensitive premises and any survey measurement locations if required);
- (4) A description of noise mitigation methods that will be put in place including any proposals for community liaison. The best practice found in BS5228 Code of practice for noise and vibration control on construction and open sites should be followed. Any divergence requires to be justified.



Thereafter the development shall progress in accordance with the approved Noise and Vibration Mitigation Scheme and all approved mitigation measures shall be in place prior to construction commencing or as otherwise may be agreed in writing by the Planning Authority.

**Reason:** In the interests of local amenity.

Signature:

Designation: Dafydd Jones Area Planning Manager – North

Author: Claire Farmer – Principal Planner

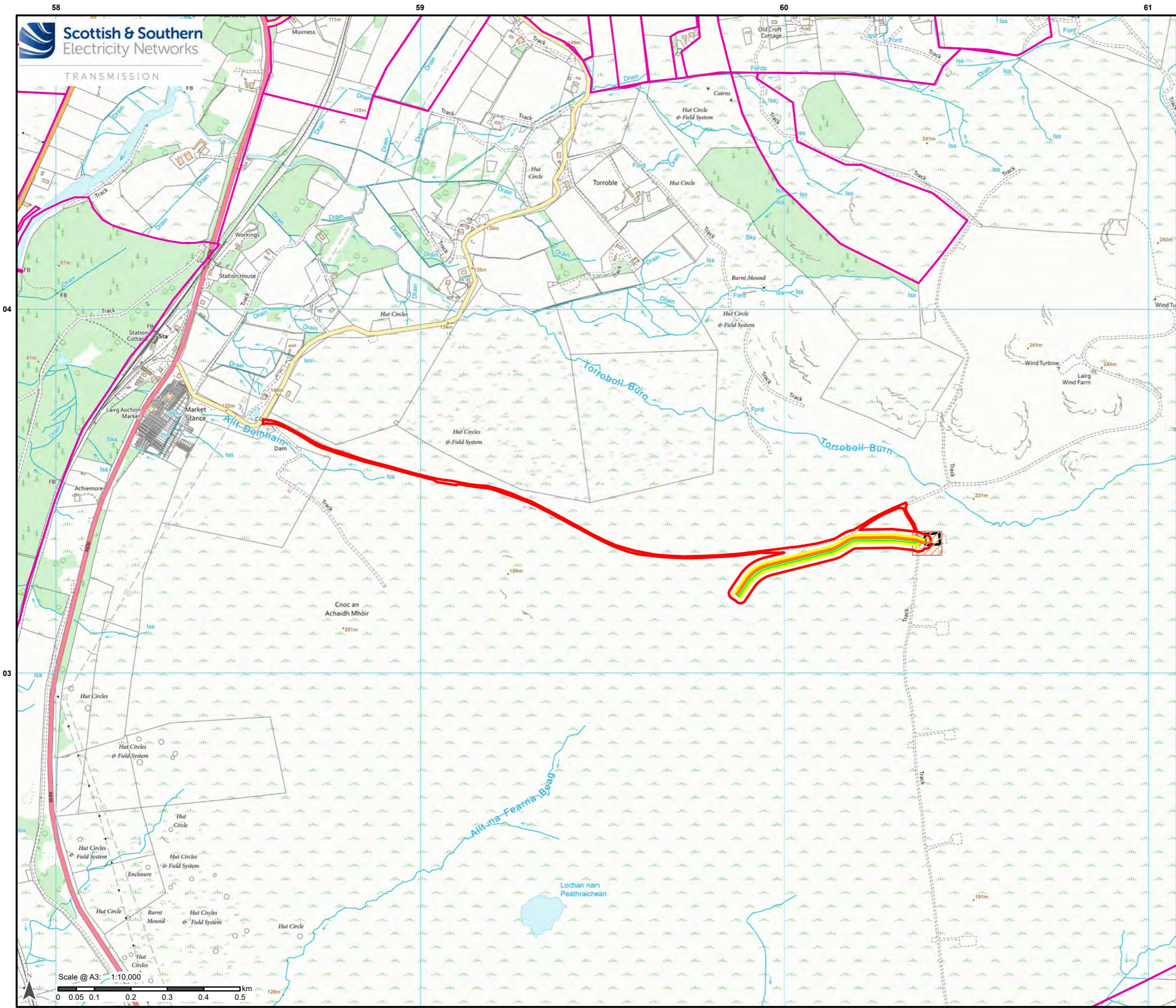
Background Papers: Documents referred to in report and in case file.

Relevant Plans:

- Plan 1 - 000001 Supplementary Site Location Plan
- Plan 2 - LT913\_LARG\_1104\_0003 Elevation Plan – Proposed  
Compound Elevation
- Plan 3 - LT913\_LARG\_1110\_0005 Site Layout Plan – Proposed  
Cable Route
- Plan 4 - PT913\_LARG\_1104\_0002 – Site Layout Plan – Proposed  
Compound
- Plan 5 - EA Appendix 2.1 Compound Drawings

Appendix 1 – Letters of Representation

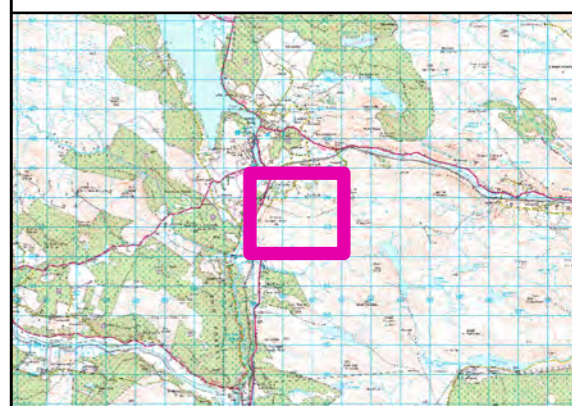
None



**Legend**

- Temporary Track
- Cable Route
- Spoil Area
- Redline Boundary
- Landowner Boundaries - Reference Only
- Cable Sealing End Compound
- New Bellmouth
- Temporary Construction Area

Road redline boundary = 1.103 ha  
Cable redline boundary = 2.935 ha



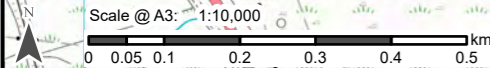
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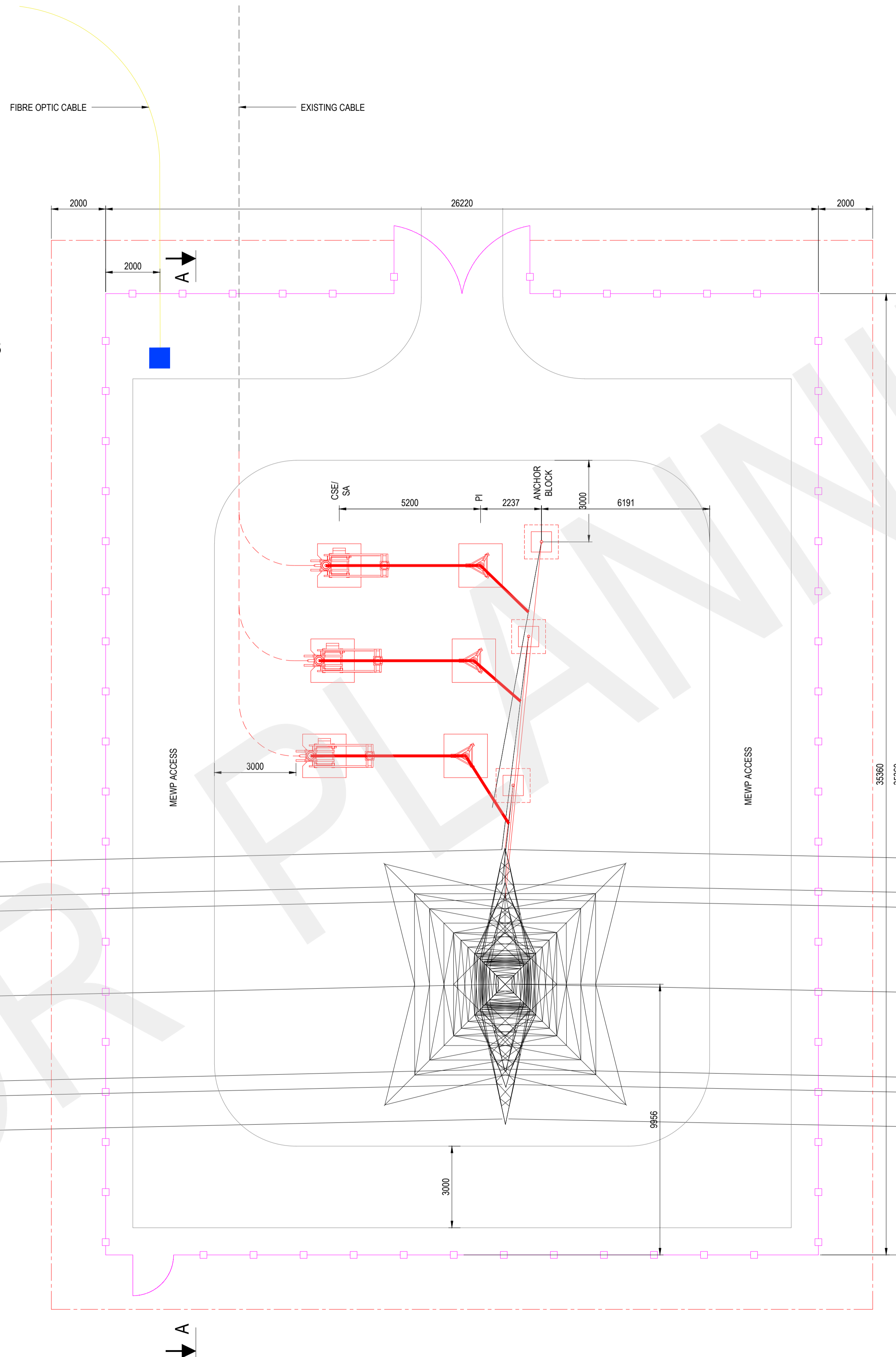
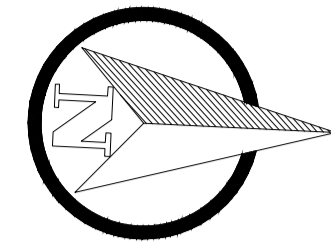
Project No: PT000913  
Project: Laig 2 H1

Title:  
Supplementary Site Location Plan

Drawn by: SW Date: 24/07/2023

Drawing: PT000913\_WAY\_001\_SuppSiteLocationPlan





**NOTES:-**

1. ALL DIMENSIONS GIVEN IN MILLIMETRES (mm) U.N.O.
2. PLEASE REFER TO PROPOSED LAYOUT DRAWING No. PT913\_LARG\_1104\_0003\_00\_0C CSE COMPOUND ELEVATION
3. PROPOSED SITE FOR DISCUSSION PURPOSES ONLY. LAYOUT MAY BE REQUIRED TO BE AMENDED DEPENDENT ON FINAL SITE SELECTION.
4. ELECTRICAL LAYOUT SHOWN IS PURELY FOR DISCUSSION PURPOSES ONLY.
5. ALL EQUIPMENT SHOWN TO BE FINALISED AND CONFIRMED BY ENGINEER/DESIGN TEAM AND UNTIL DONE SO ALL ASPECTS OF THE SHOWN DESIGN ARE SUBJECT TO CHANGE.
6. ALL EQUIPMENT SHOWN TO BE CONSIDERED NEW.
7. AIS PLANT INFORMATION TAKEN FROM STANDARD SSE FRAMEWORK LAYOUTS.
8. PROPOSED 132kV CSE COMPOUND PLATFORM AREA = 1,048m<sup>2</sup> = 0.26 ACRES

**LEGEND:-**

- CVT CAPACITIVE VOLTAGE TRANSFORMER
- SA SURGE ARRESTER
- CSE CABLE SEALING END
- PROPOSED FENCE
- PROPOSED ROAD
- PROPOSED PLATFORM
- PROPOSED 132kV CABLE
- EXISTING CABLE
- FIBRE OPTIC CABLE
- FIBRE OPTIC CABLE JUNCTION BOX

**SUBSTATION MINIMUM ELECTRICAL CLEARANCES**

REQUIREMENTS TO BE IN ACCORDANCE WITH SSE SUBSTATION DESIGN SPECIFICATION DOC No. SP-NET-SST-501

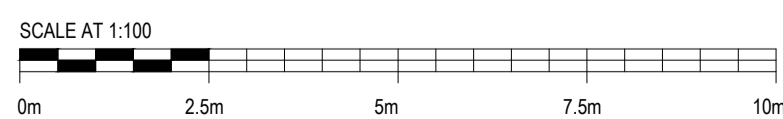
REF	CLEARANCE (mm)	NOMINAL SYSTEM VOLTAGE			
		400kV	275kV	132kV	33kV
E	PHASE TO EARTH	2800	2100	1200	500
Ph	PHASE TO PHASE	3600	2400	1400	430
S	DESIGN CLEARANCE FOR SAFETY	5500	4800	3500	2900
SD	SAFETY DISTANCE	3100	2400	1400	800
Ds	WORKING & ACCESS CLEARANCE (VERTICAL)	5200	4500	3500	2900
Dsh	WORKING & ACCESS CLEARANCE (HORIZONTAL)	4600	3900	2900	2300
IH	INSULATION HEIGHT (PEDESTRIAN ACCESS)	2400	2400	2400	2400

WHERE EQUIPMENT CONFIGURATIONS HAVE NOT BEEN SUBJECT TO TYPE OF ROUTINE TESTS IN ACCORDANCE WITH IEC 60694 THE CLEARANCES FOR PHASE TO EARTH AND PHASE TO PHASE ABOVE SHALL APPLY. THEY APPLY UNDER CONDITIONS OF MAXIMUM SWING AND SAG.

WHEN DESIGNING ELECTRICAL CONNECTIONS THE FOLLOWING ALLOWANCES HAVE BEEN MADE TO COVER TOLERANCES IN ELECTRICAL AND CIVIL WORK AND THE SETTLEMENT OF FOUNDATIONS:- 132kV - 80mm; 33kV - 80mm

**PRELIMINARY DESIGN ONLY  
NOT TO BE USED FOR  
CONSTRUCTION**

*FOR PLANNING*



Rev: JB	Drawn: JB	Approved: JB	Description: FOR INTERNAL COMMENT ONLY. PEDESTRIAN GATE ADDED.
Checked: OH	Date: 03/08/23		

**Scottish & Southern  
Electricity Networks**  
SSE Inveralmond House, 200 Dunkeld Road  
Perth, PH1 3AQ, UK www.sse.com

Project: LAIRG II SUBSTATION PROPOSED CSE COMPOUND

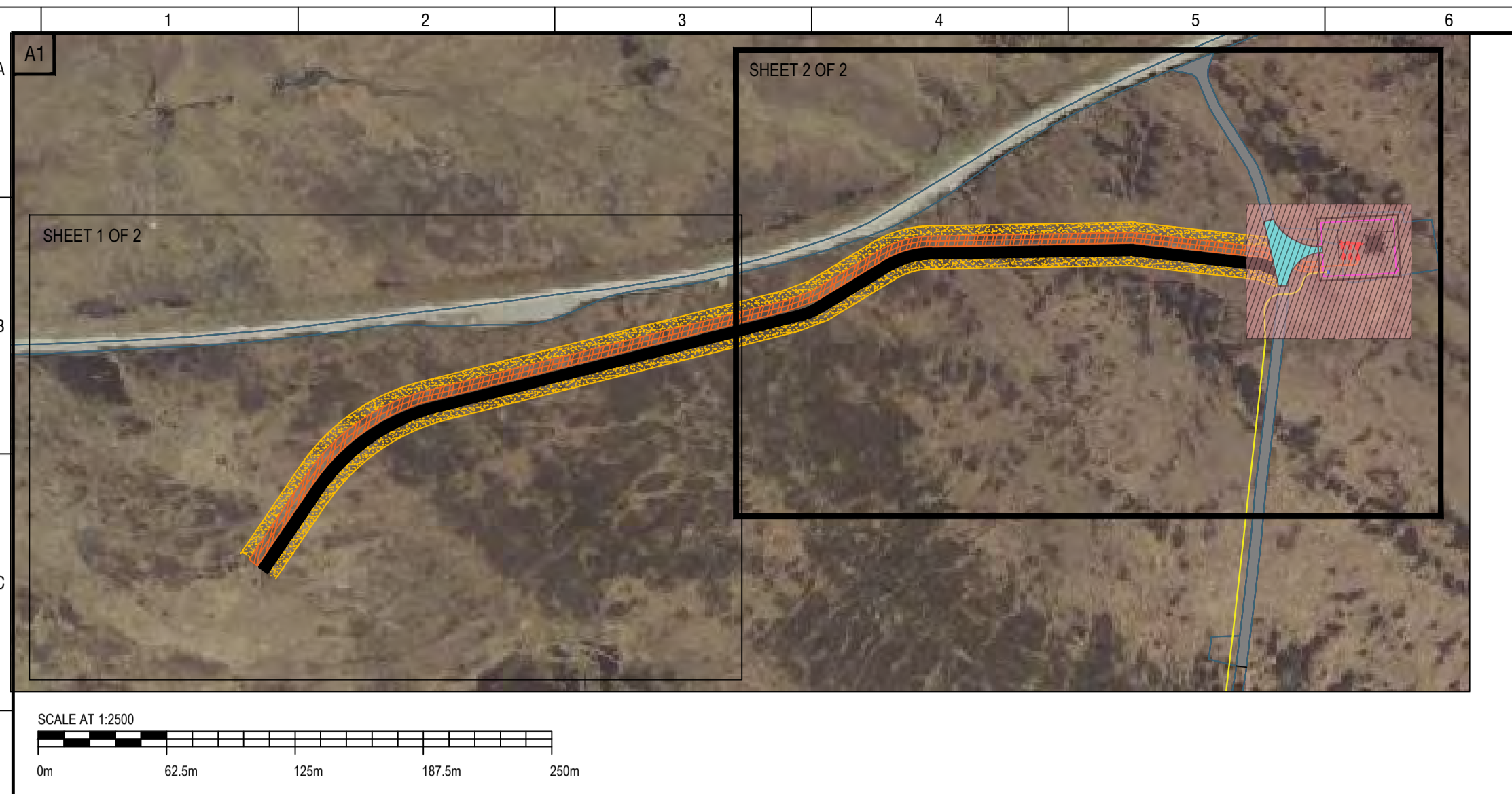
Project Number: PT000889/913 Location: LAIRG  
Title: LAIRG II SUBSTATION PROPOSED CSE COMPOUND

Drawing Status: For Information Drawn: MS

Scale: 1:200 @ A1 Checked:

Date: 24.11.22 Approved:

Drawing Number: PT913\_LARG\_1104\_0002 Sheet No: 01 Revision No: 0H



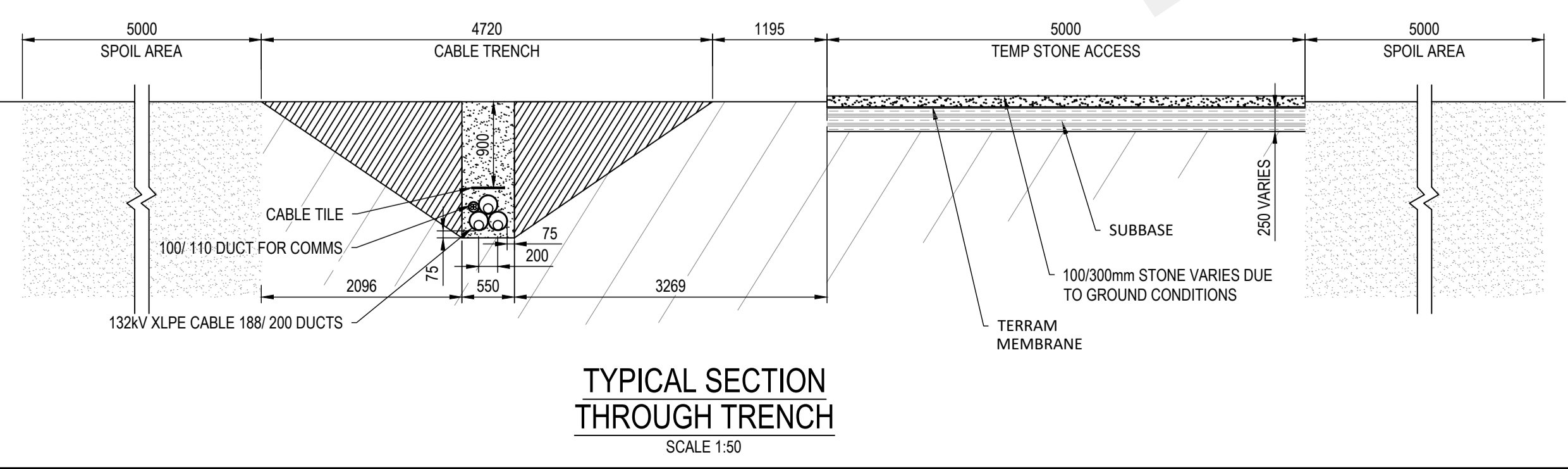
- NOTES:-**
1. PROPOSED LAIRG 2 SUBSTATION PLATFORM TO BE CONFIRMED.
  2. PROPOSED CABLE ROUTE INDICATIVE ONLY FOR INITIAL INFORMATION PURPOSES.
  3. PROPOSED OHL ROUTE INDICATIVE ONLY FOR INITIAL INFORMATION PURPOSES.
  4. SWEEP PATH VEHICLE BASED ON 16.4m LENGTH ARTICULATED VEHICLE

- LEGEND:-**
- PROPOSED 132KV CABLE
  - TEMPORARY STONE ACCESS TRACK
  - TEMPORARY LAYDOWN/CONSTRUCTION AREA
  - GROUND FIBRE
  - EXISTING ROAD
  - FIBRE OPTIC CABLE JUNCTION BOX
  - NEW BELLMOUTH TO TOWER 31
  - AREA FOR SPOIL

**PRELIMINARY DESIGN ONLY  
NOT TO BE USED FOR  
CONSTRUCTION**

**FOR PLANNING PURPOSES**

**CABLE ROUTE SITE PLAN**  
SCALE 1:500



**TYPICAL SECTION THROUGH TRENCH**  
SCALE 1:50

MINIMUM CABLE BEND RADIUS (FOR INSTALLATION)													
VOLTAGE	33kV												
OUTER CABLE DIAMETER (mm)	35.5	37.5	39.0	40.5	42.0	44.0	46.0	49.0	52.0	58.5	60.5	65.0	69.5
MIN. BEND RADIUS (mm)	750	750	800	850	850	900	950	1000	1100	1200	1300	1300	1400
VOLTAGE	132kV												
OUTER CABLE DIAMETER (mm)	77.0	84.0	89.0	99.0	100.0	105.0	112.0	117.0					
MIN. BEND RADIUS (mm)	1900	2000	2200	2300	2500	2600	2800	2900					
VOLTAGE	275kV												
OUTER CABLE DIAMETER (mm)	107.0	108.0	111.0	123.0	126.0	130.0							
MIN. BEND RADIUS (mm)	2700	2700	2800	3100	3200	3400							
VOLTAGE	400kV												
OUTER CABLE DIAMETER (mm)	114.0	120.0	125.0	130.0	135.0	139.0							
MIN. BEND RADIUS (mm)	2900	3000	3200	3300	3400	3500							

OS MAP XXXXXX  
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ORDNANCE SURVEY LICENCE NUMBER 0100022432

Rev: 0Q	Drawn: FP	Approved: -	Description: PEDESTRIAN GATE ADDED
Checked: 03/08/23	Date: 03/08/23		
SSE Inveralmond House, 200 Dunkeld Road Perth, PH1 3AQ, UK www.sse.com			
Project: LAIRG 2 WINDFARM CONNECTION			
Project Number: PT0000913		Location: LAIRG	
Title: PROPOSED CABLE ROUTE FOR PLANNING PERMISSION			
Drawing Status: For Information	Drawn: SA	Checked:	Approved:
Date: NTS	Sheet No: 02	Revision No: 0Q	
Drawing Number: LT913_LARG_1110_0005	Sheet No: 02	Revision No: 0Q	

### SUBSTATION MINIMUM ELECTRICAL CLEARANCES

REQUIREMENTS TO BE IN ACCORDANCE WITH SSE SUBSTATION DESIGN SPECIFICATION DOC No. SP-NET-SST-501

REF	CLEARANCE (mm)	NOMINAL SYSTEM VOLTAGE			
		400kV	275kV	132kV	33kV
E	PHASE TO EARTH	2800	2100	1200	500
Ph	PHASE TO PHASE	3600	2400	1400	430
S	DESIGN CLEARANCE FOR SAFETY	5500	4800	3500	2900
SD	SAFETY DISTANCE	3100	2400	1400	800
Ds	WORKING & ACCESS CLEARANCE (VERTICAL)	5200	4500	3500	2900
Dsh	WORKING & ACCESS CLEARANCE (HORIZONTAL)	4600	3900	2900	2300
IH	INSULATION HEIGHT (PEDESTRIAN ACCESS)	2400	2400	2400	2400

WHERE EQUIPMENT CONFIGURATIONS HAVE NOT BEEN SUBJECT TO TYPE OF ROUTINE TESTS IN ACCORDANCE WITH IEC 60854 THE CLEARANCES FOR PHASE TO EARTH AND PHASE TO PHASE ABOVE SHALL APPLY. THEY APPLY UNDER CONDITIONS OF MAXIMUM SWING AND SAG.

WHEN DESIGNING ELECTRICAL CONNECTIONS THE FOLLOWING ALLOWANCES HAVE BEEN MADE TO COVER TOLERANCES IN ELECTRICAL AND CIVIL WORK AND THE SETTLEMENT OF FOUNDATIONS:- 132kV - 80mm; 33kV - 80mm

### NOTES:-

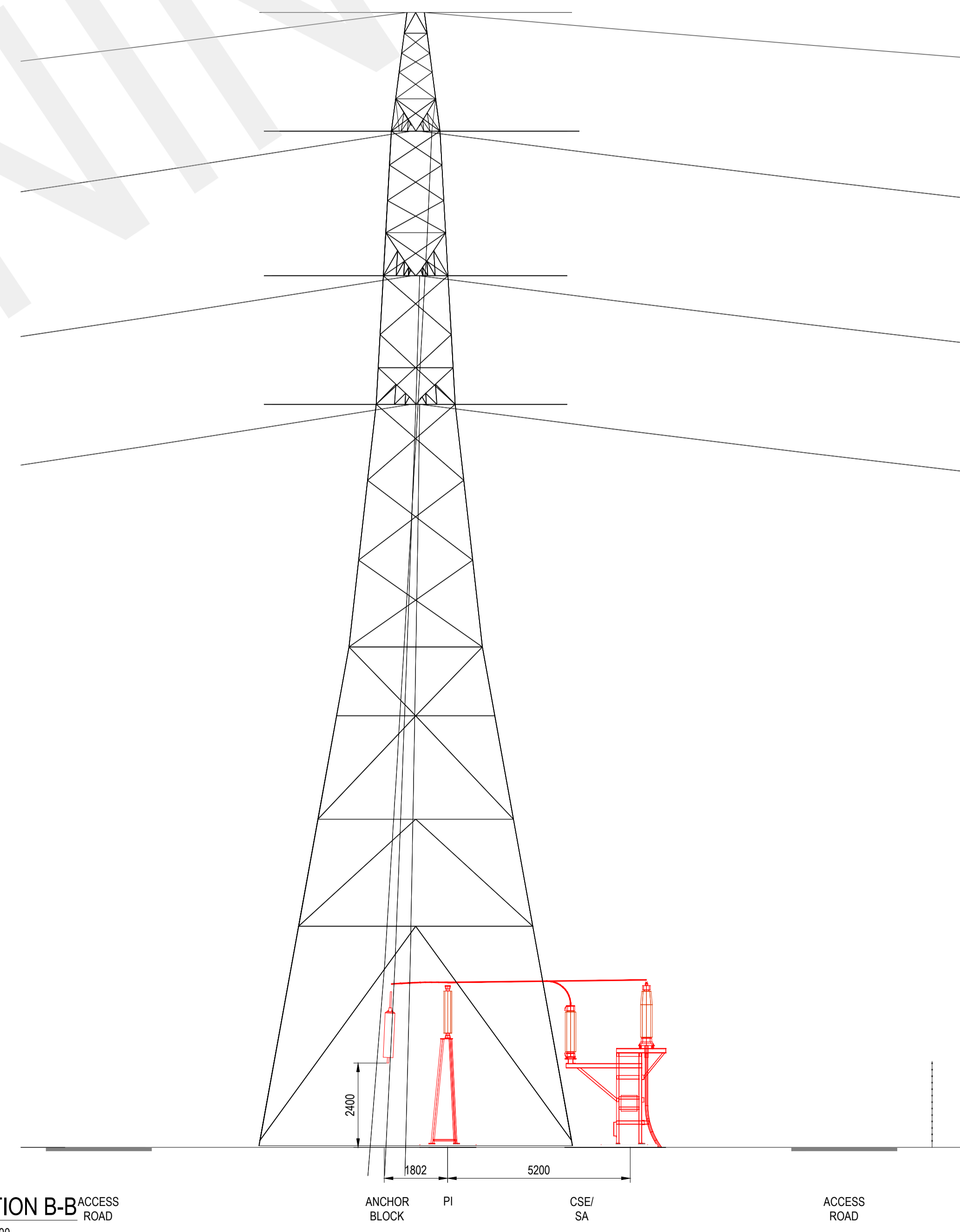
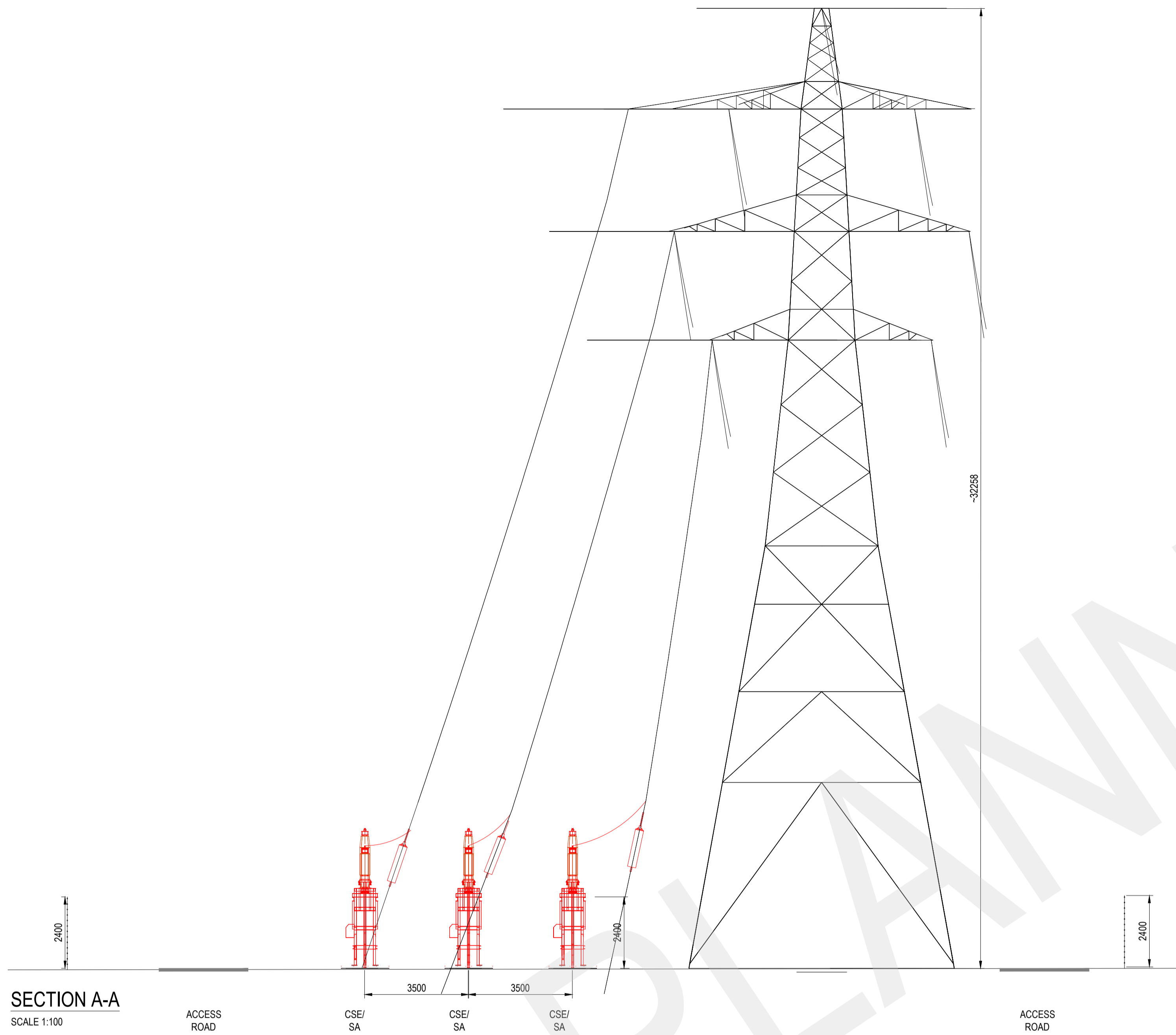
- ALL DIMENSIONS GIVEN IN MILLIMETRES (mm) U.N.O.
- PLEASE REFER TO PROPOSED LAYOUT DRAWING No. PT913\_LARG\_1104\_0003\_00\_0C CSE COMPOUND ELEVATION
- PROPOSED SITE FOR DISCUSSION PURPOSES ONLY. LAYOUT MAY BE REQUIRED TO BE AMENDED DEPENDENT ON FINAL SITE SELECTION.
- ELECTRICAL LAYOUT SHOWN IS PURELY FOR DISCUSSION PURPOSES ONLY.
- ALL EQUIPMENT SHOWN TO BE FINALISED AND CONFIRMED BY ENGINEER DESIGN TEAM AND UNTIL DONE SO ALL ASPECTS OF THE SHOWN DESIGN ARE SUBJECT TO CHANGE.
- ALL EQUIPMENT SHOWN TO BE CONSIDERED NEW.
- AIS PLANT INFORMATION TAKEN FROM STANDARD SSE FRAMEWORK LAYOUTS.
- PROPOSED 132kV CSE COMPOUND PLATFORM AREA = 1,048m<sup>2</sup> = 0.26 ACRES

**PRELIMINARY DESIGN ONLY  
NOT TO BE USED FOR  
CONSTRUCTION**

### LEGEND:-

- CVT CAPACITIVE VOLTAGE TRANSFORMER
- SA SURGE ARRESTER
- CSE CABLE SEALING END

□ PROPOSED FENCE



**FOR PLANNING**

Rev: LD	Drawn: LD	Approved: [Signature]	Description: FOR INTERNAL COMMENT ONLY. FOR PLANNING STAMP ADDED
Checked: OF	Date: 08.06.23		

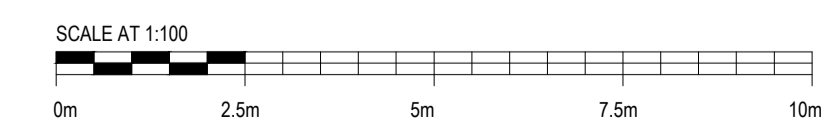


Project: LAIRG II SUBSTATION PROPOSED CSE COMPOUND ELEVATION

Project Number: PT000889/913 Location: LAIRG

Title: LAIRG II SUBSTATION PROPOSED CSE COMPOUND ELEVATION

Drawing Status: For Information Drawn: MS  
Scale: 1:100 @ A1 Checked:  
Date: 01.02.23 Approved:  
Drawing Number: PT913\_LARG\_1104\_0003 Sheet No: 01 Revision No: 0F

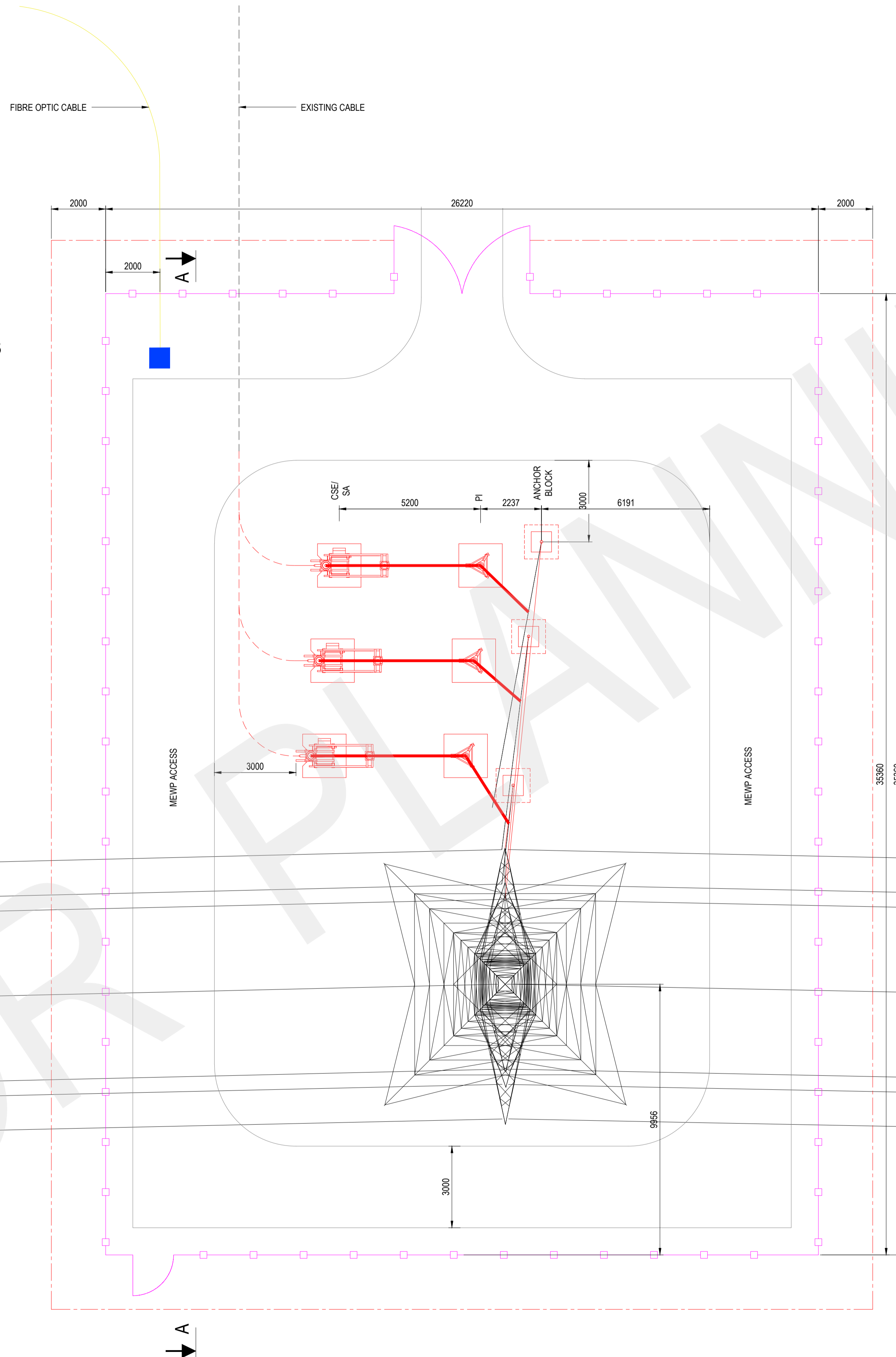
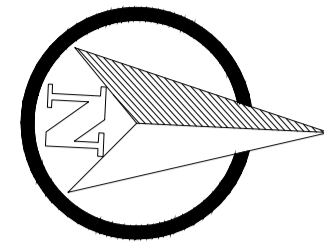


# **Scottish and Southern Electricity Networks Transmission**

## **Lairg II Wind Farm Connection**

### **Appendix 2.1 – Cable Sealing End Compound Drawings**





**NOTES:-**

1. ALL DIMENSIONS GIVEN IN MILLIMETRES (mm) U.N.O.
2. PLEASE REFER TO PROPOSED LAYOUT DRAWING No.
  - PT913\_LARG\_1104\_0003\_00\_0C CSE COMPOUND ELEVATION
3. PROPOSED SITE FOR DISCUSSION PURPOSES ONLY.
4. LAYOUT MAY BE REQUIRED TO BE AMENDED DEPENDENT ON FINAL SITE SELECTION.
5. ELECTRICAL LAYOUT SHOWN IS PURELY FOR DISCUSSION PURPOSES ONLY.
6. ALL EQUIPMENT SHOWN TO BE FINALISED AND CONFIRMED BY ENGINEER DESIGN TEAM AND UNTIL DONE SO ALL ASPECTS OF THE SHOWN DESIGN ARE SUBJECT TO CHANGE.
7. ALL EQUIPMENT SHOWN TO BE CONSIDERED NEW.
8. AIS PLANT INFORMATION TAKEN FROM STANDARD SSE FRAMEWORK LAYOUTS.
9. PROPOSED 132kV CSE COMPOUND PLATFORM AREA
  - = 1,048m<sup>2</sup>
  - = 0.26 ACRES

**LEGEND:-**

- CVT CAPACITIVE VOLTAGE TRANSFORMER
- SA SURGE ARRESTER
- CSE CABLE SEALING END
- PROPOSED FENCE
- PROPOSED ROAD
- PROPOSED PLATFORM
- PROPOSED 132kV CABLE
- EXISTING CABLE
- FIBRE OPTIC CABLE
- FIBRE OPTIC CABLE JUNCTION BOX

**SUBSTATION MINIMUM ELECTRICAL CLEARANCES**

REQUIREMENTS TO BE IN ACCORDANCE WITH SSE SUBSTATION DESIGN SPECIFICATION DOC No. SP-NET-SST-501

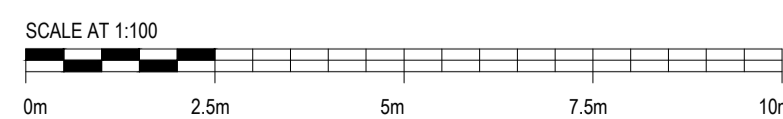
REF	CLEARANCE (mm)	NOMINAL SYSTEM VOLTAGE			
		400kV	275kV	132kV	33kV
E	PHASE TO EARTH	2800	2100	1200	500
Ph	PHASE TO PHASE	3600	2400	1400	430
S	DESIGN CLEARANCE FOR SAFETY	5500	4800	3500	2900
SD	SAFETY DISTANCE	3100	2400	1400	800
Ds	WORKING & ACCESS CLEARANCE (VERTICAL)	5200	4500	3500	2900
Dsh	WORKING & ACCESS CLEARANCE (HORIZONTAL)	4600	3900	2900	2300
IH	INSULATION HEIGHT (PEDESTRIAN ACCESS)	2400	2400	2400	2400

WHERE EQUIPMENT CONFIGURATIONS HAVE NOT BEEN SUBJECT TO TYPE OF ROUTINE TESTS IN ACCORDANCE WITH IEC 60694 THE CLEARANCES FOR PHASE TO EARTH AND PHASE TO PHASE ABOVE SHALL APPLY. THEY APPLY UNDER CONDITIONS OF MAXIMUM SWING AND SAG.

WHEN DESIGNING ELECTRICAL CONNECTIONS THE FOLLOWING ALLOWANCES HAVE BEEN MADE TO COVER TOLERANCES IN ELECTRICAL AND CIVIL WORK AND THE SETTLEMENT OF FOUNDATIONS:- 132kV - 80mm; 33kV - 80mm

PRELIMINARY DESIGN ONLY  
 NOT TO BE USED FOR  
 CONSTRUCTION

FOR PLANNING



Rev: JB	Drawn: JB	Approved: JB	Description: FOR INTERNAL COMMENT ONLY. PEDESTRIAN GATE ADDED.
Checked: OH	Date: 03/08/23		



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

Project:	
Project Number: PT000889/913	Location: LAIRG
Title: LAIRG II SUBSTATION PROPOSED CSE COMPOUND	
Drawing Status: For Information	Drawn: MS
Scale: 1:200 @ A1	Checked:
Date: 24.11.22	Approved:
Drawing Number: PT913_LARG_1104_0002	Sheet No: 01
Date Plotted: 04.08.2023	Revision No: 0H



### SUBSTATION MINIMUM ELECTRICAL CLEARANCES

REQUIREMENTS TO BE IN ACCORDANCE WITH SSE SUBSTATION DESIGN SPECIFICATION DOC No. SP-NET-SST-501

REF	CLEARANCE (mm)	NOMINAL SYSTEM VOLTAGE			
		400kV	275kV	132kV	33kV
E	PHASE TO EARTH	2800	2100	1200	500
Ph	PHASE TO PHASE	3600	2400	1400	430
S	DESIGN CLEARANCE FOR SAFETY	5500	4800	3500	2900
SD	SAFETY DISTANCE	3100	2400	1400	800
Ds	WORKING & ACCESS CLEARANCE (VERTICAL)	5200	4500	3500	2900
Dsh	WORKING & ACCESS CLEARANCE (HORIZONTAL)	4600	3900	2900	2300
IH	INSULATION HEIGHT (PEDESTRIAN ACCESS)	2400	2400	2400	2400

WHERE EQUIPMENT CONFIGURATIONS HAVE NOT BEEN SUBJECT TO TYPE OF ROUTINE TESTS IN ACCORDANCE WITH IEC 60854 THE CLEARANCES FOR PHASE TO EARTH AND PHASE TO PHASE ABOVE SHALL APPLY. THEY APPLY UNDER CONDITIONS OF MAXIMUM SWING AND SAG.

WHEN DESIGNING ELECTRICAL CONNECTIONS THE FOLLOWING ALLOWANCES HAVE BEEN MADE TO COVER TOLERANCES IN ELECTRICAL AND CIVIL WORK AND THE SETTLEMENT OF FOUNDATIONS:- 132kV - 80mm; 33kV - 80mm

### NOTES:-

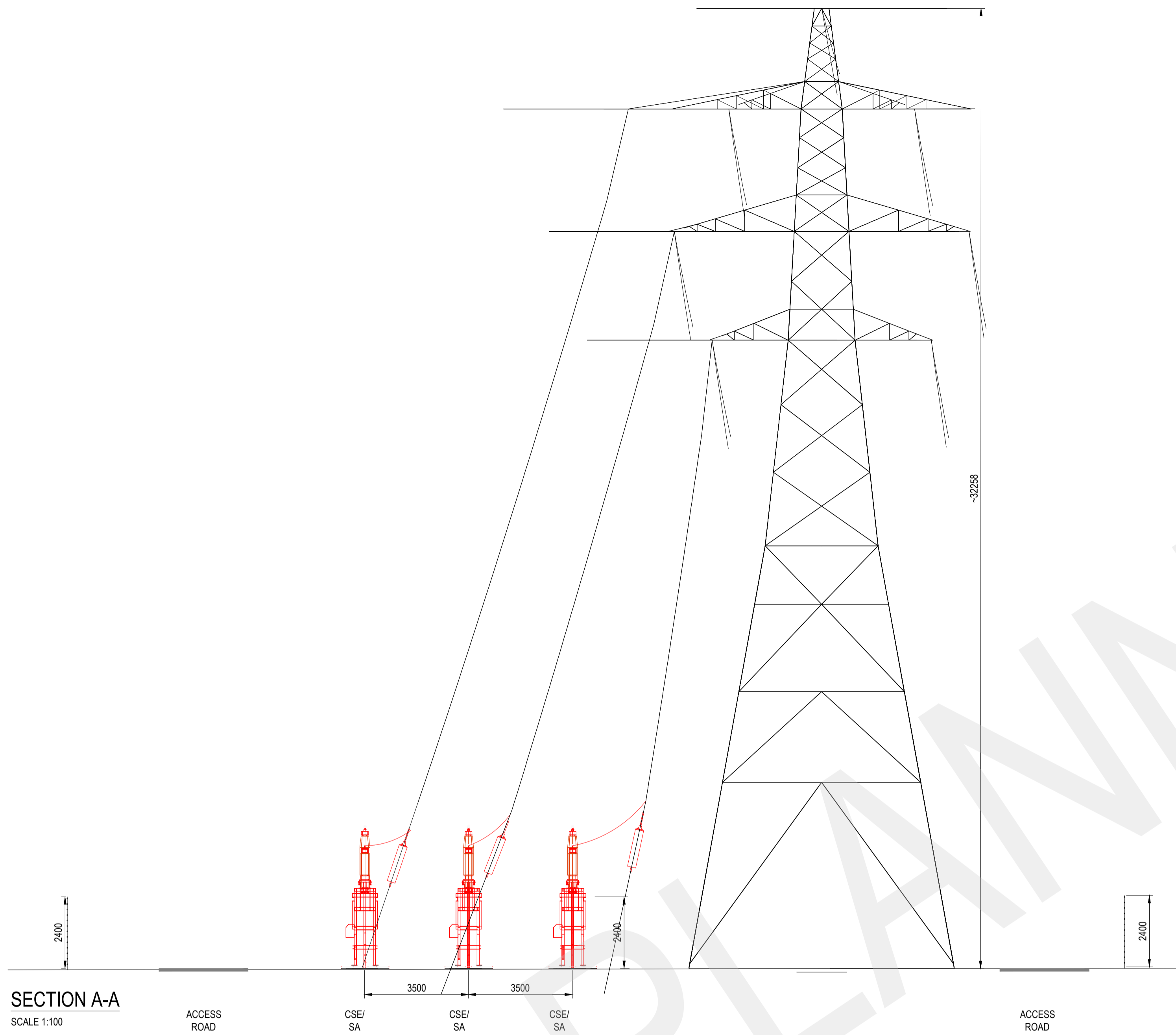
- ALL DIMENSIONS GIVEN IN MILLIMETRES (mm) U.N.O.
- PLEASE REFER TO PROPOSED LAYOUT DRAWING No. PT913\_LARG\_1104\_0003\_00\_0C CSE COMPOUND ELEVATION
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PRELIMINARY DESIGN ONLY  
NOT TO BE USED FOR  
CONSTRUCTION

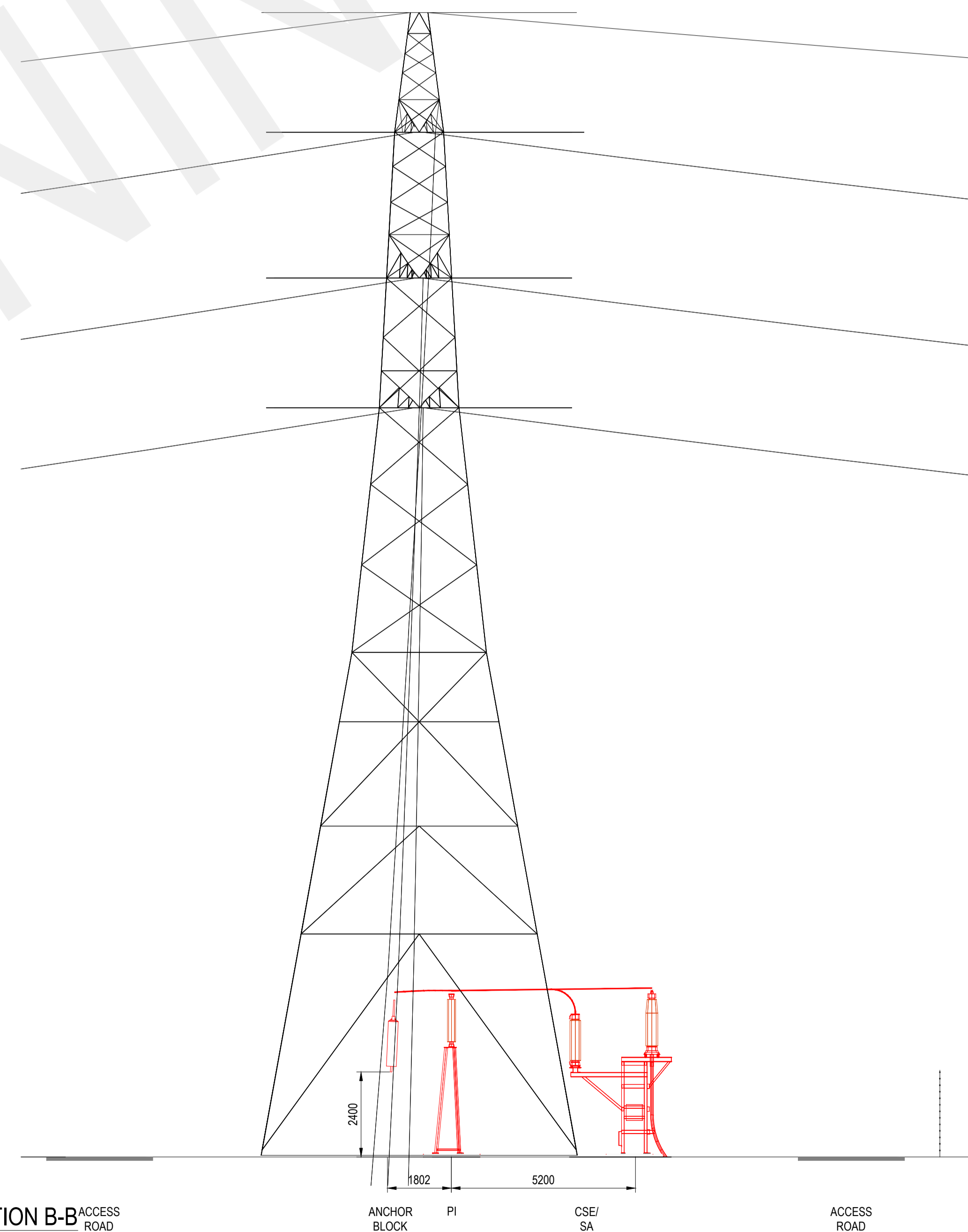
### LEGEND:-

- CVT CAPACITIVE VOLTAGE TRANSFORMER
- SA SURGE ARRESTER
- CSE CABLE SEALING END

□ PROPOSED FENCE



SECTION A-A  
SCALE 1:100



SECTION B-B  
SCALE 1:100



FOR PLANNING

Rev: LD	Drawn: LD	Approved: [Signature]	Description: FOR INTERNAL COMMENT ONLY. FOR PLANNING STAMP ADDED
Checked: 0F	Date: 08.06.23		



Project: LAIRG II SUBSTATION PROPOSED CSE COMPOUND ELEVATION

Project Number: PT000889/913 Location: LAIRG

Title: LAIRG II SUBSTATION PROPOSED CSE COMPOUND ELEVATION

Drawing Status: For Information Drawn: MS

Scale: 1:100 @ A1 Checked: [Signature]

Date: 01.02.23 Approved: [Signature]

Drawing Number: PT913\_LARG\_1104\_0003 Sheet No: 01 Revision No: 0F