

Agenda Item	5.1
Report No	PLS-15-24

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 30 April 2024

Report Title: 24/01002/PAN: Scottish Hydro Electric Transmission PLC
Land 1240M SE Of SSE Fasnakyle Power Station, Fasnakyle, Cannich

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Proposed new 400 kV substation comprising new buildings, platform, plant and machinery, access, laydown/work compound area(s), drainage, landscaping, and other ancillary works (National Development)

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 4 March 2024. 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 Forms)
 - Location Plan
- 1.4 In October 2022, The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 were amended by The Town and Country Planning (Pre-Application Consultation) (Scotland) Amendment Regulations 2021. This changed some of the consultation activities required by the applicant for PANs submitted after 1 October 2022. The previous arrangements associated with the Covid-19 public health advice and previous modifications to the regulations, are now superseded. In line with the current regulations, the developer proposes to undertake two in person public consultation events at the Cannich Hall, scheduled as follows:
- **Event 1:** Wednesday 27 March 2024, between 2:00-7:30pm
 - **Event 2:** Tuesday 18 June 2024, between 2:00-7:00pm.
- 1.5 The consultation was publicised and advertised in accordance with the appropriate statutory requirements, with adverts placed within the Press and Journal on 13 March 2024 and 04 June 2024. An invitation maildrop was undertaken 10 days before the first engagement event., making local residents aware of the proposed development and the consultation process. The catchment for its wider distribution covered a radius of 10km from the proposed site. The PAN form also indicates that the Strathglass, Glenurqhaurt and Fort Augustus and Glenmoriston Community Councils were notified, in line with the statutory requirements.
- 1.6 The consultation information will also made available on the applicant's website. A telephone contact is also available.
- 1.7 Any forthcoming application will be accompanied by a Pre-Application Consultation (PAC) report explaining the consultation undertaken, feedback received, and any resultant amendments made to the planning application.

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The proposed scheme is a new 400kV substation and its ancillary works. The development will involve the construction of new hardstanding's and service routes, contained by security fencing.
- 2.2 The developer has sought formal pre-application advice from the Planning Authority, through the Pre-Application Advice Service for Major Developments.

3.0 SITE DESCRIPTION

- 3.1 The PAN red line boundary comprises some 619 Ha of mainly moor and forestry land. Parts of the site are listed as potentially vulnerable to pluvial (surface water) flooding on the SEPA online maps. The PAN boundary includes other site requirements, including temporary infrastructure necessary for construction and an allowance for site access tracks and thus, does not represent the permanent development footprint of the substation.
- 3.2 The site red line area includes areas include in the Ancient Woodland Inventory.
- 3.3 There are no Scheduled Ancient Monuments, Listed Buildings or Conservation Areas within the site.

4.0 DEVELOPMENT PLAN

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

4.1 National Planning Framework (NPF) 4 (2023)

National Development 3 – Strategic Renewable Electricity generation and Transmission Infrastructure

- 1 - Tackling the Climate and Nature Crises
- 2 - Climate Mitigation and Adaptation
- 3 - Biodiversity
- 4 - Natural Places
- 5 - Soils
- 7 - Historic Assets and Places
- 11 - Energy
- 20 - Blue and Green Infrastructure
- 22 - Flood Risk and Water Management
- 23 - Health and Safety
- 25 - Community Wealth Building
- 29 - Rural Development
- 33 - Minerals

4.2 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
55 - Peat and Soils
56 - Travel
57 - Natural, Built and Cultural Heritage
58 - Protected Species
59 - Other important Species
60 - Other Importance Habitats
61 - Landscape
63 - Water Environment
64 - Flood Risk
65 - Waste Water Treatment
66 - Surface Water Drainage
69 - Electricity Transmission Infrastructure
72 - Pollution
73 - Air Quality
74 - Green Networks
77 - Public Access

Inner Moray Firth Local Development Plan (2015)

4.3 The site is located within the wider countryside.

Inner Moray Firth Proposed Local Development Plan IMFLDP2 (2022)

4.4 The emerging area local development plan (the IMFLDP2) has completed its Examination, and it is intended that the Council will make the decision to adopt the plan at the Full Council meeting on 9 May 2024. The site is located within the wider countryside of the plan area.

4.5 Highland Council Supplementary Guidance

- Construction Environmental Management Process for Large Scale Projects (Aug 2010)
- Developer Contributions (Nov 2018)
- Flood Risk & Drainage Impact Assessment (Jan 2013)
- Highland Historic Environment Strategy (Jan 2013)
- Highland's Statutorily Protected Species (Mar 2013)
- Managing Waste in New Developments (Mar 2013)
- Physical Constraints (Mar 2013)
- Public Art Strategy (Mar 2013)
- Roads and Transport Guidelines for New Developments (May 2013)
- Standards for Archaeological Work (Mar 2012)
- Sustainable Design Guide (Jan 2013)
- Trees, Woodlands and Development (Jan 2013)

4.6 Scottish Government Policy and Other Guidance

- Historic Environment Policy for Scotland (Apr 2019)
- PAN 1/2011 – Planning and Noise (Mar 2011)
- PAN 60 – Planning for Natural Heritage (Jan 2008)
- PAN 61 – Sustainable Drainage Systems (Jul 2001)
- PAN 68 – Design Statements (Aug 2003)

- PAN 75 – Planning for Transport (Aug 2005)
- PAN 77 – Designing for Safer Places (Mar 2006)
- PAN 83 – Master Planning (Sept 2008)

5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- a) Development Plan and other planning policy;
- b) Design and layout;
- c) Landscape and visual impact;
- d) Amenity impacts (including construction noise, operational noise and lighting);
- e) Screening landscaping;
- f) Roads, access and parking;
- g) Wider access (impact upon the Core Path network)
- h) Infrastructure Capacity
- i) Natural heritage (including protected species and impact upon trees);
- j) Water environment, flood risk and drainage; and
- k) 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. Summarised are the policy considerations against which any future planning application will be considered as well as the potential material planning considerations and key issues based on the information available to date. The list is not exhaustive and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.

7.0 IMPLICATIONS

7.1 Not applicable.

8.0 RECOMMENDATION

8.1 It is recommended the Committee notes the submission of the PAN and advises of any material issues it wishes to be brought to the applicant's attention.

Signature: David Mudie
 Designation: Area Planning Manager – South
 Author: Michael Kordas
 Background Papers: Documents referred to in report and in case file.
 Relevant Plans: Plan 1 - Proposal of Application Notice
 Plan 2 - LT000521_ENV_005 - Location Plan
 Plan 3 - LT000521_ENV_006 – Site Layout Plan

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006 and Planning (Scotland) Act 2019

Town and Country Planning (Pre-Application Consultation) (Scotland) Regulations 2021

The Council will respond within 21 days of validation 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.

The Proposal of Application Notice will be valid for a period of 18 months from the date of validation of the notice by the Council.

Data Protection

Your personal data will be managed in compliance with the Data Protection legislation. You can read our privacy notice for planning related certificates on the Council's website at: https://www.highland.gov.uk/directory_record/1052173/planning_applications_consents_and_notice_of_review

I have read and understood the privacy notice.

Contact Details

Applicant	Scottish Hydro Electric Transmission PLC	Agent	N/A
Address	Inveralmond House, 200 Dunkeld Road Perth PH1 3AQ	Address	
Phone	07467 650710	Phone	
Email	sarah.lashley2@sse.com	Email	

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.

On land approximately 3km south of Tomich, Beaully.

Description of Development

Please include detail where appropriate – e.g. the number of residential units; the

gross floorspace in m² 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.

Proposed new 400 kV substation comprising new buildings, platform, plant and machinery, access, laydown/work compound area(s), drainage, landscaping, and other ancillary works (National Development).

Pre-application Screening Notice

Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development?
If yes, please provide a copy of this Opinion.

Yes No

Community Consultation

State which other parties have received a copy of this Proposal of Application Notice.

Community Council/s	Date Notice Served
Strathglass Community Council Community Council humphreyclarke@strathglasscc.org.uk	All notifications sent via email on 4 th March 2024
Glenurquhart Community Council chairglencc@gmail.com	
Fort Augustus and Glenmoriston Community Council deirdre_x@hotmail.co.uk	
Local Elected Members (Ward 12)	Date Notice Served
Cllr Chris Balance Chris.Ballance.cllr@highland.gov.uk	All notifications sent via email on 4 th March 2024
Cllr Helen Crawford Helen.Crawford.cllr@highland.gov.uk	
Cllr David Fraser David.fraser.cllr@highland.gov.uk	
Cllr Emma Knox emma.knox.cllr@highland.gov.uk	
Members of Scottish Parliament and Members of Parliament	Date Notice Served
Ian Blackford MP ian.blackford.mp@parliament.uk	All notifications sent via email on 4 th March 2024
Kate Forbes MSP Kate.Forbes.msp@parliament.scot	
Ariane Burgess MSP Ariane.Burgess.msp@parliament.scot	

Rhoda Grant MSP Rhoda.grant.msp@parliament.scot	
Edward Mountain MSP Edward.Mountain.msp@parliament.scot	
Douglas Ross MSP Douglas.Ross.msp@parliament.scot	
Jamie Halcro Johnston MSP Jamie.HalcroJohnston.msp@parliament.scot	
Emma Roddick MSP Emma.Roddick.msp@parliament.scot	
Tim Eagle MSP Tim.Eagle.msp@parliament.scot	
Names / details of other parties	Date Notice Served

Details of Proposed Consultation		
Proposed Public Event 1	Venue	Date and Time
	Cannich Hall Cannich Beauly IV4 7LJ	27 th March 2024, Between 1400 hours – 1930 hours.
Proposed Public Event 2 <i>(at least 14 days after Public Event 1)</i>	Venue	Date and Time
	Cannich Hall Cannich Beauly IV4 7LJ	18 th June 2024 Between 1400 hours – 1900 hours. The date/time of the second public event may be subject to change. Any changes will be notified and communicated to the Council in advance of undertaking it and the PAN form will be updated accordingly.

Publication of Event		
Newspaper Advert	Name of Newspaper	Advert Date

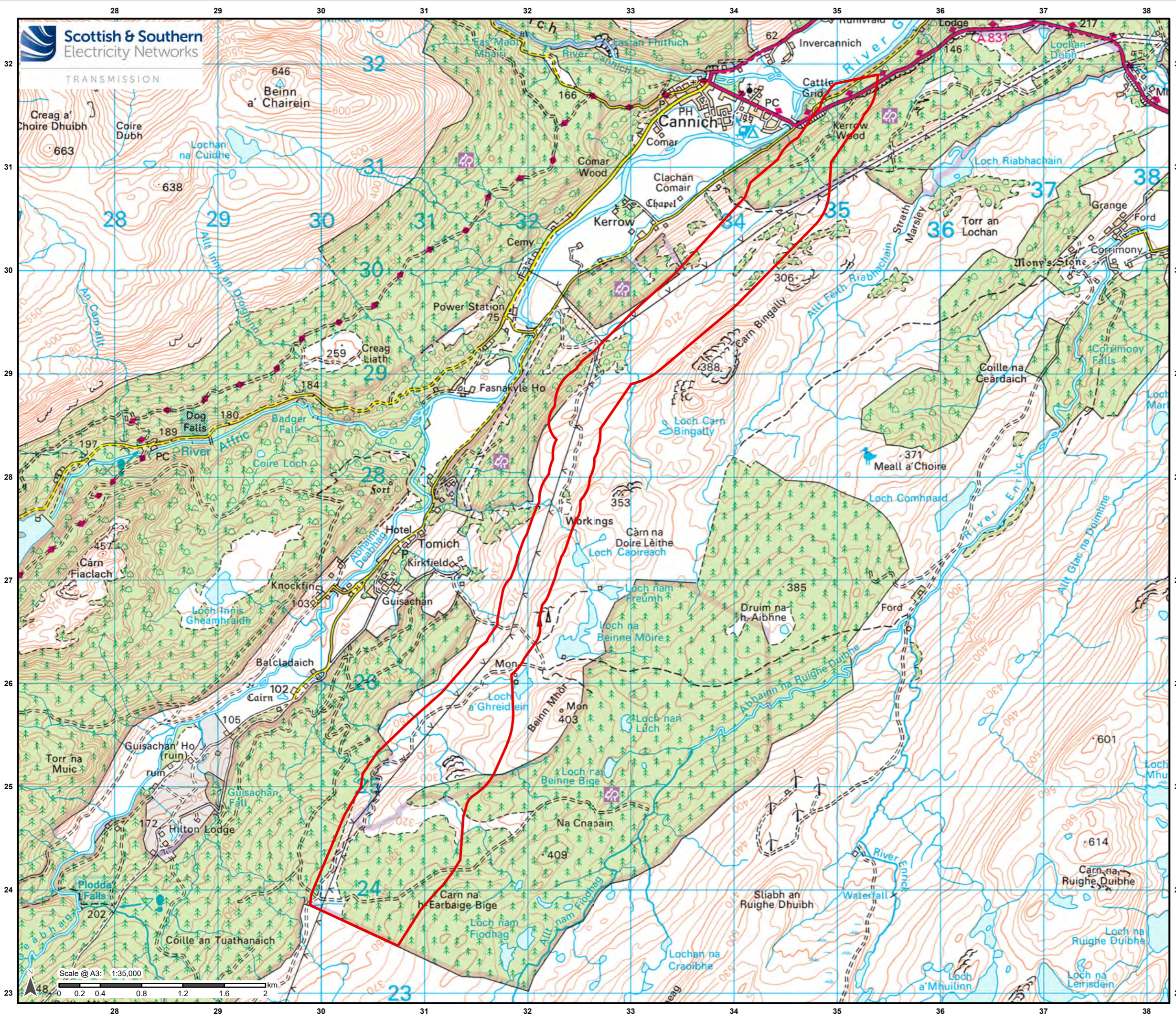
Newspaper advert for Public Event 1	Press and Journal	On or around 13 th March 2024, but no less than 7 days prior to the date of public event 1.
Newspaper advert for Public Event 2	Press and Journal	On or around 4 th June 2024, but no less than 7 days prior to the date of public event 2.

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

- Information postcards with invitation to attend the event sent within a 10km radius of the site, target issue circa 10 days prior to 1st event.
- Full details of the Public Event and details of how to submit comments are available on the project website:

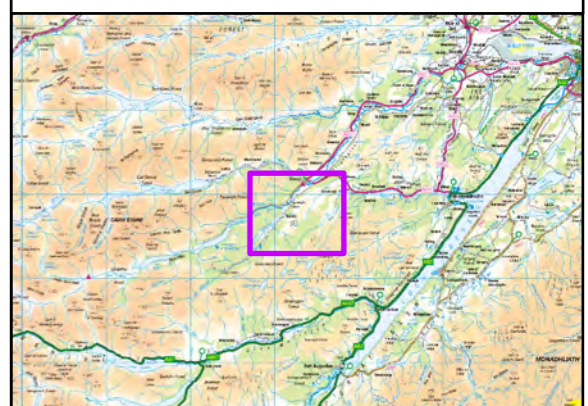
<https://www.ssen-transmission.co.uk/BDUP>
- Information will be provided on SSEN Transmission Social Media outlets including SSEN Transmission Facebook, X (Twitter) and LinkedIn.
- Information can be obtained via telephone or email from: Community Liaison Manager, Rosie Hodgart, Tel: 07879 793652 Email: BDUP@sse.com

Signed	Sarah Lashley	Date	4 th March 2024
--------	---------------	------	----------------------------



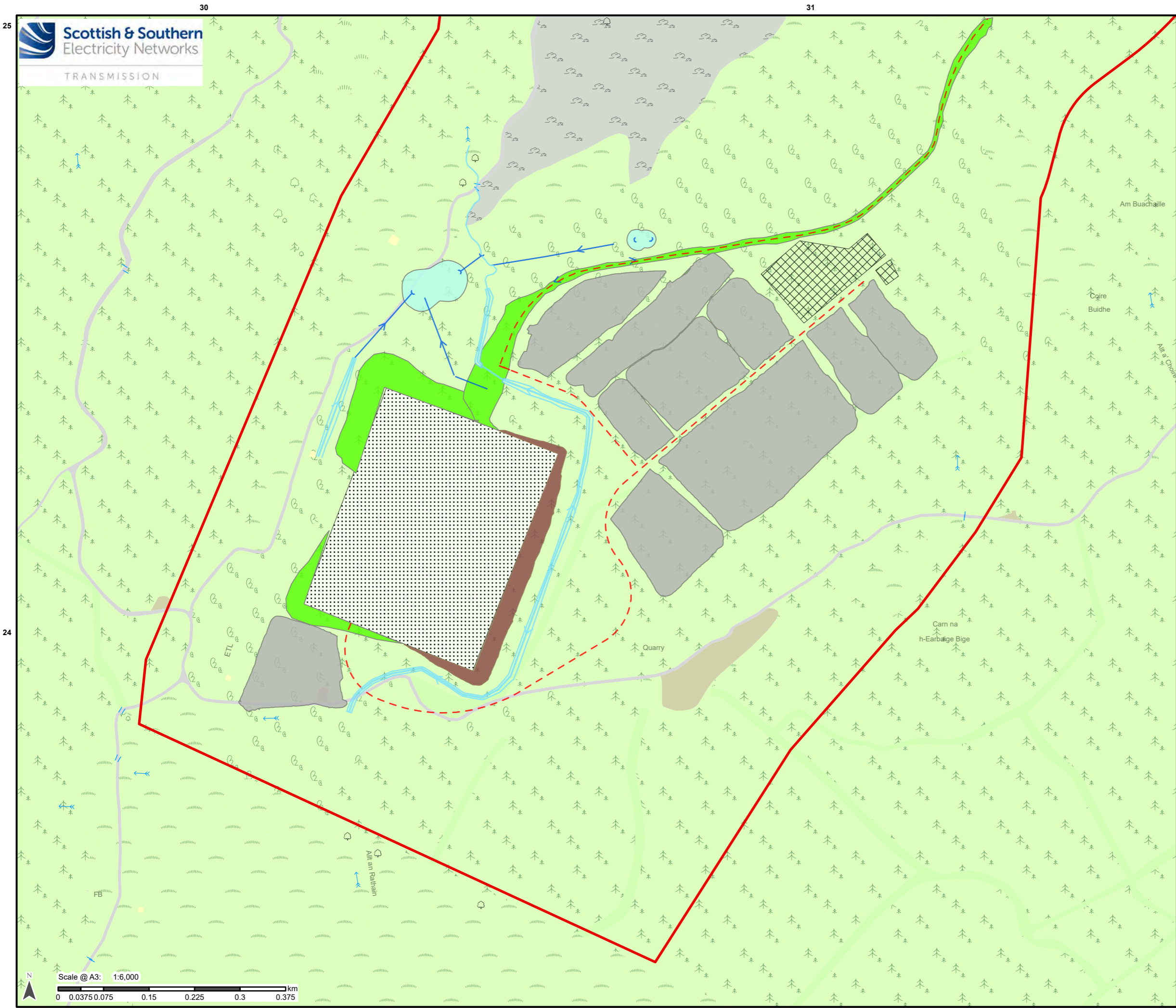
Legend
— Proposal of Application Notice Red Line Boundary - 611.11ha

As well as the actual substation site footprint, the PAN boundary has to include all other site requirements, including any temporary site compounds, temporary and permanent drainage, site access and on-site parking, laydown and storage areas for materials and excavated soils, hard and soft landscaping proposals as well as sufficient allowance around site access tracks to enable the final design. Many of these requirements will be temporary, during the construction phase, and will be permanently removed upon completion of the project. The PAN boundary, therefore, does not represent the permanent footprint of the substation itself but indicates the full development area.

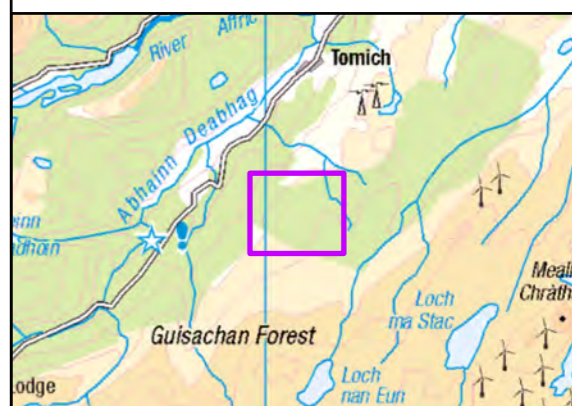


Reproduced by permission of Ordnance Survey on behalf of HMSO.
 Crown copyright and database right 2024 all rights reserved.
 Ordnance Survey Licence number 0100022432.
SSEN Transmission take no responsibility for the release or accuracy of latest version Basemaps from Ordnance Survey

Project No:	LT000521
Project:	Bingly
Title:	Proposed Application of Notice (PAN) Bingly 400kV Substation- Overview
Drawn by:	MM
Date:	01/03/2024
Drawing:	LT000521_ENV_005



- Legend**
- Proposal of Application Notice Red Line Boundary - 611.11ha
 - - - Access Track
 - Drainage
 - Watercourse
 - Cut Slope
 - Embankment Slope
 - Material Storage
 - Offices and Site Welfare
 - SUDS Feature
 - Substation Area



Reproduced by permission of Ordnance Survey on behalf of HMSO.
Crown copyright and database right 2024 all rights reserved.
Ordnance Survey Licence number 0100022432.
SSEN Transmission take no responsibility for the release or accuracy of latest version Basemaps from Ordnance Survey

Project No: LT000521
Project: Bingly

Title:
Bingly 400kV Substation
Site Layout

Drawn by: MM Date: 01/03/2024

Drawing: LT000521_ENV_006

