

Agenda Item	<b>5.2</b>
Report No	<b>PLS28/24</b>

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee

**Date:** 18 June 2024

**Report Title:** 24/01379/PAN: Scottish Hydro Electric Transmission PLC  
Knocknagael Substation, Essich Road, Inverness

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

### **Purpose/Executive Summary**

**Description:** Knocknagael Substation comprising new platform area, associated plant and infrastructure, ancillary facilities, laydown area(s), access roads and landscape works

**Ward:** 15 – Inverness Ness-Side

### **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 27 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arrangements associated with the Covid-19 public health advice and previous modifications to the regulations, are now superseded.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 sets of in person public consultation events at the Green Drive Community Hall Inverness, scheduled as follows:
- **Event 1:** Wednesday 17 April 2024, between 2:00-6:30pm
  - **Event 2:** Wednesday 12 June 2024, between 2:00-6:30pm
- 1.5 The consultation was publicised and advertised in accordance with the appropriate statutory requirements, with adverts placed within the Press and Journal on 5 April 2024 and 29 May 2024. An invitation maildrop was undertaken 14 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 5km from the proposed site. The PAN form also indicates that the Stratherrick and Foyers, Strathnairn, and Dores and Essich 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 for an extension to the current substation complex, centred around a new platform area.
- 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 27.6 Ha of land, adjacent to the existing substation complex. Parts of the site are listed as potentially vulnerable to pluvial (surface water) and fluvial (river) flooding on the SEPA online maps.
- 3.2 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 Hinterland around established towns.

#### **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 Hinterland.

#### 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.

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 - Location 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](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	<b>Scottish Hydro Electric Transmission plc</b>	Agent	N/A
Address	<b>Inveralmond House, 200 Dunkeld Road, Perth, PH1 3AQ</b>	Address	N/A
Phone	<b>07918 302034</b>	Phone	N/A
Email	<b>keith.smith@sse.com</b>	Email	N/A

**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.

**Knocknagael Substation, Essich Road, Inverness.**

**Description of Development**

Please include detail where appropriate – eg the number of residential units; the gross floorspace in m<sup>2</sup> of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

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

**Pre-application Screening Notice**

Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development?

If yes, please provide a copy of this Opinion.

Yes

No

**Community Consultation**

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

**Community Council/s****Date Notice Served**

**Stratherrick and Foyers Community Council;**

27/03/2024

**Strathnairn Community Council;**

**Dores and Essich Community Council.**

**Local Elected Members****Date Notice Served**

**Ward 12 (Aird and Loch Ness)  
Councillors:**

27/03/2024

**Cllr Chris Balance -  
Chris.Ballance.cllr@highland.gov.uk**

**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**



<b>Members of Scottish Parliament and Members of Parliament</b>	<b>Date Notice Served</b>
<b>MSP: Kate Forbes - Kate.Forbes.msp@parliament.scot</b>	27/03/2024
<b>MP: Drew Hendry - drew.hendry.mp@parliament.uk</b>	
<b>Names / details of other parties</b>	<b>Date Notice Served</b>
N/A	N/A

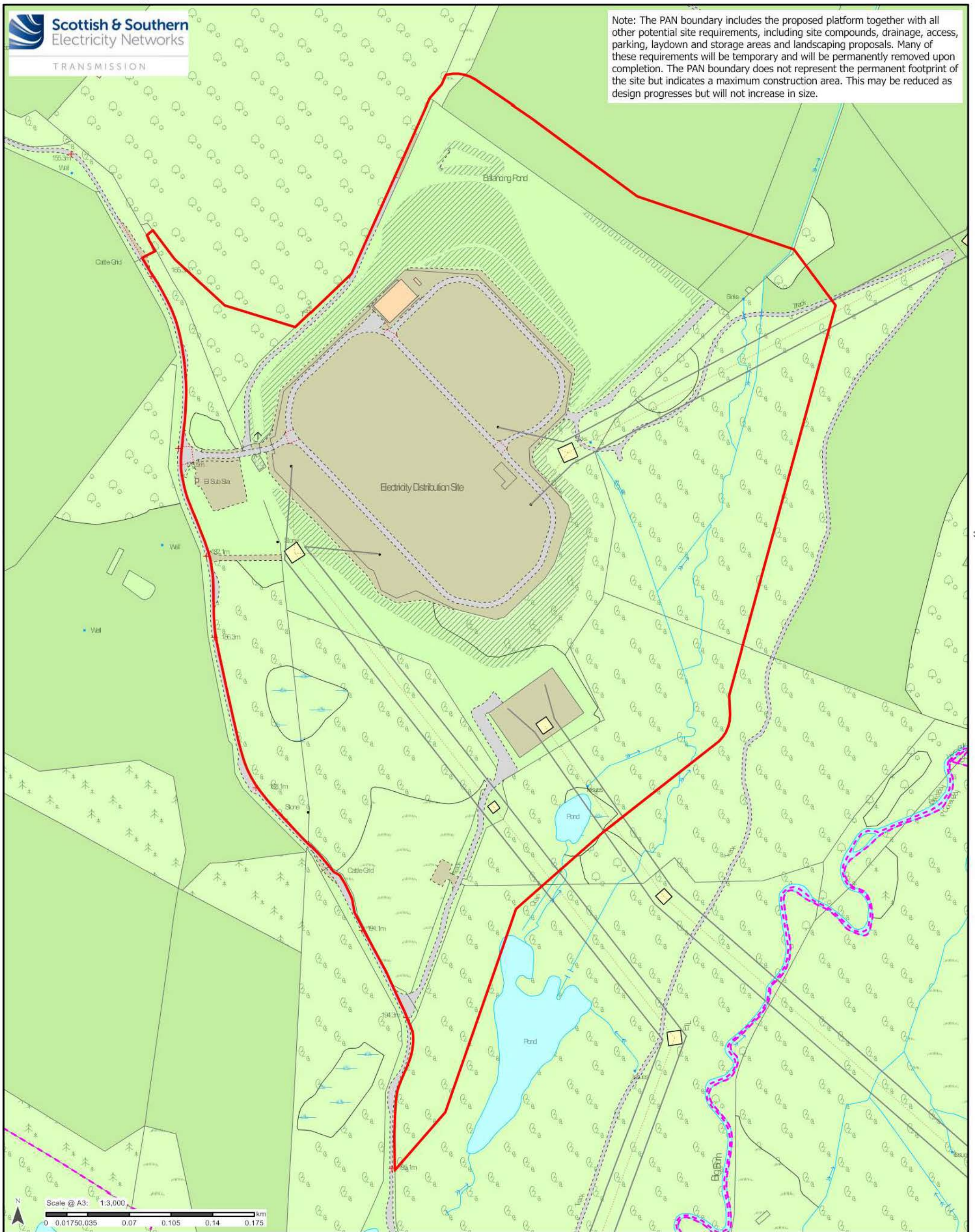
<b>Details of Proposed Consultation</b>		
<b>Proposed Public Event 1</b>	<b>Venue</b>	<b>Date and Time</b>
<b>In-Person Public Consultation</b>	<b>Green Drive Community Hall, 36 Green Dr, Inverness IV2 4EU</b>	<b>2pm – 6.30pm, 17 April 2024</b>
<b>Proposed Public Event 2</b> <i>(at least 14 days after Public Event 1)</i>	<b>Venue</b>	<b>Date and Time</b>
<b>In-Person Public Consultation</b>	<b>Green Drive Community Hall, 36 Green Dr, Inverness IV2 4EU (TBC)</b>	<b>2pm – 6.30pm, 12 June 2024.</b>

<b>Publication of Event</b>		
<b>Newspaper Advert</b>	<b>Name of Newspaper</b>	<b>Advert Date</b>
<b>An advert will be placed in the notices section of this newspaper.</b>	<b>Press and Journal</b>	<b>On or around the 5 April 2024 (for the first public event) and on or around the 29 May 2024 (for the second public event) but in any case, no less than seven days in advance of each event.</b>
<b>Details of any other consultation methods (date, time and with whom)</b>		
<b>Information postcards with invitation to attend event will be sent to properties within a 5km radius of the site and will be delivered by approximately 10 April 2024. Information will also be made available via the project webpage in advance of the public events: <a href="https://www.ssen-transmission.co.uk/projects/project-map/red-john-pump-storage-scheme-275kv-connection/">https://www.ssen-transmission.co.uk/projects/project-map/red-john-pump-storage-scheme-275kv-connection/</a>.</b>		



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Signed	Keith Smith	Date	<b>27/03/2024</b>
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Note: The PAN boundary includes the proposed platform together with all other potential site requirements, including site compounds, drainage, access, parking, laydown and storage areas and landscaping proposals. Many of these requirements will be temporary and will be permanently removed upon completion. The PAN boundary does not represent the permanent footprint of the site but indicates a maximum construction area. This may be reduced as design progresses but will not increase in size.



**Legend**

-  Existing Overhead Line
-  Redline Boundary



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Project No:	LT000325
Project:	Loch na Cathrach Grid Connection
Title:	Proposal of Application Notice (PAN) Loch na Cathrach Grid Connection
Drawn by:	SS
Date:	26/03/2024
Drawing:	LT000325_WAY_002_RBL