

Agenda Item	5.2
Report No	PLS-71-24

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee

**Date:** 10 December 2024

**Report Title:** 24/04649/PAN: Scottish Hydro Electric Transmission Plc  
Land 2240M NW Of Invergarry Power Station Invergarry

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

### Purpose/Executive Summary

**Description:** Loch Lundie Substation - Proposed new substation and platform with control building, access, laydown/work compound area(s), associated landscaping, site drainage and ancillary works (National Development)

**Ward:** 11 – Caol and Mallaig

### Recommendation

Members are asked to note the submission of the PAN and highlight any material issues they wish to be brought to the attention of the applicant before the submission of an application for planning permission.

## 1.0 BACKGROUND

- 1.1 This report informs the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).
- 1.2 The submission of the PAN accords with the provisions of the Town and Country Planning (Scotland) Act 1997 (as amended) and was made valid on 31 October 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 Form)
  - Location / Site Layout 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 01 October 2022. The previous arrangements associated with the Covid-19 public health advice and previous modifications to the regulations are now superseded. There will be two in-person consultation events, the first will take place on Wednesday 27<sup>th</sup> of November 2024 between 3pm and 7pm at Glengarry Community Hall Invergarry, and the second on Wednesday 26<sup>th</sup> February 2024 between 3pm and 7pm at Glengarry Community Hall Invergarry. The date of the second public event may be subject to change dependent on the scale of feedback received at the first public event and any changes will be notified and communicated to the Council in advance. The first events will be advertised on 15<sup>th</sup> November 2024 in the Press & Journal, and the second event will be advertised on or around 14<sup>th</sup> February 2025 in the Press & Journal no less than 7 days prior to the date of public event 2 and within the required statutory period. Letters with details of the consultation events will be posted to all residents within a 5km radius of the site boundary. Full Details of the Public Event and details of how to submit comments are available on the project website: <http://www.ssen-transmission.co.uk/projects/project-map/coire-glas-connection-project/> . Information will also be provided on SSEN Transmission social media outlets.
- 1.5 The Proposal of Application Notice has also been served on the host Glenurquhart Community Council (c/o K Sutherland) along with neighbouring Fort Augustus and Glenmoriston Community Council (c/o D Mackinnon), Elected Members, MSPs, MP, Fort Augustus Community Liaison Group (CLG) c/o and SSE Renewables have also been served notice.
- 1.6 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 Based on the information provided, the proposed development is comprised of a new 400kV substation and platform with control building, access, laydown/work compound areas(s), associated landscaping, site drainage and ancillary works (National Development). The maximum height of infrastructure within the substation would be 20m. The platform would be surrounded by 3m palisade fence, including anti-climb guards. The Proposed Development would be constructed within an area currently used for commercial forestry (approximate Ordnance Survey grid reference NGR 230268 803748).
- 2.2 During construction, a temporary site compound would be constructed to offer welfare facilities for site staff, parking, laydown spaces, and storage and servicing space for construction machinery. All hardcore and earthworks materials for the Proposed Development would be obtained on-site, either cutting the existing surface to build the substation platform or imported locally.
- 2.3 A scoping request under the Highland Council's reference (23/05219/SCOP) was issued for the proposed development.

## **3.0 SITE DESCRIPTION**

- 3.1 The PAN boundary covers approximately of 154 hectares and the site lies around 2km north of Invergarry between Loch Lundie and Lochan Doire Cadha. There is an existing access track to the site from the A82, Close to the A82 it passes through woodland which is listed on the Ancient Woodland Inventory as Ancient semi-natural origin (ASNO1750). The Loch Lundi is located within 0.5km of the north western site boundary which forms part of the West Inverness-shire Lochs Special Protection Area (SPA). The site is surrounded by commercial forestry and bounded on the west by an existing overhead line.
- 3.2 There are no other natural heritage designations within the site boundary nor is the site within connectivity distance of any Special Protection Area (SPA), Special Area of Conservation (SAC), or Sites of Special Scientific Interest (SSSI) other than the Loch Lundie SSSI and SPA. The landscape near the proposed development includes coniferous woods on high ground and highland moorland near Loch Lundie. The proposed development falls primarily within Landscape Character Type (LCT) 237: Rocky Moorland - Lochaber of the NatureScot (2019)<sup>14</sup> National Landscape Character Assessment, with some access falling under LCT 235: Broad Forested Strath. There are no Listed Buildings or Scheduled Monuments in the vicinity of the site however the wider area is known for archaeological interests.
- 3.3 The following landscape designations or protected landscapes fall within the vicinity of the Proposed Development.
- Loch Lochy and Loch Oich Special Landscape Area (SLA) situated approximately 1.4 km to the southeast of the Proposed Development.
  - Loch Ness and Duntelchaig SLA, situated approximately 9.4 km to the northeast of the Proposed Development.
  - Wild Land Area (WLA) 18. Kinlochhourn – Knoydart – Morar, situated approximately 10.6 km to the southwest of the Proposed Development.

- LA 19. Braeroy – Glenshirra – Creag Meagaidh, situated approximately 5.6 km to the southeast of the Proposed Development.

3.4 There are multiple core paths around the site, two of which fall within the proposed site boundary:

- Bridge of Oich Cycle Track (LO11.03), running from Invergarry and is located approximately 0.9km from the south of the site, up to Oich Bridge, approximately 2.3km to the northeast of the site. A 0.8km section of the site entrance track forms part of this core path; and
- Aldernaig Burn to Loch Lundy (LO11.02) running from the A87 towards the south west of the site, up to Doire Daraich to the north, where other core paths are then connected.

3.5 There are no Listed Buildings or Scheduled Monuments in the vicinity of the site. The proximity of the site and access track to Loch Oich would suggest a risk of pluvial flooding, however, due to the topography of the surrounding areas, this would be unlikely.

#### **4.0 DEVELOPMENT PLAN**

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

##### **4.1 National Planning Framework 4 (2023)**

Policy 1 – Tackling the climate and nature crisis

Policy 2 – Climate mitigation and adaptation

Policy 3 – Biodiversity

Policy 4 – Natural places

Policy 5 – Soils

Policy 7 – Historic assets and places

Policy 11 – Energy

Policy 22 – Flood risk and water management

Policy 23 – Health and safety

Policy 25 - Community Wealth Building

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

28 - Sustainable Design

29 - Design Quality and Placemaking

30 - Physical Constraints

31 - Developer Contributions

36 - Development in the Wider Countryside

51 - Trees and Development

52 - Principle of Development in Woodland

56 - Travel

57 - Natural, Built and Cultural Heritage

58 - Protected Species

59 - Other Important Species

60 - Other Important Habitats

61 - Landscape

63 - Water Environment

- 64 - Flood Risk
- 66 - Surface Water Drainage
- 67 - Renewable Energy Developments
- 69 - Electricity Transmission Infrastructure
- 72 - Pollution
- 74 - Green Networks
- 77 - Public Access

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

It contains a number of general policies which are applicable including Policy 2 - Nature Protection, Preservation and Enhancement.

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

- Developer Contributions (November 2018)
- Flood Risk & Drainage Impact Assessment (Jan 2013)
- Green Networks (Jan 2013)
- Highland Historic Environment Strategy (Jan 2013)
- Highland's Statutorily Protected Species (March 2013)
- Highland Renewable Energy Strategy & Planning Guidelines (May 2006)
- Construction Environmental Management Process for Large Scale Projects (Aug 2010)
- Managing Waste in New Developments (Mar 2013)
- Physical Constraints (Mar 2013)
- Roads and Transport Guidelines for New Developments (May 2013)
- Standards for Archaeological Work (Mar 2012)
- Sustainable Design Guide (Jan 2013)
- Trees, Woodlands and Development (Jan 2013)

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

- Scottish Planning Policy and Guidance
- Scottish Planning Policy
- National Planning Framework 3 (June 2014)
- Revised Draft National Planning Framework 4 (Nov 2022)
- Scottish Energy Strategy (Dec 2017)
- Historic Environment Policy for Scotland (HEPS, 2019)
- PAN 56 - Planning and Noise
- PAN 58 - Environmental Impact Assessment
- PAN 60 - Planning for Natural Heritage
- 2020 Route map for Renewable Energy
- Scottish Government Energy Efficient Scotland Route Map (May 2018)

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

- a) Development Plan and other planning policy;
- b) Community amenity including operational noise impacts;
- c) Construction impacts;
- d) Roads and transport;
- e) Flood risk and drainage impacts;

- f) Impact on trees and woodland;
- g) Design, landscape, and visual impact (including cumulative impacts);
- h) Natural heritage including protected species and habitats;
- i) Built and cultural heritage;
- j) Economic impact and tourism;
- k) Construction impacts;
- l) Pollution;
- m) Decommissioning and restoration;
- n) Outdoor access; and,
- o) Any Other Material Considerations Raised within Representations.

## **6.0 CONCLUSION**

6.1 The report presents the information submitted to date as part of the PAN. The policy considerations against which any future planning application will be considered have been summarised as well as the potential material planning considerations and key issues based on the information available to date. The list is not exhaustive and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.

## **7.0 IMPLICATIONS**

7.1 Not applicable.

## **8.0 RECOMMENDATION**

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

Designation: Area Planning Manager – South  
Author(s): Ikram Ullah  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Plan 1 – Proposal of Application Notice (Application Form)  
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	Not applicable
Address	<b>Inveralmond House 200 Dunkeld Road Perth PH1 3AQ</b>	Address	
Phone	<b>07425 426761</b>	Phone	
Email	<a href="mailto:stephanie.wade@sse.com">stephanie.wade@sse.com</a>	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.

**Land to the east of Loch Lundie, north of Invergarry.**

**Grid Coordinates: Easting 230160, Northing 802705.**

<b>Description of Development</b>	
Please include detail where appropriate – e.g. 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.	
<b>Proposed new substation and platform with control building, access, laydown/work compound area(s), associated landscaping, site drainage and ancillary works (National Development).</b>	
<b>Pre-application Screening Notice</b>	
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.	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Community Consultation</b>	
State which other parties have received a copy of this Proposal of Application Notice.	
<b>Community Council/s</b>	<b>Date Notice Served</b>
Glengarry Community Council (c/o K Sutherland) Fort Augustus & Glenmoriston Community Council (c/o D Mackinnon)	All notifications sent via email on 31/10/2024
<b>Local Elected Members</b>	<b>Date Notice Served</b>
Cllr A Baldrey Cllr J Grafton Cllr L Saggars Cllr C Ballance Cllr D Fraser Cllr H Crawford Cllr E Knox	All notifications sent via email on 31/10/2024
<b>Members of Scottish Parliament and Members of Parliament</b>	<b>Date Notice Served</b>
Mr Ian Blackford MP Ms Kate Forbes, MSP	All notifications sent via email on 31/10/2024
<b>Names / details of other parties</b>	<b>Date Notice Served</b>
Fort Augustus Community Liaison Group (CLG) c/o Ryan Davidson SSE Renewables Coire Glas CLG c/o Graham Riddell	All notifications sent via email on 31/10/2024



<b>Details of Proposed Consultation</b>		
<b>Proposed Public Event 1</b>	<b>Venue</b>	<b>Date and Time</b>
	Glengarry Community Hall Invergarry PH35 4HG	Wednesday 27 <sup>th</sup> November 2024 3pm – 7pm
<b>Proposed Public Event 2</b> <i>(at least 14 days after Public Event 1)</i>	<b>Venue</b>	<b>Date and Time</b>
	Glengarry Community Hall Invergarry PH35 4HG	Wednesday 26 <sup>th</sup> February 2025 3pm – 7pm  The date of the second public event may be subject to change dependent on the scale of feedback received at the first public event. Any changes will be notified and communicated to the Council in advance of undertaking it and the PAN form will be updated accordingly.


<b>Publication of Event</b>		
<b>Newspaper Advert</b>	<b>Name of Newspaper</b>	<b>Advert Date</b>
Newspaper Advert for Public Event 1	Press & Journal	15 <sup>th</sup> November 2024
Newspaper Advert for Public Event 2	Press & Journal	On or around 14 <sup>th</sup> February 2025 but no less than 7 days prior to the date of public event 2.

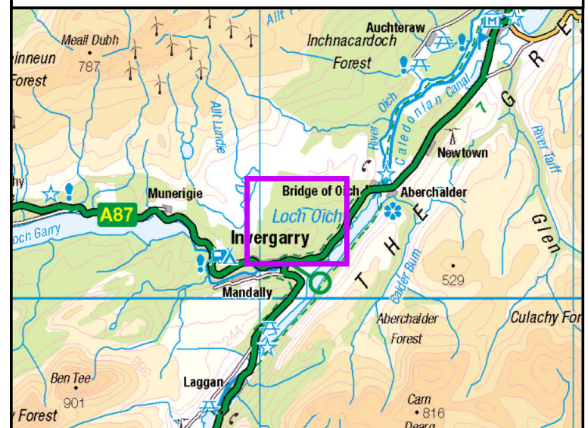
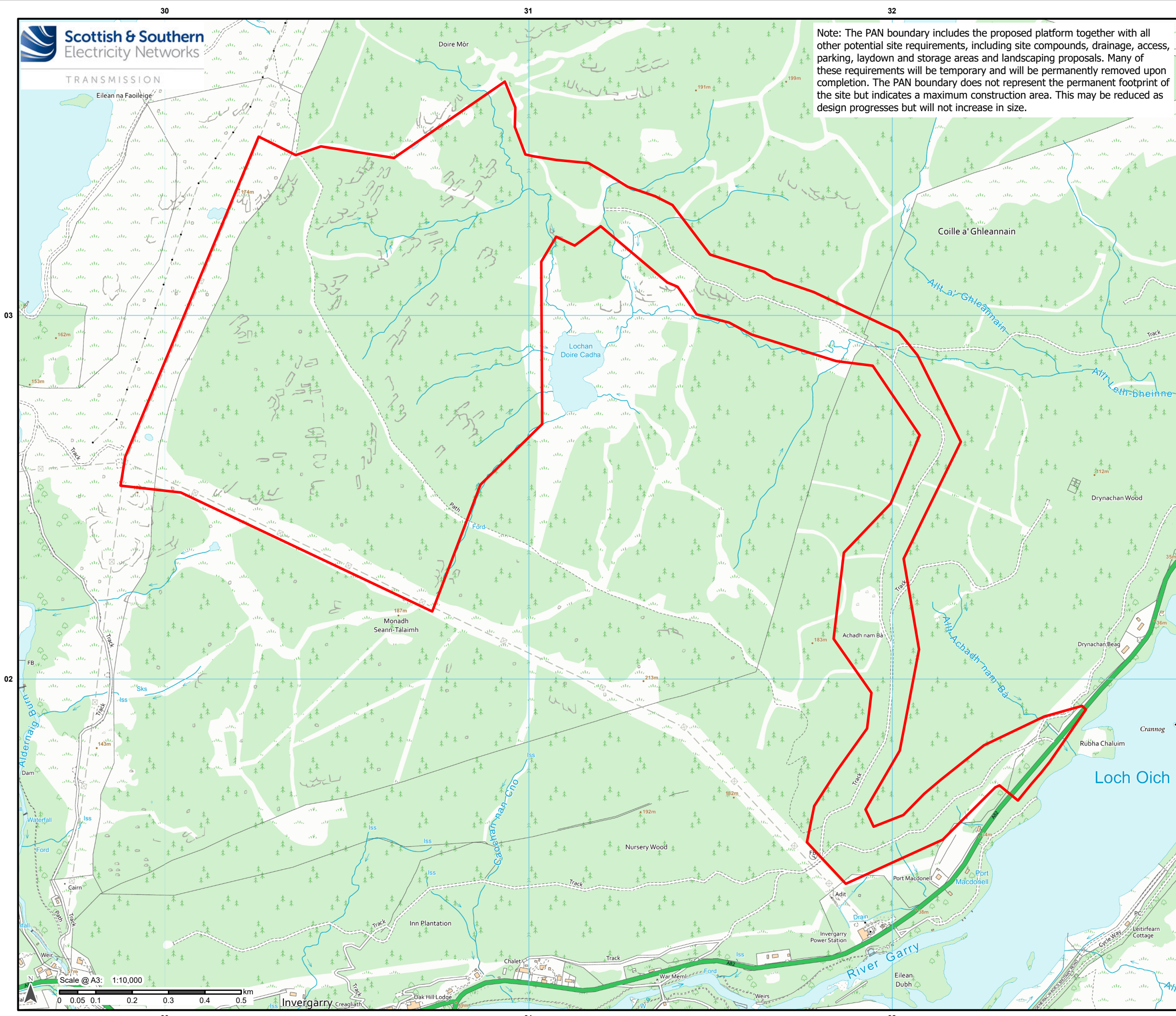
<b>Details of any other consultation methods (date, time and with whom)</b>
<ul style="list-style-type: none"> <li>• Mail drop to residents within 5km radius, target issue circa 10 days prior to 1<sup>st</sup> Event.</li> <li>• Full Details of the Public Event and details of how to submit comments are available on the project website: <a href="http://www.ssen-transmission.co.uk/projects/project-map/coire-glas-connection-project/">www.ssen-transmission.co.uk/projects/project-map/coire-glas-connection-project/</a></li> <li>• Information will be provided on SSEN Transmission social media outlets.</li> <li>• Information can be obtained via telephone or email from: Community Liaison Manager, Sally Cooper, 07918 470281 / <a href="mailto:sally.cooper@sse.com">sally.cooper@sse.com</a></li> </ul>

Signed	Stephanie Wade	Date	<b>31/10/2024</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

 Red Line Boundary



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Project No: LT000095

Project: Fort Aug - Inveraray 400/132 kV

Title:  
Proposal of Application Notice (PAN)  
Loch Lundie Substation

Drawn by: BC Date: 20/05/2024

Drawing: LT000095\_ENV\_006\_LochLundie\_PAN

