

Agenda Item	6.1
Report No	PLS/16/25

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 02 April 2025

Report Title: 24/03150/FUL: SSE Electricity Sub Station, Auchterawe, Fort Augustus

Report By: Area Planning Manager – South

Purpose / Executive Summary

Description: Auchterawe Substation extension - comprising platform extension, erection of substation buildings, associated plant and infrastructure, associated ancillary development, drainage infrastructure, temporary construction compound and laydown area(s)

Ward: 12 – Aird and Loch Ness

Development category: National Development

Pre-Determination Hearing: Yes

Reason referred to Committee: 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 **GRANT** the application as set out in Section 11 of the report.

1. PROPOSED DEVELOPMENT

- 1.1 SSE are proposing to upgrade the existing Beaully-Denny 275kV circuit to 400kV to mirror the ratings of the existing 400kV circuit which runs along the route. The upgrade can make use of the existing overhead line (OHL) infrastructure but requires alterations and additions to several substations and OHL tie-ins, including the substation at Fort Augustus. The proposed development, alongside several other major network upgrades planned in Highland, is part of a wider national programme of works that are required to meet UK and Scottish Government energy targets.
- 1.2 Planning permission was granted for a 275kV extension to the Fort Augustus Substation in 2019 (18/00760/FUL). Phase One of this consent comprised works to install equipment including two additional 132kV / 400kV transformers to allow for improved arrangements / connections for the Bhlaraidh and Beinneun wind farms and was completed in 2023. This included the construction of two SUDs ponds and realignment of a watercourse due to areas of high flood risk within the site. The SUDs ponds design deviated from the approved plans. A proposal to rectify this is included in this application (referenced in Planning Statement 1.3.3).
- 1.3 Phase Two allowed for the interconnection of the 275kV bus-bar with the 400kV double bus bar arrangements via two additional 400 / 275kV transformers. This solution also provided additional wider network benefits interconnecting the 275kV and 400 kV systems. The works were proposed predominantly on the north-eastern boundary of the existing substation. The intention was to build out this 2019 consent. However, the existing Fort Augustus Substation will need to be upgraded from a 275kV circuit to 400kV which means changes are required to platform areas and the station layout. This means Phase Two was not implemented and the proposed development supersedes and updates the 2019 consent to accommodate the upgrade. It is expected to become operational in 2029.
- 1.4 This application (the proposed development) is for the extension of the existing substation platform to include new overhead line gantries, two new gantries and Gas Insulated Switchgear bays (GIS bays). The development comprises:
- Construction of a substation platform in the region of 4.53ha to accommodate a GIS substation by means of cut and fill earthworks and importation of materials as required;
 - New GIS building, approximately 70m in length, 32m in width and up to approximately 14.5m in height;
 - Construction of approximately 950m of new access track within the existing substation site and update of the existing perimeter track;
 - Upgrade of one of the two existing SUDs pond, comprising any upgrades or modifications to the existing basin adjacent to the substation platform and associated drainage modifications;
 - Infill of one existing SUDs pond located at the south west corner of site;
 - Removal of existing 275 / 132kV 240 Megavolt-amperes (MVA) transformers at Fort Augustus, replaced with 400 / 132kV 240 MVA transformers;
 - replacing all 275kV switchgear and infrastructure within the substation to facilitate the upgrade of the Fasnakyle and Tummel circuits to 400kV (the overhead line is constructed to 400kV specification but presently operates at

275kV);

- Installation of four 400kV bars for interconnector circuits (two at the existing busbar and two at the new busbar);
 - Two 400kV reactors and associated switchgear bays;
 - Two bus coupler bays and a bus section bay;
 - Two bays for future connections;
 - Further space provision for two future bays;
 - Installation of two new EV chargers with four parking bays with two standard parking bays; and
 - Replacement of the existing 2.5m substation security fencing with a new 3.5m security fence (at the same specification) to meet the upgraded security specifications for critical national infrastructure projects.
- 1.5 Ancillary development to facilitate or enable construction and operation would include watercourse crossings for temporary access tracks and removal of vegetation and trees for both permanent and temporary works.
- 1.6 A single overhead line tower requires relocation within the site to accommodate the extension. Works to the existing overhead line, including the relocation (removal and new build) of the tower are covered under the Overhead Lines (Exemption) (Scotland) Regulations 2013. The applicant has confirmed a letter of notification, along with supporting information will be issued to The Highland Council (THC) under Regulation 5 of the Overhead Lines (Exemption) (Scotland) Regulations 2013 (referenced in Section 3.1.4 of the Design and Access Statement).
- 1.7 Additional underground connection works within the substation will be progressed under permitted development. This includes connection of two circuits from the proposed Loch Lundie Substation into new bays within the existing 400kV GIS building; and underground connections between the existing Super Grid Transformers (SGT) numbers 5 and 6 and their respective GIS bays (confined within the substation existing footprint) (referenced in Section 3.1.3 of the Design and Access Statement).
- 1.8 The substation will continue to be accessed from the A82 Trunk Road via the northern section of the U1671 Great Glen Way (Old Main Road) and the U1663 Jenkins Park and Auchteraw Road. This will include two new access tracks (north and south) along the site boundary and a new bellmouth junction (shown on Drawing 500_0804_0002 REV 00). Construction will include a temporary access track to the northeast of the site off Auchterawe Road and three temporary bridges (shown on Drawing FAUG4-LT519-OMSI-XX-XX-D-OE-0005 2 of 3). This will assist with vehicle segregation and traffic management during construction (referenced in Section 5.1.1 of the Design and Access Statement). Construction will require the delivery of two 185 tonne SGTs from Inverness to the Fort Augustus Substation. The applicant has submitted a supplementary report which assesses logistics (referenced in SSEN Route Feasibility Report Transport Assessment March 24 Appendix E). On completion, the site will be accessed for maintenance and inspection at regular monthly intervals. Maintenance on the bays is likely to be required annually which would take approximately one week.
- 1.9 An existing SUDS pond within the site, constructed during the previous phase of

works on the site (18/00760/FUL), is to be filled in. Phase 1 was implemented in 2019 and completed in 2023. The previous application included the construction of two SUDS ponds along with the realignment of a watercourse due to areas of high flood risk within the site. The small SUDS pond that is to be infilled deviated from the approved plans with. These works will regularise the existing consent and respond to overall SUDS needs for whole site including the proposed development.

- 1.10 The Design and Access Statement sets out design principles for the substation building. A GIS busbar solution was chosen due to cost, footprint and alignment with the existing consent. Although the design is technically driven it has been sited and designed as sensitively as possible to the environment and context in which it sits (referenced in Section 4.1 of the Design and Access Statement). This includes optimising the footprint, minimising disturbance of protected species and the local community, use of existing access, minimising land take and use of appropriate architectural form, colour and materials.
- 1.11 The Landscape and Habitat Management Plan (Appendix F) seeks to minimise the visual impact of the development, which will become more exposed following the cyclical felling and replanting of the surrounding area of commercial forestry. The landscaping aims to aid the smooth tie-ins of slopes and earthworks, as well as to help filter views of the development, as well as for habitat interest, to contribute towards delivering biodiversity enhancement.
- 1.12 The 2017 Woodland Management Plan (subsequently updated in June 2021) has not been fully realised with poor performance of planting, an issue raised by Fort Augustus and Glen Moriston Community Council. This has been further exacerbated by substantial loss of trees through windblow. The applicant has applied for a licence to remove and restock these windblown trees. The Woodland Management Plan (Appendix G) sets out mitigation for the proposed development and extensive remedial action to rectify these issues.
- 1.13 The construction period is anticipated to last between 3 and 4 years subject to consents and resource availability. Working hours are currently anticipated between approximately 07.00 to 19.00 Monday to Friday, 08.00 to 13.00 Saturday with no working on Sunday or bank holidays unless in exceptional circumstances (referenced in Section 2.4.4 of the Environmental Appraisal (EA)). When operational, the substation would be unmanned with staff in attendance on an ad hoc basis for maintenance and fault repairs (referenced in Section 2.5.1 of the EA). The location of temporary site compounds and access tracks are indicative and the finalised compound locations can be agreed by planning condition.
- 1.14 The proposed development is classed as national development by the National Planning Framework 4. Annex B – National Developments Statement of Need 3 - Strategic Renewable Electricity Generation and Transmission Infrastructure which "supports electricity generation and associated grid infrastructure throughout Scotland, providing employment and opportunities for community benefit, helping to reduce emissions and improve security of supply". National Development 3 accords national development status to electricity transmission that includes new and/or replacement upgraded on and offshore high voltage electricity transmission lines, cables and interconnectors of 132kV or more along with new and/or upgraded

infrastructure directly supporting on and offshore high voltage electricity lines, cables and interconnectors including converter stations, switching stations and substations.

- 1.15 The applicant used the Highland Council's Pre-Application Advice Service for Major Developments (23/03715/PREMAJ). The pre-application response stated it was likely that the Planning Authority would be in a position to support the proposed development subject to no increase in operational noise levels as set out in the conditions of the current planning consent. This is on the basis that design mitigation ensures the new structures reflect the existing infrastructure, host landscape and community context. It was noted that due to the loss of trees through windblow, the 2019 consent conditioned noise levels were currently being exceeded at one residential property.
- 1.16 The applicant has undertaken statutory pre-application consultation. A Proposal of Application Notice (PAN) was submitted to THC on the 30 October 2023. The PAN provides an outline of the application details and proposed consultation methods, which included a series pre-consultation events. The first event was held on 30 November from 2pm – 7pm at Fort Augustus Village Hall. A second event was held on 22 February 2024 at Fort Augustus Village Hall from 3pm – 7pm. Consultation material was also available online. The applicant raised awareness of these events by notifying the host Community Council, contacting local ward members, the MSP, MP and placing statutory newspaper adverts.
- 1.17 The application is supported by an Environmental Appraisal (EA) containing the following chapters: introduction and project need; description of the proposed development; methodology; landscape and visual character; ecology and nature conservation; ornithology; cultural heritage; traffic and transport; hydrology, hydrogeology, geology and soils; noise and vibration and cumulative assessment. The application is also accompanied by a Pre-Application Consultation Report (PAC), Planning Statement, Design and Access Statement and Statement Addendums.

2. SITE DESCRIPTION

- 2.1 Fort Augustus Substation is located approximately 1.7km west of Fort Augustus. The proposed site covers 53.49ha with the footprint of the works covering 5.38ha. It includes the substation platform extension area and surrounds (including areas allocated for habitat creation noted in Section 2.3.2 of Appendix F). The site lies at the foot of the Inchnacardoch Forest on the slopes of Carn Mhic Raonuill and Carn Tarasuinn. The site includes commercial woodland retained as screening for the existing substation and is surrounded by woodland, most of which is also commercial forestry. Existing overhead lines enter the site from the northwest, southwest and southeast.
- 2.2 Two residential properties, Aultfearn and Ach-na-Cloich are located approximately 20m north and Forest Lodge is approximately 90m west from the redline boundary. Aultfearn, Ach-na-Cloich and Forest Lodge are located 180m north, 250m south west and 420m west respectively from the proposed extension boundary. The existing substation compound is enclosed by metal perimeter fencing, with two steel towers and overhead lines crossing the site. The existing substation does not include any substantial buildings with the majority of its infrastructure exposed to the

elements.

- 2.3 The site sits within the surface water catchment area of the River Ness and sub-catchment of the River Oich. Three water courses are located within the site boundary comprising Auchteraw Burn, Allt na Fearnna and a small unnamed watercourse in the northwest portion of the site. There is an existing water course diversion (for flood risk mitigation) around the site perimeter and SEPA Future Flood Maps indicate there is a risk of flooding from the Auchteraw Burn, Allt na Fearnna and other small watercourses within, and adjacent to, the site. The site is within a Drinking Water Protected Area for ground water with two abstraction licences; the Allt na Fearnna Hydro Scheme (1km northeast) and the existing Fort Augustus Substation.
- 2.4 There are no built heritage designations within the site. A scheduled monument, the Kyltra Loch to Fort August section of the Caledonian Canal is located approximately 900m to the southeast of the site (SM6947). There are a further five scheduled monuments within the 2km study area. These comprise Torr Dhuin Fort (SM794) 1.3km to the southwest, and three sections of the Caledonian Canal; Kyltra Lock (SM5291), Cullochry Lock to Kyltra Loch (SM6496) and Fort Augustus to Loch Ness (SM3614). Kilwhimen Barracks, Fort Augustus is located 1.7 km to the east (SM9903). There are 19 listed buildings within 2km of the sites (ten Category B and three Category C listed buildings). They are all located within the settlement Fort Augustus.
- 2.5 The eastern part of the site falls within the Loch Ness and Duntelchaig Special Landscape Area (SLA). Existing plantation forestry and woodland screen views from the SLA, no significant impact is predicted so it has not been assessed in the EA. Designated sites within 6km include:
- Ness Woods Special Area of Conservation (SAC) 1.7km southeast is designated for mixed woodland habitat;
 - River Moriston SAC 5.8km north is designated for freshwater pearl mussels which has no direct hydrological link to the site;
 - Glen Tarff Special Site of Scientific Interest (SSSI) 1.7km southeast is designated for mixed ash woodland habitat; and
 - Six areas of ancient woodland listed on the Ancient Woodland Inventory.

The site also falls within three Landscape Character Areas. LCT 25: Broad Steep-Sided Glen occupies most of the central part of the site, LCT 220 Rugged Massif – Inverness covers the northern woodland plantation areas of the site and LCT 221 Rolling Uplands – Inverness which occupies a small area at the southern periphery.

- 2.6 The proposed development would be located on an area of mainly commercial plantation. The site has been subject to habitat/ecological surveys and desk based research. This included otter, water vole, badger, pine martin and bat roost suitability. Surveys show moderate levels of bat activity and no otter or water vole activity within the site. Red squirrel were not seen on the site, however, as records identified 13 sightings within 1km their presence was predicted to be likely. One badger sett was recorded on the site boundary, but there were no records of pine marten or wildcat. The presence of common lizard and slow worm within the site was identified as likely. The water courses on site were noted as unlikely to support

significant fish populations, aquatic invertebrates or significant populations of terrestrial invertebrates.

- 2.7 There are two statutory sites for ornithology within 10km of the proposed development. West Inverness-shire Lochs Special Protection Area (SPA) designated for black throated diver and common scoter is 6.5km southwest of the site and Loch Knockie and nearby Lochs SPA designated for Slavonian grebe is 7.1km southeast of the site. There is no direct hydrological link between these SPAs and the site. The habitability of the site for birds associated with the SPAs, raptor species and black grouse is likely to be low. The site is likely to support breeding populations of common and widespread birds.
- 2.8 The hydrological assessment revealed potential for Groundwater Dependent Terrestrial Ecosystems (GWDTE), however, the area surveyed was identified as degraded and subject to a significant level of ongoing drainage caused by the commercial forestry plantation and/or scrub encroachment. It was concluded that it is unlikely potential GWDTE are moderately (or highly) dependent on groundwater to maintain their condition.
- 2.9 The A82 serves as a main arterial route which means the proposed development would be seen by high numbers of road users. Other key views would be from the Fort Augustus Golf Club, Auchteraw Road and Auchteraw House. The site would also be seen by recreational interests in the surrounding area including walking/cycling along the A82 and users of the Core Path IN16.14 (Auchteraw Woods path) which runs along the northern site boundary.

3. PLANNING HISTORY

3.1	Date	Description	Outcome
	01 November 2024	24/03875/S37: Permanent relocation of a single tower	Exempt from requiring Section 37 application
	12 December 2023	23/05293/PAN: Substation extension comprising; platform extension and erection of substation buildings, associated plant and infrastructure, associated ancillary development, drainage infrastructure, temporary construction compound and laydown area(s) as required, access improvements and landscape requirements (National Development)	Reported to South Planning Applications Committee
	04 December 2023	23/05516/SCRE: Screening application for Upgrade of Beauly-Denny 275kV circuit to 400kV - substation extension at Fort Augustus; platform extension and erection of substation buildings, associated plant and infrastructure, associated ancillary	EIA not required

	development, drainage infrastructure, temporary construction compound and laydown area(s) as required, access improvements and landscape requirements (National Development).	
31 March 2023	23/00960/SCOP: Request for Scoping Opinion Coire Glas Grid Connection Project	EIA Scoping response issued
30 April 2024	23/00259/S37 Installation of an electric line above ground with a voltage of 132 kV between the proposed Bhlaraidh Extension Windfarm substation and the Fort Augustus Substation within Auchteraw	Raise no objection
01 March 2024	22/00505/FUL: Retrospective application for extraction of sand and gravel for on-site construction work	Planning permission granted
22 December 2021	21/05668/SCRE: Installation of an electric line above ground with a voltage of 132 kV between the proposed Bhlaraidh Extension Windfarm substation and the Fort Augustus Substation within Auchteraw	EIA not required
21 November 2019	19/04341/FUL: Re-opening of muir pit, lateral extension to area of extraction, installation of mobile screening plant, restoration of borrow pit to forest	Planning permission granted
14 August 2019	18/00760/FUL: Extend substation, creation of two platforms across two phases for gas insulated substation buildings', plant, access tracks, associated landscaping and other ancillary equipment	Planning permission granted
18 August 2017	17/03620/SCRE: Two phase expansion of the substation. Phase one comprises a 132 kV/400 kV substation. Phase two comprises a 275 kV/400 kV substation. This is a GIS substation with the majority of plant and equipment contained within buildings	EIA not required
07 March 2014	14/00423/SCRE: Proposed construction of a new 132 KV connection	EIA not required
06 January 2012	11/03763/FUL: Development of Borrow Pit to supply material for extension to Fort Augustus Sub Station	Planning permission granted

06 March 2006 05/01012/FULIN: Alteration and extension to existing substation to accommodate upgrade to 400 and 275/132kv. Plus, 132kv sealing end compound and service track thereto Planning permission granted

4. PUBLIC PARTICIPATION

4.1 Advertised: Schedule 3 / Unknown Neighbour

Date Advertised: 20 September 2024 Inverness Courier

Representation deadline: 12.03.2025

Timeous representations: None

Late representations: None

5. CONSULTATIONS

5.1 **Fort Augustus and Glen Moriston Community Council (Host)** do not object to the application. They noted there has been a history of rubbish left out with the substation by subcontractors. Additionally, they noted planting along the periphery of the site has only been partially successful leaving many empty plastic tree guards. As such, they request a condition which states the site must be kept tidy and ensure planting is successful with a method of monitoring and enforcing this.

5.2 **Access Officer** does not object to the application. They have requested the applicant produce plan-based illustrations of where public access rights will and will not apply during construction and operation. As an alternative, in light of Policy 77 Public Access of the HwLDP they have requested submission of a pre-commencement plan-based management statement, subject to the written approval of the Planning Authority.

5.3 **Contaminated Land** do not object to the application. It notes that the site has an ongoing use as a substation which may have resulted in contamination. As the proposed development would not materially change the risk of contamination a condition is not proposed. However, it recommends the applicant is informed of potential contamination issues with an informative which has been added.

5.4 **Ecology Officer** objects to the application. Whilst they welcome opportunities for enhancement within the site boundary details provided note the development will lead to a significant deficit of biodiversity. The Biodiversity Net Gain report suggests that the deficit will be made up of mostly off-site habitat creation and enhancement, however, there is a lack of detail, with no site currently proposed. The Ecology Officer notes that without these details they cannot confidently assess whether or not the proposed development would satisfy Policy 3 of NPF4. Should planning permission be forthcoming, conditions are advised requiring the submission of a Habitat Management Plan which delivers biodiversity enhancement; GIS data; a Construction Environmental Management Plan; an Environmental Clerk of Works (EnvCoW); undertaking a pre-construction survey, including for any nesting birds.

- 5.5 **Environmental Health** do not object to the application subject to conditions. It requests conditions controlling operational noise, construction hours and noise with a Construction Noise Management Plan, dust mitigation measures and the formation of a Community Liaison Group. The EA notes that operational noise has been assessed to BS4142 standards and indicates that the proposed development, operating in normal conditions, will have noise levels significantly below background noise. Therefore, a minor and not significant impact is predicted for nearby properties.
- 5.6 **Flood Risk Management Team** do not object to the application. It is content with the proposed drainage strategy.
- 5.7 **Forestry Officer** does not object to the application. They request conditions controlling the finalised details of the Replanting Scheme and Woodland Management Plan. The Woodland Management Plan identifies 2.64ha of recently planted woodland which is proposed to be converted to wetland and there is a proposal in the Compensatory Planting Strategy to plant an equivalent area of woodland off-site. There is however no confirmation of what land is currently available to the applicant for the compensatory planting.
- 5.8 **Historic Environment Team - Archaeology** do not object to the application. They are satisfied that the EA contains an adequate assessment of the potential impacts. It confirms that both the direct and indirect impacts are not significant and as the potential for buried remains is low, no additional mitigation is necessary.
- 5.9 **Transport Planning Team** do not object to the application subject to conditions. They request the submission of a Construction Traffic Management Plan (CTMP) for approval by the Planning Authority prior to commencement. Once approved they request monitoring and review as necessary throughout the phase of works. Previous improvements delivered by SSEN on the U1663 Jenkins Park roads have resulted in the carriageway being obstructed by standing water which is damaging the roadside verge with disruption and danger to road users. As such, the Transport Planning Team request a condition to rectify this. Whilst they identified irregularities within the supporting information provided, including the intended means of access, for the avoidance of doubt, a condition is attached which requires submission and approval of the site access by the Planning Authority.
- 5.10 **Historic Environment Scotland** do not object to the application. The proposal does not raise historic environment issues of national significance. They note that whilst there is likely to be an impact on the setting of Scheduled Monument Torr Dhuin Fort, Fort Augustus (SM794), with screening, the impact would not be significant.
- 5.11 **NatureScot** do not object to the application. They state that the proposed substation lies outwith, and is unlikely to affect, any designated sites for nature conservation.
- 5.12 **Scottish Environment Protection Agency (SEPA)** do not object to the application subject to conditions. It is satisfied that the flood risk remains low and as this is essential infrastructure, the principle of the development being in a flood risk area is accepted. Additionally, the flood attenuation provided is significantly greater than that identified in the Flood Risk Assessment, therefore they are satisfied that even with

the increase in flows, the compensation provided is likely to be sufficient.

- 5.13 **Scottish Forestry** do not object to the application. This is subject to a condition requiring details of compensatory planting provision, which is strongly advised to be agreed in consultation with Scottish Forestry.
- 5.14 **Scottish Water** do not object to the application. They note that the site falls within two Drinking Water Protected Areas (DWPA). Loch Ness, which supplies Invermoriston Water Treatment Works and River Tay, which supplies Pert Gowans Terrace Water Treatment Works. They confirm that the development is likely to be of low risk to water quality, but that water quality mitigation should be put in place which follows Scottish Water guidance. The applicant must identify any conflicts with Scottish Water assets and contact their Asset Protection Team for an appraisal of the proposals.
- 5.15 **Transport Scotland** do not object to the application subject to conditions to secure a Construction Traffic Management Plan (CTMP), the routing proposed for the transportation of abnormal loads, and details of associated mitigation including signage or temporary traffic control measures.

6. DEVELOPMENT PLAN POLICY AND OTHER MATERIAL POLICY CONSIDERATIONS

- 6.1 Appendix 1 of this report provides details of the documents which comprise the adopted Development Plan, including details of pertinent planning policies as well as adopted supplementary guidance, and other material policy considerations which are relevant to the assessment of the application.

7. PLANNING APPRAISAL

- 7.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. This means that the application must be assessed against all Development Plan policies relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

Planning Considerations

- 7.2 The key considerations in this case are:
- a) Development Plan and Other Planning Policy
 - b) Planning History
 - c) Layout and Design
 - d) Landscape and Visual Impact
 - e) Construction Impact
 - f) Roads, Transport and Access
 - g) Noise
 - h) Natural Heritage (including Ornithology)
 - i) Water, Flood Risk, Drainage and Soils
 - j) Built and Cultural Heritage
 - k) Economic Impact

I) Other Material Considerations

Development Plan

- 7.3 The Development Plan comprises National Planning Framework 4 (NPF4), the Highland-wide Local Development Plan (HwLDP), The Inner Moray Firth Local Development Plan 2 (IMFLDP2) (2024) and various supplementary guidance associated with these Local Development Plans. IMFLDP2 focuses largely on regional and settlement strategies and specific site allocations, rather than planning policies of relevance for the proposed development.
- 7.4 Appendix 2 of this report provides an assessment of compliance with the Development Plan/other planning policy.
- 7.5 In summary, the principle of development is established in national policy, with the proposed development being of national importance for the delivery of the national Spatial Strategy. NPF4 considers that Strategic Renewable Electricity Generation and Transmission Infrastructure will assist in the delivery of the Spatial Strategy and Spatial Priorities for the north of Scotland, and that Highland can continue to make a strong contribution toward meeting Scotland's ambition for net zero. Alongside these ambitions, the strategy for Highland aims to protect environmental assets as well as to stimulate investment in natural and engineered solutions to address climate change. This aim is not new and will clearly require a balancing exercise to be undertaken, which is reflected throughout NPF4.
- 7.6 At the regional level, HwLDP also offers support for transmission infrastructure where this is located, sited and designed to avoid unacceptable significant impacts on the environment. Providing that the resultant siting, size and scale of the proposed infrastructure at the extended substation is also acceptable, with its impacts on the receiving environment also being suitably mitigated, the proposal would accord with this key determining policy.

Planning History

- 7.7 The electricity substation at Auchterawe has been developed incrementally over a number of years in response to demands of the network. The original substation was expanded to accommodate 275kV and 400kV equipment as part of the Beauly-Denny Overhead Line project in 2014. Following this upgrade, a further 240MVA 400kV / 132kV Efacec Supergrid Transformer (SGT) (SGT4) and associated 60MVA ABB reactor (Reactor 4) were installed and energised in December 2016. The three Tamini reactors replaced three Tironi reactors which upon, energisation, displayed numerous issues (referenced in Section 1.3.1 of the Planning Statement).
- 7.8 In August 2019 planning permission was approved for the expansion of the existing Fort Augustus Substation footprint in two phases (18/00760/FUL). Phase One was completed in 2023 and included: three new buildings to house electrical gear, construction of four new transformers and reactor units, new overhead aluminium structures (busbars) and underground connectors, and relocation of substation equipment. It also included the construction of two SUDs ponds and realignment of a watercourse due to areas of high flood risk within the site. The developed SUDs ponds deviated from the approved plans which is rectified by this application.

- 7.9 Phase Two allowed for the interconnection of the 275kV busbar with the 400kV double busbar arrangements via two additional 400kV / 275kV transformers. This solution also provided additional wider network benefits of interconnecting the 275kV and 400kV systems. The works were predominantly proposed on the north-eastern boundaries of the existing substation. Phase Two was not implemented. This new application has been submitted to amend the Phase Two scheme to facilitate the upgrade of the Beaully-Denny 275kV circuit to 400kV. It also regularises the drainage and rectifies SUDs on site (referenced in Section 1.3.3 of the Planning Statement).
- 7.10 The applicant considered the cumulative operational impact of the proposed development with the Coire Glas Grid Connection Project. It concluded there were no significant cumulative effects. The Bhlaraidh Extension Wind Farm, Skye Reinforcement Project and the erection of Battery Energy Storage Systems within the wider surrounding area were scoped out of this assessment. The applicant did not assess the cumulative construction impacts instead requesting these be addressed by condition.
- 7.11 With any further planning applications, it is for those later submissions to take account of the consents and applications before them, this includes the need to revisit the cumulative baseline. All such proposals require assessment on their own merits and are the subject of individual applications. They will, where applicable, be considered by the area planning committee in due course. NPF4 makes it clear that grid capacity should not constrain renewable development.

Layout, Design and Materials

- 7.12 The site selection process for the substation is provided in the Consultation Document (November 2023). This sets out the initial Screening process which looked at five alternative sites. It was concluded that due to constraints including existing settlements, visual impact, designations and connectivity, expansion of the existing Fort Augustus site was the preferred option. The original proposal was to use an outdoor Air Insulated Switchgear (AIS) type switchgear, as consented by Phase Two. Following the detailed site selection process which examined AIS and GIS solutions the decision was made to use GIS with its smaller dimensions and minimal spacing between components. This avoided the need for larger structures and further land take (referenced in Section 4.14.1 in the Design and Access Statement). It also had lower costs, less impact on commercial forestry and water courses with better connectivity to the grid.
- 7.13 The proposed GIS building is designed to house the GIS equipment, primarily busbars, bays, local control cubicles and associated electrical equipment. The maximum dimensions are 70m length, 32m width and up to 14.5m height. The building will be constructed with a mixture a metal and concrete with the colour and materials matching the existing GIS buildings (Olive Green Colour British Standard 12B27 (RAL: 1003020)). The control building is part of the GIS building with a separate battery room, LVAC/DC room, control room, communication room, mess room and toilet. The car parking facilities will be provided near the main entrance of this building.

- 7.14 The switchgear and busbar equipment will be gas insulated (SF6 free type) in a phase segregated arrangement (i.e. separate enclosure for each phase). The busbar scheme will be in a double busbar single breaker configuration. There will be a total of 14 bays with space provided for the GIS extension at either end of the busbar (i.e. one additional bay at each end for unassigned future use).
- 7.15 HwLDP Policy 29 - Design Quality and Place Making requires new development to be designed with a positive contribution to the architectural and visual quality of the area. Furthermore, development proposals must demonstrate sensitivity and respect towards the local distinctiveness of the landscape through the architecture, design and layout of the proposals.
- 7.16 Whilst significantly extending the existing substation building structure it has been sited to reduce impact and integrate with existing infrastructure and connections. It has also been designed with careful consideration of design, layout and access.
- 7.17 The peat survey confirmed there is no evidence to suggest significant peat deposits on the site and in the wider substation area. The peat probing was done for depths of between 0.2m and 0.6m below ground (referenced in Section 9.5.12 of the EA). Degraded blanket bog on deep peat was identified in an open area amongst semi-natural pinewood in the east of the site (approximately 0.3ha and 4% of the development footprint) (referenced in Section 2.3.2 of the Landscape and Habitat Management Plan and Section 3.1 of the Biodiversity Net Gain report). This blanket bog was noted as having poor drainage due to surrounding woodland and tree encroachment. Further degraded blanket bog was identified on deep peat and noted as a wet heath community. Where it is highly degraded the appraisal states there are no bog indicator species, and the deep peat is the only indicating factor (referenced in Section 5.4.27 of the EA). Silty peaty topsoil was identified within the southeast of the site.

Landscape and Visual Impact

- 7.18 The EA considers both landscape and visual impacts of the proposed development, with photomontages provided from four viewpoints (VPs). VP1 A82 Fort William Road is representative of residential receptors on the outer fringes of Fort Augustus and VP2 Fort Augustus Golf Club is representative of both recreational and residential receptors at the Fort Augustus Golf Club and Loch Ness Lodge Retreat. VP3 Auchteraw Road is representative of residential properties within the scattered settlement of Auchteraw, adjacent to the access track to the existing substation and VP4 Auchteraw House is representative of residential properties that site to the west of the site below the steep slopes of Auchteraw Wood.
- 7.19 The VPs have been produced in accordance with the Council's Visualisation Standards. At the request of Historic Environment Scotland wirelines were also produced to demonstrate the worst case scenario and ensure that the proposed relocation of the tower to the immediate south of the substation on the Beaully-Denny OHL would not affect the amenity of the Torr Dhuin Fort Scheduled Monument. It should be noted that works to the towers and overhead line do not form part of the proposed development.

- 7.20 The Landscape and Visual Assessment focused on a study area of 3km either side of the proposed extension layout. This was informed by desk study and site-based review, analysis of the Zone of Theoretical Visibility (ZTV), aerial photography, mapping and the application of professional judgement. Whilst photomontages provide a useful aid in showing the appearance of the proposed development, they are just one tool used by the Planning Authority in the assessment of landscape and visual impact.
- 7.21 The ZTV (EA Figure 4.1) shows theoretical bare ground visibility. It indicates that visibility extends beyond the 3km study area and is predominantly concentrated over areas of higher ground spanning Borlum Hill to the east and Meall Cholumain to the south. The area is mainly commercial woodland which provides substantial screening of the site from the north, south and east. There is native woodland and ancient woodland of semi-natural origin along the River Oich to the south, with sporadic native woodland to the north and ancient woodland of semi-natural origin to the east.
- 7.22 In terms of landscape setting, the ZTV covers an area of the Great Glen from the loch-side settlement of Fort Augustus at the head of Loch Ness to Cullochry Lock on the Caledonian Canal. The A82, Great Glen Way, Caledonian Canal and River Oich run along the valley floor while the lower wooded slopes rise to rugged and rolling upland moorland. Settlement is concentrated at Fort Augustus with scattered dwellings along public roads. Existing electrical infrastructure includes overhead transmission lines (notably the 400kV Beauly – Denny line) and the existing Fort Augustus Substation.
- 7.23 The EA assessed the potential impact of the proposed development on the Special Landscape Qualities (SLQs) of Loch Ness and Duntelchaig Special Landscape Area (SLA) which covers an extensive expanse including Loch Ness and the surrounding area from Lochend in the north to Fort Augustus in the south. The southern most part of this SLA extends into the ZTV. Existing plantation forestry and woodland west of Fort Augustus screens potential visibility of the proposed development from the SLA. The EA predicted there would be no change to its special qualities. The applicant's assessment is agreed.
- 7.24 The ZTV includes three landscape character types; LCT 225 Broad Steep-sided Glen which was evaluated as of medium landscape value, LCT 220 Rugged Massif – Inverness evaluated as of low landscape value and LCT 221 Rolling Uplands – Inverness evaluated as of medium landscape value. The EA concluded that effects on landscape character will be limited to the site and the immediate extents of the Broad Steep Sided Glen LCT 225. It will result in a minor adverse effect during construction due to the increase in activity, with a slight reduction in sense of tranquillity within the site. Once operational, the proposed development will result in a minor adverse effect due to the slight increase in the presence of electrical equipment. The appraisal concluded that the impact during construction and operation would be negligible adverse for LCT 220 and LCT 221. The applicant's assessment is agreed.
- 7.25 The EA reports that visual effects will largely be limited to receptors within the immediate context of the site. Plantation woodland surrounding the site will

effectively screen views from more distant vantage points. VP1 A82 Fort William Road will be mostly screened during construction from changes in view by plantation woodland. There is potential that some taller construction plant infrastructure might be temporarily visible across a small part of the background with a negligible adverse effect. However, once operational, the development is unlikely to be perceptible. VP2 Fort Augustus Golf Club is likely to be screened by existing vegetation from the majority of construction activity. The movement of taller plant infrastructure is likely to appear in glimpsed views, however, this would be temporary and reversible. Once operational, the development would be screened by plantation woodland.

- 7.26 VP3 Auchteraw Road will see prominent temporary compounds and lay down areas within the foreground views during construction adding to views from existing traffic on the local road network. Vegetation clearance, earthworks, use of site office and temporary laydown areas will occupy a noticeable horizontal view. Construction activities will result in a pronounced change over a temporary short term duration. This effect was assessed as moderate adverse. During operation, the substation will not be visible. The restoration of woodland and other habitats will establish over time and marginally improve the composition and quality of the landscape.
- 7.27 VP4 Auchteraw House will see the existing linear belt of deciduous trees retained as an integral part of embedded mitigation screening views. Windblown trees within the plantation woodland are to be felled and deciduous trees will predominantly screen views of construction activity with potential for some limited and temporary movement of taller plant infrastructure visible in winter. During operation, the band of deciduous trees would continue to screen most of the substation infrastructure. Over time, restocking and planting within the site would add further screening and reinstate the existing views with a negligible adverse effect. The applicant's assessment of the VPs is agreed.
- 7.28 No further representations have been submitted regarding the landscape and visual impact of the proposed development with the exception of comments from Fort Augustus and Glen Moriston Community Council regarding failed planting.

Construction Impact

- 7.29 The development of a project of this scale will have temporary impacts including, for example, construction traffic, construction noise, dust, and waste. Such impacts are expected intermittently through the construction period. It is for these reasons that the applicant has a commitment to a Construction Environment Management Plan (CEMP). The finalised details of which, following appointment of the project contractor, would require approval of the Planning Authority in consultation relevant consultees. In addition, the applicant has also committed to the appointment of an Ecological Clerk of Works (ECoW) to oversee the project. This can usefully dovetail with a Planning Monitoring Officer role to monitor compliance with the conditions attached to any consent.
- 7.30 Noise impacts during construction would be minor and not significant. Environmental Health has no objection subject to conditions controlling noise, construction hours, dust mitigation measures along with a requirement for a Community Liaison Group. Operations, including vehicle movements, will be limited to the hours of 08:00 to 19:00 hours Monday to Friday, and 08:00 to 13:00 hours on Saturdays with no works

on Sunday. A dust mitigation scheme is required outlining measures to minimise potential impacts and is conditioned.

- 7.31 Developers must also 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, amongst other factors, which is enforceable via Environmental Health. It is also expected that the developer and contractors would employ best practicable means to reduce the impact of noise from construction activities at all times.
- 7.32 Timing of deliveries (HGVs and abnormal loads) shall also be agreed through a Construction Traffic Management Plan (CTMP) with construction traffic avoiding school travel times and identified community events. In addition to the requirement for submission and agreement on a CEMP, the Council will require the applicant to enter into legal agreements and provide a financial bond with regard to its use of the local road network (a Section 96 Wear and Tear Agreement).
- 7.33 Should the development be granted consent, a condition would require a Community Liaison Group be set up. Given the size and duration of the proposed development there may be disturbance over a prolonged period, not only noise and dust but other issues such as constrained parking and access in proximity to access routes used for recreation. The Community Liaison Group will help to ensure that the Community Council and other stakeholders are kept up to date and consulted before, during and after the construction period.

Roads, Transport and Access

- 7.34 The substation will be accessed from the A82 Trunk Road via the northern section of the U1671 Great Glen Way (Old Main Road) and the U1663 Jenkins Park and Auchteraw Road. In addition, the construction phase will include a temporary access track to the northeast of the site off Auchterawe Road which will assist with vehicle segregation and traffic management during works. HGV traffic will not use Great Glen Way south of Jenkins Road which is unsuitable.
- 7.35 The EA provides a Transport Assessment (TA) where the applicant has reviewed the impacts of construction traffic only. This is considered appropriate given the site will be only accessed for maintenance and inspection at regular monthly intervals. Maintenance on the bays is likely to be required annually for a week. Construction will require movement of Abnormal Indivisible Loads (AILS) including the delivery of two 185 tonne Super Grid Transformers (SGT) from Inverness Harbour to the Fort Augustus Substation and removal of two 131 tonne transformers and transformer parts. The applicant has submitted a supplementary report which assesses logistics (SEEN Route Feasibility Report TA March 24, Appendix E). Logistics will require Traffic Regulation Orders, special manoeuvres, road widening, works to structures, potential construction of overbridges, use of third party land and street furniture/vegetation removal.
- 7.36 The TA quantifies the predicted construction traffic and how that would change overall traffic levels on surrounding roads used to access the proposed development. Forecast construction traffic will peak at 228 daily vehicle movements. This

comprises 108 car/light goods vehicles and 120 HGV trips. The requirement for Abnormal AIL deliveries will be programmed to occur outside the forecast construction peak (referenced in Section 5.3 of the TA).

- 7.37 The TA forecasts that prior to mitigation there will be significant environmental effects on the Great Glen Way, the substation access road and the A82 in the vicinity of the A862. It states mitigation will be through a CTMP. The Traffic Assessment states that peak construction traffic is within the theoretical capability of the roads with anticipated increases in total traffic between 6.4% and 8.8% on the A82. There is anticipated to be increases of 140%, 62.1%, 57.7% and 219% on Great Glen Way, Jenkins Park and the Auchterawe Road respectively.
- 7.38 The TA explains that it will be the responsibility of the appointed contractor to assess and mitigate the cumulative impact on the A82, Great Glen Way, Jenkins Park and Auchterawe Road (referenced in Section 6.9).
- 7.39 The Transport Planning Team state the development will significantly increase daily traffic on single-track roads between 58% to 219% (228 per day) and HGV traffic 6,000% (120 per day). It also notes the assessment takes no account of the potential cumulative effects including those of the Skye Reinforcement Project and the Bhlaraidh Wind Farm Extension overhead line connection. It disagrees that the Great Glen Way is a “low” sensitivity receptor when it is a single track road with no footways serving residential properties and also accommodates the Great Glen Way. It also notes that stating local roads have spare capacity is meaningless when they are single track roads with capacity heavily influenced by a range of issues. It requests these issues are managed by condition through a Construction Traffic Management Plan (CMTP) including upgrades to routes and effective traffic management measures with assessments of requirements for AILs. This includes a requirement to manage carriageway surface water caused by previous SSE works which can be controlled by condition.
- 7.40 For comparison, the previous draft CTMP for the Phase 1 development (18/00760/FUL) estimated 140 daily vehicle trips in total consisting of 100 cars/light vans and 40 HGV trips. Whilst the increase in daily traffic appears considerable, IEMA Guidelines specifically state that caution needs to be observed when applying environmental assessment thresholds to very low levels of baseline traffic, as environmental effects are unlikely to be experienced even with high percentage changes in traffic. Baseline traffic on some study area roads is very low. This will inevitably lead to correspondingly high percentage increases in traffic. The 6000% increase in HGV traffic referred to relates to forecast HGV movements on Jenkins Park. Clearly, a 6000% increase in HGV traffic corresponds to a “High” magnitude of change for environmental assessment, as it is well above the +90% traffic increase threshold set by IEMA Guidelines. Baseline HGV traffic on Jenkins Park is very low with only 2 HGV movements per day. As such, a construction traffic increase of only an additional 2 HGV movements per day would also be sufficient to trigger a “High” magnitude of change for environmental assessment, as this minimal increase in daily HGV traffic would also be above the +90% threshold.
- 7.41 Transport Planning also note the confusion around construction access from the U1663 Auchteraw Road. It notes the TA notes that the existing substation junction on Auchteraw Road will provide site access to and from the site. However, the

Design and Access Statement and Chapter 8 of the EA state temporary construction access will be required from the U1663. The applicant has confirmed the existing permanent access to the site from the public road will be used alongside an additional temporary access route within the eastern portion of the site which will assist with vehicle segregation and traffic management during construction. Transport Scotland have no objection to the proposed development subject to condition.

7.42 The CTMP will be required to set out the proposed management measures that will be implemented to assist with minimising impacts from construction traffic on the local road network, the users of those roads and the communities and facilities that are located along those routes. These measures will be supplementary to, and need to complement, the physical road improvements required to safely accommodate the proposed construction traffic as noted above. To ensure that suitable measures are developed that support the physical improvements required, the CTMP shall be agreed prior to work commencing on site. The measures set out in any CTMP should be developed using feedback from engagement undertaken with local community groups such as Community Councils, Community Liaison Group etc. Consideration shall be given to the following:

- Avoidance of construction traffic routing past schools during opening and closing times and appropriate traffic speeds through communities located along access routes;
- Utilise sources of materials and alternative means of transport to limit the numbers/frequencies of construction vehicles having to use the local public road network wherever possible;
- No convoying of HGV or staff vehicles with drivers asked to resolve by spacing journeys to/from the site;
- Agreed routes to be used by all site staff, contractor, sub-contractor and deliveries, including any abnormal loads;
- Details of how Abnormal Loads journeys will be managed;
- Mitigation measures deterring/preventing construction traffic using non-designated routes to/from the site;
- Collaboration with contractors for other proposals in the surrounding area to effectively integrate the management of their traffic operations to minimise impacts to the local public road network they will be sharing for construction access;
- Products and materials to this development such as aggregate, concrete, staff minibuses if used etc. should mark their vehicles with a unique number identifier on the front, sides and rear of the vehicles and a named substation specific identifier enabling easy identification in the event of problems arising such as speeding or discourteous driving. This is a well established effective practice across the Highlands. It also helps to avoid issues with traffic from other developments being incorrectly associated with this proposal;
- Set up a single point of contact for local residents to use in the event of problems or concerns with telephone and website details provided as a minimum along with additional consideration of social media as appropriate. Details should be provided to Community Councils for their notice boards/websites;
- Toolbox talks established with all suppliers, contractors, site staff etc. to

encourage careful and courteous driving with particular attention to driving through villages and settlements; and

- Mitigation measures to prevent mud, dust and other construction related material being brought onto the local public roads and where this has happened, having procedures for quickly identifying and removing such material.

- 7.43 No delivery of abnormal indivisible load (AIL) will be made to site until an Abnormal Indivisible Load Construction Traffic Management Plan (AIL-CTMP) has been submitted to, and approved in writing by, the Planning Authority, in consultation with the local Roads Authority, Transport Scotland, the Police and all affected Community Councils. This will be conditioned.
- 7.44 Transport Planning also note a “Wear and Tear” Agreement (Section 96 of the Roads (Scotland) Act 1984) is required. This is to protect the Council from any extraordinary expenses in having to repair local public roads from any damage inflicted by the construction traffic activities of this development that the applicant is not able to repair to the satisfaction of the Council. As with the CTMP, this is supplementary to any physical improvements deemed necessary to make the local public roads safe and usable to all whilst being utilised for construction access purposes.
- 7.45 There have been no representations referring to traffic. Whilst the development will result in a noticeable increase in vehicle movements, including HGV, on the road network, the proposed mitigation measures outlined above and controlled by conditions are deemed appropriate and will minimise disturbance to road users and surrounding communities. Whilst the Council’s Transport Planning Team consider some elements of the applicant’s assessment of traffic impacts have been understated in the supporting information provided, both they and Transport Scotland are generally satisfied with the proposed development subject to the mitigation measures and conditions noted.
- 7.46 Recreation and tourism formed part of the landscape and visual assessment being scoped out of the EA as a separate topic. The Highland Council’s Access Officer has raised no objection but has requested clarity on where the applicant believes public access rights will, and will not apply, during construction and operation. Alternatively, in light of Policy 77 Public Access of the HwLDP they note the applicant can submit a plan-based management statement pre-commencement and subject to the written approval of the planning authority.
- 7.47 The Recreational Access Management Plan can be prepared in liaison with all affected interested parties and secured by condition. The applicant has stated that effects on Core Path IN16.14 would be considered as part of this plan or as part of the CEMP. In terms of recreational access through and in the immediate vicinity of the site, like most land in Scotland, the site is also subject to the provisions of the Land Reform (Scotland) Act 2003.
- 7.48 Subject to securing the aforementioned mitigation measures, the transport and public access related impacts of the proposal are deemed to be acceptable and can be appropriately managed. As such, the proposal has been found to be in accordance with the transport and access policies contained within the Development

Plan.

Operational Noise

- 7.49 The applicant has recognised the noise nuisance that can arise from operational substations and the need to ensure that this is limited in respect of existing noise sensitive properties. The applicant submitted a supplementary noise technical note. This explains that windblow has caused loss of trees which means noise levels at one property exceed the 30dB specified by condition on the 2019 consent. SSEN Transmission submitted an application to Scottish Forestry in April 2024 to remove and replant these windblown trees which was granted in July 2024 (FPA-11510) with works now underway.
- 7.50 An acoustic fence is to be erected in advance of any works as part of the proposed development to reduce noise levels at the nearest residential property to within acceptable limits. Clearance and mulching works for windblown trees adjacent to the area where the acoustic fence will be installed are ongoing and need to be completed to allow access for the acoustic fence to be installed.
- 7.51 Whilst the installation of the acoustic fence is classed as Permitted Development (under Part 2 Sundry Minor Operations, Class 7 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended)) and the applicant's intention is to install this prior to the proposed development commencing. This can be controlled by condition. This would allow for further discussions with the nearest neighbours to ensure the detailed design and location of fencing is fully agreed with residents.
- 7.52 The EA states the site is separated from nearby properties, the closest is Aultfearn approximately 180m from the substation extension boundary and 20m to the red line boundary. Operational noise has been assessed to BS4142 standards and indicates that the proposed development, operating in normal conditions, is not anticipated to have a significant effect. The EA also reports that there would be no significant cumulative noise impacts on sensitive receptors. The EA recommends that the impact is reassessed by acoustic consultants as manufacturer's data becomes available. Operational noise levels shall not exceed 30dB and can be controlled by condition. It is also expected that the developer and contractors would employ best practicable means to reduce the impact of noise from construction activities at all times.
- 7.53 In order to ensure the amenity of the existing residents is protected and there is no increase in the existing noise levels, conditions will include a Construction Noise Management Plan, compliance with the mitigation set out within the noise appraisal and ongoing compliance monitoring to demonstrate that the noise emitted from the substation has not exceeded the pre-development noise levels at noise sensitive properties.

Natural Heritage (including Ornithology)

- 7.54 There are no natural heritage designations covering the site with the proposal also unlikely to affect any natural heritage designations in the surrounding area, including Ness Woods SAC (1.7km southeast), the River Moriston SAC (5.8km north of site)

and Glen Tariff SSSI (1.7km southeast of site). There are six areas of ancient woodland on the Ancient Woodland Inventory within 1km of the site which are also unlikely to be affected. The site is located 6.5km from the West Inverness-shire lochs SPA and 7.1km from the Loch Knockie and nearby Lochs SPA. The EA concluded there were no direct hydrological links with the site. NatureScot have no objection to the application. It states the substation lies outwith, and is unlikely to affect, any designated sites for nature conservation.

- 7.55 The EA identified limited evidence of protected species activity including bats, red squirrel and badgers. The habitat was identified as of low suitability for birds associated with the two SPAs including black-throated diver, common scoter and Slavonian grebe. The site was also identified as low suitability for raptor species and the black grouse. However, it was identified as likely to support breeding populations of common and widespread birds (referenced in Section 6.4.12 of the EA).
- 7.56 Given the presence of bats within the proposed development area and surroundings, works will proceed under a species protection plan and any external lighting, whether temporary or permanent must be “wildlife friendly” and directional, to avoid illuminating surrounding habitats.
- 7.57 Breeding bird surveys were conducted on site between June and July 2023. The survey identified ten 10 species either confirmed or possibly breeding within the survey area. Clearance of vegetation should be undertaken outwith the breeding bird season (March – August, inclusive). Any clearance within these months will require a nesting bird survey, undertaken by a suitable experienced ecologist which is controlled by condition.
- 7.58 The proposed development would be located on an area of mainly commercial plantation. Potential significant effects from construction and operation have been identified as permanent habitat loss (for substation platform and access tracks), temporary habitat loss (for construction compounds), habitat degradation as a result of pollution incidents, permanent or temporary changes to hydrological conditions and loss of habitat supporting protected species. There could also be temporary species disturbance/displacement or species mortality.
- 7.59 The EA sets out embedded mitigation with good practice management measures identified to further avoid and reduce effects identified in the site-specific CEMP. It also commits to the appointment of an Ecological/Environmental Clerk of Works (ECoW) for the duration of the construction period to advise on, and monitor, implementation of mitigation and compliance. The applicant proposes species management and protection during operation with a Bat Species Protection Plan (SPP), Bird Species Protection Plan (SPP) and Badger Species Protection Plan for submission and approval by the Council. A Landscape and Habitat Management Plan (LHMP) and Woodland Management Plan (WMP) have been submitted in draft (Appendix F and Appendix G). These will be prepared and submitted for approval by the Planning Authority prior to commencement of construction, in consultation with NatureScot where necessary.
- 7.60 The Landscape and Habitat Management Plan (Appendix F) seeks to minimise the visual impact of the development, which will become more exposed following the

cyclical felling and re-planting of the surrounding area of commercial forestry. The landscaping aims to aid the smooth tie ins of slopes and earthworks, as well as to help filter views of the development, as well as for habitat interest, to contribute towards delivering biodiversity enhancement. It will detail specific requirements for enhancement measures (e.g. heathland creation, woodland creation/enhancement).

- 7.61 In terms of trees at the site, the previous 2017 Woodland Management Plan (WMP) (subsequently updated in June 2021) has not been fully realised with poor performance of planting, an issue raised by Fort Augustus and Glen Moriston Community Council. This has been further exacerbated by substantial loss of trees through windblow. In addition, the site was subject to significant windthrow between December 2023 and January 2024 due to storm damage. As noted, a felling licence to remove and replant windblown trees has been granted with works currently ongoing. The WMP does not identify any additional felling beyond clearance of windthrown areas, which means the proposed development does not require tree felling. As part of the windthrown clearance alternative ecological mitigation is proposed with 2.64ha of recently planted woodland to the east of the site changed to open habitat wet heathland. The overall impact of the development will result in a reduction of woodland from 27.31ha to 24.65ha. The WMP sets out the detailed planting proposals including where felling consent will be required and is controlled by condition. The EA concludes that with these measures in place there are unlikely to be significant environmental effects on ecological receptors. This is agreed.

Biodiversity

- 7.62 Due to the climate and biodiversity emergency and the provisions of NPF4 Policy 3, the Council seeks to ensure that developments will deliver a positive effect for biodiversity. As a result, this project is expected to make a contribution toward the delivery of biodiversity enhancements in vicinity of the site. The habitats present across the site have been subject to a Biodiversity Net Gain (BNG) Report. The applicant's assessment of BNG has quantified the biodiversity impact of the development, predicts the resultant change of biodiversity value, and provides recommendations for biodiversity enhancement (net gain).
- 7.63 The assessment was based upon desk research and walkover habitat surveys undertaken in May 2023. The assessment followed DEFRA guidance utilising the biodiversity metric with the biodiversity of the site summarised using SSEN Transmission's biodiversity project toolkit which uses habitat as a proxy to determine biodiversity impacts.
- 7.64 The post-development Biodiversity Area Units (BU) are 67.70, meaning that the project will result in 3% net loss in area-based BU. On-site habitat creation/enhancement measures will comprise enhancement of Upland Acid Grassland in the OHL wayleave, creation of Other Neutral Grassland on existing poor quality, non-notable grassland and ephemeral vegetation, and creation of Mixed Scrub on an existing SuDS pond that will be filled in. In addition to these habitat creation measures, where habitats will be removed to facilitate temporary construction compounds, laydown areas and watercourse crossings, habitats will be reinstated to the same type and condition (with the exception of Bracken, where Upland Acid Grassland will be created) following completion of construction. However, these measures alone are not sufficient to achieve a 10% gain in area-

based BU.

- 7.65 Off-site habitat creation will be required. The amount of BU required from off-site habitat creation/enhancement to achieve a 10% gain is 8.76. No specific off-site location has currently been selected for habitat creation/enhancement. Enhancement of Upland Acid Grassland is recommended to compensate for the reduction in area-based BU, losses to this habitat being the main cause of the net loss. Other habitat enhancement measures may also be appropriate, however, it is recommended that compensatory habitat measures as far as possible benefit the same broad habitat types as those lost to the proposed development.
- 7.66 Given the deficit noted within the BNG report along with no further details specified regarding the site currently proposed for restoration and enhancement measures, this has led to an objection from Highland Council's Ecology Officer as they cannot confidently assess whether the proposed development would satisfy Policy 3 Biodiversity of NPF4 without these details.
- 7.67 Whilst the Ecology Officer's objection is noted, given the significant number of current and upcoming applications relating to electricity transmission and associated infrastructure in Highland, SSEN are in the process of preparing an overarching strategy for the delivery of offsite biodiversity enhancement across the region. The biodiversity enhancement and compensation measures required for this application can be secured by way of a legal agreement.
- 7.68 It is generally agreed that the proposed development will achieve positive biodiversity effects providing that sufficient off-site habitat creation measures are identified, implemented, and maintained. This therefore ensures that the proposed development will leave the natural environment in a demonstrably better state than before development work began.

Water, Flood Risk, Drainage and Soils

- 7.69 The site sits within the surface water catchment area of the River Ness and sub-catchment of the River Oich. Three water courses are located within the site boundary comprising Auchteraw Burn, Allt na Fearna and a small unnamed watercourse in the northwest. There is an existing water course diversion (for flood risk mitigation) around the site perimeter. The site is within a Drinking Water Protected Areas (DWPA) for ground water with two abstraction licences; the Allt na Fearna Hydro Scheme (1km northeast) and the existing Fort Augustus Substation. No private water supplies are identified within 50m of the site, two were identified within 250m but they were upstream and scoped out of the assessment. The site is shown to be at risk of flooding based on the SEPA Future Flood Maps. This indicates that there is a risk of flooding from the Auchteraw Burn, Allt na Fearna and other small watercourses within, and adjacent to, the site. SuDS measures have been employed which do not align with the 2019 consent. This is rectified with this application to control and manage runoff shed from the development. These measures are controlled by condition.
- 7.70 The Flood Risk Management Team, Environmental Health and SEPA have no concerns in relation to the water environment. Controls including Pollution Prevention Plans and Waste Management Plans, are expected within a project

specific CEMP.

Built and Cultural Heritage

- 7.71 The site is not situated within any built heritage designations. There are two non-designated heritage assets located under the existing substation. They consisted of a possible clearance cairn or dyke dating to the post-medieval period, the second is not specified. No prehistoric or medieval remains have been identified. One heritage asset was noted within the site – a possible stone bank associated with the Alt na Feanna burn or field clearance which is of low heritage value.
- 7.72 The majority of the site has been subject to previous ground disturbance and the potential for discovery of previously unrecorded assets is low. Temporary fencing is proposed to protect the single non-designated heritage asset which should be agreed with the Council's archaeologist.
- 7.73 Due to the nature of the proposed development, screening, topography and distance the EA concluded there is unlikely to be a significant effect on the setting of designated and non-designated assets. This includes the setting of Torr Dhuin Fort from the relocation of the existing tower and associated changes to the existing Beauly-Denny overhead line which is permitted development and does not form part of this application. Historic Environment Scotland have no objection to the proposed development confirming the proposal does not raise significant issues for their interests.
- 7.74 Highland Council's Historic Environment Team (Archaeology) confirms that both the direct and indirect impacts are not significant and as the potential for buried remains is low no further mitigation is required.

Economic Impact

- 7.75 The applicant screened out assessment of the economic impacts associated with the proposed development which is disputed as it is required under Policy 11 Energy of NPF4. The effect of introducing Policy 11c) of NPF4 relating to the need for energy development to maximise socio-economic benefits of which community benefit forms a part, means that this is now material to the determination of an application. Additionally, NPF4 Policy 25 provides support for development that is consistent with local economic priorities and where they contribute to local and/or regional community wealth building strategies.
- 7.76 The development of grid infrastructure has been identified as a national priority together within investment in renewable energy. The development of substation projects as presented within this application are not only beneficial in strengthening the robustness of the country's grid network, but also result in further job and investment opportunities through the development of associated supply chains. The development is required to facilitate the connection of wind farms / renewable schemes (at various stages in the planning process) to the national grid which will allow the export of electricity generated to consumers. The relationship of the development to the economic and social benefits of renewable energy developments is therefore relevant, in a positive way.

- 7.77 Socio-Economic Assessment of the Fort Augustus 400kV Substation Upgrade (Biggar Economics, December 2024) considers how the proposal might be expected to affect the local economy. During construction, the proposed development is expected to generate 20 Person Years of Employment (PYE's), and a further 295 PYE's across Scotland. The Socio-Economic Assessment reports that this would equate to £2.3 million in Gross Value Added (GVA) locally (for local contractors across Highland), and £33.7 million nationally (for Scottish companies). The applicant suggests that there is no detrimental effect on the tourism industry and these sectors are likely to benefit from expenditure by workers during the construction and development phases and to a lesser extent during the operation and maintenance phases given the relative lack of visits required once the site is functioning.
- 7.78 The Highlands is experiencing significant construction activity in the transmission network. The approval of the proposed development would have a positive economic impact, particularly during the proposed 3 to 4 year construction period, although significantly less impact at the operational stage. The project could offer investment / opportunities to the local, Highland, and Scottish economy including businesses ranging across construction, haulage, electrical and service sectors. There is also likely to be some adverse effects caused by construction disruption and construction traffic. These adverse impacts are most likely to be within the service sector particularly during the construction phase when additional traffic, HGV's and / or abnormal loads are being delivered to site. These will be temporary in nature and managed through the identified mitigation measures.
- 7.79 Scenery and the natural environment within the Highlands are important factors for many visitors when choosing the area as a holiday destination. Any detrimental impact of the proposed development on tourism, whether visually, environmentally or economically should be identified and considered in full. Whilst transmission / energy related development more generally may not stop people from visiting the area for the first time to take part in walking, mountaineering or other recreational activities and tourist attractions, it has the potential to discourage repeat visits.
- 7.80 In light of NPF4 Policy 11c) requirement for development proposals to only be supported where they maximise socio-economic impacts, in July 2023 the applicant launched a consultation on plans for their first ever community benefit fund. This is a £10 million fund which will see SSEN working with communities across the north of Scotland to channel funds into local projects. Community benefit however remains a non-material planning consideration and therefore the existence or absence of this fund can be given no weight in the decision-making process.
- 7.81 Following the Autumn Statement on 22 November 2023, the UK's Department for Energy Security and Net Zero also published its "Response to the consultation on Community Benefits for Electricity Transmission Network Infrastructure". In light of this, the applicant is expecting further community benefit funding opportunities, in the region of £100 million to be available for local projects.
- 7.82 A further recent announcement was made by the UK Government on 10 March 2025 that the Planning and Infrastructure Bill will deliver an energy discount scheme for homes close to overhead transmission pylons required to deliver Clean Power 2030,

with this scheme to be rolled out across England, Wales and Scotland. The statement explains that communities could get £200,000 worth of funding per km of overhead line and £530,000 per substation. As the bill is at an early stage and is making its way through parliament, it remains unclear if this detail will remain unaltered or what the scheme eligibility / commencement cut-off date will be. Owing to the transitional nature of the proposed community funds, it remains if this development would be eligible. Again, although this emerging scheme may deliver socio-economic benefits, it is also to be regarded another form of community benefit which at the present time should be given no weight in the decision making process.

- 7.83 Given the above and in light of NPF4 Policy 11 section c), a condition could be secured by way of a planning condition which require the applicant to commit to the delivery of the socio-economic benefits of the scheme in line with those set out within the EA. The recommendation before Members is to include such a condition to maximise the socio-economic benefits of the proposed development, with the applicant agreeing to such an approach for previous substation applications.

Other Material Considerations

- 7.84 Light pollution significantly affects the rural countryside, from disturbing the way animals and plants perceive daytime and nighttime to making developments visible across wide areas. The substation would not be illuminated at night for normal operation. Floodlights are to be installed but would only be used in the event of a fault during the hours of darkness, during the over-run of planned works or when sensor activated as security lighting for night-time access. Full details of the specification of lighting are to be provided and are controlled by condition.
- 7.85 There are no other material considerations.

Non-Material Considerations

- 7.86 None

8. Matters to be Secured by Planning Legal Agreement

- 8.1 In order to mitigate the impact of the development on infrastructure and services the following matters require to be secured by legal agreement, the requirement for which have been set out within recommended conditions:
- a) Provision of a wear and tear agreement under Section 96 of the Roads (Scotland) Act 1984 under which the developer will be responsible for the repair of any damage to the local road network attributable to construction related traffic;
 - b) Delivery of Habitat Management Plan(s) and restoration measures incorporating biodiversity enhancement; and
 - c) Delivery of compensatory woodland planting and roadside planting.

9. CONCLUSION

- 9.1 The Scottish Government and the Council each have policies offering support to projects which increase the capacity of the grid network, particularly for strategically important infrastructure which enables significant levels of investment in renewable

energy. NPF4 offers strong support for such development, identifying developments of this nature to be 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.
- 9.3 Statutory and other consultees responding to this application have not raised any fundamental concerns and have no outstanding objections outwith the Council's Ecology Officer. Some have requested planning conditions to be attached to any grant of planning permission to effectively ensure that their specific interests are secured. The development has not attracted public interest with no objections.
- 9.4 Whilst the Ecology Officer objection is noted with regards to a lack of detail regarding off-site habitat creation and enhancement, given the significant number of current and upcoming applications relating to electricity transmission and associated infrastructure in Highland, SSEN are in the process of preparing an overarching strategy for the delivery of offsite biodiversity enhancement across the region. The biodiversity enhancement and compensation measures required for this application can be secured by way of a legal agreement which will give Highland Council comfort that mitigation measures will comply with the relevant policies within the Development Plan.
- 9.5 There are clear impacts that might be expected from this development, particularly during its construction. These can be managed through best practice construction management techniques to ensure surrounding interests, particularly road access and the amenity of local communities is safeguarded from the key impacts of the development. The attached planning conditions will strengthen and clarify the plans and supporting environmental information provided by the applicant. The proposal will also be overseen by an appointed Environmental Clerk of Works with any permission requiring regular compliance monitoring and ongoing engagement by means of the Community Liaison Group.
- 9.6 Key to the suitability of the proposed development's location is the ability for this to be largely screened from the A82 by intervening vegetation and woodland. The landscaping provisions within the application have therefore been carefully assessed, with the long term planting and woodland management recommended to be secured by condition.
- 9.7 The Council has incorporated the requirement for a schedule of mitigation within the conditions of this permission. Monitoring of construction and operational compliance has been secured through conditions.
- 9.8 The application is supported in the context of the Development Plan and in particular NPF4 Policy 11 Energy and HwLDP Policy 69 Electricity Transmission Infrastructure and the underlying support for renewable energy development which is consented in this area. 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

- 11.1 **Action required before decision issued:** Yes – conclude legal agreement
- 11.2 It is recommended that planning permission be **GRANTED** subject to the conclusion of a legal agreement and the following conditions and reasons:

CONDITIONS AND REASONS

1. Time Limit for the Implementation of Planning Permission

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within FIVE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. Offsite Biodiversity Enhancement and Compensatory Planting

- (a) Prior to commencement of development, the applicant shall (i) submit to the Council for written approval the details of a scheme for the delivery of offsite biodiversity enhancement and compensatory woodland planting, details which must include full details of biodiversity enhancement, tree numbers, species mix, ground preparation, plant size, plant spacing and protection measures and a schedule of annual maintenance; and (ii) secure the details of the agreed scheme as a planning obligation registered in the Land Register of Scotland or recorded in the General Register of Sasines against the title of the relevant landholding pursuant to Section 75 (1) (a) of the Town and Country Planning (Scotland) Act 1997 (as amended); and
- (b) Prior to the date of first commissioning of the development the agreed scheme shall be implemented in full, unless otherwise agreed in writing with the

Planning Authority.

Reason: In order to secure appropriate biodiversity enhancement and compensatory planting in appropriate locations and compliance with the relevant policies within the Development Plan.

3. Accordance with the Provisions of the Application

The development shall be constructed and operated in accordance with the provisions of the Application and the Environmental Appraisal (EA) except in so far as amended by the terms of this consent. The operational land associated with this substation shall be as per the existing fence line boundary, as identified on Figure 2.1 (Appendix A) with this being the extent to which the statutory undertaker's permitted development rights apply under the terms of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, Class 40, Part (1)(d), (e) and (f).

Reason: To identify the extent and terms of the development consent.

4. Elevations, Materials and Finishes

- a) No development shall commence until elevation drawings of the proposed above ground infrastructure, have been submitted to and approved in writing by the Planning Authority, specifying external materials, colours and finishes of all external structures and site fencing with a non-reflective finish to be specified throughout;
- b) No element of the development shall have any text, sign or logo displayed on any external surface of the facility, save those required by the applicant's safety systems and law under other legislation; and

Thereafter, the development shall be built out in accordance with these approved details and, with reference to part (a) above, the site shall be maintained in the approved colour, free from rust, staining or discolouration.

Reason: In the interest of visual amenity.

5. Landscaping

No development shall commence until details of a scheme of hard and soft landscaping works have been submitted to, and approved in writing by, the Planning Authority. Details of the scheme shall include:

- i. All earthworks and existing and finished ground levels in relation to an identified fixed datum point;
- ii. A plan showing existing landscaping features and vegetation to be retained;
- iii. The location and design, including materials, of any existing or proposed walls, fences and gates;
- iv. All soft landscaping and planting works, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities; and
- v. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

Landscaping works shall be carried out in accordance with the approved scheme. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of development, unless otherwise stated in the approved scheme.

Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

Reason: In order to ensure that the approved landscaping works are properly undertaken on site.

6. **Acoustic Fence**

No development shall commence until an acoustic fence has been erected, unless otherwise agreed in writing with the Planning Authority.

Reason: In order to safeguard the amenity of neighbouring properties and occupants.

7. **Construction Environment Management Plan**

There shall be no Commencement of Development unless and until a Construction and Environmental Management Plan (CEMP) containing site specific details of all on-site construction works, post-construction reinstatement, drainage and mitigation, together with details of their timetabling, has been submitted to, and approved in writing by, the Planning Authority. The CEMP shall include (but is not limited to):

- a) Risk assessment of potentially damaging construction-type activities on the environment;
- b) Mitigation to protect the ecological resources on site, including biodiversity protection zones, location and timing of works;
- c) Species and Habitat Protection Plans, (including bats, otter, red squirrel, badger, reptiles and breeding bird);
- d) A Pollution Prevention Plan including drainage management strategy and mitigation measures, demonstrating how all surface water run-off and waste water arising during and after development is to be managed and prevented from polluting any watercourses or sources. This must also include arrangements for the storage and management of oil and fuel on the site;
- e) A drainage management strategy, demonstrating how all surface and waste water arising during and after development is to be managed and prevented from polluting any watercourses or sources;
- f) Site waste management plan (dealing with all aspects of waste produced during the construction period other than peat), including details of contingency planning in the event of accidental release of materials which could cause harm to the environment;
- g) Details of the formation of the construction compound, welfare facilities, any areas of hardstanding, turning areas, internal access tracks, car parking, material stockpiles, oil storage, lighting columns, and any construction compound boundary fencing;
- h) A dust management plan;
- i) Site specific details for management and operation of any concrete batching plant (including disposal of pH rich waste water and substances);

- j) Details of measures to be taken to prevent loose or deleterious material being deposited on the local road network including wheel cleaning and lorry sheeting facilities, and measures to clean the site entrances and the adjacent local road network;
- k) Details of temporary site illumination;
- l) Construction Method Statement for watercourse crossings

The approved CEMP shall be implemented throughout the construction, post-construction site reinstatement and operational phases in full unless otherwise approved in advance in writing by the Planning Authority

Reason: To ensure that all construction operations are carried out in a manner that minimises their impact on road safety, amenity and the environment, and that the mitigation measures contained in the Environmental Appraisal Report (July 2024) which accompanied the application, or as otherwise agreed, are fully implemented.

8. **Construction Noise Management Plan**

No development shall commence until a Construction Noise Management Plan (CNMP) which demonstrates how the developer will ensure the best practicable measures are implemented in order to reduce the impact of construction noise and vibration, is submitted to and approved in writing by the Planning Authority. The CNMP shall include, but is not limited to, the following:

- a) A description of the most significant noise sources in terms of equipment; processes or phases of construction;
- b) The proposed operating hours and the estimated duration of the works for each phase;
- c) A detailed plan showing the location of noise and vibration sources and noise sensitive receptors; and
- d) A description of noise mitigation methods that will be put in place including the 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 CNMP with all approved mitigation measures to be in place prior to the commencement of development, or as otherwise agreed in writing by the Planning Authority.

Reason: In the interest of safeguarding residential amenity.

9. **Environmental Clerk of Works**

No development or Site Enabling Works shall commence unless and until the terms of appointment of an independent Environmental Clerk of Works (EnvCoW) by the Company have been submitted to, and approved in writing by, the Planning Authority. This must include a EnvCoW schedule, detailing when the EnvCoW shall be present on site. For the avoidance of doubt, the EnvCoW shall be appointed as a minimum for the period from the commencement of development to the final commissioning of the development and their remit shall, in addition to any functions approved in writing by the Planning Authority, include (but not be limited to):

- a) Impose a duty to monitor compliance with the environmental commitments

provided in the EIA Report as well as the following (the EnvCoW works):

- i. the Pre-Construction Ecological Survey under Condition 19;
 - ii. the Construction Environmental Management Plan under Condition 7;
 - iii. the Habitat Management Plan under Condition 18;
 - iv. the Replanting Scheme under Condition 22;
 - v. Woodland Management Plan and under Condition 23;
- b) Require the EnvCoW to report to the nominated construction project manager, developer and Planning Authority any incidences of non-compliance with the EnvCoW works at the earliest practical opportunity;
 - c) Require the EnvCoW to submit a monthly report to the construction project manager, developer and Planning Authority summarising works undertaken on site; and
 - d) Require a statement that the EnvCoW shall be engaged by the Planning Authority but funded by the developer. The EnvCoW shall be appointed on the approved terms throughout the period from Commencement of Development to completion of construction works and post-construction site reinstatement works.

Reason: To secure effective and transparent monitoring of and compliance with the environmental mitigation and management measures associated with the development during the construction, decommissioning, restoration and aftercare phases.

10. **Construction Traffic Management Plan**

No development shall commence until a Construction Traffic Management Plan (CTMP) to manage all construction traffic with the exception of abnormal indivisible loads, has been submitted to and approved in writing by the Planning Authority, in consultation with the local Roads Authority, and any affected local Community Councils. The CTMP shall be carried out as approved in accordance with the timetable specified within the approved CTMP. The CTMP shall include:

- a) An appropriate detailed AIL assessment for the movement of transformers into and out of this site, identifying any temporary or permanent changes required to the local public road network to physically and safely accommodate such vehicle movements.
- b) Scheduling and timing of movements, respecting any large public event taking place in the local area which would be unduly affected or disrupted by construction vehicles using the public road network. Avoiding the movement of commercial goods vehicles along the local public road network during the drop-off and pick-up times of the local schools;
- c) Traffic management measures on the routes to site for construction traffic. Measures such as temporary speed limits, suitable temporary signage, road markings and the use of speed activated signs and banksman/escort details should be considered. During the delivery period of construction materials any additional signing or temporary traffic control measures deemed necessary due to the size or length of any loads being delivered or removed must be undertaken by a recognised Quality Assured traffic management consultant, to be approved by Transport Scotland and the Local Roads Authority before delivery

commences;

- d) Measures to prevent any construction vehicle access along the section of the U1671 Great Glen Way (Old Main Road) south of the junction with the U1663 Jenkins Park and prevent any construction traffic from using the existing Church Road link through to the U1671 Great Glen Way (Old Main Road);
- e) Appropriate steps to effectively coordinate traffic movements with other developments that could be impacting on the same construction access route as this proposal, avoid convoying of larger / heavier commercial goods vehicles along local public roads and avoid convoying which can exacerbate deterioration of the road pavement as it doesn't have time to recover before being loaded again and again. This is to minimise disruption to other road users and the communities that these local roads serve from such cumulative impacts;
- f) A procedure for the regular monitoring of road conditions and the implementation of any remedial works required during the construction period;
- g) Measures to ensure that all affected public roads are kept free of mud and debris arising from the development;
- h) Ensure that effective access can be provided to all existing properties and businesses who are also reliant on the roads impacted by this development;
- i) The provision of a wear and tear agreement under Section 96 of the Roads (Scotland) Act 1984 under which the developer will be responsible for the repair of any damage to the local road network attributable to construction related traffic. As part of the agreement, pre-start and post construction road condition surveys must be carried out by the developer to the satisfaction of the Roads Authority
- j) Provisions for emergency vehicle access;
- k) A timetable for implementation of the measures detailed in the CTMP;
- l) Identification of a nominated person to whom any road safety issues can be referred and measures for keeping the Community Council informed and dealing with queries and any complaints regarding construction traffic ensuring effective lines of communication with existing residents, businesses and appropriate local representation groups in the area so that two-way information sharing can happen about the implications of construction traffic impacts and the development of solution driven improvements to the CTMP; and
- m) Measures to resolve the existing standing water issue on the carriageway of the U1663 Jenkins Park. Once agreed with Highland Council, such proposals should be fully implemented prior to the main works for this development commencing.

Reason: In the interests of road safety and to ensure adequate road safety measures are in place including measures to minimise conflict with routes to schools, cyclists and local events and to mitigate the adverse impact of construction traffic on the safe and efficient operation of the trunk road network

11. **Abnormal Loads**

No delivery of abnormal indivisible load (AIL) shall be made to site until an Abnormal Indivisible Load Construction Traffic Management Plan (AIL-CTMP) has been submitted to, and approved in writing by, the Planning Authority, in consultation with the local Roads Authority, Transport Scotland, the Police and all affected Community

Councils. The AIL-CTMP shall provide a detailed protocol for the delivery of AILs, including details of their proposed routing on the local and trunk road network, with any accommodation measures required, including the removal and replacement of street furniture, junction widening, and traffic management with these measures to be undertaken by a recognised Quality Assured traffic management consultant. The AIL-CTMP shall be prepared in consultation with all interested parties and thereafter be carried out as approved.

Reason: In the interests of road safety and to ensure that abnormal loads access the site in a safe manner and to ensure the transportation of abnormal loads will not have any detrimental effect on the trunk road network.

12. **Abnormal Loads Route**

Prior to commencement of deliveries to site, the proposed route for any abnormal loads on the trunk road network must be submitted to and approved by the Planning Authority, in consultation with Transport Scotland.

Reason: To ensure that the transportation of abnormal loads will not have any detrimental effect on the trunk road network

13 **Traffic control measures**

Prior to the movement of any components and/or construction materials, any additional signing or temporary traffic control measures deemed necessary due to the size or length of any loads being transported must be undertaken by a recognised QA traffic management consultant, to be approved by Transport Scotland.

Reason: To ensure that the transportation of abnormal loads will not have any detrimental effect on the trunk road network

14. **Recreational Access Management Plan**

No development shall commence until a Recreational Access Management Plan (RAMP) has been submitted to, and agreed in writing by, the Planning Authority. The updated plan should look to maintain public access during construction of the development, as far as it is practicable and safe to do so and thereafter enhance public access during the operation of the development. This shall include delivering net improvements to the accessibility of access paths on completion of the development. The plan as agreed shall be implemented in full, unless otherwise approved in writing with the Planning Authority.

Reason: In the interests of maintain public access rights and pedestrian safety.

15. **Biodiversity Enhancement**

No development shall commence until a Biodiversity Enhancement Plan (BEP) has been submitted to and approved in writing by the Planning Authority. The BEP must include details of compensation and enhancement measures, to ensure the development results in at least 10% biodiversity net gain. The BEP must include management, maintenance and monitoring strategies of the compensation and enhancement measures, that ensure longevity of the proposals. The approved BEP shall be implemented in full and in accordance with the approved timing, unless

otherwise agreed in writing by the Planning Authority.

Reason: To ensure that the development delivers biodiversity net gain.

16. **Operational Management Plan**

Prior to the energisation of the development, a site Operational Management Plan shall be submitted to, and approved in writing by the Planning Authority. This plan shall detail:

- a) An updated Schedule of Mitigation (SM) as it relates to the operational phase of the development highlighting mitigation set out within each chapter of the Environmental Appraisal (EA) and supplementary environmental information, as well as the conditions of this consent;
- b) Processes to control / action changes from the agreed SM;
- c) The Gas Insulated Switchgear (GIS) building(s) utilising Sulphur Hexafluoride (SF6) free technology or an equally suitable environmentally friendly alternative subject to the prior written approval of the Planning Authority; and
- d) Landscape management and drainage maintenance.

Thereafter, the OEMP shall be implemented in accordance with the approved details from first commissioning of the development until the cessation of the use of the development, unless otherwise agreed in writing by the Planning Authority.

Reason: In the interest of environmental amenity, pollution prevention, maintaining water quality, and provision of adequate parking and charging facilities.

17. **Noise Management Plan**

Operations, including vehicle movements, associated with this development, for which noise is audible at the curtilage of any noise-sensitive properties*, shall only be permitted between:

- i. 0800 hours and 1900 hours Monday to Friday; and
- ii. 0800 hours and 1300 hours on Saturdays.

Prior to the project commencing, the applicant shall submit, for the written approval of the Council's Environmental Health Service, in Consultation with the Community Liaison Group details of a Noise Management Plan. For the purposes of the Noise Management Plan, where it is proposed to undertake work, which is audible at the curtilage of any noise-sensitive properties, out with the hours Mon-Fri 8am to 7pm; Sat 8am to 1pm

or

Where noise levels during the above periods are likely to exceed 75dB(A) for short term works or 55dB(A) for long term works. Both measurements to be taken as a 1hr LAeq at the curtilage of any noise sensitive receptor. (Generally, long term work is taken to be more than 6 months).

The Construction Noise Management Plan should be carried out in accordance with BS 5228-1:2009 "Code of practice for noise and vibration control on construction and open sites – Part 1: Noise" with details of mitigation measures.

Thereafter the development shall progress in accordance with the approved Construction Noise Management Plant and all approved mitigation measures shall

be in place prior to the commencement of operations or as otherwise may be agreed in writing by the Planning Authority.

*Note: For the purposes of this condition, "noise-sensitive premises" includes, but is not necessarily limited to, any building, structure or other existing or consented development the lawful use of which a) falls within Classes 7 (Hotels and Hostels), 8 (Residential Institutions) or 9 (Houses) of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended), or b) is as a flat, static residential caravan.

Reason: In the interest of safeguarding residential amenity.

18. Air Quality Management Plan

Prior to the development commencing, the applicant shall submit, for the written approval of the planning authority, details of a dust mitigation scheme designed to protect neighbouring properties from dust arising from this development. Thereafter the development shall progress in accordance with the approved dust suppression scheme.

Thereafter the development shall progress in accordance with the approved dust suppression scheme (in the form of an Air Quality Management Plan) and all approved mitigation measures shall be in place prior to the commencement of operations or as otherwise may be agreed in writing by the Planning Authority.

Reason: In the interest of residential amenity.

19. Operational Noise Specifications and Monitoring

The development shall progress in accordance with the approved Environmental Appraisal – Chapter 10 Noise and Vibration and Appendix K. All mitigation measures identified within the aforementioned noise assessments shall be implemented prior to the operation development and thereafter maintained in perpetuity.

Noise arising from the operational land of the substation, when measured and/or calculated as an LZeq, 5min, in the 100Hz one third octave frequency band must not exceed 30 dB, at the curtilage of any noise sensitive premises.

The Rating Level of noise arising from operational land of the substation, as determined in accordance with BS4142:2014+A1:2019 Methods for Rating and Assessing Industrial and Commercial Sound, shall not exceed 28 dB(A) at the curtilage of any noise sensitive receptor.

Within 21 days from receipt of the development becoming fully operational the Flare 208003/ZS02380 site operator shall, at its expense, employ an independent consultant to assess the level of noise in terms of compliance with consented noise limits. The site operator shall submit the report of the independent consultant's assessment for the approval of the Planning Authority within 2 months of the development becoming fully operational. If the noise level exceeds the prescribed noise limits, the assessment report shall include a scheme of mitigation to be enacted, including timescales for implementation, to ensure compliance with consented noise limits. Details of the proposed compliance monitoring must be agreed in writing beforehand with the Council's Environmental Health Service.

Reason: In the interest of safeguarding residential amenity.

20. **Habitat Management Plan**

- 1) There shall be no Commencement of Development unless and until a Habitat Management Plan (HMP) has been submitted to, and approved in writing by the Planning Authority (in consultation with NatureScot).
- 2) The HMP shall set out proposed habitat management of the site including all mitigation, compensation and enhancement measures, during the period of construction and operation, and shall detail the long term management regimes of the compensation and enhancement measures required of the site.
- 3) The HMP shall include provision for regular monitoring and review to be undertaken against the HMP objectives and measures for securing amendments or additions to the HMP in the event that the HMP objectives are not being met.
- 4) Unless and until otherwise agreed in advance in writing with the Planning Authority, the approved HMP (as amended from time to time with written approval of the Planning Authority) shall be implemented in full.

Reason: In the interests of the protection of the habitats identified in the Environmental Appraisal and Environmental Addendums.

21. **Pre-Construction Ecological Survey**

A pre-construction survey is required to be undertaken not more than 3 months prior to works commencing and a report of the survey has been submitted to, and approved in writing by, the Planning Authority. The survey shall cover both the application site and an appropriate buffer from the boundary of application site and the report of survey shall include mitigation measures where any impact, or potential impact, on protected species or their habitat has been identified. Development and work shall progress in accordance with any mitigation measures contained within the approved report of survey and the timescales contain therein.

Reason: To ensure that the site and its environs are surveyed and the development does not have an adverse impact on protected species or habitat.

22. **Nesting Birds**

Construction works have the potential to disturb nesting birds or damage their nest sites, and as such, a nesting bird survey should be made, not more than 24 hours prior to the commencement of development if this coincides within the main bird breeding season (March- August inclusive) and throughout the breeding bird season if new areas are being developed or there has been a break in construction. All wild bird nests are protected from damage, destruction, interference and obstruction under the Wildlife and Countryside Act 1981 (as amended). Some birds (listed on schedule 1 of the Wildlife and Countryside Act) have heightened protection where it is also an offence to disturb these birds while they are in or around the nest.

Reason: To ensure all nesting birds are protected as per the legislation.

23. **Data**

GIS Shapefiles must be supplied of the compensation and enhancement areas to the Planning Authority prior to the commencement of works

Reason: To allow the compensation and enhancement areas to be mapped to ensure no developments occur on these sites for a minimum of 30 years.

24. **Replanting Scheme**

- 1) No felling or development shall commence, including site and ground investigations until a woodland planting scheme to compensate for the removal of 2.64 hectares of existing woodland (“the Replanting Scheme”) has been submitted to, and approved in writing by the planning authority.
- 2) The Replanting Scheme shall provide:
 - a) details of the location of the area(s) to be planted, including a map and description of current land use;
 - b) the nature, design/layout, species composition, purpose and specification of the proposed woodland to be planted;
 - c) the phasing and associated timescales for implementing the Replanting Scheme; (d) proposals for reporting to the Planning Authority on compliance with timescales for obtaining the necessary consents and thereafter implementation of the Replanting Scheme;
 - d) proposals for the maintenance and establishment of the woodland to be planted, including annual checks, replacement planting, fencing, ground preparation and drainage; and
 - e) details evidencing compliance with The UK Forestry Standard and the Scottish Government’s Policy on Control of Woodland Removal (as amended or replaced from time to time).
- 3) The Replanting Scheme approved under part (1) of this condition shall be implemented in full, unless otherwise agreed in writing by the planning authority.

Reason: To secure replanting to mitigate against effects of deforestation arising from the Development

25. **Woodland Management Plan**

The Woodland Management Plan submitted in support of the application shall be implemented in full during the first planting season following commencement of development to, and approved in writing by, the Local Planning Authority.

Reason: Required to ensure that woodland areas are satisfactorily safeguarded, managed and maintained in the long term /in perpetuity in the interest of nature conservation and the visual amenity of the area.

26. **Lighting**

Prior to the first commissioning of the development, details of any operational external lighting, or any externally visible internal building lighting, shall be submitted to and approved in writing with the Planning Authority. The lighting shall thereafter be constructed and maintained in accordance with the approved details.

Reason: In the interests of visual amenity, to minimise light pollution and to ensure the development does not have an adverse impact on nocturnal animals.

27. **Local Employment Scheme**

Prior to the Commencement of Development, a Local Employment Scheme for the construction and operation of the development shall be submitted to and agreed in writing by The Highland Council. The submitted Scheme shall make reference to the Environmental Appraisal (EA) (July 2024). The Scheme shall include the following:

- a) details of how the staff/employment opportunities at the development will be advertised and how liaison with the Council and other local bodies will take place in relation to maximising the access of the local workforce to information about employment opportunities;
- b) details of how sustainable training opportunities will be provided for those recruited to fulfil staff/employment requirements including the provision of apprenticeships or an agreed alternative;
- c) a procedure setting out criteria for employment, and for matching of candidates to the vacancies;
- d) measures to be taken to offer and provide college and/or work placement opportunities at the development to students within the locality;
- e) details of the promotion of the Local Employment Scheme and liaison with contractors engaged in the construction of the development to ensure that they also apply the Local Employment Scheme so far as practicable having due regard to the need and availability for specialist skills and trades and the programme for constructing the development;
- f) a procedure for monitoring the Local Employment Scheme and reporting the results of such monitoring to The Highland Council; and
- g) a timetable for the implementation of the Local Employment Scheme.

Thereafter, the development shall be implemented in accordance with the approved scheme.

Reason: In order to ensure compliance with NPF4 Policy 11c) and to maximise the local socio-economic benefits of the development to the wider community. To make provision for publicity and details relating to any local employment opportunities.

28. **Community Liaison Group**

No development shall commence until a community liaison group is established by the applicant, in collaboration with the Planning Authority and affected local Community Councils.

The group shall act as a forum for the community to be kept informed of project progress and, in particular, should allow advanced dialogue on the provision of all transport related mitigation measures and to keep under review the timing of the delivery of abnormal loads and performance of the Construction Traffic Management Plan.

This should also ensure that local events and tourist seasons are considered and appropriate measures to co-ordinate deliveries and work with these and any other major projects in the area to ensure no conflict between construction traffic and the

increased traffic generated by such events / seasons / developments.

The liaison group, or element of any combined liaison group relating to this development, shall be maintained until the construction of the development and all site infrastructure becomes fully operational.

Reason: To assist project implementation, ensuring community dialogue and the delivery of appropriate mitigation measures for example to minimise potential hazards to road users, including pedestrians, travelling on the road networks.

29. **Planning Monitoring Officer**

No development shall commence until the Planning Authority has approved in writing the terms of appointment by the applicant of a suitably qualified environmental specialist to assist the Planning Authority in monitoring compliance with the planning permission and conditions attached to this consent. The terms of Planning Monitoring Officer (PMO) appointment shall:

- a) Impose a duty to monitor compliance with the planning permission and conditions attached to this consent;
- b) Require the PMO to submit a report at least every three months to the Planning Authority, or monthly at the further written request of the Planning Authority, summarising works undertaken on site; and
- c) Require the PMO to report to the Planning Authority any incidences of non-compliance with the planning permission and conditions attached to this consent at the earliest practical opportunity.

The PMO shall be appointed on the approved terms throughout the period from the commencement of development to completion of post construction restoration works.

Reason: To enable the development to be suitably monitored to ensure compliance with the consent issued.

REASON FOR DECISION

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.

REASONED CONCLUSION

The Council is in broad agreement with the findings of the Environmental Appraisal for the extension of Fort Augustus Substation comprising platform extension, erection of substation buildings, associated plant and infrastructure, associated ancillary development, drainage infrastructure, temporary construction compound and laydown area; landscaping and other ancillary works. Whilst the proposed development would give rise to some visual and cumulative effects, particularly during the construction period, these are short term and not considered significant longer term. The Highland Council is satisfied that environmental effects of this development can be addressed by way of mitigation. The Council has incorporated

the requirement for a schedule of mitigation within the conditions of this permission. Monitoring of construction and operational compliance has been secured through Conditions 7, 8, 9,10, 13, 15, 16, 17, 18, 26, 28 and 29 of this permission.

FOOTNOTE TO APPLICANT

INFORMATIVES

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (paragraph 259), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Septic Tanks and Soakaways

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

Contaminated Land

There is the potential for contamination at this site due to its use as a Substation. As the proposed development would not appear to materially change the risk of potential contamination at the site, an investigation is not required at this stage. However, please be aware of potential health and safety issues for site workers and be advised that all sites with a former industrial/commercial use have been prioritised by the Highland Council under duties conferred by Part IIA of the Environmental Protection Act 1990 and may require investigation in the future. In addition, land contamination issues may affect property value. Should you wish to discuss potential contamination issues or commission your own investigation, please contact Community Services, Contaminated Land for advice.

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at: <http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2

Mud and Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Construction Hours and Noise-Generating Activities

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed

in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

Transport Scotland Roads Directorate

The applicant should be informed that the granting of planning consent does not carry with it the right to carry out works within the trunk road boundary and that permission must be granted by Transport Scotland Roads Directorate. Where any works are required on the trunk road, contact details are provided on Transport Scotland's response to the planning authority which is available on the Council's planning portal.

Trunk Road modification works shall, in all respects, comply with the Design Manual for Roads and Bridges and the Specification for Highway Works published by HMSO. The developer shall issue a certificate to that effect, signed by the design organisation.

Trunk Road modifications shall, in all respects, be designed and constructed to arrangements that comply with the Disability Discrimination Act: Good Practice Guide for Roads published by Transport Scotland. The developer shall provide written confirmation of this, signed by the design organisation.

Protected Species – Halting of Work

You are advised that work on site must stop immediately, and NatureScot must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from NatureScot: <https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species>

Protected Species - Ground Nesting Birds

Construction/demolition works have the potential to disturb nesting birds or damage their nest sites, and as such, checks for ground nesting birds should be made prior

to the commencement of development if this coincides with the main bird breeding season (April - July inclusive). All wild bird nests are protected from damage, destruction, interference and obstruction under the Wildlife and Countryside Act 1981 (as amended). Some birds (listed on schedule 1 of the Wildlife and Countryside Act) have heightened protection where it is also an offence to disturb these birds while they are in or around the nest.

Signature: David Mudie
 Designation: Area Planning Manager – South
 Author: Roddy Dowell

Document Type	Document No	Version No	Date Received
Plan 1 – Location Plan	FAUG4-LT519-OMSI-XX-XX-LAY-OE-0002	01	19 July 2024
Plan 2 – Location Plan	FAUG4-LT519-OMSI-XX-XX-LAY-OE-0001	01	19 July 2024
Plan 3 – Proposed Site Layout Plan	B2413736-JAC-HGN-FA-DR-CE-001	P02	19 July 2024
Plan 4 – Proposed Site Plan (Entire Works Plan)	FAUG4-LT519-OMSI-XX-XX-LAY-OE-0004	03	19 July 2024
Plan 5 – Proposed Elevation Plans	FAUG4-LT519-OMSI-XX-XX-D-OE-0001	01	23 August 2024
Plan 6 – Proposed Elevation Plans	FAUG4-LT519-OMSI-XX-XX-D-OE-0001	03	23 August 2024
Plan 7 – Proposed Elevation Plans	FAUG4-LT519-OMSI-XX-XX-D-OE-0001	03	23 August 2024
Plan 8 – Proposed Elevation Plans	FAUG4-LT519-OMSI-XX-XX-D-OE-0001	03	23 August 2024

Appendix 1 – Development Plan and Other Material Policy Considerations

DEVELOPMENT PLAN

National Planning Framework 4 (NPF4, 2023)

- A1.1 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

Highland Wide Local Development Plan (HwLDP, 2012)

- A1.2
- 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

Highland Council Supplementary Guidance

- A1.3
- Biodiversity Enhancement Planning Guidance (May 2024)
 - Developer Contributions (Nov 2018)
 - Flood Risk and Drainage Impact Assessment (Jan 2013)
 - Green Networks (Jan 2013)

- Highland Historic Environment Strategy (Jan 2013)
- Highland's Statutorily Protected Species (Mar 2013)
- Physical Constraints (Mar 2013)
- Roads and Transport Guidelines for New Developments (May 2013)
- Sustainable Design Guide (Jan 2013)
- Trees, Woodland and Development (Jan 2013)
- Special Landscape Area Citations (June 2011)
- Standards for Archaeological Work (Mar 2012)
- Sustainable Design Guide (Jan 2013)

OTHER MATERIAL POLICY CONSIDERATIONS

Other National Policy and Guidance

- A1.4
- Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 – interim and annual targets replaced by Climate Change (Emissions Reduction Targets) (Scotland) Bill in November 2024
 - Climate Change Committee Report to UK Parliament (July 2024)
 - UK Government Clean Power Action Plan (Dec 2024)
 - The Draft Energy Strategy and Just Transition Plan (2023)
 - Draft Scottish Biodiversity strategy to 2045: tackling the nature emergency (2023)
 - Scottish Energy Strategy (2017)
 - 2020 Routemap for Renewable Energy (2011)
 - Energy Efficient Scotland Route Map, Scottish Government (2018)
 - Historic Environment Policy for Scotland (2019)
 - Scheduled Monuments Consents Policy (2019)
 - PAN 1/2011 - Planning and Noise (2011)
 - PAN 60 – Planning for Natural Heritage (Jan 2008)
 - Developing with Nature Guidance (NatureScot 2023)
 - Construction Environmental Management Process for Large Scale Projects (2010)
 - Community Benefits for Electricity Transmission Network Infrastructure: Government Response, UK Department for Energy and Security and Net Zero (2023)

Appendix 2 - Compliance with the Development Plan / Other Planning Policy

National Policy

- A.2.1 National Planning Framework 4 (NPF4) forms part of the Development Plan and was adopted in February 2023. NPF4 comprises three distinct parts. Part 1 sets out an overarching spatial strategy for Scotland in the future. Outlining that Scotland is facing unprecedented challenges and that we need to reduce greenhouse gas emissions and embrace and deliver radical change so we can tackle and adapt to climate change, restore biodiversity loss, improve health and wellbeing, and build a wellbeing economy while striving to create great places. Therefore, NPF4 sets out that choices need to be made about how we can make sustainable use of our natural assets in a way that benefits communities.
- A.2.2 NPF4 outlines 18 national developments that support the plan's spatial strategy. National developments will be a focus for delivery, as well as exemplars of the Place Principle, placemaking and a Community Wealth Building (CWB) approach to economic development. Six of the national developments support the delivery of sustainable places. Among these is national development number 3 - Strategic Renewable Electricity Generation and Transmission Infrastructure, which "supports electricity generation and associated grid infrastructure throughout Scotland, providing employment and opportunities for community benefit, helping to reduce emissions and improve security of supply." National development 3 accords national development status to electricity transmission that includes b) New and/or replacement upgraded on and offshore high voltage electricity transmission lines, cables and interconnectors of 132kV or more, and/or c) New and/or upgraded Infrastructure directly supporting on and offshore high voltage electricity lines, cables and interconnectors including converter stations, switching stations and substations. This proposal aligns with parts of both b) and c) and therefore, is classed as a national development, and as such received in principle support.
- A.2.3 The spatial strategy reflects existing legislation by setting out that decision making requires to reflect the long-term public interest. However, in doing so, it is clear that the decision maker must make the right choices about where development should be located, ensuring clarity is provided over the types of infrastructure that need to be provided and the assets that should be protected to ensure they continue to benefit future generations. To that end, the Spatial Priorities support the planning and delivery of sustainable places, which will reduce emissions, restore and better connect biodiversity; create liveable places, where residents can live better, healthier lives; and create productive places, with a greener, fairer, and more inclusive wellbeing economy.
- A.2.4 Part 2 of NPF4 sets out the National Planning Policy which cover three themes: Sustainable Places, Liveable Places, and Productive Places; within which there are a total of 33 policies and many of these consist of distinct sub-policies. These 33 national planning policies form part of the development plan and will be assessed along with the Council's LDP policies for development management decisions. The most relevant policies are outlined below.

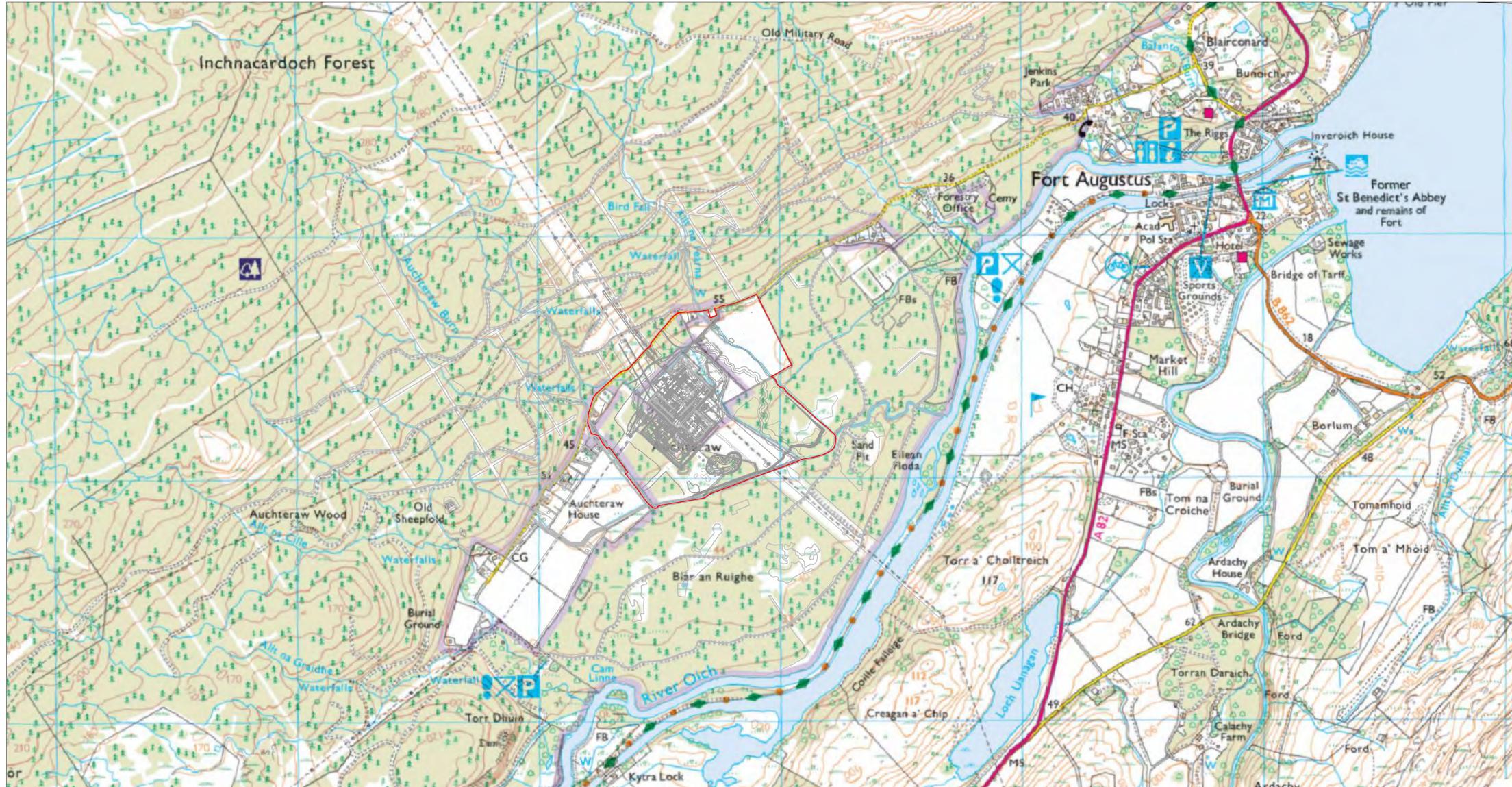
- A.2.5 Part 3 provides a series of annexes that provide the rationale for the strategies and policies of NPF4, which outline how the document should be used, and set out how the Scottish Government will implement the strategies and policies contained in the document. With Annex A: 'How to use this document' noting that the policies within Part 2 should be read as a whole and '...it is for the decision maker to determine what weight to attach to policies on a case-by-case basis....' It goes on to state that '...where a policy states that development will be supported, it is in principle, and it is for the decision maker to take into account all other relevant policies....'.
- A.2.6 Many of NPF4's policies are relevant to consideration of the proposal, but attention is particularly drawn here to the following key policies. Policy 1 - Tackling the climate and nature crises aims to encourage, promote and facilitate development that addresses the global climate emergency and nature crisis. It requires 'significant weight' to be given to those crises in decision making.
- A.2.7 Policy 3 - Biodiversity aims to protect biodiversity, reverse biodiversity loss, deliver positive effects and strengthen nature networks. Every development proposal has to maintain or improve biodiversity.
- A.2.8 Policy 4 - Natural Places aims to protect, restore and enhance natural assets making best use of nature-based solutions. Policy 4 section e) requires project design and mitigation to demonstrate how the following various impacts on communities and individual dwellings, including, residential amenity, visual impact, and noise, landscape, visual and cumulative impacts, public access, aviation and defence interests, telecommunications and broadcasting installations, traffic and roads, historic environment, hydrology, water environment and flood risk, trees, biodiversity, decommissioning and site restoration are all addressed.
- A.2.9 Policy 11 - Energy aims to encourage, promote and facilitate all forms of renewable energy development onshore and offshore. This includes energy generation, storage, new and replacement transmission and distribution infrastructure. Section a) notes development proposals for all forms of renewable, low-carbon and zero emissions technologies will be supported, including (ii.) enabling works, such as grid transmission and distribution infrastructure. Section c) confirms development proposals will only be supported where they maximise net economic impact, including local and community socio-economic benefits such as employment, associated business and supply chain opportunities. Section d) requires development proposals that impact on international or national designations to be assessed in relation to Policy 4. In considering these impacts, significant weight will be placed on the contribution of the proposal to renewable energy generation targets and on greenhouse gas emissions reduction targets.
- A.2.10 Policy 25 - Community wealth building aims to encourage, promote and facilitate a new strategic approach to economic development that also provides a practical model for building a wellbeing economy at local, regional and national levels. While NPF4 considers national developments as a focus for delivery, they should also be exemplars of the community wealth building approach to economic development.

Highland wide Local Development Plan (HwLDP)

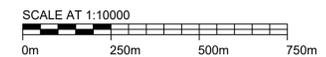
- A.2.11 The principal HwLDP policy against which the application requires to be determined is the Policy 69 - Electricity Transmission Infrastructure. This policy offers support for electricity transmission infrastructure, having regard to their level of strategic significance in transmitting electricity from areas of generation to areas of consumption. Such support is subject to the proposals not having an unacceptable significant impact on the environment.
- A.2.12 As the development would provide additional grid capacity for the transmission network and would help to facilitate an increasing proportion of electricity generation from renewable sources, the principle of the development receives support under HwLDP Policy 69 - Electricity Transmission Infrastructure, subject to site selection, design and overcoming any unacceptable significant environmental effects.
- A.2.13 In this regard, the site does not benefit from specific policy designations. The HwLDP does confirm the boundaries of Special Landscape Areas. Policies 28, 57, 61 and 67 seek to safeguard these regionally important landscapes. The impact of this development on landscape is primarily assessed in the Landscape and Visual Impact section of this report. HwLDP Policy 36 Development in the Wider Countryside applies and sets out that all development in the countryside will be determined on the basis of a number of criteria. Pertinent matters to this proposal include siting and design, being compatible with the existing pattern of development, landscape character and capacity, as well as drainage and servicing implications. The main aspect of the development is the proposed extension area.

Area Local Development Plans

- A.2.14 The Inner Moray Firth Local Development Plan 2 (IMFLDP2) (2024) does not contain land allocations related to the proposed development. The area plan's focus is mainly on regional and settlement strategies and identifying specific site allocations.



LEGEND :
 RED LINE BOUNDARY



REV	DATE	DRWN BY	CHKD BY	APPD BY	DESCRIPTION
01	21.05.24	BB	MK	LH	FOR REVIEW

FOR PLANNING



This drawing is confidential and must not be copied or used in any way without the permission of Omexom.

Site
FORT AUGUSTUS 132/400KV SUBSTATION

Title
SUPPLEMENTARY LOCATION PLAN

Customer Drawing No
FAUG4-LT519-OMSI-XX-XX-LAY-OE-0002

Omexom Drawing No
MN-692321-EV-CIV-002

Kevin Dwg No
J01230_C_021

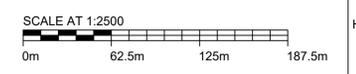
Drawn	Checked	Approved	Revision	Sheet Number
BB	MK	LH	01	1 OF 1

Date: 21.05.24 Scale: 1:10000 Drawing Size: A1



LEGEND :

RED LINE BOUNDARY



REV	DATE	DRWN BY	CHKD BY	APPD BY	DESCRIPTION
01	21.05.24	BB	MK	LH	FOR REVIEW

STATUS: **FOR PLANNING**

Scottish & Southern Electricity Networks

KELVIN power consultants
 12 BARSHAW BUSINESS PARK,
 LEYCROFT ROAD,
 BEAUMONT LEYS,
 LEICESTER, LE4 1ET
 TELEPHONE : 0116 2323111
 FACSIMILE : 0116 2323110
 www.kelvin-power.co.uk

OMEXOM
 INVERALMOND BUSINESS CENTRE,
 AULD BOND ROAD,
 PERTH , PH1 3FX

This drawing is confidential and must not be copied or used in any way without the permission of Omexom

Site: **FORT AUGUSTUS 132/400kV SUBSTATION**

Title: **LOCATION PLAN**

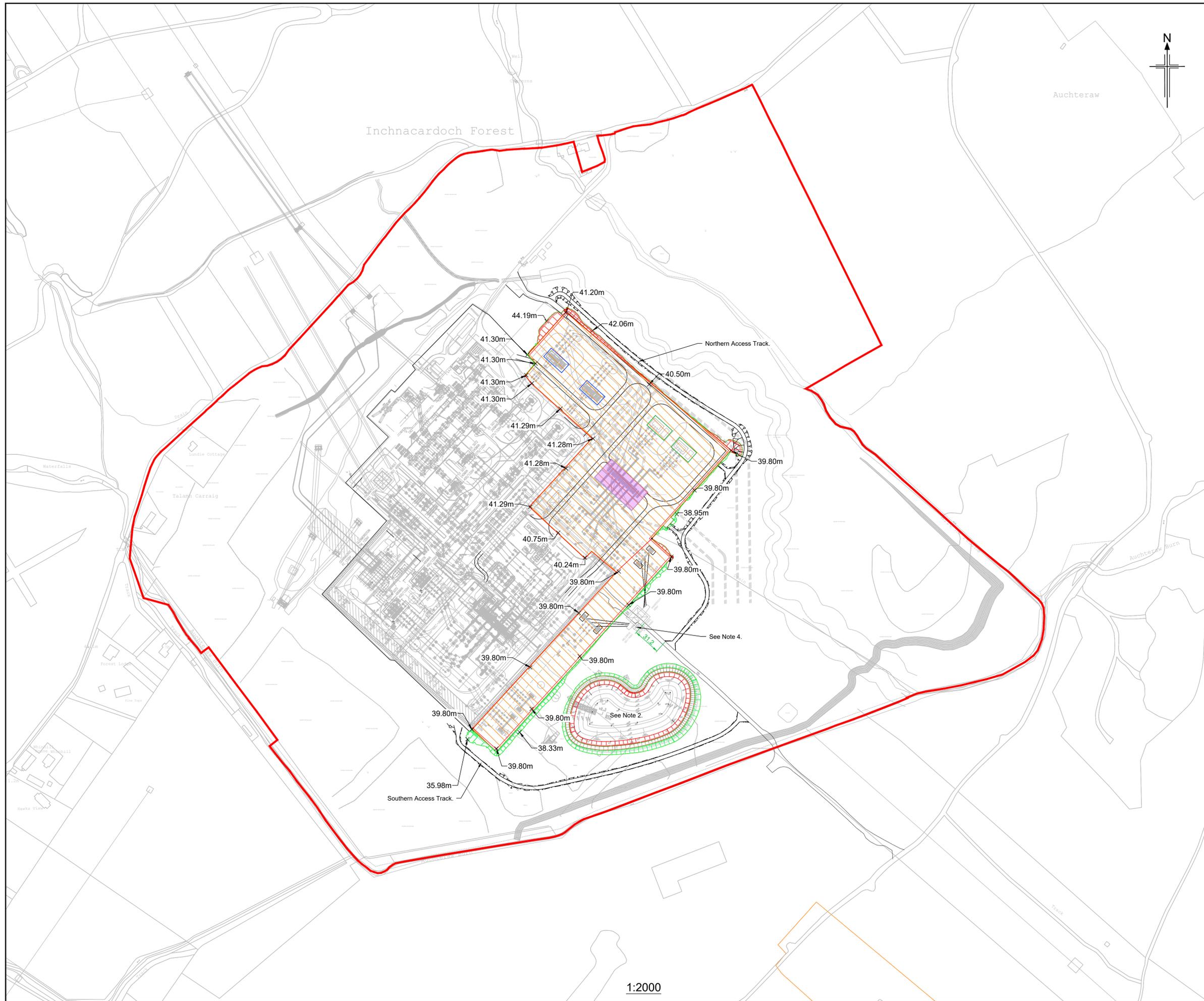
Customer Drawing No: **FAUG4-LT519-OMSI-XX-XX-LAY-OE-0001**

Omexom Drawing No: **MN-692321-EV-CIV-001** Kelvin Dwg No: **J01230_C_020**

Drawn	Checked	Approved	Revision	Sheet Number
BB	MK	LH	01	1 OF 1

Date: **21.05.24** Scale: **1:2500** Drawing Size: **A1**

Appendix A. Proposed Site Layout

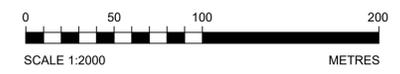


- Notes:
- 1) All dimensions in meters unless otherwise stated.
 - 2) Bund height around existing pond increased to 38.9m AOD.
 - 3) Internal access roads are indicative.
 - 4) Proposed Relocated Tower.

Platform cut and fill balance:
 Preparation of platform foundation level
 Cut - 36,304m³
 Fill - 4,511m³
 Net Cut - 31,793m³

Platform Construction
 Fill - 47,127m³

- Key:
- Green gradings indicate areas of fill
 - Red gradings indicate areas of cutting
 - Redline Boundary
 - Proposed LT519 Development
 - Proposed Building - Apex Height 14.5m
 - Proposed SGT - Height 12.5m
 - Proposed Reactor - Height 11m



P02	2023-11-27	THIRD ISSUE	AW	AT	MD	MD
P01	2023-10-26	SECOND ISSUE	RW	AT	MD	MD
P00	2023-10-18	FIRST ISSUE	RW	AT	MD	MD
Rev	Rev. Date	Purpose of revision	Orig	Check'd	Rev'd	Apprv'd

Jacobs
 95 Bothwell Street, Glasgow, G2 7HX
 Tel:+44 (0) 141 243 8000 Fax:+44(0)141 226 3109
 www.jacobs.com

Client: SCOTTISH & SOUTHERN ELECTRICITY NETWORKS

Project: FORT AUGUSTUS PLATFORM EXTENSION

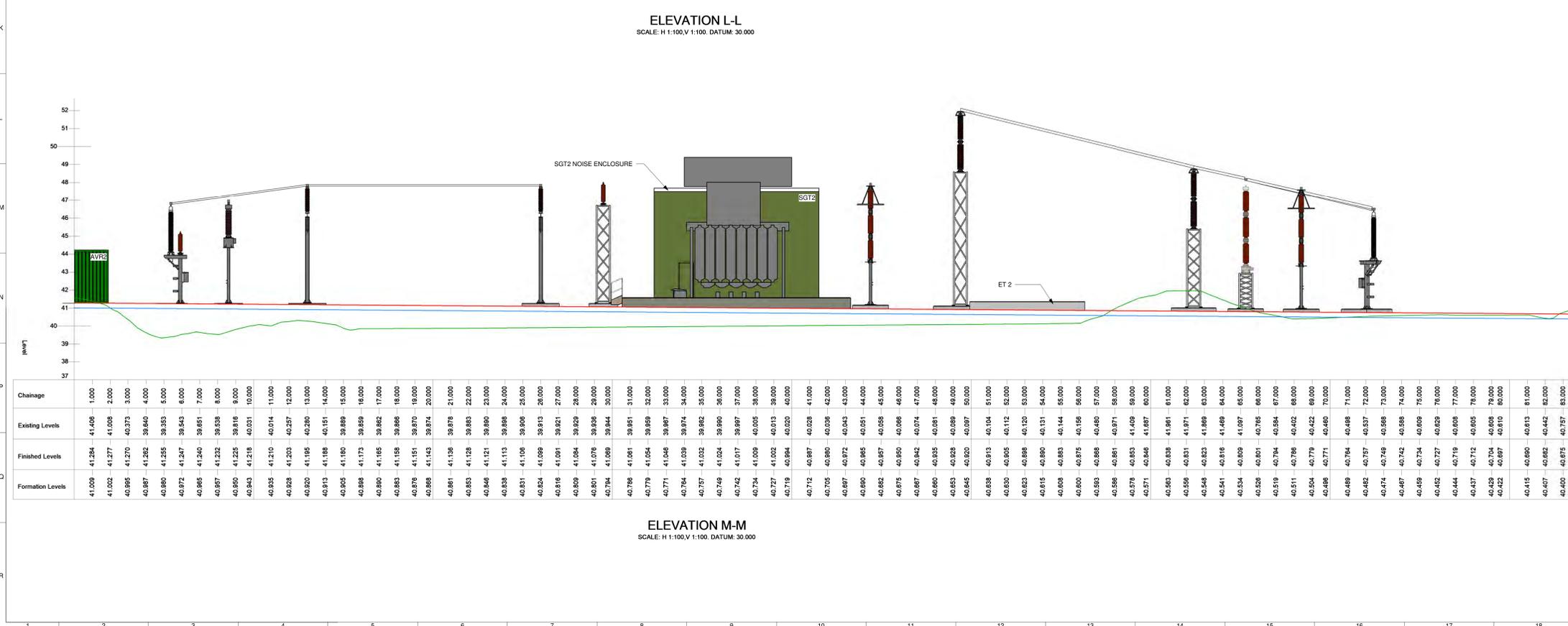
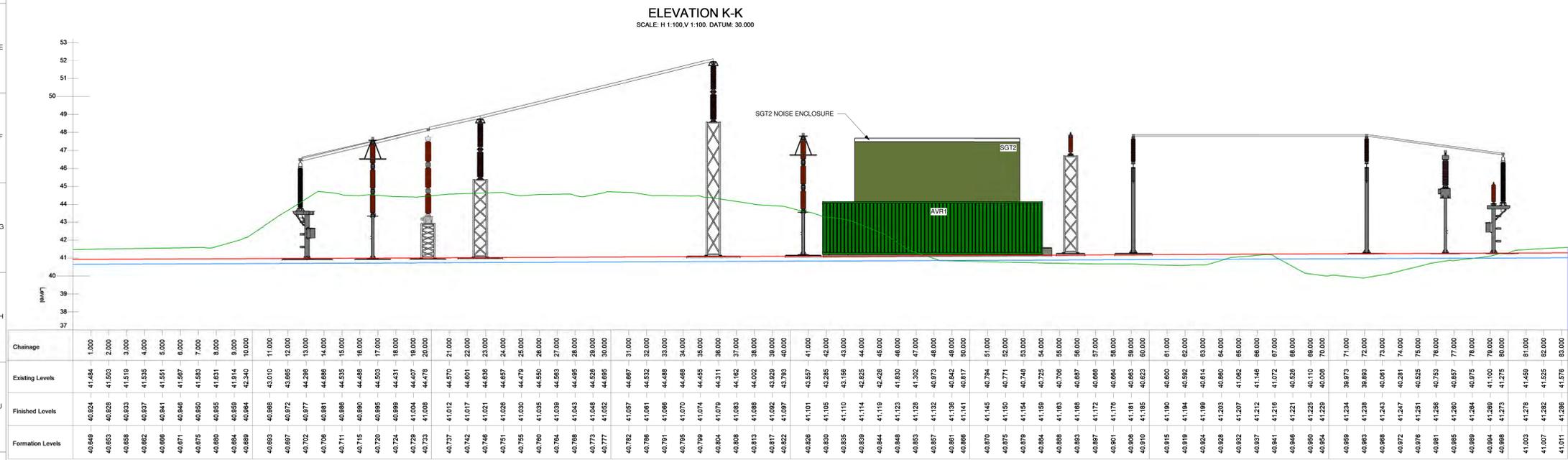
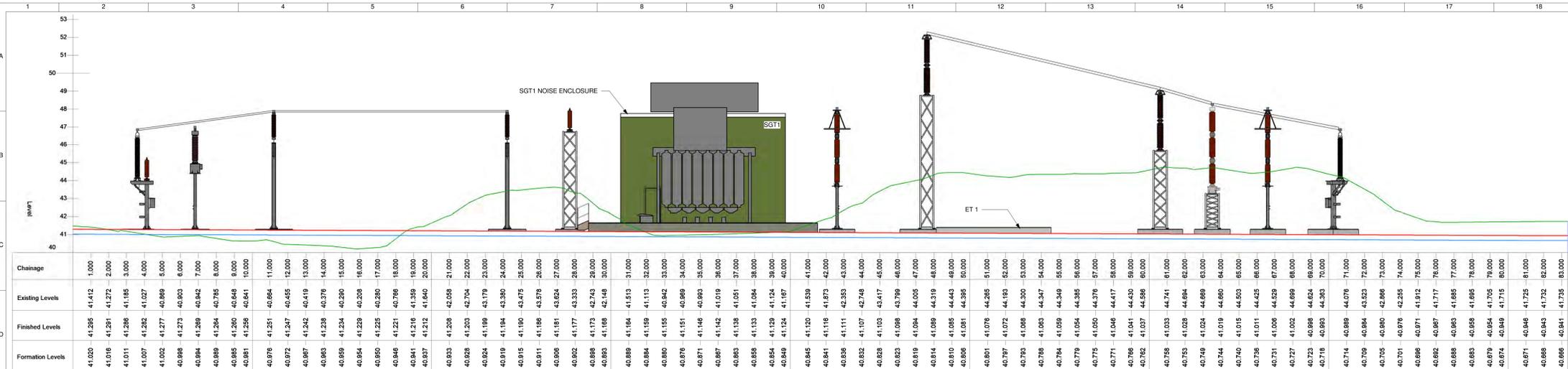
Drawing title: PLANNING APPLICATION
 LT519 PLATFORM EXTENSION

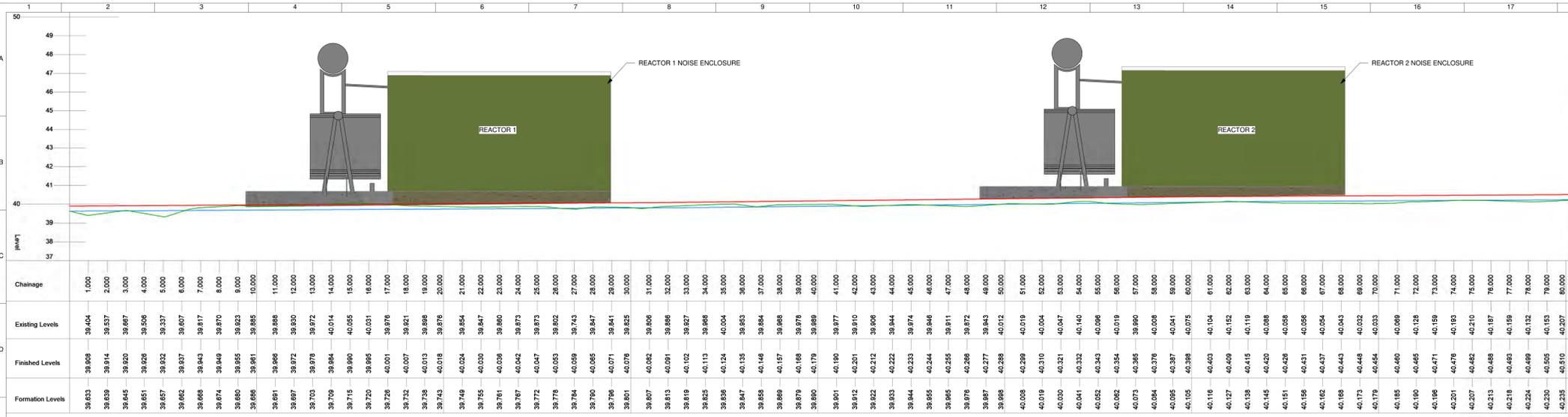
Drawing status	FOR INFORMATION	Suitability	SO
Scale	1:2000@ A1	DO NOT SCALE	
Jacobs No.	B2413736	Rev	P02
Client No.	9605		

Drawing number
B2413736-JAC-HGN-FA-DR-CE-001

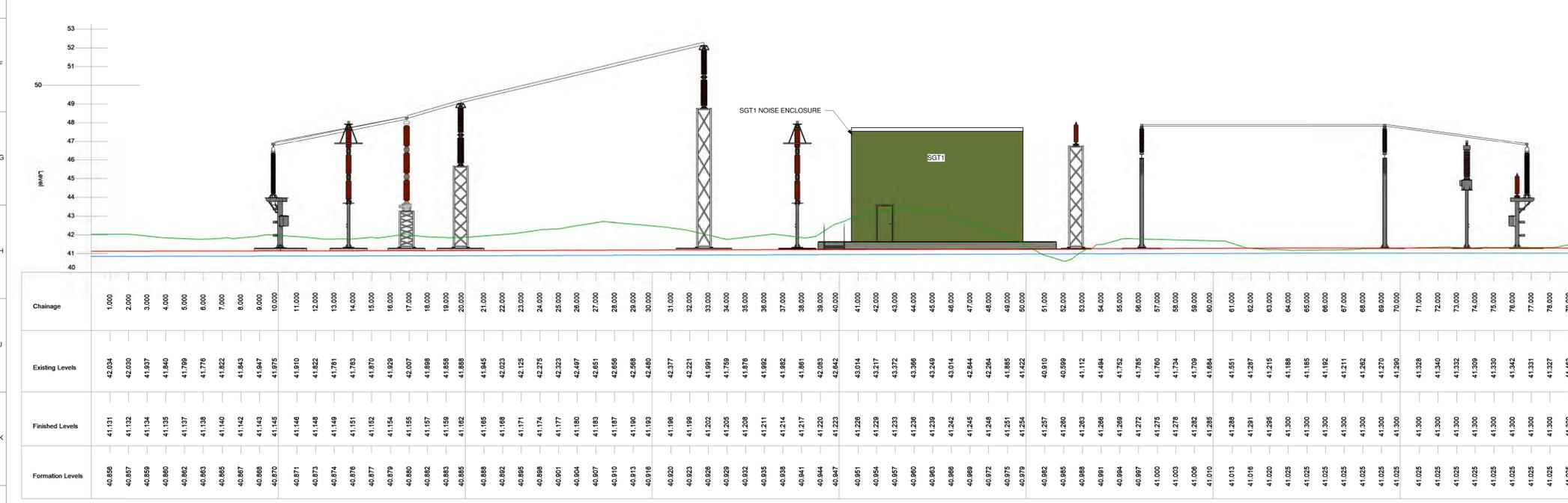
© Copyright 2023 Jacobs U.K. Limited. The concepts and information contained in this document are the property of Jacobs. Use or copying of this document in whole or in part without the written permission of Jacobs constitutes an infringement of copyright. Limitation: This drawing has been prepared on behalf of, and for the exclusive use of Jacobs Client, and is subject to, and issued in accordance with, the provisions of the contract between Jacobs and the Client. Jacobs accepts no liability or responsibility whatsoever for or in respect of, any use of, or reliance upon, this drawing by any third party.

1:2000

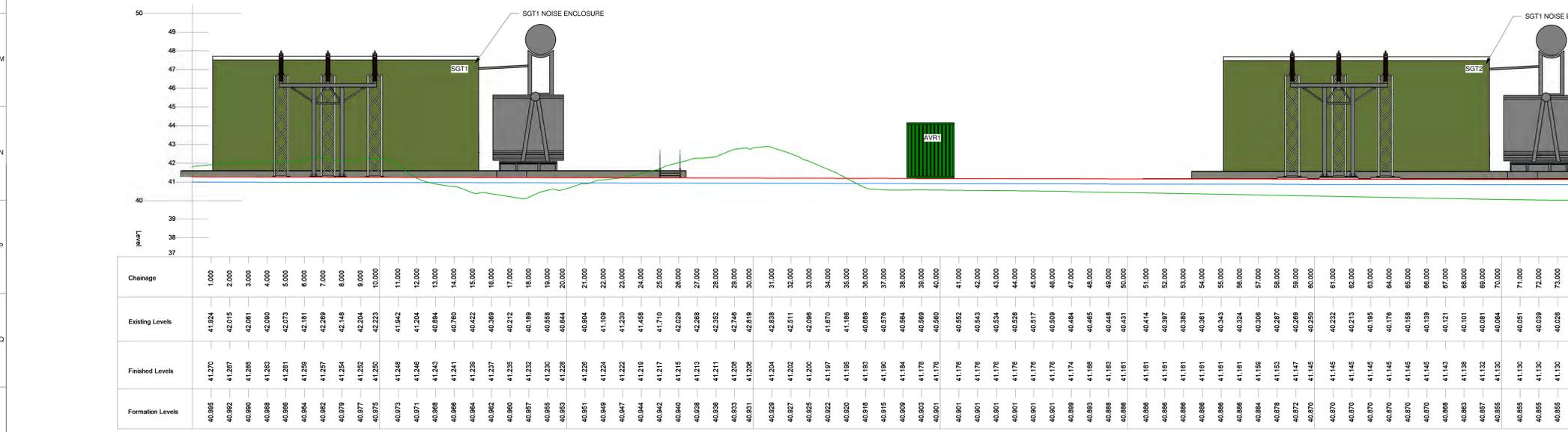




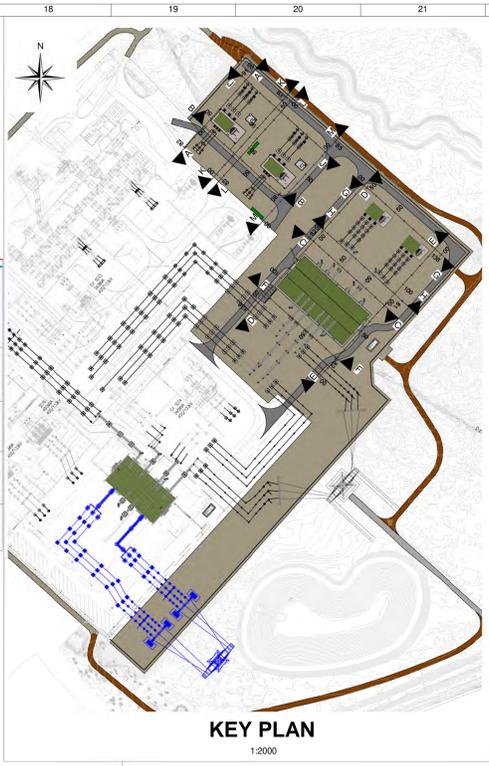
ELEVATION G-G
SCALE: H 1:100, V 1:100, DATUM: 30.000



ELEVATION A-A
SCALE: H 1:100, V 1:100, DATUM: 40.000



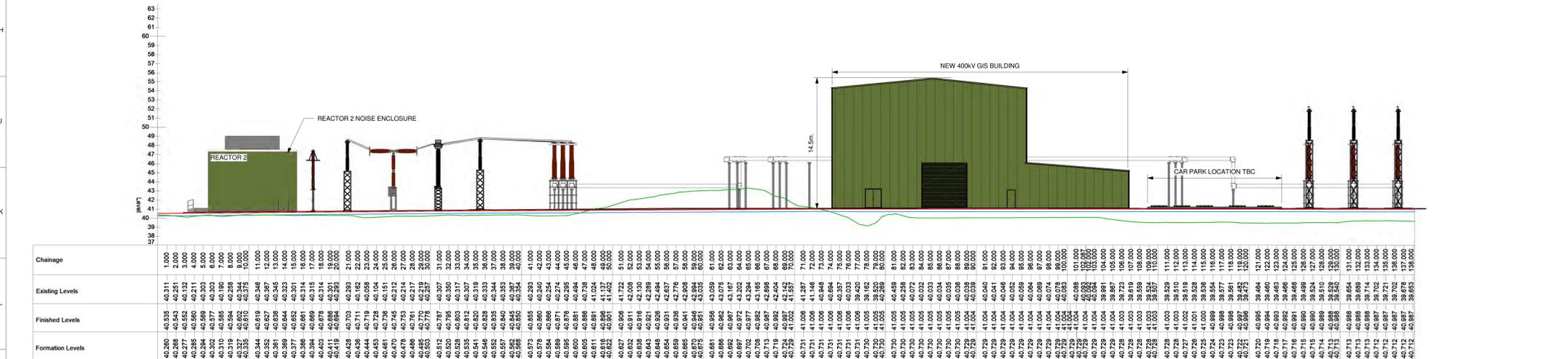
ELEVATION B-B
SCALE: H 1:100, V 1:100, DATUM: 30.000



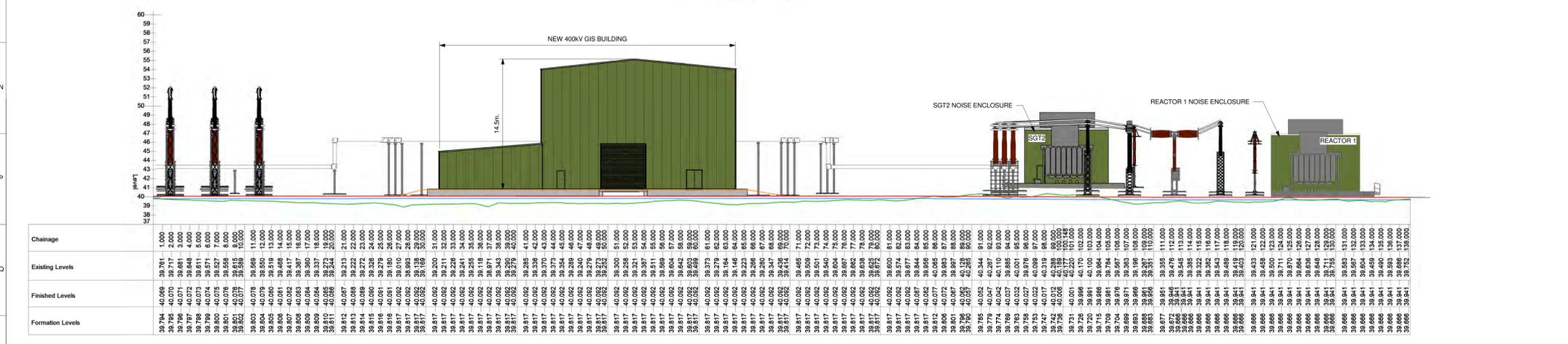
NOISE ENCLOSURE FINISHES:
 WALL & ROOF CLADDING:
 COM



ELEVATION C-C
SCALE: H 1:100, V 1:100, DATUM: 30.000



ELEVATION D-D
SCALE: H 1:200, V 1:200, DATUM: 30.000



ELEVATION E-E
SCALE: H 1:200, V 1:200, DATUM: 30.000

GIS BUILDING MATERIALS AND FINISHES:

WALL CLADDING:
STEADMAN'S AS35 80mm, VERTICALLY LAID QUADCORE TRAPEZOIDAL COMPOSITE PANEL, CORE THICKNESS - 80mm, OVERALL PANEL THICKNESS WITH PROFILE - 115mm
EXTERNAL FINISH: OLIVE GREEN (BS: 12B27, RAL: 1003020)
INTERNAL FINISH: COLOUR 'WHITE'
U-VALUE: 0.27 W/m2K

ROOF CLADDING:
STEADMAN'S AS35 100mm, TRAPEZOIDAL COMPOSITE PANEL, CORE THICKNESS - 100mm, OVERALL PANEL THICKNESS WITH PROFILE - 135mm
EXTERNAL FINISH: OLIVE GREEN (BS: 12B27, RAL: 1003020)
INTERNAL FINISH: COLOUR 'WHITE'
U-VALUE: 0.20 W/m2K

VEHICLE ACCESS DOORS:
GALVANISED STEEL INSULATED AUTOMATIC ROLLER SHUTTER WITH STOP/START PUSH CONTROLS, MARINE PPC FINISH
COLOUR: OLIVE GREEN (BS: 12B27, RAL: 1003020)

PERSONNEL DOORS:
STEEL SECURITY DOORSETS (LPS 1175 LEVEL 2) WITH GALVANISED STEEL FRAME, MARINE PPC FINISH, DOOR BY ASCOT OR EQUAL APPROVED
COLOUR: OLIVE GREEN (BS: 12B27, RAL: 1003020)

EXTERNAL PENETRATIONS:
OPENING FORMED FOR SERVICE PENETRATIONS WITH PPC STEEL SILLS & REVEALS, COLOUR: OLIVE GREEN (BS: 12B27, RAL: 1003020)
BUSHING PLATE INFILL PANEL WITH SERVICE PENETRATIONS CUT, AS PER STRUCTURAL ENGINEERS SPECIFICATION.

EAVES GUTTERS:
KINGSSPAN HIGHLINE EAVES GUTTER, MINIMUM 180mm SOLE, 180mm THROAT & 185mm UPSTAND WITH PPC STEEL FINISH
COLOUR: OLIVE GREEN (BS: 12B27, RAL: 1003020)

EXTERNAL FLASHINGS:
PPC STEEL RIDGE, VERGE, CORNER & SILL AND HEAD FLASHINGS
COLOUR: OLIVE GREEN (BS: 12B27, RAL: 1003020)

RAINWATER DOWNPIPES (RWP):
MINIMUM 100mm DIA. CIRCULAR DOWNPIPES, PPC STEEL FINISH
COLOUR: OLIVE GREEN (BS: 12B27, RAL: 1003020)

NOISE ENCLOSURE FINISHES:

WALL & ROOF CLADDING:
COMPOSITE PANEL TYPE TBC
EXTERNAL FINISH: OLIVE GREEN (BS: 12B27, RAL: 1003020)

PERSONNEL DOORS:
STEEL SECURITY DOORSETS (LPS 1175 LEVEL 2) WITH GALVANISED STEEL FRAME, MARINE PPC FINISH, DOOR BY ASCOT OR EQUAL APPROVED.
COLOUR: OLIVE GREEN (BS: 12B27, RAL: 1003020)

NOTES

- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS AND SPECIALISTS DRAWINGS & SPECIFICATIONS.
- ANY DISCREPANCIES BETWEEN THIS DRAWING AND ANY OTHER TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
- ALL WORKS TO COMPLY WITH THE MOST CURRENT BRITISH STANDARDS.
- ALL DIMENSIONS IN MILLIMETRES UNLESS STATED OTHERWISE. NO DIMENSIONS ARE TO BE SCALED OFF THE DRAWING. USE FIGURED DIMENSIONS ONLY.
- ALL DIMENSIONS TO BE 3mm UNLESS SPECIFIED OTHERWISE.

- LEGEND:**
- EXISTING GROUND LEVEL
 - PLATFORM FORMED LEVELS
 - PLATFORM FINISHED LEVELS
 - LOCAL CHIPPINGS LEVEL ON SOUTH PART OF THE BUILDING AREA

REV	DATE	BY	CHKD	APPD	DESCRIPTION
03	20.06.24	BB	AF	LH	SECTIONS D-D AND E-E UPDATED, SHEET 4 ADDED
02	20.06.24	BB	MK	LH	GIS BUILDING MATERIALS & FINISHES ADDED
01	03.26.24	BB	MK	LH	ORIGINAL ISSUE

FOR PLANNING

12 BARSHAW BUSINESS PARK, LEYCROFT ROAD, BEAUMONT LEYS, LEICESTER, LE4 1ET
TELEPHONE: 0116 2323111
FACSIMILE: 0116 2323110
www.kelvin-power.com

THIS DRAWING IS CONFIDENTIAL & COPYRIGHT OF KELVIN POWER. IT MUST NOT BE COPIED OR PASSED TO A THIRD PARTY WITHOUT WRITTEN CONSENT.

CLIENT
OMEXOM
Inveralmond Business Centre, Auld Road Perth, PH1 3FX

PROJECT
FORT AUGUSTUS 132/400KV SUBSTATION

TITLE
PROPOSED ELEVATIONS

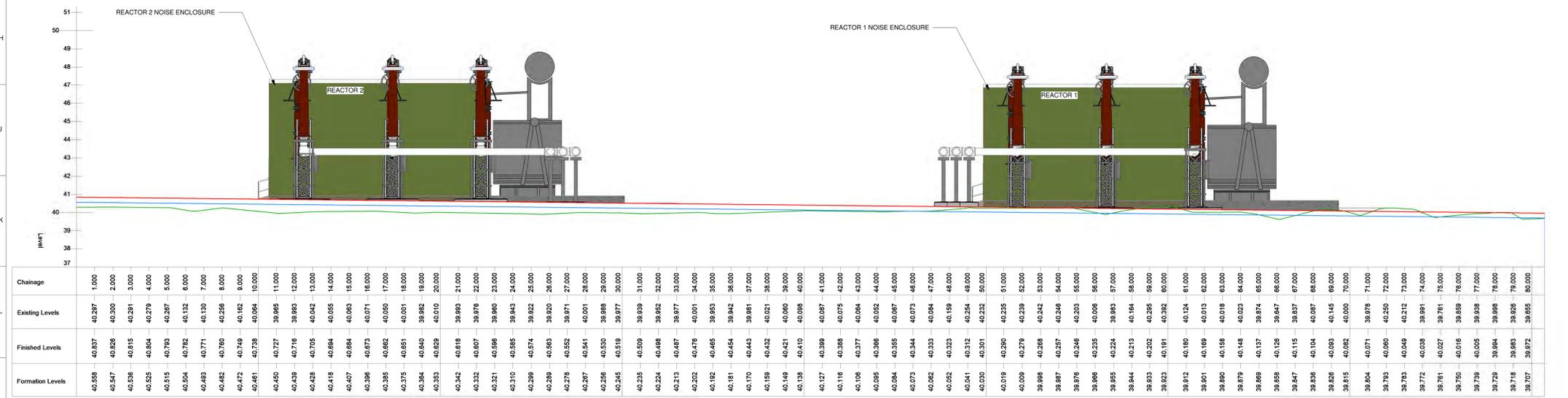
Customer Drawing No. FAUG4-LT519-OMSI-XX-XX-D-OE-0001
Omexom Drawing No. MN-692321-EV-CIV-005
Kelvin Dwg. No. J01230_C_024

Drawn	Checked	Approved	Revision	Sheet Number
BB	MK	LH	03	2 of 4

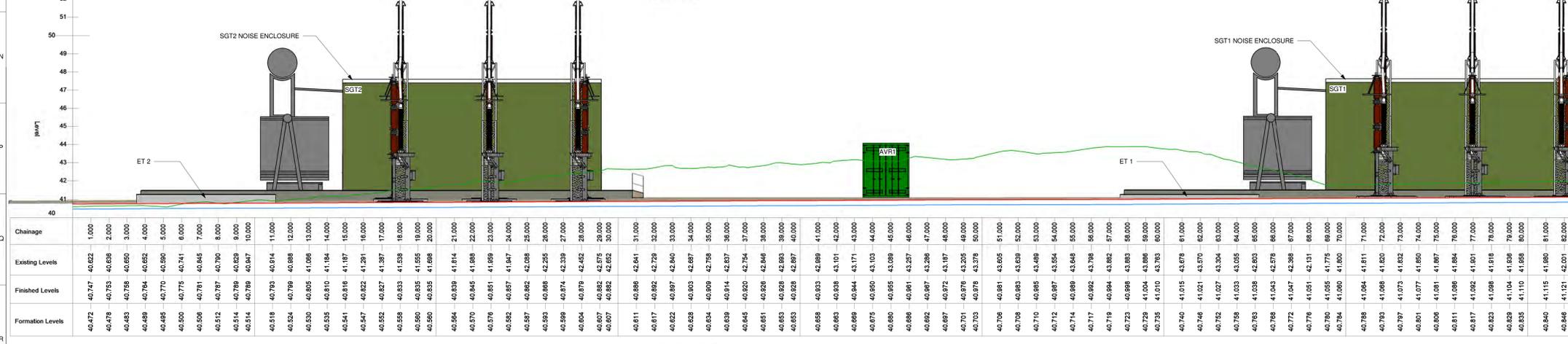
Date: 03.06.24 Scale: 1:100, 1:200 Drawing Size: A0



ELEVATION F-F
SCALE: H 1:100, V 1:100, DATUM: 30.000



ELEVATION H-H
SCALE: H 1:100, V 1:100, DATUM: 30.000



ELEVATION J-J
SCALE: H 1:100, V 1:100, DATUM: 30.000

GIS BUILDING MATERIALS AND FINISHES:

WALL CLADDING:
STEADMAN'S AS35 80mm, VERTICALLY LAID QUADROCE TRAPEZOIDAL COMPOSITE PANEL. CORE THICKNESS - 80mm. OVERALL PANEL THICKNESS WITH PROFILE - 115mm
EXTERNAL FINISH: OLIVE GREEN (BS: 12B27, RAL: 1003020)
INTERNAL FINISH: COLOUR 'WHITE'
U-VALUE: 0.27 W/m2K

ROOF CLADDING:
STEADMAN'S AS35 100mm, TRAPEZOIDAL COMPOSITE PANEL. CORE THICKNESS - 100mm. OVERALL PANEL THICKNESS WITH PROFILE - 135mm
EXTERNAL FINISH: OLIVE GREEN (BS: 12B27, RAL: 1003020)
INTERNAL FINISH: COLOUR 'WHITE'
U-VALUE: 0.20 W/m2K

VEHICLE ACCESS DOORS:
GALVANISED STEEL INSULATED AUTOMATIC ROLLER SHUTTER WITH STOP/START PUSH CONTROLS. MARINE PPC FINISH.
COLOUR: OLIVE GREEN (BS: 12B27, RAL: 1003020)

PERSONNEL DOORS:
STEEL SECURITY DOORSETS (LPS 1175 LEVEL 2) WITH GALVANISED STEEL FRAME.
MARINE PPC FINISH. DOOR BY ASCOT OR EQUAL APPROVED.
COLOUR: OLIVE GREEN (BS: 12B27, RAL: 1003020)

EXTERNAL PENETRATIONS:
OPENING FORMED FOR SERVICE PENETRATIONS WITH PPC STEEL SILLS & REVEALS.
COLOUR: OLIVE GREEN (BS: 12B27, RAL: 1003020)
BUSHING PLATE INFILL PANEL WITH SERVICE PENETRATIONS CUT, AS PER STRUCTURAL ENGINEERS SPECIFICATION.

EAVES GUTTERS:
KINGSPAN HIGHLINE EAVES GUTTER, MINIMUM 180mm SOLE, 180mm THROAT & 185mm UPSTAND WITH PPC STEEL FINISH
COLOUR: OLIVE GREEN (BS: 12B27, RAL: 1003020)

EXTERNAL FLASHINGS:
PPC STEEL RIDGE, VERGE, CORNER & SILL AND HEAD FLASHINGS.
COLOUR: OLIVE GREEN (BS: 12B27, RAL: 1003020)

RAINWATER DOWNPIPES (RWP):
MINIMUM 100mm DIA. CIRCULAR DOWNPIPES, PPC STEEL FINISH
COLOUR: OLIVE GREEN (BS: 12B27, RAL: 1003020)

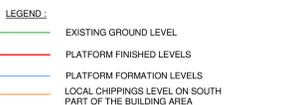
NOISE ENCLOSURE FINISHES:

WALL & ROOF CLADDING:
COMPOSITE PANEL TYPE TBC
EXTERNAL FINISH: OLIVE GREEN (BS: 12B27, RAL: 1003020)

PERSONNEL DOORS:
STEEL SECURITY DOORSETS (LPS 1175 LEVEL 2) WITH GALVANISED STEEL FRAME.
MARINE PPC FINISH. DOOR BY ASCOT OR EQUAL APPROVED.
COLOUR: OLIVE GREEN (BS: 12B27, RAL: 1003020)

NOTES

- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS AND SPECIALISTS DRAWINGS & SPECIFICATIONS.
- ANY DISCREPANCIES BETWEEN THIS DRAWING AND ANY OTHER TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
- ALL WORKS TO COMPLY WITH THE MOST CURRENT BRITISH STANDARDS.
- ALL DIMENSIONS IN MILLIMETRES UNLESS STATED OTHERWISE. NO DIMENSIONS ARE TO BE SCALED OFF THE DRAWING. USE FIGURED DIMENSIONS ONLY.
- ALL DIMENSIONS TO BE 3mm UNLESS SPECIFIED OTHERWISE.



REV	DATE	DRAWN	CHECKD	APPRD	DESCRIPTION
03	20.08.24	BB	AF	LH	TWO SECTIONS ADDED
02	20.06.24	BB	MK	LH	GIS BUILDING MATERIALS & FINISHES ADDED
01	03.26.24	BB	MK	LH	ORIGINAL ISSUE

FOR PLANNING

Scottish & Southern
Electricity Networks

KELVIN
power consultants

12 BARSHAW BUSINESS PARK,
LEYCROFT ROAD,
BEAUMONT LEYS,
LEICESTER, LE4 1ET
TELEPHONE: 0116 2323111
FACSIMILE: 0116 2323110
www.kelvin-power.com

THIS DRAWING IS CONFIDENTIAL & COPYRIGHT OF KELVIN POWER. IT MUST NOT BE COPIED OR PASSED TO A THIRD PARTY WITHOUT WRITTEN CONSENT.

CLIENT	Inveralmond Business Centre, Auld Braid Road Perth, PH1 3FX
PROJECT	FORT AUGUSTUS 132/400KV SUBSTATION
TITLE	PROPOSED ELEVATIONS
Customer Drawing No.	FAUG4-LT519-OMSI-XX-XX-D-OE-0001
Omexom Drawing No.	MN-692321-EV-CIV-005
Kelvin Dwg. No.	J01230_C_024

Drawn	Checked	Approved	Revision	Sheet Number
BB	MK	LH	03	3 of 4

Date: 03.06.24 Scale: 1:100 Drawing Size: A0

