

Agenda Item	<b>5</b>
Report No	<b>PLN/011/26</b>

## **HIGHLAND COUNCIL**

**Committee:** North Planning Applications Committee

**Date:** 11 March 2026

**Report Title:** Proposal of Application Notice Update

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

### **Purpose/Executive Summary**

This report provides an update on the Proposal of Application Notices (PANs) submitted to the Planning and Development Service since the previous PAN update report presented to the last committee.

### **Recommendation**

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

## **1. Update**

- 1.1 Appendix 1 provides a list of all valid Proposal of Application Notices submitted to the service since the previous PAN update report presented to the last committee.
- 1.2 The associated application forms, drawings, and any relevant supporting information are provided in the remaining appendices of this report.
- 1.3 Details for any of these applications can be obtained through the Council's eplanning portal <http://wam.highland.gov.uk/wam> by entering the respective case reference number.

## **2. RECOMMENDATION**

- 2.1 That Members note the submission of these PANs and highlight any material issues they wish to be brought to the attention of the applicants before the submission of an application for planning permission.

## **3. IMPLICATIONS**

- 3.1 Resource: Not applicable.
- 3.2 Legal: Not applicable.
- 3.3 Community (Equality, Poverty and Rural): Not applicable.
- 3.4 Climate Change/Carbon Clever: Not applicable.
- 3.5 Risk: Not applicable.
- 3.6 Gaelic: Not applicable.

Signature: Dafydd Jones

Designation: Area Planning Manager - North

Author: Peter Wheelan, Strategic Projects Team Leader

**APPENDIX 1 - PROPOSAL OF APPLICATION NOTICES – NORTH PLANNING APPLICATIONS COMMITTEE**

<b>Appendix</b>	<b>Case Officer</b>	<b>App.No.</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Description</b>	<b>Ward</b>	<b>Drawing Numbers</b>
<b>2</b>	Niamh Coyne	26/00076/PAN (Please note this is a voluntary PAN for a s37)	Scottish Hydro Electric Transmission Plc	Land 2700M SE Of Haradwaith Lairg	Shin to Loch Buidhe 132 kV Overhead Line Rebuild	01 - North, West And Central Sutherland	2.1 Application Form 2.2 Location Plan 2.3 PAC Event

## Pre-Application Consultation Notice Form

Submitted to Energy Consents Unit via email only to [Econsents\\_Admin@gov.scot](mailto:Econsents_Admin@gov.scot)

With reference to 'Pre-Application Consultation and Engagement Guidance for Electricity Transmission Line Projects requiring Environmental Impact Assessment' published by Scottish Government [May 2025].

<b>ECU Reference</b>	ECU00006257
----------------------	-------------

<b>Name of Applicant</b>	Scottish Hydro Electric Transmission plc
<b>Applicant contact</b>	Michael Sekula Consents and Environment Manager <a href="mailto:Michael.Sekula@sse.com">Michael.Sekula@sse.com</a>

<b>Applicant Reference</b>	LT499
<b>Project Name</b>	Shin to Loch Buidhe 132kV OHL Rebuild
<b>Site Location and/or Nearest settlement(s)</b>	Inveran/Invershin, Lairg, Scottish Highlands, to Loch Buidhe, Lairg, Scottish Highlands.  The nearest settlement is Inveran/Invershin at the western extent of the OHL alignment.
<b>Proposed nominal voltage of OHL (kV)</b>	132

Notice is hereby given of proposed Pre-application Consultation events:

<b>Stage 1 [Event 1]<sup>1</sup></b>	
N/A – see footnote 1	N/A – see footnote 1
<b>Stage 2 [Event 2]</b>	
Bonar Bridge Community Hall, Lairg Road, Bonar Bridge, IV24 3EA	Thursday 29 January 2026, 16:00-19:00
<b>Stage 2 [Event 3]</b>	
Bonar Bridge Community Hall, Lairg Road, Bonar Bridge, IV24 3EA	Tuesday 24 March 2026, 15:00-19:00

This notice has also been provided to:

<b>Local Authority(ies)</b>	The Highland Council, <a href="mailto:spt@highland.gov.uk">spt@highland.gov.uk</a>
<b>Local Authority Ward Councillor(s)</b>	The Highland Council, Ward 01 North, West and Central Sutherland.

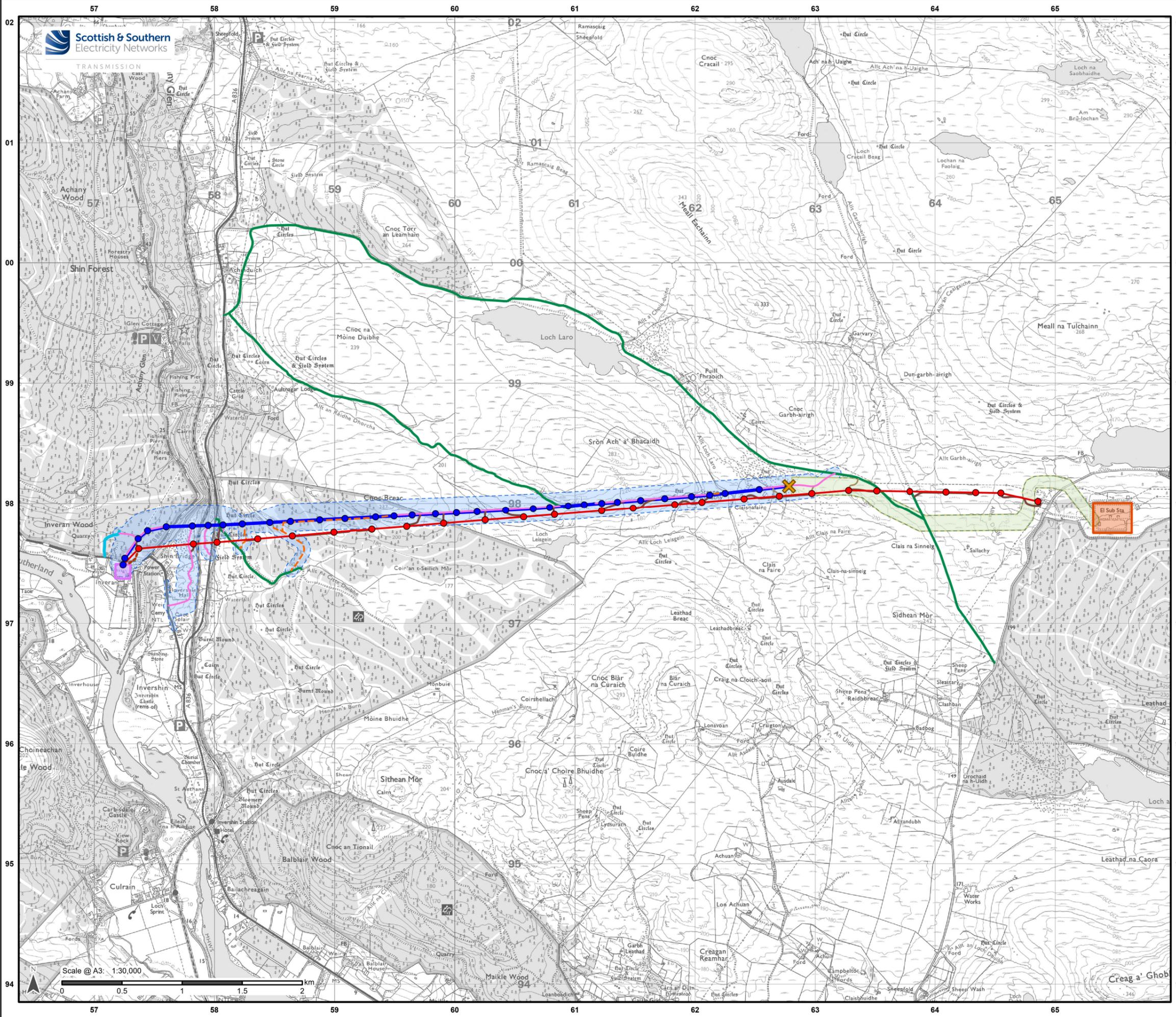
<sup>1</sup> Planning of the pre-application consultation for the alignment stage of the project was already underway prior to the publication of the S37 PAC Guidance in May 2025. A project introduction event and an alignment consultation event were held on 27 February 2025 and 27 August 2025, respectively, at Bonar Bridge Community Hall, Lairg Road, Bonar Bridge, IV24 3EA.

	<p>Councillors:</p> <ul style="list-style-type: none"> <li>• Michael Baird, <a href="mailto:Michael.Baird.cllr@highland.gov.uk">Michael.Baird.cllr@highland.gov.uk</a></li> <li>• Marianne Hutchison, <a href="mailto:Marianne.Hutchison.cllr@highland.gov.uk">Marianne.Hutchison.cllr@highland.gov.uk</a></li> <li>• Hugh Morrison, <a href="mailto:Hugh.Morrison.cllr@highland.gov.uk">Hugh.Morrison.cllr@highland.gov.uk</a></li> </ul>
<b>Member(s) of Scottish Parliament</b>	Maree Todd, MSP for Caithness, Sutherland and Ross (Constituency), <a href="mailto:Maree.Todd.msp@parliament.scot">Maree.Todd.msp@parliament.scot</a>
<b>Member(s) of Parliament</b>	Jamie Stone, MP for Caithness, Sutherland and Easter Ross, <a href="mailto:jamie.stone.mp@parliament.uk">jamie.stone.mp@parliament.uk</a>
<b>Community Council(s)</b>	Creich Community Council, <a href="mailto:secretary@creichcommunitycouncil.org.uk">secretary@creichcommunitycouncil.org.uk</a>

<b>Submitted by</b>	Michael Sekula
<b>On behalf of</b>	Scottish Hydro Electric Transmission plc
<b>Date</b>	08/01/2026

Attachments encl.

Proposed Development figure



### Legend

**Existing Substations**

- Shin
- Loch Buidhe

**Proposed Development (Section 37 Application)**

- OHL Tower
- OHL Alignment
- Indicative Limit of Deviation

**Ancillary Works (Section 37 Application)**

- Cable Sealing End Compound
- Existing Tower (to be dismantled)
- Existing OHL (to be dismantled)
- Temporary Wood Pole Diversion
- Permanent Tracks
- Temporary Tracks
- Temporary Open Ground Secondary Access Track
- Temporary Open Ground Secondary Access Track (Alternative)
- Existing Access Track To Be Upgraded
- Existing Access Track to be Upgraded (see Note 1)

**Permitted Development**

- Indicative Underground Cable Route

Note 1: Existing access track to be upgraded included in Spittal to Loch Buidhe to Beaully 400kV OHL (ECU00006008) application.



Reproduced by permission of Ordnance Survey on behalf of HMSO. Crown copyright and database right 2026 all rights reserved. Ordnance Survey Licence number 0100022432.

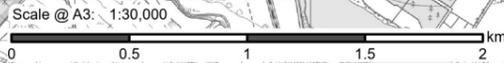
Project No: LT000499

Project: Shin to Loch Buidhe 132 kV OHL Rebuild

Title: Proposed Development - PAC2

Drawn by: AMYM Date: 08/01/2026

Drawing: 1620017309-RAM-MA-IA-00075\_PAC2ProposedDev\_05



**From:** [Sekula, Michael \(Contractor\)](#)  
**To:** [Sekula, Michael \(Contractor\)](#)  
**Cc:** [Marchi, Lisa](#); [Strachan, Lauren](#); [Smith, Keith](#)  
**Subject:** SSEN Transmission - Shin to Loch Buidhe 132 kV Overhead Line Rebuild - Pre-Application Consultation (PAC) Event - 29 Jan 2026  
**Date:** 15 January 2026 11:13:33  
**Attachments:** [Outlook-4qliw2qi.png](#)

**CAUTION:** This email was sent from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir / Madam,

SSEN Transmission are seeking feedback on detailed alignment considerations for the Shin to Loch Buidhe 132 kilovolt (kV) Overhead Line (OHL) Rebuild project. The project comprises approximately 5.72km of replacement 132 kV OHL between Shin Substation and Loch Buidhe Substation in the Scottish Highlands, dismantling of the existing OHL connection between Shin and Loch Buidhe substations, and associated works.

A pre-application consultation (PAC) public event will take place on **Thursday 29 January 2026 between 4–7pm at Bonar Bridge Community Hall, Lairg Road, Bonar Bridge IV24 3EA.**

SSEN Transmission are seeking specific feedback on the proposed OHL alignment, the location of structures (such as towers and cable sealing end (CSE) compound), and temporary and permanent access track proposals.

Details of the proposals can be found within the Consultation Brochure, which is available at the following direct link: <https://www.ssen-transmission.co.uk/globalassets/projects/shin-to-loch-buidhe-132kv-overhead-line-rebuild/shin---loch-buidhe-consultation-booklet-january-2026.pdf>. The Consultation Brochure can also be accessed on the project webpage under the 'Documents' tab at the following link: <https://www.ssen-transmission.co.uk/projects/project-map/shin-to-loch-buidhe-132kv-overhead-line-rebuild/>.

SSEN Transmission have also prepared an Alignment Report on Consultation, which summarises feedback received from stakeholders in response to the alignment options consultation event held in August 2025, and provides SSEN Transmission's responses. The Alignment Report on Consultation is available at the following direct link, and also available under the 'Documents' tab of the project webpage: <https://www.ssen-transmission.co.uk/globalassets/projects/shin-to-loch-buidhe-132kv-overhead-line-rebuild/shin-to-loch-buidhe-132kv-ohl-rebuild---report-on-consultation---january-2026.pdf>

**Feedback on the proposals is requested by Thursday 26 February 2026.** Feedback can be provided in the following ways:

- Online, via the online feedback form available on the project webpage: <https://www.ssen-transmission.co.uk/projects/project-feedback/rename-this-to-your-project4?projectId=39805>
- Via email, to Michael Sekula ([Michael.Sekula@sse.com](mailto:Michael.Sekula@sse.com)), Lisa Marchi ([lisa.marchi@sse.com](mailto:lisa.marchi@sse.com)), and Lauren Strachan ([Lauren.Strachan2@sse.com](mailto:Lauren.Strachan2@sse.com))
- In person, via the paper feedback form which will be made available at the PAC event
- By post, to Scottish Hydro Electric Transmission, 10 Henderson Road, Inverness

IV1 1SN

Please note that this is the third public consultation event for this project, with previous events being held in February and August 2025. A further consultation event is currently planned to be held on 24 March 2026 at Bonar Bridge Community Hall, Lairg Road, Bonar Bridge, IV24 3EA. This final event will present SSEN Transmission's final proposals, for which consent will be sought under Section 37 of the Electricity Act 1989. There will also be opportunity to comment on the application for consent for the OHL works under Section 37 of the Electricity Act 1989, which we anticipate will be submitted in spring 2026.

Please do not hesitate to get in touch should you have any specific queries.

Kind regards,  
Michael

**Michael Sekula** MSc BSc (Hons) PISEP REnvP  
Consents and Environment Manager – Central and North

**SSEN Transmission**  
E: [Michael.Sekula@sse.com](mailto:Michael.Sekula@sse.com)

[ssen-transmission.co.uk](http://ssen-transmission.co.uk)



Advance notice of leave: TBC

---

The information in this email is confidential and may be legally privileged. It may not represent the views of the SSE Group. It is intended solely for the addressees. Access to this email by anyone else is unauthorised. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. Any unauthorised recipient should advise the sender immediately of the error in transmission. Unless specifically stated otherwise, this email (or any attachments to it) is not an offer capable of acceptance or acceptance of an offer and it does not form part of a binding contractual agreement.

SSE plc  
Registered Office: Inveralmond House 200 Dunkeld Road Perth PH1 3AQ  
Registered in Scotland No. SC117119  
[www.sse.com](http://www.sse.com)