



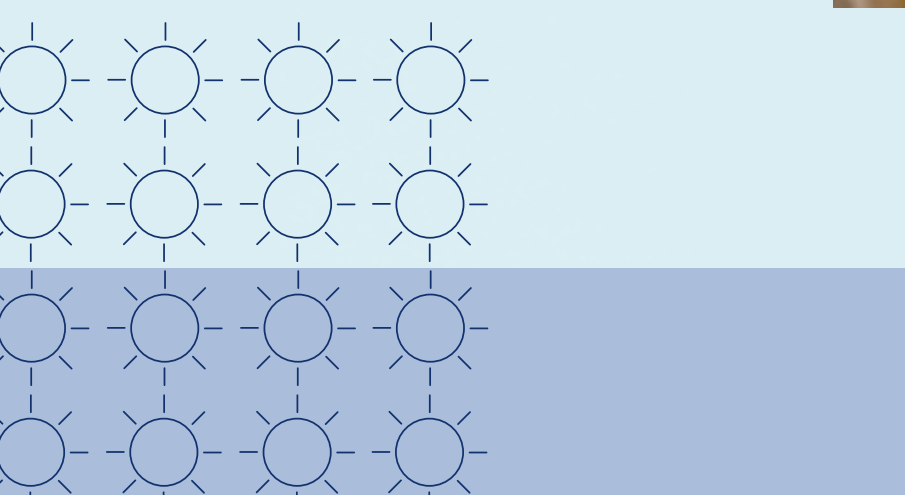
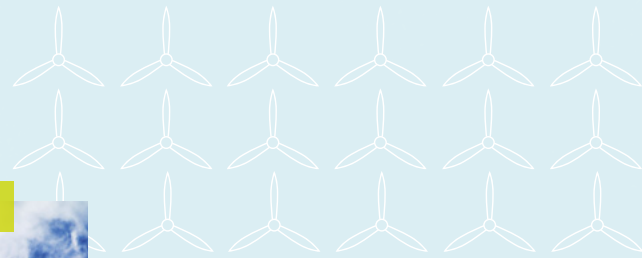
Scottish & Southern
Electricity Networks

TRANSMISSION

Coire Glas Connection Project

Pre-Application feedback event for proposed Loch Lundie substation

February 2025

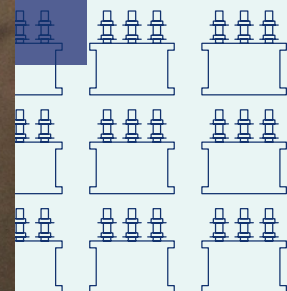


Contents

Powering change together	1
What is the Coire Glas Connection project and why is it needed?	2
The story so far	3
Loch Lundie substation	4
Revised PAN boundary map	5
Summary of feedback	6
Timeline	7
What happens now	8
Notes	9

The consultation event will be taking place on:

26th February 2025 from 3pm - 7pm
Glengarry Community Hall, Invergarry PH35 4HG



Powering change together

The time has come to further enhance Scotland's energy infrastructure, providing power for future generations as we move towards net zero.

The shift to a cleaner, more sustainable future is about more than climate change. It's about ensuring future generations have the same opportunities to thrive as we have all had.

Countries around the world are investing in their energy infrastructure to support the demands of modern economies and meet net zero targets. The UK is leading the way in building a modern, sustainable energy system for the future.



We all have a part to play

When it comes to net zero, we have to be in it together. The UK and Scottish Governments have ambitious net zero targets, and we're playing our part in meeting them. We work closely with National Grid Electricity System Operator to connect vast renewable energy resources – harnessed by solar, wind, hydro and marine generation – to areas of demand across the country. Scotland is playing a big role in meeting this demand, exporting two-thirds of power generated in our network.

But there's more to be done. By 2050, the north of Scotland is predicted to contribute over 50GW of low carbon energy to help deliver net zero. Today, our region has around 9GW of renewable generation connected to the network.

At SSEN Transmission, it is our role to build the energy system of the future.

We're investing over £20 billion into our region's energy infrastructure this decade, with the potential for this to increase to over £30bn. This investment will deliver a network capable of meeting 20% of the UK's Clean Power 2030 target and supporting up to 37,000 jobs, 17,500 of which will be here in Scotland.



Find out more

Scan the QR code with your smartphone to find out more about how these policies have been assessed and determined.

bit.ly/3SYgNFs

Who we are

We're responsible for maintaining and investing in the electricity transmission network in the north of Scotland. We're part of SSE plc, one of the world's leading energy companies with a rich heritage in Scotland that dates back more than 80 years. We are also closely regulated by the GB energy regulator Ofgem, who determines how much revenue we are allowed to earn for constructing, maintaining, and renovating our transmission network.

What we do

We manage the electricity network across our region which covers a quarter of the UK's landmass, crossing some of the country's most challenging terrain. We connect renewable energy sources to our network in the north of Scotland and then transport it to where it needs to be. From underground subsea cables and overhead lines to electricity substations, our network keeps your lights on all year round.

Working with you

We understand that the work we do can have an impact on our host communities. So we're committed to minimising our impacts and maximising all the benefits that our developments can bring to your area.

We're regularly assessed by global sustainability consultancy AccountAbility for how we engage with communities. That means we provide all the information you need to know about our plans and how they will impact communities like yours. We want to hear people's views, concerns, or ideas and harness local knowledge so that our work benefits their communities: today and long into the future. You can share your views with us at: ssen-transmission.co.uk/talk-to-us/contact-us

What is the Coire Glas Connection project and why is it needed?

Project need

SSEN Transmission has received a Transmission Owner Connection Agreement to connect the Coire Glas Pumped Hydro Scheme which has been consented by Coire Glas Pumped Hydro Storage Ltd. (the Developer) by October 2029.

The Scheme has a potential capacity of up to 1500 Megawatts (MW).

This supports the UK move towards a net zero carbon energy system by 2050. A degree of rationalisation of the existing infrastructure will form part of these works.

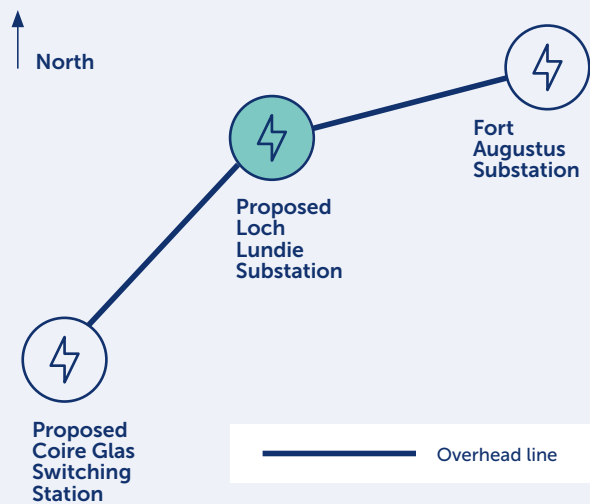
Delivery of this project will include the following project elements:

- A new Coire Glas 400kV external Air Insulated Switchgear (AIS) Switching Station, this will include two control buildings.
- Approximately 7.5km of 400kV double circuit overhead line (OHL). This will be installed from the proposed Coire Glas switching station to a new substation located in the vicinity of Loch Lundie.
- **A new 400/132kV substation in the vicinity of Loch Lundie. This will comprise a control building, two transformers and outdoor AIS equipment.**

This final consultation event specifically relates to our Proposal of Application Notice for the proposed new Loch Lundie substation.

- Approximately 8.5km of 400kV double circuit overhead line. This will be installed from the proposed Loch Lundie substation to the existing Fort Augustus substation at Auchterawe.
- Rationalisation of sections of some of the existing 132kV OHL circuits in the area. This will involve terminating the existing circuits into the new Loch Lundie substation to transfer their loads onto the new 400kV OHL between Loch Lundie and Fort Augustus and then dismantling the corresponding sections of 132kV OHLs.

Coire Glas Connection Project



The story so far

Engagement to date

Throughout 2022 and 2023 we consulted with our stakeholders, explaining the need and the scope of this project and seeking feedback on the preferred route and alignment for the new 400kV OHL and preferred switching and substation sites.

We then published our Report on Consultation in April 2023 which summarised the feedback we had received and our responses.

The formal Section 37 consultation ran from April to 9th June 2023 and out with formal consultation periods, we have continued to liaise closely with a wide range of stakeholders to help inform the project's design.¹

The pre-application consultation process

The separate planning applications for the substation and switching station will be progressed under the Town and Country Planning (Scotland) Act 1997 (as amended). These applications will be 'national' development as specified within National Planning Framework 4 (NPF4) and as such will follow the 'national' application procedure.

The submission of the Proposal of Application Notice (PAN), for each site, to The Highland Council, is the first step in the planning application process and kickstarts a consultation period for feedback and comments.

The future planning applications cannot be submitted for at least 12 weeks after the submission of the PANs.

This is the final feedback consultation session for the proposed Loch Lundie substation.

Two separate planning applications will be required: a planning application for the proposed Coire Glas Switching Station and a planning application for the proposed Loch Lundie substation.

The future planning applications will incorporate all necessary works to construct and operate the infrastructure including access (access track upgrades), landscape planting and screening, drainage and fencing.

Given the interaction these proposals have with the associated OHL application it has been accepted that these projects will also be accompanied by an Environmental Impact Assessment (EIA): an EIA Scoping Report was sought from The Highland Council in Summer 2024. A Scoping Opinion was issued in December 2024, confirming the scope of the EIA Report.

The target date for submission of the Loch Lundie substation planning application is Spring 2025.

Why we are consulting again

Following our previous pre-application consultation in April and August 2023, a new PAN for Loch Lundie substation was submitted to The Highland Council in October 2024. This new PAN is required due to minor changes in the PAN boundary.

The PAN boundary includes the proposed platform together with all other potential site requirements, including site compounds, drainage, access, parking, laydown and storage areas and landscaping proposals; some of these elements fell outside the original PAN boundary resulting in a new PAN boundary being set.



¹ Stakeholders have since been notified that this application has now been withdrawn and a new Section 37 will be submitted.

Loch Lundie substation

Proposed 400kV/132kV Loch Lundie substation

The 400kV /132kV Loch Lundie substation provides the facility to rationalise the existing 132kV OHL.

These circuits will be diverted into the 132kV side of the proposed substation and connected to the new 400kV OHL to Fort Augustus via two new transformers.

The corresponding sections of the existing 132kV OHLs between the proposed new Loch Lundie substation and the existing Fort Augustus substation can then be decommissioned and removed.

The substation works will comprise of:

- a platform approximate size 434m x 316m
- 400kV and 132kV Air insulated Switchgear (AIS) substation comprising approximate 434m x 316m area of fenced compound containing switchgear
- two control buildings
- two 480MVA transformers.



The development of the project seeks to rationalise the extent of overhead lines (OHLs) in the area and as such, the identification of the Area of Search largely focused on the area around Loch Lundie where several existing OHLs converge.

Seven potential site options for the substation were identified within the Area of Search, and six options were taken forward for site selection.

Consultation events setting out the site selection process were held in May 2022 and the Consultation Booklet can be accessed here from the Project webpage: <https://bit.ly/3YRE9iS>

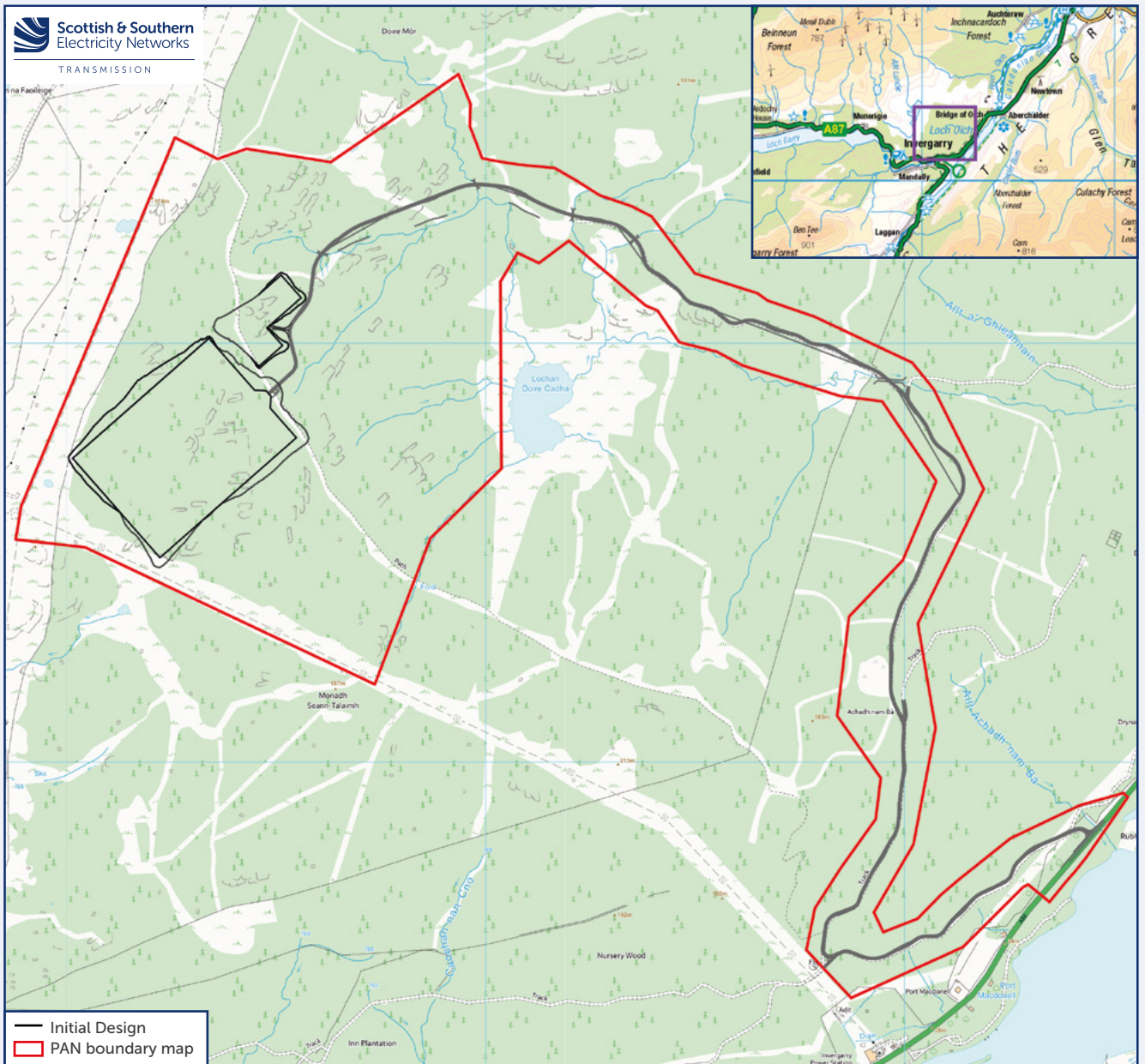


Following the detailed site selection stage and subsequent consultation the preferred substation site was identified as site LL5 as shown during the May 2022 consultation.

The substation has been designed with space provision for future renewable generation in the area to connect into and SSEN Transmission has recently received a Transmission Owners Connection Agreement for a proposed pumped hydro scheme (PHS), Loch Fearn PHS, which will be developed to connect into Loch Lundie substation in 2032.

The figure opposite shows the revised PAN boundary map for the proposed Loch Lundie substation.

Revised PAN boundary map



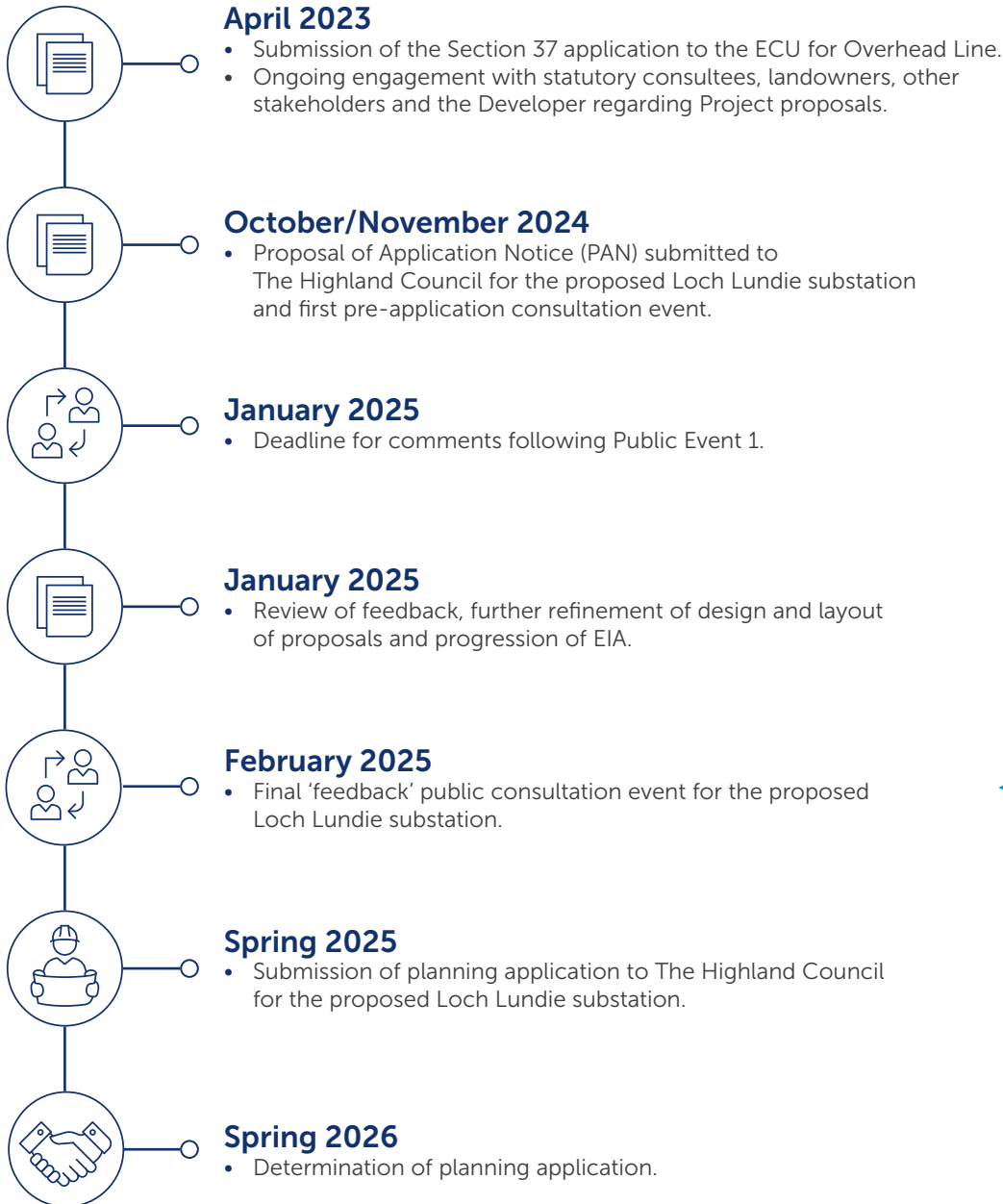
Summary of feedback

The PAN for the Loch Lundie substation was submitted to The Highland Council in October 2024. There were seven attendees and three responded with comments at the event and after the event held on 27th November 2024 at Glengarry Community Hall. The feedback and comments received together with our responses at and since this event are summarised in the table below. The feedback period for this final statutory event will close on March 5th 2025 which will bring to a close the consultation period. Feedback received following this Feedback event will be included together with responses in the Pre-application consultation report which is submitted alongside our formal planning application.

Feedback and Comments	Our Response
<p>A community member asked about SSEN Transmissions plans for the interface with the Great Glen Way and the local cycle routes.</p>	<p>Recreational constraints were appraised during our initial site selection process, as detailed in the "Consultation Document Coire Glas Connection Project May 2022" (see the Land Use sections of Appendices 5.1,6.18.1,9.1,12.1 and 13.1). Further consideration of the potential effects of the project on tourism and recreational assets will be included within the project EIA report.</p> <p>An Outdoor Access Plan would be prepared as part of the Coire Glas Connection project and signage would be erected at suitable locations to warn recreational users of construction traffic. A draft Outdoor Access Plan will be included within the EIA Report.</p>
<p>A community member requested that the existing Broadwalk path at the proposed substation could be retained for use by the local community.</p>	<p>This request has been relayed back to the Design Team to consider localised realignment and reinstatement of this section of the path on completion.</p>
<p>What impact will the volume of construction traffic bringing in stone used for the project have on the local area?</p>	<p>The project design aims to achieve a neutral cut/fill balance for the substation platform with additional stone required for access track upgrade being via a localised borrow pit.</p> <p>An assessment of the potential environmental impacts associated with increased levels on the trunk road network will be included in the traffic and transport impact assessment in the EIA report.</p>



Timeline



In parallel to the events above, there has been ongoing extensive consultation with landowners and the Developer, Coire Glas Hydro Pumped Storage Ltd to avoid potential adverse impacts on sensitive habitats, namely Caledonian Pinewoods, resulting in a change to the location of the proposed new Coire Glas Switching Station. Not only will this result in a new PAN being submitted for the Switching Station, it will also mean that there is a requirement for an additional section of overhead line to connect the Switching Station which will be subject to a separate Section 37 application under The Electricity Act 1989.

Separate consultation events will be held later for these elements of the Coire Glas Project where your feedback on our proposals will be welcomed.

What happens now

We value community and stakeholder feedback. Without this, we would be unable to progress the projects and reach a balanced proposal.

The Feedback Period

We intend to submit our planning application for this proposed substation in late Spring 2025. The formal feedback period will close on 5th March 2025.

Submit your comments and feedback by emailing or writing to the Community Liaison Manager.

Once the planning application has been submitted, the public will have the opportunity to make formal representations to The Highland Council for the proposed Loch Lundie substation. Please note that any comments made to the applicant are not representations to The Highland Council.

Our Community Liaison Team

Each project has a dedicated Community Liaison Manager who works closely with community members to make sure they are well informed of our proposals and that their views, concerns, questions or suggestions are put to our project teams.

Throughout the life of our projects, you will hear from us regularly. We aim to establish strong working relationships by being accessible to key local stakeholders such as community councils, residents' associations and development trusts, and regularly engage with interested individuals.

Community Liaison Manager

Sally Cooper
Community Liaison Manager



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Additional information

The best way to keep up to date is to sign up to project updates via the project webpage:
ssen-transmission.co.uk/coire-glas-connection-project



You can also follow us on social media

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