



**Town And Country Planning (Environmental Impact Assessment)
(Scotland) Regulations 2017**

Scoping opinion – 24/00431/EIASCO

Construction and operation of a 400kV AC substation, and the associated undertaking of earthworks, the formation of platforms, landscaping, means of access, means of enclosure, site drainage, temporary construction compounds and other associated operations on land 500M SW of Balkemback Farm, Tealing

September 2024

CONTENTS

1. Introduction

2. Consultation

3. The Scoping Opinion

4. Mitigation Measures

5. Conclusion

6. Appendices

Appendix 1 – mandatory information to be included in the EIA Report

Appendix 2 – responses from the consultation bodies

1. Introduction

A request for a Scoping Opinion under Regulation 17 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 was submitted to Angus Council by SSEN on **4 July 2024**. The request relates to a proposal to construct and operate a 400kV AC substation, and the associated undertaking of earthworks, the formation of platforms, landscaping, means of access, means of enclosure, site drainage, temporary construction compounds and other associated operations on land 500M SW of Balkemback Farm, Tealing.

The request for a scoping opinion was accompanied by a Scoping Report which sets out the applicant's proposed approach to the EIA Report. The Scoping Report for the proposed development focus on the likely significant environmental effects of the proposed Emmock substation.

The supporting information indicates that the Applicant has a statutory duty under Section 9 of the Electricity Act 1989, to develop and maintain an efficient, coordinated and economical system of electricity transmission, and to facilitate competition in the supply and generation of electricity. To meet its duty, the Applicant is planning and seeking consent for a new 106 kilometre 400 kV overhead line (OHL) transmission connection between Kintore and Tealing which includes two 400 kV substations at Emmock (Proposed Development), located next to the existing Tealing 275 kV Substation near Dundee in Angus; and Hurlie in Fetteresso Forest in Aberdeenshire; and related 400 kV reconductoring and tie-ins of the existing Alyth-Tealing and Westfield-Tealing 275 kV OHLs with tie-backs between Emmock and Tealing substations.

The information indicates that the main drivers for this new transmission infrastructure are the forecast growth in renewable electricity generation across the northeast of Scotland and the need to reinforce the electricity transmission network to transport that electricity to areas of demand. The proposed Kintore-Tealing 400kV OHL supports the UK and Scottish Government's renewable energy targets and transition to net zero emissions in line with National Grid's Pathway to 2030 and OFGEM's Accelerated Strategic Transmission Investment (ASTI) framework for funding projects that are needed to deliver the Government's 2030 ambitions. The proposed new substation (known as 'Emmock substation') would allow future energy generating stations to connect to the National Grid whilst facilitating the transfer of this energy to where it is required. The site of the new proposed substation at Emmock is largely agricultural in nature.

2. Consultation

Angus Council consulted the following parties on the request for a Scoping Opinion on 17 July 2024:-

Consultee	Response received Y/N	Date of response
NatureScot	Y	12/07/24
SEPA	Y	31/07/24
HES	Y	29/07/24
Scottish Water	Y	17/07/24
Angus Council - Environmental Health	Y	23/07/24
Angus Council - Roads (traffic)	Y	07/08/24
Angus Council - Roads (flooding & drainage)	N	-
Angus Council - Contaminated Land Officer	Y	30/07/24
Angus Council - Countryside Officer (LVIA)	N* (*feedback provided on LVIA VPs on 17/06/24)	-
Angus Council - Access Officer	Y	23/07/24
Angus Council – archaeology (via Aberdeenshire Council)	Y	24/07/24
Angus Council – Biodiversity	N	-

Copies of the responses received from consultation bodies are reproduced at Appendix 2.

3. The Scoping Opinion

This Scoping Opinion has been adopted following consultation with the consultation bodies identified in Section 2 above, all as statutory consultation bodies, or other bodies which Angus Council consider likely to have an interest in the proposed development by reason of their specific environmental responsibilities or local and regional competencies.

The EIA Report must contain the mandatory content set out in Schedule 4 of the Regulations and at [Annex B](#) of [Planning Circular 1/2017](#). This information is reproduced in Appendix 1 of this Scoping Opinion and must include a description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.

Angus Council adopt this scoping opinion having taken into account the information provided by the applicant in its request dated 4 July 2024 in respect of the specific characteristics of the proposed development and responses received to the consultation undertaken. In providing this scoping opinion, Angus Council has had regard to current knowledge and methods of assessment, have taken into account the specific characteristics of the proposed development, the specific characteristics of that type of development and the environmental features likely to be affected.

Angus Council is generally satisfied with the scope of the EIA set out on the scoping report, subject to the request for further consideration or discussion relating to the matters set out in the consultation responses and summarised below.

SEPA requests that the EIA Report must contain a series of scale drawings of sensitivities, for example peat depth, peat condition, Groundwater Dependent Terrestrial Ecosystems (GWDTE), proximity to watercourses, overlain with proposed development. They indicate that this is necessary to ensure the EIA process has informed the layout of the development to firstly avoid, then reduce and then mitigate significant impacts on the environment.

NatureScot and HES are generally satisfied with the scope set out in the Scoping Report and make reference to the scoping advice and assessment methodology set out in their [EIA Handbook](#). HES has identified a list of cultural heritage assets within the 3km outer study area and confirm a willingness to discuss whether they require assessment or the potential to scope out from assessment including:-

- South Balluderon Farm, Steading (LB17458)
- Kirkton of Tealing, Former Parish Church (LB17450)
- Balkemback Cottages, stone circle (SM2868)
- Martin's Stone, cross slab, Balkello (SM159)
- Balkello, standing stone (SM6145)
- Tealing, dovecot (SM90298 & a Property in the Care of Scottish Ministers)
- Tealing, souterrain (SM90299) & a Property in the Care of Scottish Ministers)
- Craig Hill, fort and broch (SM3038)
- Powrie Castle, Powrie (SM2871)

Angus Council's Environmental Health Team has indicated that it is satisfied that the proposed noise and vibration methodologies would ensure that any potential impact that is likely to have a significant effect on any sensitive receptor would be properly evaluated within the EIA

Report. However, it requests that operational noise levels are assessed against NR20 at night. It agrees with the proposed approach to scope out vibration impacts from the operational phase and is content that potential impact on private water supplies in the vicinity of the development would be fully assessed in the EIA Report, but is happy to discuss that matter further. It is satisfied that the site does not present a known risk of harm from land contamination.

Angus Council's Roads Service considers the assessment scope and methodology relating to traffic and transport to be acceptable. It accepts that operational traffic is likely to be negligible and can be scoped out of the EIA Report. It is satisfied with the proposed approach for assessment of construction traffic incorporating a traffic and transport chapter within the EIA Report, informed by a Transport Assessment and Route Survey Report to deal with abnormal loads.

Angus Council Access Officer agrees that levels of public access in the proposed site are likely to be low, and agrees that matter can be scoped out of the assessment. They note that the LVIA assessment would include recreational users, and suggest consideration be given to core paths which could be considered in the viewpoint preparation.

The scope of the LVIA includes cumulative assessment with other existing, consented, proposed or foreseeable development (including the proposed new Kintore to Tealing 400kV OHL) which is welcomed. It is also noted that feedback on the LVIA study area and viewpoints was provided to ERM in June 2024, which pre-dated the Scoping request.

Angus Council can provide an update on the planning status of projects listed at 12.3 as relevant to the cumulative assessment, at the relevant time.

4. Mitigation Measures

Angus Council is required to make a reasoned conclusion on the significant effects of the proposed development on the environment as identified in the environmental impact assessment. The mitigation measures suggested for any significant environmental impacts identified should be presented as a conclusion to each chapter. Applicants are also asked to provide a consolidated schedule of all mitigation measures proposed in the environmental assessment, provided in tabular form, where that mitigation is relied upon in relation to reported conclusions of likelihood or significance of impacts.

5. Conclusion

This scoping opinion is based on information contained in the applicant's written request for a scoping opinion and information available at the date of this scoping opinion. The adoption of this scoping opinion by Angus Council does not preclude the council from requiring of the applicant information in connection with an EIA report submitted in connection with any application for planning permission for the proposed development.

This scoping opinion will not prevent the planning authority from seeking additional information at application stage.

6. Appendices

Appendix 1 – Information to be Included in the EIA Report (reproduced from Annex B of Planning Circular 1/2017)

1. A description of the development, including in particular:
 - (a) a description of the location of the development;
 - (b) a description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases;
 - (c) a description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used;
 - (d) an estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases.
2. A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.
3. A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.
4. A description of the factors specified in Regulation 4(3) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.
5. A description of the likely significant effects of the development on the environment resulting from, inter alia:
 - (a) the construction and existence of the development, including, where relevant, demolition works;
 - (b) the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources;
 - (c) the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste;

- (d) the risks to human health, cultural heritage or the environment (for example due to accidents or disasters);
- (e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;
- (f) the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change;
- (g) the technologies and the substances used.

The description of the likely significant effects on the factors specified in Regulation 4(3) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development. This description should take into account the environmental protection objectives established at Union or Member State level which are relevant to the project [including in particular those established under Council Directive 92/43/EEC³ and Directive 2009/147/EC].

6. A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.
7. A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.
8. A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to Union legislation such as Directive 2012/18/EU of the European Parliament and of the Council or Council Directive 2009/71/Euratom or relevant assessments carried out pursuant to national legislation may be used for this purpose provided that the requirements of this Directive are met. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.
9. A non-technical summary of the information provided under paragraphs 1 to 8.
10. A reference list detailing the sources used for the descriptions and assessments included in the EIA report.

Appendix 2 – Responses from consultation bodies

Ed Taylor
Angus Council
By email to: TaylorE@angus.gov.uk

12 July 2024

Our ref: CEA176290

Your ref: 24/00431/EIASCO

Dear Ed,

THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (SCOTLAND) REGULATIONS 2017

24/00431/EIASCO – REQUEST FOR SCOPING OPINION RELATING TO A CONSTRUCTION AND OPERATION OF A 400KV AC SUBSTATION, AND THE ASSOCIATED UNDERTAKING OF EARTHWORKS, THE FORMATION OF PLATFORMS, LANDSCAPING, MEANS OF ACCESS, MEANS OF ENCLOSURE, SITE DRAINAGE, TEMPORARY CONSTRUCTION COMPOUNDS AND OTHER ASSOCIATED OPERATIONS ON LAND SOUTH WEST OF BALKEMBACK FARM, TEALING

Thank you for your consultation and for providing a copy of the Applicant's EIA Scoping Report.

NatureScot Advice

We are content with the proposed scope of the survey and assessment. We agree with the issues to be scoped out that are relevant to our remit. We would refer the Application to our [EIA Handbook](#) for scoping advice and our [standing advice for consultations that could affect protected species](#). The latter provides guidance on the issues that developers and their consultants should consider regarding their legal protection, licensing requirements, when and how to carry out surveys, and a list of measures that can be taken to minimise impacts. We are not aware of any additional information we hold that would further assist the Applicant.

Concluding Remarks

This advice is given without prejudice to a full and detailed consideration of the impacts of the proposal if submitted for formal consultation as part of the EIA or planning process.

The advice in this letter is provided by NatureScot, the operating name of Scottish Natural Heritage.

Yours sincerely,

Katie Bain

Planning Adviser

Central Highlands / North



Ed Taylor
Planning Department
Angus Council

Our Ref: PCS-20002270
Your Ref: 24/00431/EIASCO

By email only to:
PLNProcessing@angus.gov.uk

SEPA Email Contact:
planning.south@sepa.org.uk

31 July 2024

Dear Ed

Electricity Act 1989 - Section 36

24/00431/EIASCO

**Request for a Scoping Opinion relating to a Construction and operation of a 400kV AC substation, and the associated undertaking of earthworks, the formation of platforms, landscaping, means of access, means of enclosure, site drainage, temporary construction compounds and other associated operations
Field 500M South West of Balkemback Farm Tealing**

Thank you for consulting SEPA for an Environmental Impact Assessment (EIA) scoping opinion in relation to the above development. We welcome engagement with the applicant at an early stage to discuss any of the issues raised in this letter and would especially welcome further pre-application engagement once initial peat probing, any peat condition assessment and habitat survey work has been completed and the layout developed further as a result.



Chair
Lisa Tennant

CEO
Nicole Paterson

SEPA
Unit 6
4 Parklands Avenue
Holytown
Metherwell
ML1 4WQ

Tel: 03000 99 66 99
www.sepa.org.uk

Our position and advice, given below, is based on the determining authority ultimately determining that the proposal is classed as development that could be supported for the purposes of assessment under Policies 5 and 22, as defined in National Planning Framework 4. If this is not the case, please advise so we can re-consider our position and advice.

Advice for the planning authority / determining authority

To **avoid delay and potential objection** the EIA submission must contain a series of scale drawings of sensitivities, for example peat depth, peat condition, Groundwater Dependent Terrestrial Ecosystems (GWDTE), proximity to watercourses, overlain with proposed development. This is necessary to ensure the EIA process has informed the layout of the development to firstly avoid, then reduce and then mitigate significant impacts on the environment. We request that the issues covered in Appendix 1 below, be addressed to our satisfaction in the EIA process. This provides details on our information requirements and the form in which they must be submitted.

It has been confirmed by the case officer that this is essential infrastructure where there is a specific locational need / the location is required for operational reasons. As such it is an exception under NPF4 Policy 5 part c) and under Policy 22 part a) it is permissible that the proposed development is located within the flood risk area and on peatland, carbon rich soils and priority peatland habitat subject to the relevant criteria in each policy being met.

Having reviewed the EIA Scoping report submitted by SSEN we offer the following comments

1. Site specific comments

1.1 We note that a Flood Risk Assessment (FRA) will be submitted a part of the overall site assessment / EIA Report. We recommend that the consultant involved to make sure that what is submitted is in accordance with our requirements (see Section 3.3 below) and that the FRA addresses the first three bullet points in NPF4 Policy 22 part a), these relate to issues that fall within SEPA's remit.

- 1.2 We note that the application to be supported by a comprehensive site specific Peat Management Plan (PMP). Again, we recommend that consultant involved makes sure that the PMP meets with the requirements set out in Section 4 below and that it addresses the requirements of NPF4 Policy 5 part d).
- 1.3 Please note that whilst SEPA will accept the use the UKHab survey methodology in place of a Phase 1 survey we will not accept its use instead of the National Vegetation Survey (NVC) method. Therefore, the approach set out in Section 7.3.6 of the EIA Scoping report where UKHab outputs will be converted to standard NVC terminology will not be acceptable.
- 1.4 We that no GWDTE were identified on site. If this substantiated by NVC survey outputs this issue can be scoped out of the final EIA Report.
- 1.5 Angus Council have been consulted to obtain information on Private Water Supplies in the area. Council records can be incomplete, and verification is required. We note that a survey of properties will be undertaken to supplement the information provide by Angus Council and the information provided on licenced abstractions provided by SEPA. This survey will need to identify source locations.
- 1.6 We note Section 2.5 states that “the proposed development would not have a fixed operational life and in the event that the Proposed Development is decommissioned the effects associated with the construction phase can be considered to be representative of worst-case decommissioning effects”. Whilst we consider this assessment to be reasonable it is important that any future submission must demonstrate how the hierarchy of environmental impact has been applied, within the context of latest knowledge and best practice, including justification for not selecting lower impact options when life extension is not proposed. It is also important to note that the discarding of materials as waste should be avoided. Subject to these two points being referenced in the EIA Report we will be satisfied with the assessment of decommissioning.

2. Regulatory advice for the applicant

- 2.1 Details of regulatory requirements and good practice advice, for example in relation to

engineering works in the water environment and waste management, can be found on the [regulations section](#) of our website. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the local compliance team at: FAD@sepa.org.uk.

If you have queries relating to this letter, please contact us at planning.south@sepa.org.uk including our reference number in the email subject.

Yours sincerely

Jonathan Werritty

Senior Planning Officer

Planning Service

E-copy to: TaylorE@angus.gov.uk

Disclaimer: This advice is given without prejudice to any decision made on elements of the proposal regulated by us, as such a decision may take into account factors not considered at this time. We prefer all the technical information required for any SEPA consents to be submitted at the same time as the planning or similar application. However, we consider it to be at the applicant's commercial risk if any significant changes required during the regulatory stage necessitate a further planning application or similar application and/or neighbour notification or advertising. We have relied on the accuracy and completeness of the information supplied to us in providing the above advice and can take no responsibility for incorrect data or interpretation, or omissions, in such information. If we have not referred to a particular issue in our response, it should not be assumed that there is no impact associated with that issue. For planning applications, if you did not specifically request advice on flood risk, then advice will not have been provided on this issue. Further information on our consultation arrangements generally can be found on our [website planning pages - www.sepa.org.uk/environment/land/planning/](http://www.sepa.org.uk/environment/land/planning/)

Appendix 1: Detailed scoping requirements

Please note that some of the planning guidance referenced in this response is being reviewed and updated to reflect the [National Planning Framework 4](#) (NPF4) policies. For example the [Flood Risk Standing Advice and Guidance on Assessing the Impacts of Development Proposals on Groundwater Abstractions and Groundwater Dependent Terrestrial Ecosystems](#). It still provides useful and relevant information, but some parts may be updated further in the future.

This appendix sets out our minimum information requirements and we would welcome discussion around these prior to formal submission to avoid delays. There may be opportunities to scope out some of the issues below depending on the site. Evidence must be provided in the submission to support why an issue is not relevant for this site. If there is a significant length of time between scoping and application submission, the developer should check whether our advice has changed.

1. Site layout

- 1.1 Each of the drawings requested below must detail all proposed upgraded, temporary and permanent infrastructure. This includes all tracks, excavations, buildings, borrow pits, pipelines, cabling, site compounds, laydown areas, storage areas and any other built elements. All drawings must be based on an adequate scale with which to assess the information.
- 1.2 The layout should be designed to minimise the extent of new works on previously undisturbed ground. For example, a layout which makes use of lots of spurs or loops is unlikely to be acceptable, cabling must be laid in ground already disturbed such as verges, and existing built infrastructure must be re-used or upgraded where possible.
- 1.3 A comparison of the environmental effects of alternative locations of infrastructure elements may be required.

2. Water environment

- 2.1 The proposals should demonstrate how impacts on local hydrology have been minimised and the site layout designed to minimise watercourse crossings and avoid

other direct impacts on water features. Measures should be put in place to protect any downstream sensitive receptors.

2.2 The submission must include a set of drawings showing:

- a) All proposed temporary or permanent infrastructure overlain with all lochs and watercourses;
- b) A minimum buffer of 50m around each loch or watercourse. If this minimum buffer cannot be achieved each breach must be numbered on a plan with an associated photograph of the location, dimensions of the loch or watercourse and drawings of what is proposed in terms of engineering works;
- c) A map showing the location, size, depths and dimensions of all borrow pits overlain with all lochs and watercourses within 250m and showing a site-specific buffer around each loch or watercourse proportionate to the depth of excavations. The information provided needs to demonstrate that a site specific proportionate buffer can be achieved.

2.3 Further advice and our best practice guidance are available within the water [engineering](#) section of our website. Guidance on the design of water crossings can be found in our [Construction of River Crossings Good Practice Guide](#).

3. Flood risk

3.1 Advice on flood risk is available at [Flood Risk Standing Advice](#) and reference should also be made to [Controlled Activities Regulations \(CAR\) Flood Risk Standing Advice for Engineering, Discharge and Impoundment Activities](#).

3.2 Crossings must be designed to accommodate the 0.5% annual exceedance probability flows (with an appropriate allowance for climate change), or information provided to justify smaller structures.

3.3 If it is considered the development could result in an increased risk of flooding to a nearby receptor, then a flood risk assessment (FRA) must be submitted. Our [Technical Flood Risk Guidance for Stakeholders](#) outlines the information we require

to be submitted in an FRA.

4. Peat and peatland

- 4.1 Where proposals are on peatland or carbon rich soils (CRS), the following should be submitted to address SEPA's requirements in relation to NPF4 Policy 5 to protect CRS and the ecosystem services they provide (including water and carbon storage). Peatland in near natural condition generally experiences low greenhouse gas emissions, is accumulating and may be sequestering carbon, has high value for supporting biodiversity, helps to protect water quality and contributes to natural flood management, irrespective of whether that peatland is designated for nature conservation purposes or not.
- 4.2 It should be clearly demonstrated that the assessment has informed careful project design and ensured, in accordance with relevant guidance and the mitigation hierarchy in NPF4, that adverse impacts are first avoided and then minimised through best practice.
- 4.3 The submission should include a series of layout drawings at a usable scale showing all permanent and temporary infrastructure, with extent of excavation required. These plans should be overlaid on the following:
- a) Peat depth survey showing peat probe locations, colour coded using distinct colours for each depth category. This must include adequate peat probing information to inform the site layout in accordance with the mitigation hierarchy in NPF4, which may be more than that outlined in the [Peatland Survey – Guidance on Developments on Peatland \(2017\)](#);
 - b) Peat depth survey showing interpolated peat depths;
 - c) Peatland condition mapping – the [Peatland Condition Assessment](#) photographic guide lists the criteria for each condition category and illustrates how to identify each condition category.
- 4.4 The detailed series of layout drawings above should clearly demonstrate that development proposals avoid any near natural peatland and that all proposed

excavation is on peat less than 1m deep.

- 4.5 The layout drawings should also demonstrate that peat excavation has been avoided on sites where this is possible. On other sites where complete avoidance of peat and carbon rich soils is not possible then it should be clearly demonstrated that the deepest areas of peat have been avoided and the volumes of peat excavated have been reduced as much as possible, first through layout and then by design making use of techniques such as floating tracks.
- 4.6 The Outline Peat Management Plan (PMP) must include:
- a) A table setting out the volumes of acrotelmic, catotelmic and amorphous peat to be excavated. These should include a contingency factor to consider variables such as bulking and uncertainties in the estimation of peat volumes;
 - b) A table clearly setting out the volumes of acrotelmic, catotelmic and amorphous excavated peat: (1) used in making good site specific areas disturbed by development, including borrow pits (quantities used in making good areas disturbed by development must be the minimum required to achieve the intended environmental benefit and materials must be suitable for the proposed use), (2) used in on and off site peatland restoration, and (3) disposed of, and the proposed means of disposal (if deemed unavoidable after all other uses of excavated peat have been explored and reviewed);
 - c) Details of proposals for temporary storage and handling of peat - [Good Practice during Wind Farm Construction](#) outlines the approach to good practice when addressing issues of peat management on site and minimising carbon loss;
 - d) Suitable evidence that the use of peat in making good areas disturbed by development, including borrow pits, is genuine and not a waste disposal operation, including evidence on the suitability of the peat and evidence that the quantity used matches and does not exceed the requirement of the proposed use. If peat is to be used in borrow pits on site, SEPA will require sections and plans including the phasing, profiles, depths and types of material to be used;

- e) Use of excavated peat in areas not disturbed by the development itself is now not a matter SEPA provides planning advice on. Please refer to [Advising on peatland, carbon-rich soils and priority peatland habitats in development management | NatureScot](#) 2023, and the [Peatland ACTION – Technical Compendium](#) which provides more detailed advice on peatland restoration techniques. Unless the excavated peat is certain to be used for construction purposes in its natural state on the site from where it is excavated, it will be subject to regulatory control. The use of excavated peat off-site, including for peatland restoration, will require the appropriate level of environmental authorisation. Excavated peat will be waste if it is discarded, or the holder intends to or is required to discard it. These proposals should be clearly outlined so that SEPA can identify any regulatory implications of the proposed activities. This will allow the developer and their contractors to tailor their planning and designs to accommodate any regulatory requirements. Further guidance on this may be found in the document [Is it waste - Understanding the definition of waste](#).

5. GWDTE and existing groundwater abstractions

- 5.1 Groundwater Dependent Terrestrial Ecosystems (GWDTE) are protected under the Water Framework Directive. Excavations and other construction works can disrupt groundwater flow and impact on GWDTE and existing groundwater abstractions. The layout and design of the development must avoid impacts on such areas.
- 5.2 A National Vegetation Classification (NVC) survey should be submitted which includes the following information:
- a) A set of drawings demonstrating all GWDTE and existing groundwater abstractions are outwith a 100m radius of all excavations shallower than 1m and outwith 250m of all excavations deeper than 1m and proposed groundwater abstractions. The survey needs to extend beyond the site boundary where the distances require it.
 - b) If the minimum buffers cannot be achieved, a detailed site specific qualitative and/or quantitative risk assessment will be required. Please refer to [Guidance](#)

[on Assessing the Impacts of Development Proposals on Groundwater Abstractions and Groundwater Dependent Terrestrial Ecosystems](#) for further advice and the minimum information we require to be submitted.

5.3 Please note that due to discrepancies in habitat definition and ambiguity in correspondence with NVC types we do not accept the use of The UK Habitat Classification System (UKHab) as an alternative to NVC.

6. Pollution prevention and environmental management

6.1 The submission must include a schedule of mitigation, which includes reference to best practice pollution prevention and construction techniques (for example, limiting the maximum area to be stripped of soils and peat at any one time) and regulatory requirements. Please refer to the [Guidance for Pollution Prevention](#) (GPPs) and our [water run-off from construction sites webpage](#) for more information.



HISTORIC
ENVIRONMENT
SCOTLAND

ÀRAINNEACHD
EACHDRAIDHEIL
ALBA

By email: TaylorE@angus.gov.uk

Ed Taylor
Planning Service
Angus Council
Country Buildings
Market Street
Forfar
DD8 3LG

Longmore House
Salisbury Place
Edinburgh
EH9 1SH

Enquiry Line: 0131-668-8716
HMConsultations@hes.scot

Our case ID: 300062365
Your ref: 24/00431/EIASCO
29 July 2024

Dear Ed Taylor

The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017

Balkemback Farm, Tealing - Construction and operation of a 400kV AC substation (Emmock 400 kV Substation)

Scoping Opinion

Thank you for you consulting us on this Environmental Impact Assessment (EIA) scoping report, which we received on 11 July 2024. We have reviewed the details in terms of our historic environment interests. This covers World Heritage Sites, scheduled monuments and their settings, category A-listed buildings and their settings, inventory gardens and designed landscapes, inventory battlefields and Historic Marine Protected Areas.

Your own archaeological and cultural heritage advisors will also be able to offer advice on the scope of the cultural heritage assessment. This may include topics covered by [our advice-giving role](#), and also other topics such as unscheduled archaeology, category B and C listed buildings, and conservation areas.

Proposed development

We understand that the proposed development comprises a new outdoor Air Insulated Switchgear (AIS) 400 kV substation including shunt reactors, transformers, connection bays and gantries, and four terminal connection towers at a height of approximately 57 m on average, substation control buildings, security fencing, screening bunds and planting and temporary construction compounds.

Scope of assessment

We recommend that the applicant refers to the [EIA Handbook](#) for best practice advice on assessing cultural heritage impacts.



We have identified likely significant effects on our historic environment interests. Our advice on the nature of these impacts, and any potential mitigation measures, are included in an annex to this covering letter. This also includes our requirements for information to be included in the EIA Report.

Further information

Decisions that affect the historic environment should take the [Historic Environment Policy for Scotland](#) (HEPS) into account as a material consideration. HEPS is supported by our [Managing Change guidance series](#). In this case we recommend that you consider the advice in the setting guidance note.

We hope this is helpful. If you would like to submit more information about this or any other proposed development to us for comment, please send it to our consultations mailbox, hmconsultations@hes.scot. If you have questions about this response, please contact Victoria Clements at Victoria.Clements@hes.scot.

Yours sincerely

Historic Environment Scotland



ANNEX

Historic Environment Scotland's interest

As noted in the scoping report we have previously provided advice on potential impacts on historic environment assets within our remit during pre-application consultations with the applicants in July 2023 and also in May 2024.

We are generally content that the proposed 3km outer study area for cultural heritage assets would include most heritage assets within our remit with potential to be affected. We note that the scoping report does not identify a specific list of assets for detailed assessment at this stage. We have previously identified the following assets for assessment and we would be happy to discuss the requirement for detailed assessment or the potential to scope out from assessment if that would be helpful.

- South Balluderon Farm, Steading ([LB17458](#))
- Kirkton of Tealing, Former Parish Church ([LB17450](#))
- Balkemback Cottages, stone circle ([SM2868](#))
- Martin's Stone, cross slab, Balkello ([SM159](#))
- Balkello, standing stone ([SM6145](#))
- Tealing, dovecot ([SM90298](#) & a Property in the Care of Scottish Ministers)
- Tealing, souterrain ([SM90299](#)) & a Property in the Care of Scottish Ministers)
- Craig Hill, fort and broch ([SM3038](#))
- Powrie Castle, Powrie ([SM2871](#))

We are content with the visualisations proposed for our interests in section 6.8.7 of the scoping report (Table 6.1) as previously discussed with the applicant's cultural heritage team.

Scoping report

We welcome that section 6.7 of the scoping report states that direct physical impacts and impacts on the setting of assets as well as cumulative impacts from construction and operation of the development will be assessed. We note that section 6.8.5 indicates that the standard EIA methodology in section 3.3 of the scoping report will be used; we recommend that an appropriate cultural heritage assessment methodology such as that laid out in Appendix 1 of the [EIA Handbook](#) is used for the assessment. We would be happy to agree the details of the assessment methodology if that would be helpful.

We are content that the 3km study area for identifying assets within our remit which may receive impacts to their setting is adequate given the scale of the proposed development. We would be happy to provide further advice on the scoping in or out of assets within our remit as the final design of the development progresses and detailed ZTVs and potential cumulative impacts are more clearly understood.



We welcome that the report indicates that recommendations for mitigation measures to prevent, reduce or offset significant adverse effects will be provided where necessary (section 6.6). Should additional mitigation measures be required we would be happy to discuss this further if that would be helpful.

As noted above we welcome that visualisations will be provided to demonstrate the impacts on designated historic environment assets and we recommend that these are provided to us as early as possible in order that we can provide advice on any mitigation required at a useful stage in the design process for the project.

We are largely content with the issues to be scoped out for our remit in section 6.9 of the scoping report; however, we recommend that the advice of your own conservation specialists is sought with regard to the scoping out of potential impacts to the setting of the category B and C listed buildings within urban settings in the surrounding area.

Historic Environment Scotland

29 July 2024

Wednesday, 17 July 2024



Local Planner
Planning Service
Angus Council
Forfar
DD8 1AN

Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Stepps
Glasgow
G33 6FB

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk



Dear Customer,

500M South West Of Balkemback Farm, Tealing, DD3 0PY

Planning Ref: 24/00431/EIASCO

Our Ref: DSCAS-0113867-KFZ

Proposal: Construction and operation of a 400kV AC substation, and the associated undertaking of earthworks, the formation of platforms, landscaping, means of access, means of enclosure, site drainage, temporary construction compounds and other associated operations

Please quote our reference in all future correspondence

Audit of Proposal

Scottish Water has no objection to this proposal. Please read the following carefully as there may be further action required. Scottish Water would advise the following:

Drinking Water Protected Areas

A review of our records indicates that there are no Scottish Water drinking water catchments or water abstraction sources, which are designated as Drinking Water Protected Areas under the Water Framework Directive, in the area that may be affected by the proposed activity.

Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should refer to our guides which can be found at <https://www.scottishwater.co.uk/Help-and-Resources/Document-Hub/Business-and-Developers/Connecting-to-Our-Network> which detail our policy and processes to support the application process, evidence to support the intended drainage plan should be submitted at the technical application stage where we will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

Next Steps:

All developments that propose a connection to the public water or waste water infrastructure are required to submit a Pre-Development Enquiry (PDE) Form via our Customer Portal prior to any formal technical application being submitted, allowing us to fully appraise the proposals

I trust the above is acceptable however if you require any further information regarding this matter please contact me on **0800 389 0379** or via the e-mail address below or at planningconsultations@scottishwater.co.uk.

Yours sincerely,

Angela Allison

Development Services Analyst
PlanningConsultations@scottishwater.co.uk

Scottish Water Disclaimer:

"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."

Supplementary Guidance

- Scottish Water asset plans can be obtained from our appointed asset plan providers:
 - Site Investigation Services (UK) Ltd
 - Tel: 0333 123 1223
 - Email: sw@sisplan.co.uk
 - www.sisplan.co.uk
- Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Development Operations department at the above address.
- If a connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.
- The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or a Sustainable Drainage System (SUDS) proposed to vest in Scottish Water is constructed.
- Please find information on how to submit application to Scottish Water at our Customer Portal.

Ed Taylor

From: Iain H Graham
Sent: 23 July 2024 16:14
To: Ed Taylor
Cc: Martin Petrie
Subject: FW: 24/00431/EIASCO - Request for a Scoping Opinion relating to a construction and operation of a 400kV AC substation and associated works on land south west of Balkemback Farm, Tealing

Hi Ed

Thank you for consulting this Service prior to the Council providing a Scoping Opinion in respect of the above.

As you will be aware the matters of particular interest to this Service are noise and vibration impacts on sensitive receptors that could arise during either the construction or operational phases of the development and any potential disruption to private water supplies used for human consumption, particularly during the construction phase. I am satisfied that the proposed noise and vibration methodologies detailed within the Scoping Report will ensure that any potential impact that is likely to have a significant effect on any sensitive receptor will be properly evaluated within the EIA Report however for clarification I would request that operational noise levels are assessed against NR20 at night as it is not clear from the Scoping Report if this is currently being proposed. It should also be noted that it is proposed to scope out vibration impacts from the operational phase and I do not have any issue with this approach being taken.

With regards to any potential impacts that could affect private water supplies in the vicinity of the development site I am pleased to note that these will be assessed fully within the EIA Report.

I trust you find the above response to be helpful but please do not hesitate to contact me if you wish to discuss anything further.

Regards

Iain

Iain Graham | Environmental Health Officer | Angus Council - Place | Housing, Regulatory and Protective Services | Angus House, Orchardbank Business Park, Forfar, DD8 1AN | 📞07342 076886

From: Martin Petrie <PetrieM@angus.gov.uk>
Sent: Monday, July 15, 2024 1:53 PM
To: Iain H Graham <GrahamIH@angus.gov.uk>
Subject: FW: 24/00431/EIASCO - Request for a Scoping Opinion relating to a construction and operation of a 400kV AC substation and associated works on land south west of Balkemback Farm, Tealing

Hi Iain
Can you get back to Ed with your thoughts for this one?

Cheers
Martin

From: Ed Taylor <TaylorE@angus.gov.uk>
Sent: Thursday, July 11, 2024 11:27 AM
To: Martin Petrie <PetrieM@angus.gov.uk>; Andy Barnes <BarnesA@angus.gov.uk>; Alan J Milne

<MilneAJ@angus.gov.uk>; Paul R Clark <ClarkPR@angus.gov.uk>; Stewart Roberts <RobertsS@angus.gov.uk>; Andrew Brown <BrownA@angus.gov.uk>; Kelly Ann Dempsey <DempseyK@angus.gov.uk>; archaeology@aberdeenshire.gov.uk

Subject: 24/00431/EIASCO - Request for a Scoping Opinion relating to a construction and operation of a 400kV AC substation and associated works on land south west of Balkemback Farm, Tealing

Dear Sir/Madam,

Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017
[24/00431/EIASCO](#) - Request for a Scoping Opinion relating to a construction and operation of a 400kV AC substation, and the associated undertaking of earthworks, the formation of platforms, landscaping, means of access, means of enclosure, site drainage, temporary construction compounds and other associated operations on land south west of Balkemback Farm, Tealing

The developer for the above proposal has asked the planning authority for their formal opinion (a 'Scoping Opinion') on the information to be contained in an Environmental Impact Assessment Report (EIA Report) in support of a planning application for the above development.

This process allows the developer to be clear about what the planning authority considers the main effects of the development are likely to be and, therefore, the topics on which the EIA Report should focus.

I am writing to you under the terms of the above 2017 Regulations. Under The Environmental Information (Scotland) Regulations 2004, public bodies must make environmental information available to any person who requests it. The Regulations supplement these provisions in cases where a developer is preparing an EIA Report. Under regulation 19 (3), once a developer has given the planning authority notice in writing that they intend to submit an EIA Report, the authority must inform the consultation bodies, and remind them of their obligation to make available, if requested, any relevant information in their possession.

I have enclosed a [link](#) to the applicants scoping request, which provides further information relating to the proposed development and the topics on which they consider the EIA Report should focus.

The planning authority has 35 days to adopt a Scoping Opinion and as such I would appreciate your comments on the enclosed scoping report within 21 days of the date of this communication.

If you have any queries relating to this request please do not hesitate to contact me at the below telephone number or via email at TaylorE@angus.gov.uk.

Yours faithfully,

Ed Taylor | Team Leader - Development Standards | Angus Council | 01307 492533 | TaylorE@angus.gov.uk | www.angus.gov.uk

Ed Taylor

From: Andy Barnes
Sent: 07 August 2024 15:17
To: Ed Taylor
Subject: RE: 24/00431/EIASCO - Request for a Scoping Opinion relating to a construction and operation of a 400kV AC substation and associated works on land south west of Balkemback Farm, Tealing

Ed

The Applicant is proposing to submit a planning application to construct a new 400 kV substation on land at Balkemback Farm, Kirkton of Tealing. The proposed development is part of a wider project which comprises a 400 kV OHL between Kintore and Tealing, Tealing – Emmock 400 kV tie-ins, and the proposed Hurlie 400 kV substation in Fetteresso Forest near Stonehaven.

Chapters 4 to 12 of the scoping report set out the proposed topics to be scoped in or out. Chapter 10 deals with the topic of Traffic and Transport which is scoped in.

This chapter sets out the proposed approach to the assessment of the potential effects on traffic and transport in relation to the construction phase of the proposed development. Traffic associated with the operation of the proposed development is considered likely to be negligible and is therefore not proposed to be included within the EIA process.

The proposed development would be accessed from the Emmock Road, approximately 400 metres to the south of its junction with the C6 Tealing Road. The extents of the study area will include:-

- The dualled A90 trunk road between the Tealing Junction and Riverside Avenue;
- The A92 between the junction of the A90/A92 and the Scott Fyffe Roundabout;
- Emmock Road, between the A90 junction and the Proposed Site Access junction;
- C6 Tealing Road from the A90 through to its junction with Emmock Road; and
- Moathill Road from its junction with the A90 through to the Seagreen access junction.

A reduced scope Transport Assessment (TA) will be provided to review the impact of transport related matters associated with the proposed development. This will be appended to the EIAR and will be summarised into a Traffic and Transport chapter within the EIAR. This is acceptable.

An appropriate access junction will be provided to cater for general construction traffic, abnormal loads deliveries and ongoing operational access. The junction will be described in the transport submissions and an indicative layout plan of the junction will be provided. This is acceptable.

Abnormal Indivisible Loads (AIL) associated with the proposed development will be examined in a Route Survey Report (RSR) that will be appended to the EIAR. Swept path assessments and traffic management requirements necessary for the safe and efficient delivery of the loads will be detailed in the RSR. This is acceptable.

ATC survey data would be collected for the following road links to further establish the baseline conditions: · Emmock Road at the location of the proposed site access junction; · Emmock Road near where it crosses the A90; · C6 Tealing Road; and · Moathill Road. This is acceptable.

The rules taken from the IEMA guidance will be used as a screening process to define the scale and extent of the assessment:-

- Rule 1 – Include highway links where traffic flows will increase by more than 30% (or the number of HGVs will increase by more than 30%).
- Rule 2 – Include highway links of high sensitivity where traffic flows have increased by 10% or more.

Increases below these thresholds are generally considered to be insignificant given that daily variations in background traffic flow may fluctuate by this amount. Changes in traffic flow below this level predicted as a consequence of the proposed development will therefore be assumed to result in no significant environmental impact and as such no further consideration will be given in the EIAR to the associated environment effects. This is acceptable.

Once operational, it is envisaged that the level of traffic associated with the proposed development would be minimal. Regular maintenance visits would be made typically using Light Goods Vehicles (LGV) or 4x4 vehicles. It is considered that the effects of operational traffic would be negligible and therefore no detailed transportation assessment of the operational phase of the development is proposed. It is acceptable for the operational aspects to be scoped out.

Overall, the assessment scope and methodology is acceptable.

I trust the above helps.

Regards

Andrew Barnes | Team Leader - Traffic | Angus Council | Tel: 01307 491770 | Email: barnesa@angus.gov.uk
| www.angus.gov.uk

Follow us on Twitter
Visit our Facebook page
For information on COVID-19 goto www.NHSInform.scot

Think green – please do not print this email

From: Ed Taylor <TaylorE@angus.gov.uk>
Sent: Thursday, July 11, 2024 11:27 AM
To: Martin Petrie <PetrieM@angus.gov.uk>; Andy Barnes <BarnesA@angus.gov.uk>; Alan J Milne <MilneAJ@angus.gov.uk>; Paul R Clark <ClarkPR@angus.gov.uk>; Stewart Roberts <RobertsS@angus.gov.uk>; Andrew Brown <BrownA@angus.gov.uk>; Kelly Ann Dempsey <DempseyK@angus.gov.uk>; archaeology@aberdeenshire.gov.uk
Subject: 24/00431/EIASCO - Request for a Scoping Opinion relating to a construction and operation of a 400kV AC substation and associated works on land south west of Balkemback Farm, Tealing

Dear Sir/Madam,

Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017
[24/00431/EIASCO](#) - Request for a Scoping Opinion relating to a construction and operation of a 400kV AC substation, and the associated undertaking of earthworks, the formation of platforms, landscaping, means of access, means of enclosure, site drainage, temporary construction compounds and other associated operations on land south west of Balkemback Farm, Tealing

The developer for the above proposal has asked the planning authority for their formal opinion (a 'Scoping Opinion') on the information to be contained in an Environmental Impact Assessment Report (EIA Report) in support of a planning application for the above development.

This process allows the developer to be clear about what the planning authority considers the main effects of the development are likely to be and, therefore, the topics on which the EIA Report should focus.

I am writing to you under the terms of the above 2017 Regulations. Under The Environmental Information (Scotland) Regulations 2004, public bodies must make environmental information available to any person who requests it. The Regulations supplement these provisions in cases where a developer is preparing an EIA Report. Under regulation 19 (3), once a developer has given the planning authority notice in writing that they intend to submit an EIA Report, the authority must inform the consultation bodies, and remind them of their obligation to make available, if requested, any relevant information in their possession.

I have enclosed a [link](#) to the applicants scoping request, which provides further information relating to the proposed development and the topics on which they consider the EIA Report should focus.

The planning authority has 35 days to adopt a Scoping Opinion and as such I would appreciate your comments on the enclosed scoping report within 21 days of the date of this communication.

If you have any queries relating to this request please do not hesitate to contact me at the below telephone number or via email at TaylorE@angus.gov.uk.

Yours faithfully,

Ed Taylor | Team Leader - Development Standards | Angus Council | 01307 492533 | TaylorE@angus.gov.uk | www.angus.gov.uk

Ed Taylor

From: Alan J Milne
Sent: 30 July 2024 14:32
To: Ed Taylor
Cc: Martin Petrie
Subject: RE: 24/00431/EIASCO - Request for a Scoping Opinion relating to a construction and operation of a 400kV AC substation and associated works on land south west of Balkemback Farm, Tealing

Hi Ed,

I have reviewed the above application and the submitted information. I am satisfied that the site does not present a known risk of harm from land contamination; it is unlikely I would request further information be submitted regarding contaminated land. However, it should be noted that there are Private Water Supplies in the vicinity of the site and I would recommend that the applicant consider consulting on this issue going forward.

Regards

Alan

Alan Milne, Environmental Protection Officer (EP Unit), **Angus Council, Place-RPS-Environmental Health**, Angus House, Orchardbank Business Park, Orchard Loan, FORFAR DD8 1AN Telephone: **01307 492287**

From: Ed Taylor <TaylorE@angus.gov.uk>
Sent: Thursday, July 11, 2024 11:27 AM
To: Martin Petrie <PetrieM@angus.gov.uk>; Andy Barnes <BarnesA@angus.gov.uk>; Alan J Milne <MilneAJ@angus.gov.uk>; Paul R Clark <ClarkPR@angus.gov.uk>; Stewart Roberts <RobertsS@angus.gov.uk>; Andrew Brown <BrownA@angus.gov.uk>; Kelly Ann Dempsey <DempseyK@angus.gov.uk>; archaeology@aberdeenshire.gov.uk
Subject: 24/00431/EIASCO - Request for a Scoping Opinion relating to a construction and operation of a 400kV AC substation and associated works on land south west of Balkemback Farm, Tealing

Dear Sir/Madam,

Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017
[24/00431/EIASCO](#) - Request for a Scoping Opinion relating to a construction and operation of a 400kV AC substation, and the associated undertaking of earthworks, the formation of platforms, landscaping, means of access, means of enclosure, site drainage, temporary construction compounds and other associated operations on land south west of Balkemback Farm, Tealing

The developer for the above proposal has asked the planning authority for their formal opinion (a 'Scoping Opinion') on the information to be contained in an Environmental Impact Assessment Report (EIA Report) in support of a planning application for the above development.

This process allows the developer to be clear about what the planning authority considers the main effects of the development are likely to be and, therefore, the topics on which the EIA Report should focus.

I am writing to you under the terms of the above 2017 Regulations. Under The Environmental Information (Scotland) Regulations 2004, public bodies must make environmental information available to any person who requests it. The Regulations supplement these provisions in cases where a developer is preparing an EIA Report. Under regulation 19 (3), once a developer has given the

planning authority notice in writing that they intend to submit an EIA Report, the authority must inform the consultation bodies, and remind them of their obligation to make available, if requested, any relevant information in their possession.

I have enclosed a [link](#) to the applicants scoping request, which provides further information relating to the proposed development and the topics on which they consider the EIA Report should focus.

The planning authority has 35 days to adopt a Scoping Opinion and as such I would appreciate your comments on the enclosed scoping report within 21 days of the date of this communication.

If you have any queries relating to this request please do not hesitate to contact me at the below telephone number or via email at TaylorE@angus.gov.uk.

Yours faithfully,

Ed Taylor | Team Leader - Development Standards | Angus Council | 01307 492533 | TaylorE@angus.gov.uk | www.angus.gov.uk

Ed Taylor

From: Paul R Clark
Sent: 23 July 2024 15:00
To: Ed Taylor
Cc: Stewart Roberts
Subject: RE: 24/00431/EIASCO - Request for a Scoping Opinion relating to a construction and operation of a 400kV AC substation and associated works on land south west of Balkemback Farm, Tealing

Ed

They have scoped out recreation on the basis that the site is on arable fields, where levels of public access are likely to be minimal. I agree with that assessment and have no issue with it being scoped out.

They acknowledge that visual receptors for the LVIA should include recreational users, but have proposed few visualisations from recreational locations. The following may be appropriate locations for additional viewpoints:-

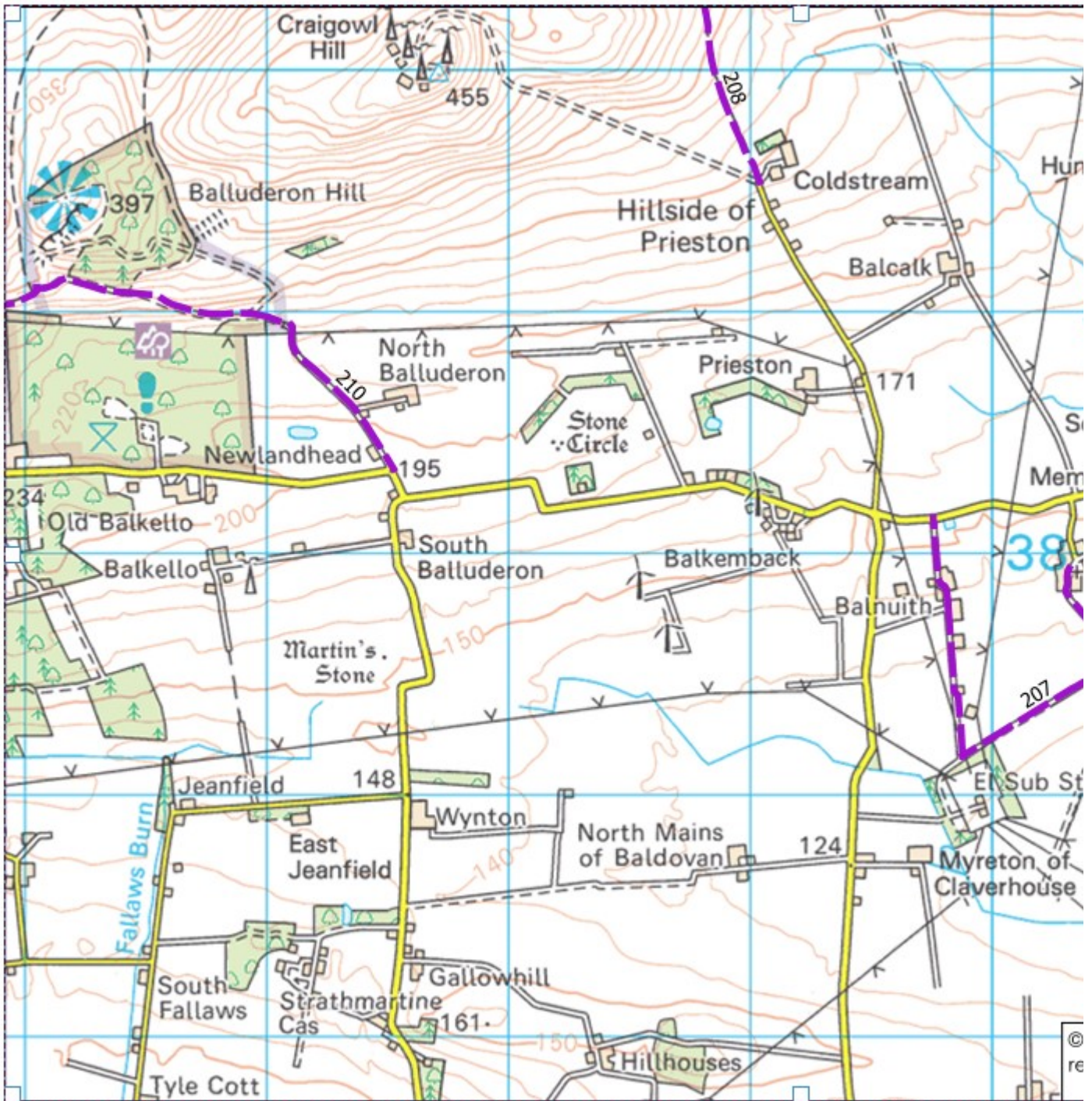
- Core Path 205, near Huntingfaulds.
- Core Path 207, near to Balnuith
- Core Path 208, or Craigowl Hill (Craigowl is, I believe, a relatively popular destination, possible more so than the core path).
- Core Path 210 (the proposed viewpoint on Balluderon Hill may make that unnecessary).

I'll leave it to Stewart to advise on whether any additional viewpoints are necessary. I've pasted a map of the core path locations below,

Looking at the indicative site layout, with landscaped bunds and SUDS ponds, there appears to be potential for providing recreational access opportunities as well as biodiversity improvements around the perimeters of the site. There is potential for any recreational opportunities provided to connect with core path 207 and enhance the local path network, which is currently limited. Doing so might help offset some of the negative impacts of the development on the local community. I'll leave it to you to decide whether it is appropriate to pursue that further.

Best regards

Paul



Paul Clark | Countryside Access Officer | Angus Council | 01307 491863 | clarkpr@angus.gov.uk | www.angus.gov.uk

Follow us on [Twitter](#)
Visit our [Facebook](#) page

From: Ed Taylor <TaylorE@angus.gov.uk>

Sent: Thursday, July 11, 2024 11:27 AM

To: Martin Petrie <PetrieM@angus.gov.uk>; Andy Barnes <BarnesA@angus.gov.uk>; Alan J Milne <MilneAJ@angus.gov.uk>; Paul R Clark <ClarkPR@angus.gov.uk>; Stewart Roberts <RobertsS@angus.gov.uk>; Andrew Brown <BrownA@angus.gov.uk>; Kelly Ann Dempsey <DempseyK@angus.gov.uk>; archaeology@aberdeenshire.gov.uk

Subject: 24/00431/EIASCO - Request for a Scoping Opinion relating to a construction and operation of a 400kV AC substation and associated works on land south west of Balkemback Farm, Tealing

Dear Sir/Madam,

Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017
[24/00431/EIASCO](#) - Request for a Scoping Opinion relating to a construction and operation of a 400kV AC substation, and the associated undertaking of earthworks, the formation of platforms, landscaping, means of access, means of enclosure, site drainage, temporary construction compounds and other associated operations on land south west of Balkemback Farm, Tealing

The developer for the above proposal has asked the planning authority for their formal opinion (a 'Scoping Opinion') on the information to be contained in an Environmental Impact Assessment Report (EIA Report) in support of a planning application for the above development.

This process allows the developer to be clear about what the planning authority considers the main effects of the development are likely to be and, therefore, the topics on which the EIA Report should focus.

I am writing to you under the terms of the above 2017 Regulations. Under The Environmental Information (Scotland) Regulations 2004, public bodies must make environmental information available to any person who requests it. The Regulations supplement these provisions in cases where a developer is preparing an EIA Report. Under regulation 19 (3), once a developer has given the planning authority notice in writing that they intend to submit an EIA Report, the authority must inform the consultation bodies, and remind them of their obligation to make available, if requested, any relevant information in their possession.

I have enclosed a [link](#) to the applicants scoping request, which provides further information relating to the proposed development and the topics on which they consider the EIA Report should focus.

The planning authority has 35 days to adopt a Scoping Opinion and as such I would appreciate your comments on the enclosed scoping report within 21 days of the date of this communication.

If you have any queries relating to this request please do not hesitate to contact me at the below telephone number or via email at TaylorE@angus.gov.uk.

Yours faithfully,

Ed Taylor | Team Leader - Development Standards | Angus Council | 01307 492533 | TaylorE@angus.gov.uk | www.angus.gov.uk

Ed Taylor

From: Claire Herbert <claire.herbert@aberdeenshire.gov.uk>
Sent: 24 July 2024 13:33
To: Ed Taylor
Subject: RE: 24/00431/EIASCO - Request for a Scoping Opinion relating to a construction and operation of a 400kV AC substation and associated works on land south west of Balkemback Farm, Tealing

Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017

[24/00431/EIASCO](#) - Request for a Scoping Opinion relating to a construction and operation of a 400kV AC substation, and the associated undertaking of earthworks, the formation of platforms, landscaping, means of access, means of enclosure, site drainage, temporary construction compounds and other associated operations on land south west of Balkemback Farm, Tealing

Dear Ed,

Thank you for consulting us on the above EIA Scoping Opinion. Having reviewed the Scoping Report (July 2024), with particular reference to chapter 6, Cultural Heritage & Archaeology, I can advise that I agree with the Issues Scoped Out (section 6.9), and I am happy with the Assessment Scope and Methodology, as laid out in section 6.8, which outlines that further assessment of potential cultural heritage impacts is required.

These comments apply to the current enquiry only.

Kind regards,
Claire

Claire Herbert MA(Hons) MA MCIfA

Archaeologist

Archaeology Service, Historic Environment Team, Planning and Economy
Environment and Infrastructure Services
Aberdeenshire Council

T: 01467 537717

E: Claire.herbert@aberdeenshire.gov.uk

W: <https://www.aberdeenshire.gov.uk/leisure-sport-and-culture/archaeology>

Search the Historic Environment Record: <https://online.aberdeenshire.gov.uk/smrpub>

Archaeology Service for Aberdeenshire, Moray, Angus & Aberdeen City Councils

Your feedback is important to us and helps us to improve our service – we value your [comments](#).

Please note office working hours: Monday - Friday, 9.00am – 5.00pm

Explore the historic environment - find and follow the Archaeology Service on social media:

Instagram: https://www.instagram.com/abshire_archaeology

Twitter: https://twitter.com/AbshireArch_CH/

YouTube: <https://www.youtube.com/channel/UCI3fCWk-cwaN2Nj1G0BkHPg>

From: Ed Taylor <TaylorE@angus.gov.uk>

Sent: Thursday, July 11, 2024 11:27 AM

To: Martin Petrie <PetrieM@angus.gov.uk>; Andy Barnes <BarnesA@angus.gov.uk>; Alan J Milne <MilneAJ@angus.gov.uk>; Paul R Clark <ClarkPR@angus.gov.uk>; Stewart Roberts <RobertsS@angus.gov.uk>; Andrew Brown <BrownA@angus.gov.uk>; Kelly Ann Dempsey <DempseyK@angus.gov.uk>; Archaeology <archaeology@aberdeenshire.gov.uk>

Subject: 24/00431/EIASCO - Request for a Scoping Opinion relating to a construction and operation of a 400kV AC substation and associated works on land south west of Balkemback Farm, Tealing

You don't often get email from taylor@angus.gov.uk. [Learn why this is important](#)

Dear Sir/Madam,

Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017
[24/00431/EIASCO](#) - Request for a Scoping Opinion relating to a construction and operation of a 400kV AC substation, and the associated undertaking of earthworks, the formation of platforms, landscaping, means of access, means of enclosure, site drainage, temporary construction compounds and other associated operations on land south west of Balkemback Farm, Tealing

The developer for the above proposal has asked the planning authority for their formal opinion (a 'Scoping Opinion') on the information to be contained in an Environmental Impact Assessment Report (EIA Report) in support of a planning application for the above development.

This process allows the developer to be clear about what the planning authority considers the main effects of the development are likely to be and, therefore, the topics on which the EIA Report should focus.

I am writing to you under the terms of the above 2017 Regulations. Under The Environmental Information (Scotland) Regulations 2004, public bodies must make environmental information available to any person who requests it. The Regulations supplement these provisions in cases where a developer is preparing an EIA Report. Under regulation 19 (3), once a developer has given the planning authority notice in writing that they intend to submit an EIA Report, the authority must inform the consultation bodies, and remind them of their obligation to make available, if requested, any relevant information in their possession.

I have enclosed a [link](#) to the applicants scoping request, which provides further information relating to the proposed development and the topics on which they consider the EIA Report should focus.

The planning authority has 35 days to adopt a Scoping Opinion and as such I would appreciate your comments on the enclosed scoping report within 21 days of the date of this communication.

If you have any queries relating to this request please do not hesitate to contact me at the below telephone number or via email at TaylorE@angus.gov.uk.

Yours faithfully,

Ed Taylor | Team Leader - Development Standards | Angus Council | 01307 492533 | TaylorE@angus.gov.uk | www.angus.gov.uk

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by Mimecast, a leader in email

security and cyber resilience. Mimecast integrates email defenses with brand protection, security awareness training, web security, compliance and other essential capabilities. Mimecast helps protect large and small organizations from malicious activity, human error and technology failure; and to lead the movement toward building a more resilient world. To find out more, visit our website.

This e-mail may contain privileged information intended solely for the use of the individual to whom it is addressed. If you have received this e-mail in error, please accept our apologies and notify the sender, deleting the e-mail afterwards. Any views or opinions presented are solely those of the e-mail's author and do not necessarily represent those of Aberdeenshire Council.

Dh'fhaodadh fiosrachadh sochaire, a tha a-mhàin airson an neach gu bheil am post-dealain air a chur, a bhith an seo. Ma tha thu air am post-dealain fhaighinn mar mhearachd, gabh ar leisgeul agus cuir fios chun an neach a chuir am post-dealain agus dubh às am post-dealain an dèidh sin. 'S e beachdan an neach a chuir am post-dealain a tha ann an gin sam bith a thèid a chur an cèill agus chan eil e a' ciallachadh gu bheil iad a' riochdachadh beachdan Chomhairle Shiorrachd Obar Dheathain.

www.aberdeenshire.gov.uk
