

# Strategic Spares Warehouses - Dundee

September 2021



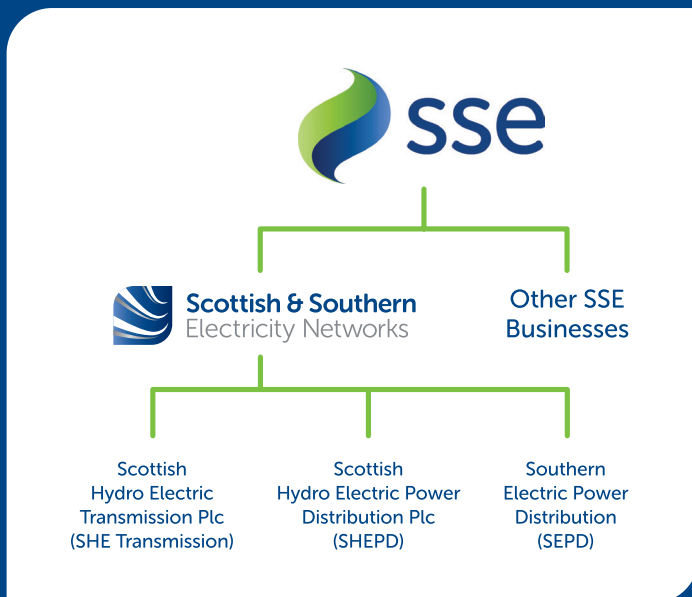
**Scottish & Southern**  
Electricity Networks

TRANSMISSION



# Who we are

We are Scottish and Southern Electricity Networks Transmission (SSEN Transmission), operating under licence as Scottish Hydro Electric Transmission Plc (SHE Transmission) for the transmission of electricity in the north of Scotland.



## What is the difference between Transmission and Distribution?

Electricity Transmission is the transportation of electricity from generating plants to where it is required at centres of demand. The Electricity Transmission network, or grid, transports electricity at very high voltages through overhead lines, underground cables and subsea cables. Our transmission network connects large scale generation, primarily renewables, to central and southern Scotland and the rest of Great Britain. It also helps secure supply by providing reliable connection to the wider network of generation plans.

The Electricity Distribution network is connected into the Transmission network but the voltage is lowered by transformers at electricity substations, and the power is then distributed to homes and businesses through overhead lines or underground cables.

In total we maintain about 5,000km of overhead lines and underground cables – easily enough to stretch across the Atlantic from John O’Groats all the way to Boston in the USA.

Our network crosses some of the UK’s most challenging terrain – including circuits that are buried under the seabed, are located over 750m above sea level and up to 250km long.

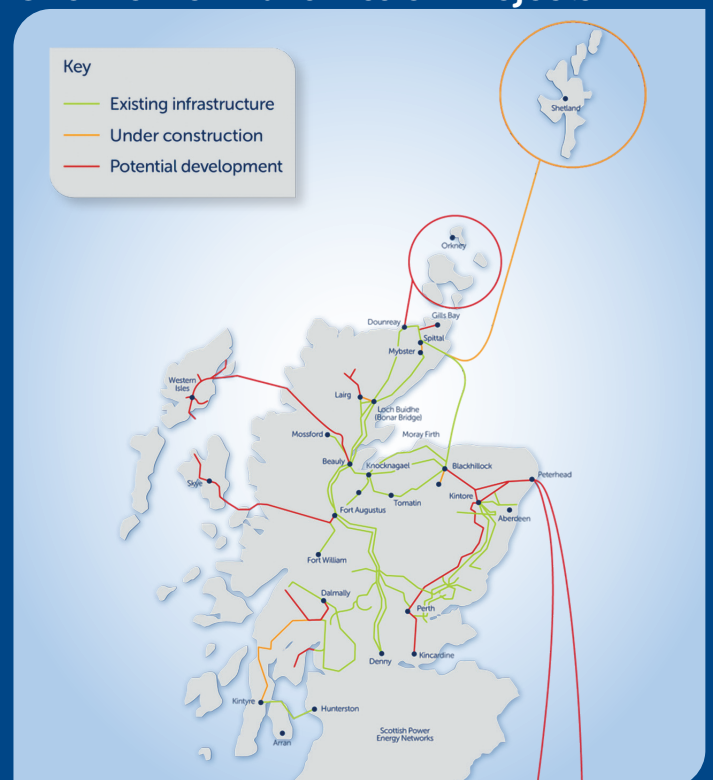
The landscape and environment that contribute to the challenges we face also give the area a rich resource for renewable energy generation. There is a high demand to connect from new wind, hydro and marine generators which rely on Scottish and Southern Electricity Networks to provide a physical link between the new sources of power and electricity users. Scottish and Southern Electricity Networks is delivering a major programme of investment to ensure that the network is ready to meet the needs of our customers in the future.

## Our responsibilities

We have a licence for the transmission of electricity in the north of Scotland and we are closely regulated by the energy regulator Ofgem.

Our licence stipulates that we must develop and maintain an efficient, co-ordinated and economical system of electricity transmission.

## Overview of Transmission Projects



# Coronavirus: Covid-19 pandemic

**As transmission network operator in the north of Scotland, we play a vital role in powering the country, providing a safe and reliable supply of electricity at local, regional and national level, on which the people and organisations whose work is critical to the Coronavirus response depend.**

Our employees are working 24/7 to keep the network running, providing an essential service transporting energy to where it is needed. Working in some of the remotest parts of the UK, our employees and supporting contractors need to be able to move around the UK to ensure this work continues.

The Covid-19 outbreak and the necessary social measures introduced by government are unprecedented in recent times and we know that for the customers and the communities we serve, this may lead to concerns about the essential services we all rely on. Since the outbreak we have been collaborating daily with UK and Scottish Governments and local authorities across our network to ensure the continued safe and reliable supply of electricity.

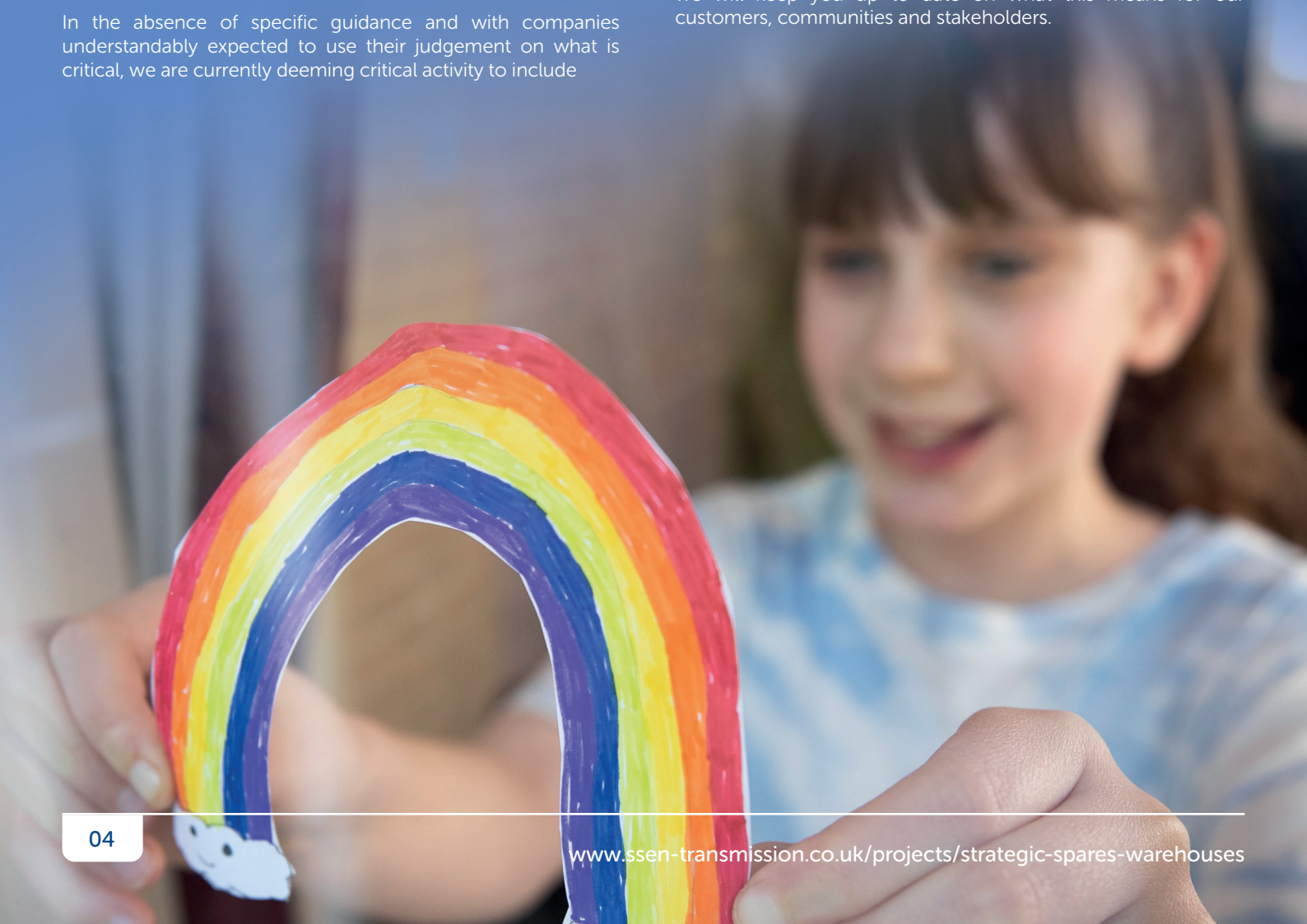
In the absence of specific guidance and with companies understandably expected to use their judgement on what is critical, we are currently deeming critical activity to include

work that is essential to the safe and reliable supply of electricity in the medium term, which includes meeting our regulatory obligations until the end of the coming winter. In conducting this critical work, there will be the need to be active on certain construction sites. We will continue to engage constructively with all relevant authorities, adapting our advice in line with what is clearly an evolving situation.

Whilst we are still present at some sites, all staff that can work remotely are now working from home, actively reducing the number of staff onsite. We are mindful of the current environment and our numbers and activities are much reduced as a consequence of this. For those based at site, increased hygiene and social distancing measures are being adhered to as per Scottish Government guidelines.

We also deem it critical to ensure that we continue to submit planning applications for future developments which are deemed essential to operating the transmission network in a safe and secure manner for the future.

We are committed to continuing quality engagement with all our stakeholders as we all respond to the challenges facing us in the weeks and months ahead. You have our commitment that we will keep you up to date on what this means for our customers, communities and stakeholders.



# Project overview

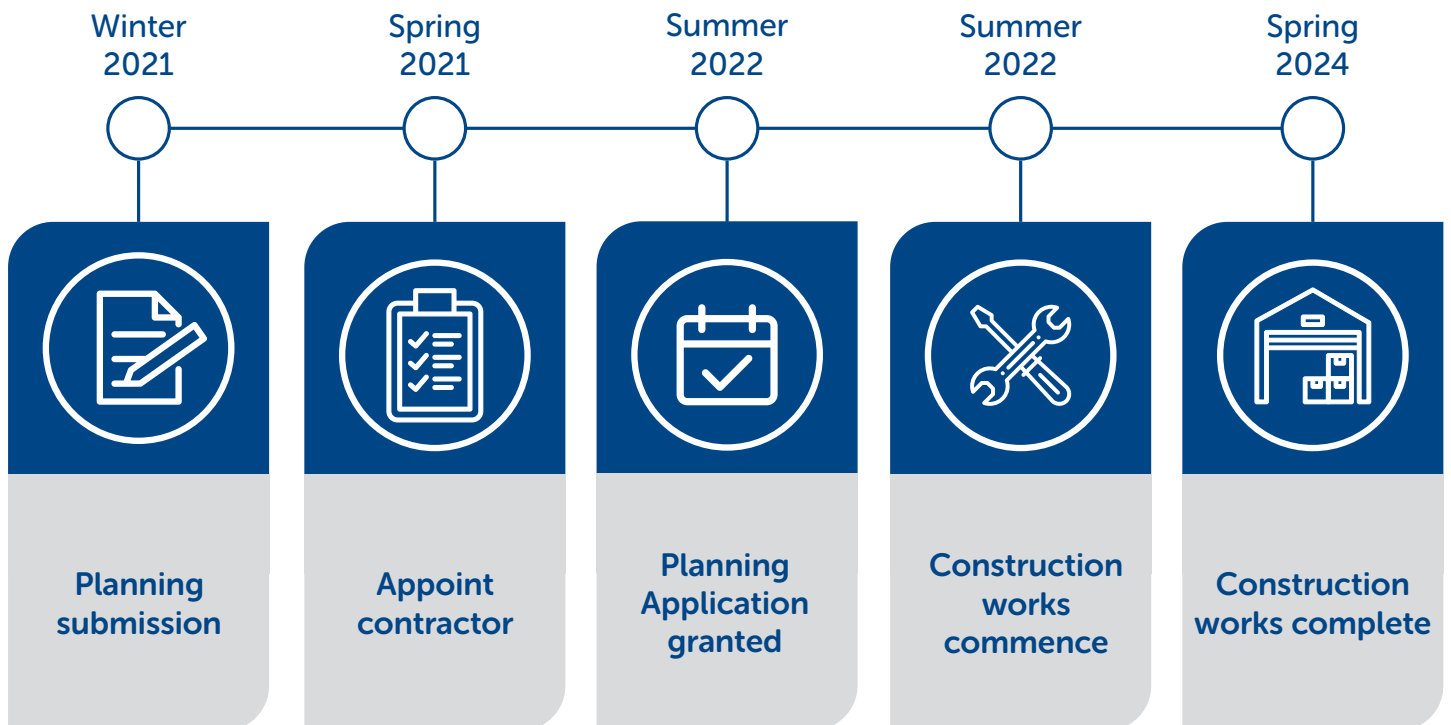
**SSEN Transmission has a need for improved materials management and warehousing capabilities. This relates to the need to improve overall electricity network infrastructure performance through reliability, availability and maintainability of asset and spares' inventory.**

Existing facilities for the storage of network materials are in unsuitable locations and require updating. The Government's drive to 'net zero' means that there will be expansion of the electricity network and in short there is a greater need for improved reliability and system resilience overall.

Much of the SSEN transmission network is designed to be highly resilient to asset failures. However, if lead times are significant then this can lead to increased risk to the remainder of the network. It is critical therefore, for SSEN Transmission to obtain, store and manage a certain level of spare materials and allow for dispatch from a key strategic locations. The overall benefits of the strategic spares warehouses can be summarised as follows:

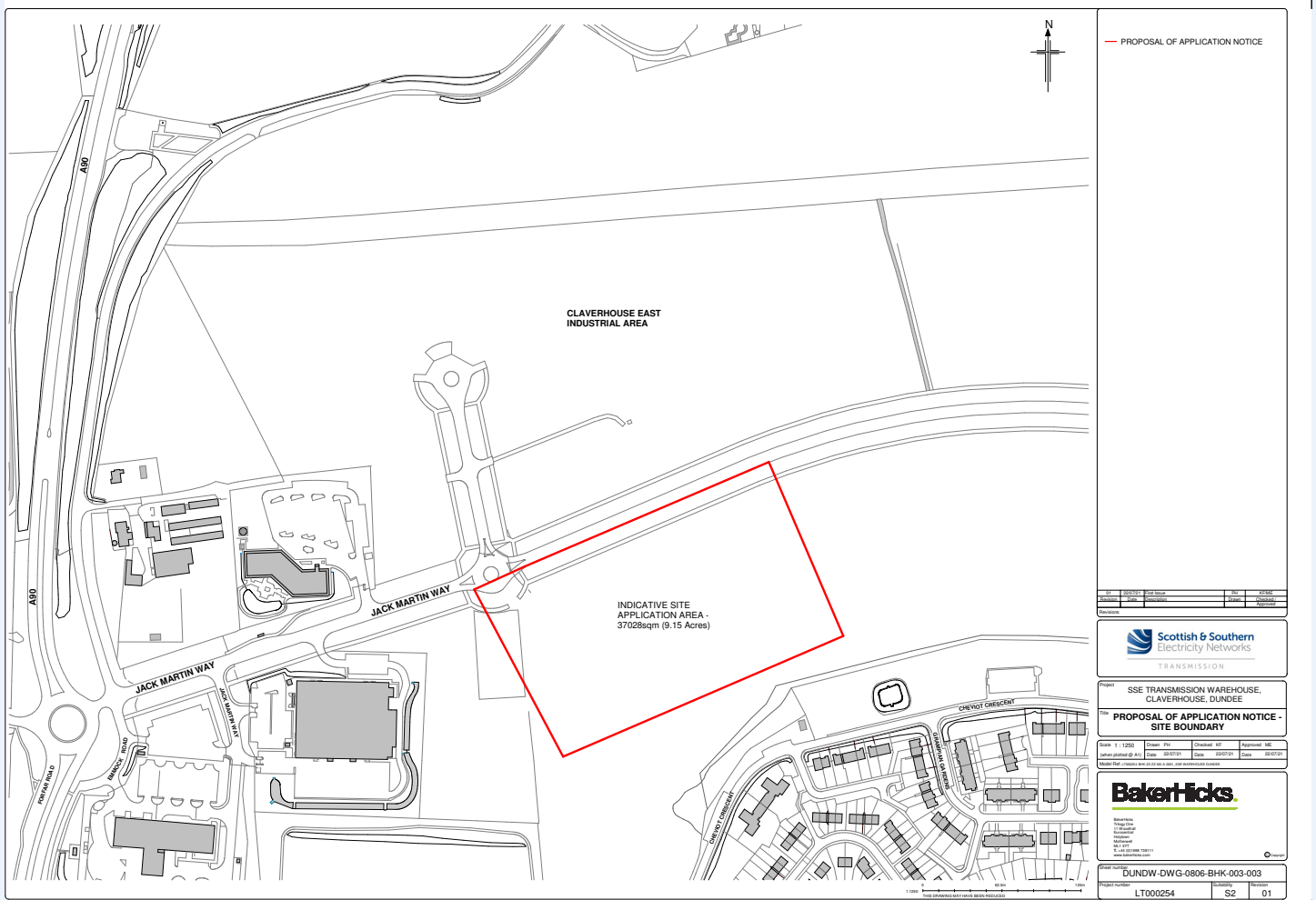
- The provision of modern, safe, secure and efficient working environment with managed and controlled stock.
- Reduced customer restoration times in the event of a network failure.
- Overall system security increased as able to facilitate outages in short order.

## Project timeline



# Our proposed solution

Our proposal is to construct in the order of 7500m<sup>2</sup> strategic spares warehouses on land within Claverhouse East Industrial Estate currently allocated for industrial development. This facility will incorporate heavy lifting facilities, bunded areas for oil filled plant, bespoke storage areas and office and welfare areas for staff. In line with SSEN Transmission's core value of net zero, Electric Vehicle (EV) charging points will be installed and photovoltaics (PV) installations will be considered if practical.



Proposed location plan

The development by way of the two proposed buildings will have the form and character of typical warehouse buildings.

As part of the design process, it will be established whether the proposal can be best accommodated in two warehouse buildings or one.

# Project details

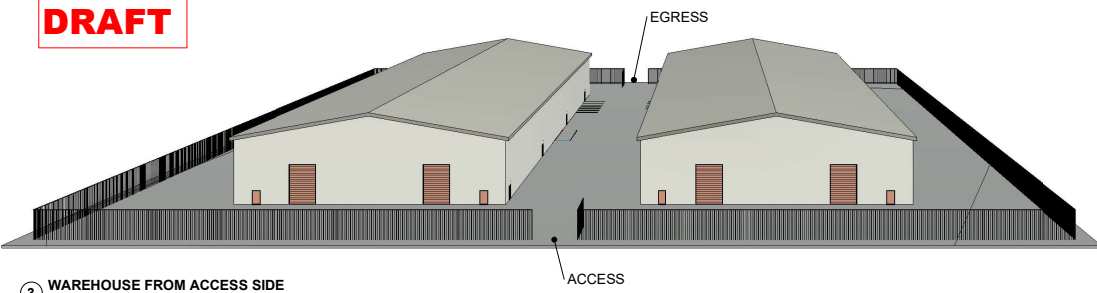
The strategic spares warehouses at Claverhouse East Industrial Estate will be a standard steel framed design with a pitched roof and wall cladding within which the majority of SSEN Transmission’s spares will be stored. There will be 2 No. buildings (possibly linked) length of 100m, depth of 40m and an eaves height of 10.2m.

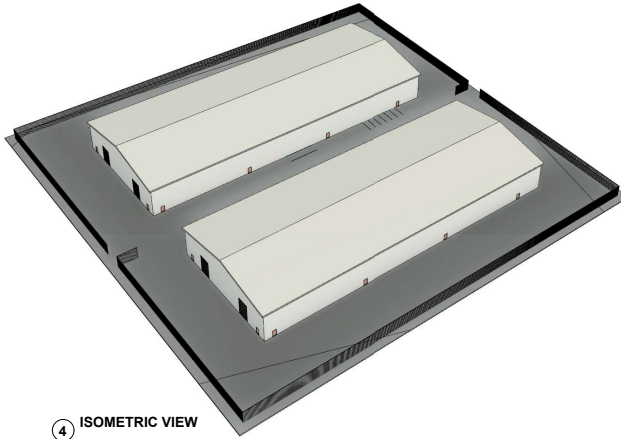
Standard construction methods will be utilised for the project consisting of earthworks to establish the formation platform, foundations and drainage. Structural steel erection will follow on with both roof and wall cladding being installed prior to the casting of the concrete floor slab.

Internal fit out of the building will then take place whilst external parking and landscaping is ongoing.

PRELIMINARY DESIGN ONLY  
NOT TO BE USED FOR CONSTRUCTION

DRAFT






Legend:

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Notes:

DRAFT

Rev	Description	Date	Issued by



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Not Approved

Substation Name			
Substation Code	Innes		
Project Title	INVERNESS WAREHOUSES		
Drawing No	LT253		
Drawing Title	PROPOSED STRATEGIC WAREHOUSES		
Drawn by	Checked by	Approved by	
Drawing Number			
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Scale	AS SHOWN		
Sheet No	03/1921	NTS	0A

A welfare compound for the work force will be established within our plot area for the duration of the construction period.

It is envisaged that the largest strategic spare delivered to the site after construction is most likely to be a Super Grid Transformer weighing approx. 200T.

Swept path analysis have been carried out to ensure the existing road infrastructure is capable of coping with these deliveries.

www.ssen-transmission.co.uk/projects/strategic-spare-warehouses

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# Environmental impacts



## Habitat and species

There are no sites designated for nature conservation located within, or within the immediate vicinity of the site.

Habitats within the site are typically arable and scrub. There is no woodland on the site, although the southern extent of the site is close to a fringe of trees, comprising species such as maple, horse chestnut, poplar and sycamore. There are no woodlands within the vicinity of the site identified as Native Woodland through the Native Woodland Survey of Scotland (NWSS).

Ecological surveys will be undertaken which, together with pre-construction surveys, will inform mitigation to minimise the effects on wildlife



## Landscape and visual

The site is set within an Industrial Estate allocated for industrial development, on the north eastern fringe of Dundee. The landscape is already influenced by infrastructure within the Claverhouse East Industrial Estate, including Chargeplace Scotland Car Charging Station and Dundee City Council buildings. The proposed works would be seen in relation to these. Residential receptors are present to the south.

A landscape and visual assessment will be carried out to understand how the project will look within the surrounding area and identify any potential effects.

Landscape mounding and planting will be considered as part of the design where appropriate.



## Noise

The nearest noise sensitive receptors within the vicinity of the proposed Strategic Spares Warehouse site are neighbouring Industrial Estate Buildings within the Claverfield East Industrial Estate, and the residential properties at Fintry and Whitfield. The current daytime noise climate in this area consists of primarily road traffic noise from the A90 and noise from the Industrial Estate.

An assessment of construction noise will support the application.



## Cultural heritage

There are no designated heritage assets within the footprint of the proposed site. However, at around a 300m distance to the northeast lies Powrie Castle. The Castle is designated as a Scheduled Monument and Category A Listed Building. Also at around 2.5 km to the west is the Scheduled Monument of a Prehistoric domestic and defensive Home Farm Enclosure.

There are no other recorded heritage assets of archaeological interest within, or immediate vicinity of, the proposed site.

Consideration of the potential for setting effects from designated heritage assets, and appraisal of other potential archaeological constraints, will be undertaken to support the planning application.



## Traffic

A Construction Traffic Management Plan (CTMP) will include the intended routing of construction-related vehicles and routes for abnormal indivisible loads.

An assessment of operational phase traffic and abnormal load routes for abnormal indivisible loads (such as transformers) will also be provided.

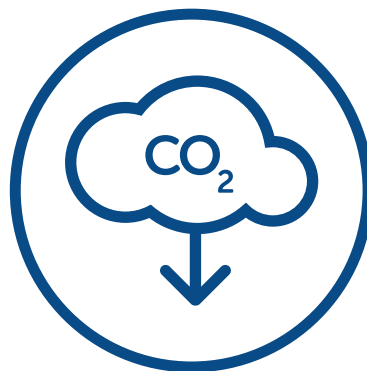


# Striving for Net Zero - one project at a time

SSEN Transmission has set ambitious plans to reduce our own emissions in line with what is required to meet net zero emissions, these carbon reduction commitments have been verified by the Science Based Target initiative, making SSEN Transmission the world's first electricity networks company to receive external accreditation for a science-based target in line with a 1.5°C global warming pathway.



Aligning with the 2016 Paris Agreement, the validation of our ambitious carbon reduction objectives will ensure that our business follows a credible and scientifically verified carbon reduction pathway as we support the journey to net zero emissions. SSEN Transmission is committed to reducing our emissions by one third by 2026 as part of our RIIO-T2 Business Plan, A network for Net Zero.



The strategic stores warehouse at Claverhouse East Industrial Estate will play its part in SSEN Transmission's plans for net zero as the locational advantages of the site identified is anticipated to lead to benefits with regard to improved repair times, to reduced network and customer risks and will help rationalise spares' holdings and reduce consequences of system failures by way of improved logistics and advantageous strategic access to the network area. The selected location also has excellent transport links being in close proximity to major trunk roads and the port of Dundee.

We are delighted to be a principal partner to the UK Government at COP26, as we seek to make net zero a reality.



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# What happens now and how do I have my say?

We understand and recognise the value of the feedback provided by members of the public during all engagements and consultations. Without this valuable feedback, the project development team would be unable to progress projects and reach a balanced proposal.

We are keen to receive your views and comments in regards to the following questions:

- How would you rate the overall quality of information presented within this consultation brochure?
- How do you feel regarding our proposals to build a strategic spares warehouse at our chosen site at Claverhouse East Industrial Estate?
- Has the requirement for the warehouse been adequately explained?
- Do you feel the project team have given enough consideration to environmental impacts associated with the project to ensure a satisfactory development?
- Do you have any further comments you would like the project team to consider?

## Comments

Your views and comments can be provided to the project team by completing a feedback form or by writing to Louise Anderson, Community Liaison Manager.

**We will be seeking feedback from the members of the public and Statutory Bodies until 15 October.**

All received feedback will be assessed and the proposed options adapted where necessary.

## Community Liaison Manager, Louise Anderson



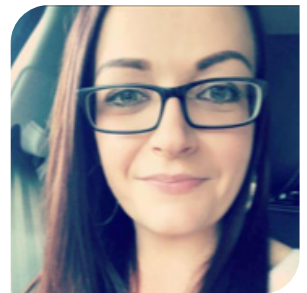
[louise.anderson@sse.com](mailto:louise.anderson@sse.com)



07384 454 233



**Louise Anderson**  
Scottish and Southern  
Electricity Networks,  
200 Dunkeld Road,  
Perth, PH1 3AQ



## Additional information

Information will also be made available via the project webpage and social media channels:

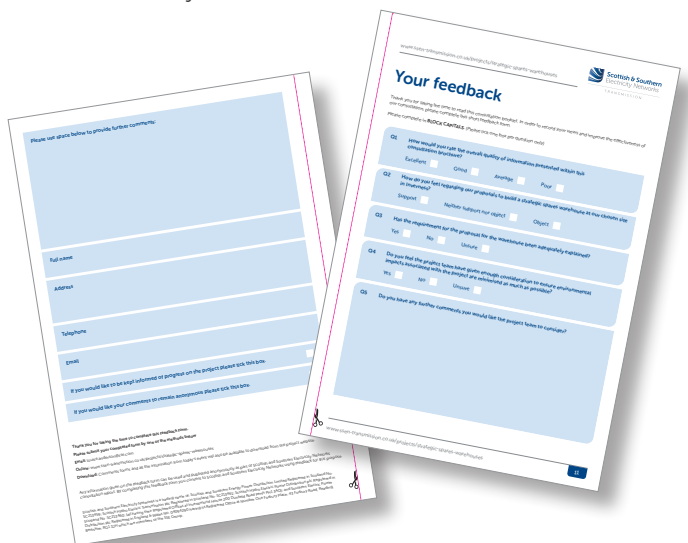
**Project Website:** [www.ssen-transmission.co.uk/projects/strategic-spares-warehouses](http://www.ssen-transmission.co.uk/projects/strategic-spares-warehouses)

**Follow us on Twitter:**

[@ssencommunity](https://twitter.com/ssencommunity)

**Follow us on Facebook:**

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# Your feedback

Thank you for taking the time to read this consultation booklet. In order to record your views and improve the effectiveness of our consultation, please complete this short feedback form.

Please complete in **BLOCK CAPITALS**. (Please tick one box per question only)

**Q1** How would you rate the overall quality of information presented within this consultation brochure?

Excellent

Good

Average

Poor

**Q2** How do you feel regarding our proposals to build a strategic spares warehouse at our chosen site at Claverhouse East Industrial Estate?

Support

Neither support nor object

Object

**Q3** Has the requirement for the proposal for the warehouse been adequately explained?

Yes

No

Unsure

**Q4** Do you feel the project team have given enough consideration to environmental impacts associated with the project to ensure a satisfactory development?

Yes

No

Unsure

**Q5** Do you have any further comments you would like the project team to consider?



Please use space below to provide further comments:

Full name

Address

Telephone

Email

If you would like to be kept informed of progress on the project please tick this box.

If you would like your comments to remain anonymous please tick this box.

Thank you for taking the time to complete this feedback form.

Please submit your completed form by one of the methods below

**Email:** [louise.anderson@sse.com](mailto:louise.anderson@sse.com)

**Online:** [www.ssen-transmission.co.uk/projects/strategic-spares-warehouses](http://www.ssen-transmission.co.uk/projects/strategic-spares-warehouses)

**Download:** Feedback forms and all the information from this consultation will also be available to download from the project website

Any information given on the feedback form can be used and published anonymously as part of Scottish and Southern Electricity Networks consultation report. By completing this feedback form you consent to Scottish and Southern Electricity Networks using feedback for this purpose.

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