

**West of Beauly Asset Replacement Projects –
Culligran 132 kV Substation
Environmental Impact Assessment (EIA) Report
Volume 4, Appendix 4.2: Pre-Application
Consultation Report**

March 2024



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1 INTRODUCTION

1.1 Purpose of Document

- 1.1.1 This Pre-Application Consultation (PAC) Report is submitted by Scottish Hydro Electric Transmission plc, operating and known as Scottish and Southern Electricity Networks Transmission (SSEN Transmission), as part of an application for full planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) ('TCPA 1997') to construct and operate a new substation and associated infrastructure (the 'Proposed Development') close to the existing Culligran substation and hydroelectric power station. The Proposed Development is in Glen Strathfarrar, Highland (/// digestion.dressy.disbelief).
- 1.1.2 The Proposed Development falls within the category of 'National Development' under the Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009 (the Hierarchy Regulations). Therefore, there is a statutory requirement to undertake public consultation in accordance with the Town and Country Planning (Development Management Procedure) (Scotland) Regulations (DMRs) 2013 (SSI 2013/15)
- 1.1.3 The PAC Report documents the pre-application consultation process for the project which has been undertaken prior to submission of the application. The programme of consultation was designed to engage with The Highland Council, statutory and non-statutory consultees, the local community, landowners, and individual residents to both inform and invite feedback on the proposals and provide a follow up opportunity to present responses to feedback provided.
- 1.1.4 The PAC report describes the key responses and details the actions taken in response to any issues raised.

1.2 Document Structure

- 1.2.1 This PAC Report is comprised of five parts as follows :
- 1: Introduction – sets out the purpose of the Pre-Application Consultation Report;
 - 2: Proposed Development – outlines the background to the project and provides a description of the key elements;
 - 3: The Consultation Process – describes the framework for consultation and methods which have been employed, including advertisements;
 - 4: Public Responses and Key Issues – summarises the range of responses and key comments and issues arising through the public consultation events and also summarises project responses to consultations – describes how the comments and issues raised during consultation have and will be addressed; and
 - 5: Conclusions and Next Steps – provides a summary of the conclusions reached and actions going forward.
- 1.2.2 The PAC Report is supported by a series of appendices.

2. PROPOSED DEVELOPMENT

2.1 Project Background, the Proposed Development Need

- 2.1.1 There is a requirement for SSEN Transmission to replace the existing Culligran substation serving Culligran hydroelectric power station which converts the 11kV output to 132kV, for export to the Transmission network. This is driven by operational requirements and asset condition assessments of the existing substation serving the hydroelectric power station at this location. The existing substation was built in the 1960s, solely to connecting the hydroelectric generation assets to our transmission network, which is coming to the end of its operational life. The deterioration in current asset condition poses a risk of failure, resulting in the hydroelectric power station unable to distribute renewable power and risking network reliability of electricity supply to customers. SSEN Transmission owns and maintains the electricity transmission network across the north of Scotland and holds a license under the Electricity Act 1989 to develop and maintain an efficient, co-ordinated and economical system of electricity transmission.
- 2.1.2 The Proposed Development seeks to replace the existing substation and ensure ongoing reliability of supply from the hydroelectric power station. The replacement substation will comprise defined platform area, erection of control building, associated plant and infrastructure, alongside ancillary development including drainage infrastructure, temporary construction compound and laydown area(s), new permanent access and landscaping requirements (with an overall site area exceeding 2Ha, triggering a National Development). Beyond this, any redundant SSEN Transmission infrastructure within the existing substation platform will be decommissioned and removed (as applicable), with the existing substation platform and tower within, reused to enable a cable sealing end compound, linking up with the new replacement substation through underground cable.
- 2.1.3 A formal request for an Environmental Impact Assessment (EIA) Screening Opinion under the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations (2017) was undertaken, determining that the proposals would fall under EIA development.

2.2 Requirement for Pre-application Consultation

- 2.2.1 Regulation 4 of the DMRs requires that pre-application consultation is carried out for all major and national developments. Major and national development types are defined by the Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009 ('the Hierarchy Regulations').
- 2.2.2 National developments are developments or classes described as such in National Planning Framework 4 (NPF4).

3. THE CONSULTATION PROCESS

3.1 Overview

- 3.1.1 This section describes the methods and background throughout the consultation process and provides information on meetings and consultations held with stakeholders to obtain feedback on the application prior to submission; in accordance with Section 35B of the Town and Country Planning Act (1997) and Regulation 7 of the Development Management Regulations (2013).

3.2 Early Non-Statutory Consultation

- 3.2.1 A Community Liaison Group (CLG) was set up In Beauly as part of previous developments in the area to provide a forum for discussion of development plans for SSEN Transmission infrastructure in the area, including this Proposed Development. The CLG contains members of the local community, nearby residents and representatives from The Highland Council. A site selection exercise was undertaken, and the options first consulted on in June 2022. This included the CLG, a Site Selection Report to Statutory Consultees and public consultation at Cannich and Kilmorack halls.

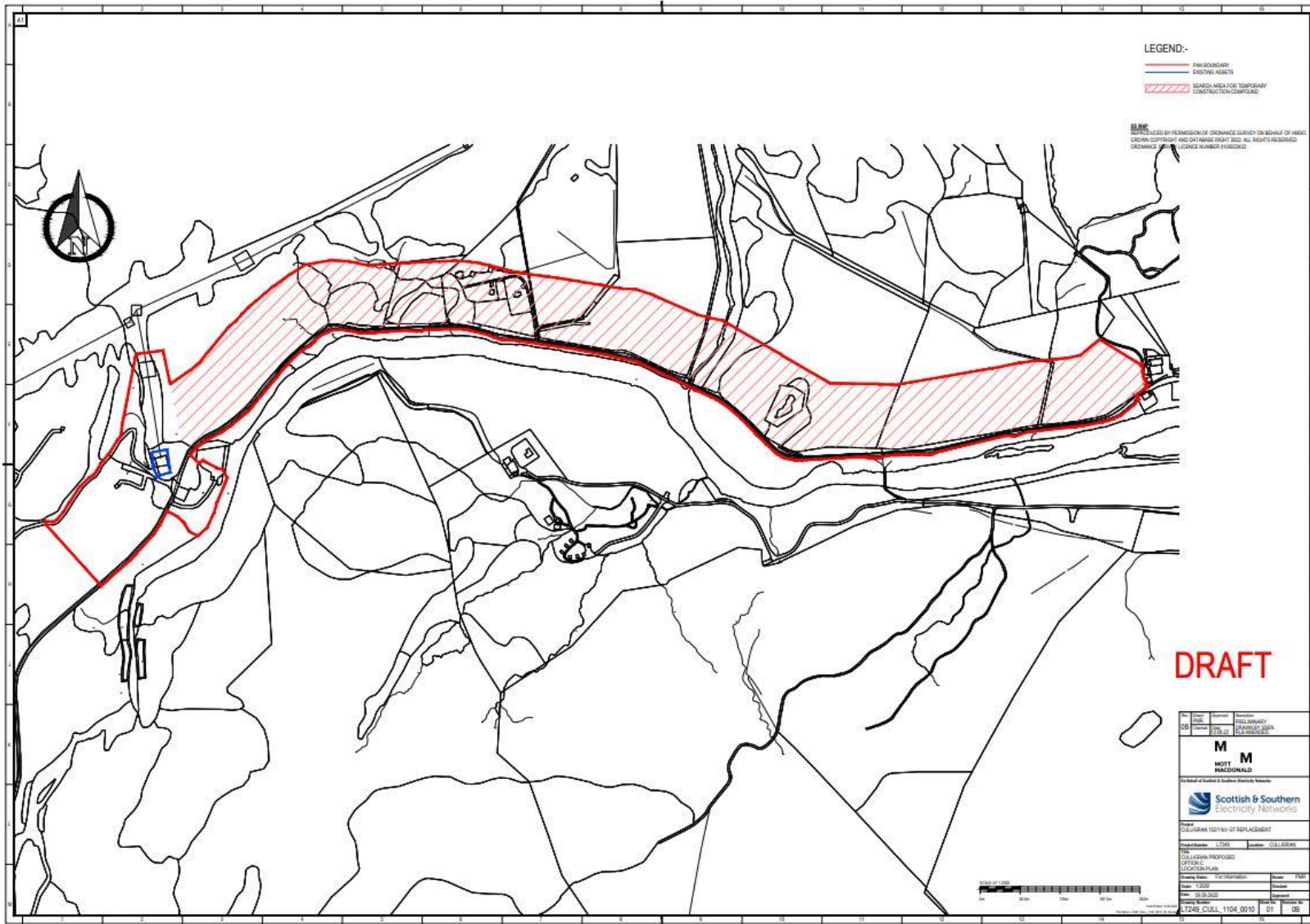
3.3 Pre-application Request with Local Planning Authority

- 3.3.1 A meeting following a formal request for Pre-Application Advice was conducted with The Highland Council (THC) on the 14th of September 2022 (Reference 22/03238/PREMAJ). Written feedback from this pre-application request provided from THC and statutory consultees was then taken forward into the detailed site selection process.
- 3.3.2 Four Site Options were originally identified and went through a detailed site selection process. Site Option C was ultimately selected as the preferred site, based on least potential for environmental and technical constraints. The Site Options are outlined on Plate 1 below.
- 3.3.3 The Proposal of Application Notice (PAN) Red Line Boundary, which was consulted on is shown on Plate 2. This shows the location and the maximum extent of the proposed development. The final design falls within the PAN Red Line Boundary and details of the design submitted can be found in the Planning Application and supporting documentation.

Plate 1 - Culligran Site Options



Plate 2 PAN Red Line Boundary



3.4 Proposal of Application Notice

- 3.4.1 A PAN must be submitted to the Local Planning Authority (LPA), containing the information prescribed in 35B(4) of the TCPA 1997 and Regulation 6 of the DMRs, including an account of what consultation the applicant intends to undertake and information as to when such consultation is to take place, with whom and what form it will take.
- 3.4.2 A Proposal of Application Notice (PAN) was submitted to The Highland Council on 13 October 2022, triggering the consultation period. The PAN provided THC with an outline of the application details, and confirmation of the site location and application boundary. A copy of the PAN is provided in Appendix A.
- 3.4.3 In addition to the PAN and attachments being sent out to THC, below is a list of other parties notified via e-mail on 13 October 2022:

Community Councils;

Strathglass CC, Beauly CC, Kilmorack CC, Kiltarlity CC, Glen urquhart CC

Ward 12 (Aird and Loch Ness Councillors);

Cllr Chris Balance, Cllr Helen Crawford, Cllr David Fraser, Cllr Emma Know and Ward manager Charles Stephen MP Iain Blackford and MSP Kate Forbes

3.5 Discussion with Statutory Consultees

- 3.5.1 SSEN Transmission has been proactive in discussions with prior to, and during the PAN notice period. This has involved telephone and email communication to discuss the proposals and provide updates about submission timescales. Regular updates have been provided to aforementioned Ward 12 Councillors and the Beauly CLG (Beauly CC, Kilmorack CC, Kiltarlity CC, Strathglass CC, Kirkhill & Bunchrew CC) in the form of face-to-face meetings, presentations and emails.

3.6 History of Public Consultation Events

- 3.6.1 In June 2022, local community members and statutory consultees were invited to comment on the proposals for the location of the new Deanie substation. Four options were presented and the SSEN preferred option identified. Further face to face consultation events in the form of two formal Proposal of Application events were held in October/November 2022 and followed up October 2023 with the concluding public feedback event.
- 3.6.2 Due to restrictions in place around social gatherings because of Covid-19 pandemic, the first of three public consultations in June 2022 included a virtual event alongside two face-to face events held at Cannich Hall and Kilmorack Hall. A bespoke online consultation platform was developed for the virtual event which allowed stakeholders to experience the full exhibition from home on a computer, tablet, or mobile device. It was designed to look and feel like a face-to-face consultation in a community hall, with exhibition boards, maps, interactive videos. It provided the opportunity to share views on the proposals. The live-chat function allowed attendees to ask questions and get responses from the project team.
- 3.6.3 Following each of the consultation events, SSEN Transmission issued an update on the project website, thanking members of the public for attending and informing them that all material displayed was available for download on the project webpage(West of Beauly - Asset Replacement Projects - SSEN Transmission (ssen-transmission.co.uk) The updates also confirmed a 4 week feedback period and informed the closing date for feedback on the proposals

3.7 Public Consultation Event 1

3.7.1 The first of the two PAN consultation events commenced on 31 October 2022 and the consultation period and closing date for submitting feedback was 29 November 2022. Events took place at Kilmorack Hall and Cannich Hall with the project team in attendance.

At the first PAN event in October 2022 there was a total of 43 attendees, 35 at Kilmorack Hall and 8 attending at Cannich Hall. The project team attended both PAN events to share and discuss the information and listen to comments and feedback.

3.7.2 The PAC stage 1 consultations were communicated and advertised in the following ways:

- The consultation events were advertised in the Press and Journal (Highland) (Appendix C)
- A maildrop leaflet were sent to 2,123 properties (this was a collective 2km radius of all 4 of the identified proposed substation replacements across Deanie, Culligran, Aigas and Kilmorack), notifying them of the consultation event (Appendix B)
- Consultation booklets were created for these events providing information about the proposed development. Culligran Substation is detailed on pages 14 and 15. The booklets are available here: [SSEN ---West of Beauly---consultation--booklet---oct-2022.pdf](https://ssen-transmission.co.uk/SSEN---West%20of%20Beauly---consultation--booklet---oct-2022.pdf) (ssen-transmission.co.uk).
- The SSEN Transmission project webpage: [West of Beauly - Asset Replacement Projects - SSEN Transmission](https://www.ssen-transmission.co.uk/West-of-Beauly-Asset-Replacement-Projects) (ssen-transmission.co.uk)
- Advance notifications ahead of each of the consultation events were provided to Local Elected members, Community Councils, and the Beauly Community Liaison Group – the notification included the link to the project website and the project information booklet
- Advance notifications were also sent to stakeholders who had signed up to be informed of project updates
- Copies of the project information booklets and posters were sent out to community councillors to put on their social media platforms. Posters were put in local shops to promote the events.
- Statutory consultees were informed of these PAN events

3.7.3 A 3D model providing visualisations of the indicative Proposed Development were available at the public events which can be viewed at [West of Beauly - Asset Replacement Projects - SSEN Transmission](https://www.ssen-transmission.co.uk/West-of-Beauly-Asset-Replacement-Projects) (ssen-transmission.co.uk)

3.7.4 Attendees were invited to feedback comments at the events, through the Feedback Forms at the back of the project information booklet, through the project webpage or via email to the Community Liaison Manager. Stakeholders were informed and directed that they also have the right to comment on the final application through The Highland Council planning portal following submission of the application.

3.7.5 The Table below (section 4) summarises the comments received. Feedback can be grouped into the following five themes: visual impact, noise, electric and magnetic fields, construction traffic and other environmental matters.

3.8 Second PAN Consultation Event

3.8.1 The second and final PAN consultation events commenced on 23rd October 2023 and the consultation period and closing date for submitting feedback was 22nd November 2023. These feedback events took place at Cannich Hall and Kilmorack Hall with the project team in attendance.

3.8.2 At this second PAN event, there was a total of 57 attendees: 42 at Kilmorack Hall and 15 attending the event at Cannich Hall.

The second PAN Consultation events were communicated in the following ways:

- Formal notice and adverts in the Press and Journal (Highland) (Appendix G)
- A maildrop leaflet was sent out to 2,123 properties (collective 2km radius of all 4 of the proposed substation replacement projects covering Deanie, Culligran, Aigas and Kilmorack), notifying them of the consultation event (Appendix I)
- Consultation booklets were created for these events, providing information about the proposed development. Culligran Substation is detailed on pages 11 and 12. The booklets are available here: [ssen---west-of-beauly---october-2023-booklet.pdf](https://www.ssen-transmission.co.uk/ssen---west-of-beauly---october-2023-booklet.pdf) ([ssen-transmission.co.uk](https://www.ssen-transmission.co.uk))
- The SSEN Transmission project webpage: West of Beaulay - Asset Replacement Projects - SSEN Transmission ([ssen-transmission.co.uk](https://www.ssen-transmission.co.uk));
- Advance notifications ahead of each of the consultation events were provided to Local Elected members, Community Councils, and the Beaulay CLG – the notification included the link to the project website and the project information booklet;
- Advance notifications were also sent to stakeholders who had signed up to be informed of project updates;
- Copies of the project information booklets and posters were sent out to community councillors to put on their social media platforms. Posters were put in local shops to promote the events;
- Statutory consultees were informed of these PAN events.

3.8.3 Stakeholders were informed that the event did not remove the right to comment on the final application through the planning portal following a formal planning submission, including how we fed back comments to the first event.

3.8.4 A 3D model providing visualisations of the Proposed Development were available at the public events can be viewed at [West of Beaulay - Asset Replacement Projects - SSEN Transmission \(ssen-transmission.co.uk\)](https://www.ssen-transmission.co.uk)

3.8.5 Attendees were invited to feedback comments both at the events and through the Feedback Forms captured at the back of the project information booklet, through the project webpage or via email to the Community Liaison Manager. Stakeholders were informed that they also have right to comment on the final application through The Highland Council planning portal after submission of the application.

3.8.6 The Table in Section 4 summarises the comments received.

4. PUBLIC RESPONSES AND KEY ISSUES

4.1 Public Consultation Event

4.1.1 Section 3.7.2 and 3.8.2 provides a summary of how the event was advertised to ensure Stakeholders were aware it was taking place and their feedback was welcomed and encouraged.

4.1.2 SSEN Transmission asked Stakeholders to respond to the following questions:

- Has the requirement for the Asset Replacement projects been clearly explained?
- Based on the information provided do you agree with the preferred site for Culligran Substation?
- Do you have a preference as to whether the equipment is to be indoor or outdoor?
- If your preference is for the equipment to be indoor, what is your preferred colour for the building?
- Are there any additional factors or concerns that you consider important and should be brought to the attention of the project team?

4.1.3 At the public consultation events and through the consultation process, verbal feedback was noted and was also encouraged to formally be submitted through the feedback forms. The feedback forms were included in the Information booklet and were also available to be completed digitally and by email through the projects` web page. The feedback period was open for a 4-week period and was directed to the Community Liaison Manager,

4.1.4 SSEN Transmission received three pieces of written feedback following the PAN Event despite specifically about the proposed Deanie Substation despite various efforts to advertise the events widely. Table 1 Summarises the feedback received and the response provided. Feedback is grouped into three key themes: Visual Impact and Impact on Tourism/public interest.

Table 1: Feedback Summary and ResponseTopic	Who	Comments Raised	SSEN Transmission`s Response
Visual Impact	Community and Mountaineering Scotland	<p>Concerns around the visual impact from the hillside of the new substation</p> <p>The road through Glen Strathfarrar is a popular one for hillwalkers wishing to take in the Munro and Corbett summits lying north of the glen road, in both summer and winter, and for the ice-climbing crags in winter.</p> <p>The visibility of the new assets could be an important feature for recreational visitors, and we request that SSEN bear in mind visibility of the new</p>	<p>Please be assured the environment team have identified both popular walking routes that Mountaineering Scotland have asked us to consider. The ZTV mapping shows what extent of these routes have potential views of the proposals based on bare-earth modelling, and there are representative photographs and there will be photomontages too; illustrating the nature of the views experienced.</p> <p>I hope this provides reassurances, but please let me know if you have any further questions/comments.</p>

Table 1: Feedback Summary and ResponseTopic	Who	Comments Raised	SSEN Transmission`s Response
		substations from the road and from the hills lying north of the road. The design and landscaping is important and needs to be effective in both summer and winter conditions.	
Construction Traffic	Community	Concerns about the impact on tourism and public use due to the impact of increased traffic/construction traffic in the area – requested that this is minimised.	Increased traffic will be temporary during the construction phase (approximately 18 months), for the operational phase there should be a minimal increase in traffic with the main difference being visits approximately monthly to the new site or more frequently if there is a fault (which should be rare). The construction phase traffic will be carefully managed, particularly on the Glen Strathfarrar road, with plans currently under development.
Location of proposed substation	Community	Requested that the new substation is located as close to the current substation as possible.	Detailed site selection identified the proposed substation at this location can be in close proximity to the existing substation.

5. CONCLUSIONS AND NEXT STEPS

5.1 Conclusions

This PAC Report documents the consultation events which were designed to engage with Stakeholders, primarily the local community, landowners, individual residents to invite feedback on the Proposed Development. The themes from the 2 pieces of feedback were:

- the visual impact of the substation
- construction traffic impact on tourism and local people

5.1.1 The approach to public consultation has ensured that the local community and `users` of the area have been given the opportunity to comment on the proposals. This has enabled locally important issues and concerns to be identified and subsequently considered in the preparation of the Culligran Asset Replacement consents application.

5.2 Next Steps

5.2.1 SSEN Transmission will continue to engage with Stakeholders and the local community and Beaulieu CLG as the project progresses. Members of the public will also have the opportunity to comment on the Planning application once it has been submitted. Full instructions on how to comment and the timescales for doing so will be advertised in the local press when the application is submitted. Information will be posted on the SSEN Transmission project website and the Beaulieu CLG of which Strathglass Community Council is one of the members will be informed of updates.

APPENDIX A – PROPOSAL OF APPLICATION NOTICE

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Mark Fitzpatrick
Strategic Projects Team
The Highland Council
Glenurquhart Road
Inverness
IV3 5NX

Callum Petrie
Scottish Hydro Electric Transmission Plc
Inveralmond House
200 Dunkeld Road
Perth
PH1 3AQ
Telephone – 07385430158
e-mail – callum.cp.petrie@sse.com

18th October 2022

Dear Mr Fitzpatrick

Our ref: LT249 Culligran Replacement Substation - PAN Submission

Proposal of Application Notice: Replacement of existing Culligran Substation comprising: permanent access track, fenced platform area (not exceeding 50x95m) incorporating control building, transformers, plant and infrastructure, ancillary facilities, temporary construction compound and laydown area(s), alongside drainage and landscaping requirements at land west of Culligran Substation, Glen Strathfarrar, IV4 7JT

Scottish Hydro Electric Transmission plc (the Applicant), operating and known as Scottish and Southern Electricity Networks Transmission (SSEN Transmission), is pleased to submit this Proposal of Application Notice (PAN) and associated site location plan relating to the proposed offline replacement of Culligran Substation.

The proposed development has been subject to the formal pre-application process and is considered to be on the threshold of Major Development as defined by **Scottish Planning Series Circular 5 2009: Hierarchy of Developments**.

The redline PAN boundary seeks to include all land required to undertake the offline replacement substation required at or near Culligran Hydro Power Station.

Further details on the proposed development will be provided at public face-to-face consultation events.

The first public consultation events are proposed for:

- Monday 31 October 2022 between 3pm and 7pm at Kilmorack Hall, IV4 7AG
- Tuesday 1 November 2022 between 3.30pm and 6.45pm at Cannich Village Hall, IV4 7LY

An advert for these events will be placed in the Press & Journal on Wednesday 19 October at least 7 days in advance of the event. Further to this, as Applicants we are committing to at least one follow-

up event in the new year. The full details of a follow up event will be submitted to the Planning Authority no less than four weeks in advance of with associated local newspaper advert and notices, no less than one week (7 days) in advance.

TBC-

- Mon 6 February 2023 between 3pm and 7pm at Kilmorack Hall, IV4 7AG
- Tuesday 7 February 2023 between 3pm and 7pm at Cannich Village Hall, IV47LY

Copies of this notice will be sent to the parties, as identified in the accompanying PAN (in advance of both sets of consultation dates).

In terms of additional consultation and publicity, the Applicant proposes the following:

- Mail Drop in the local area;
- Posters in the local area;
- Updates via social media accounts;
- Updates on the project website.

Please note that in line with pre-application discussions, we do not propose to host a follow up Virtual event as part of consultation for this proposed development site. The rationale for this is due to our initial pre-PAN public consultation events hosted in June 2022 was supported by a virtual event with no attendees. We consider the fact we have already hosted a pre-PAN consultation event and virtual event, in addition to the two separate post PAN submission face-to-face events committed to, is both sufficient and proportionate in this regard.

We trust that the approach as set out, associated background mapping including redline boundaries and details in the attached PAN form is sufficient to meet the terms of the statutory requirements for pre-application consultation, without prejudice to the planning authority's obligations under the terms of Section 35(B)7 of the Town and Country Planning Act 1997 (as amended).

I look forward to receiving confirmation of receipt and validation of this PAN within 21 days.

Should you have any queries or require further information please contact me directly.

Yours sincerely

Callum Petrie MA (Hons) MSc MRTPI
Consents and Environment Manager
Scottish Hydro Electric Transmission plc

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006 Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

The Council will respond within 21 days of receiving the Notice. It will advise whether the proposed Pre-application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required. Please note that a planning application for this proposed development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received by the Council and without the statutory consultation requirements having been undertaken. The planning application must be accompanied by a Pre-application consultation report.

<p>Applicant: Scottish Hydro Electric Transmission plc</p> <p>Address: Inveralmond House, 200 Dunkeld Road, Perth, PH1 3AQ</p> <p>Phone:07385430158 E-mail:callum.cp.petrie@sse.com</p>	<p>Agent: N/A</p> <p>Address</p> <p>Phone</p> <p>E-mail</p>
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<p>Address or Location of Proposed Development</p> <p>Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice</p> <p>Land South West of Culligran Substation, Glen Strathfarrar IV4 7JT.</p>
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<p>Description of Development</p> <p>Please include detail where appropriate – eg the number of residential units; the gross floorspace in m of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.</p> <p>Replacement of existing Culligran Substation comprising: access track, fenced platform area (not exceeding 50x95m) incorporating control building, transformers, plant and infrastructure, associated ancillary facilities, temporary construction compound and laydown area(s), alongside drainage and landscaping requirements.</p>

<p>Pre-application Screening Notice</p> <p>Has a Screening Opinion been issued on the need for a Proposal of Application notice by</p>

the Highland Council in respect of the proposed development?

If yes, please provide a copy of this Opinion.

No.

Community Consultation [See checklist of Statutory minimum consultation attached]

State which other parties have received a copy of this Proposal of Application Notice.

Community Council/s	Date Notice Served	13 October 2022
Strathglass CC, Beaully CC, Kilmorack CC, Kiltarlity CC, Glen Urquhart CC (construction traffic)		

Names/details of any other parties

Ward 12 (Aird & Loch Ness) Councillors:	Date Notice Served	13 October 2022
MP - Iain Blackford MSP - Kate Forbes	Cllr Chris Ballance, Cllr Helen Crawford, Cllr David Fraser, Cllr Emma Knox; Ward Manager Charles Stephen	


Notifications sent via email. The follow up public PAN event will include notice to the same aforementioned parties as a minimum.

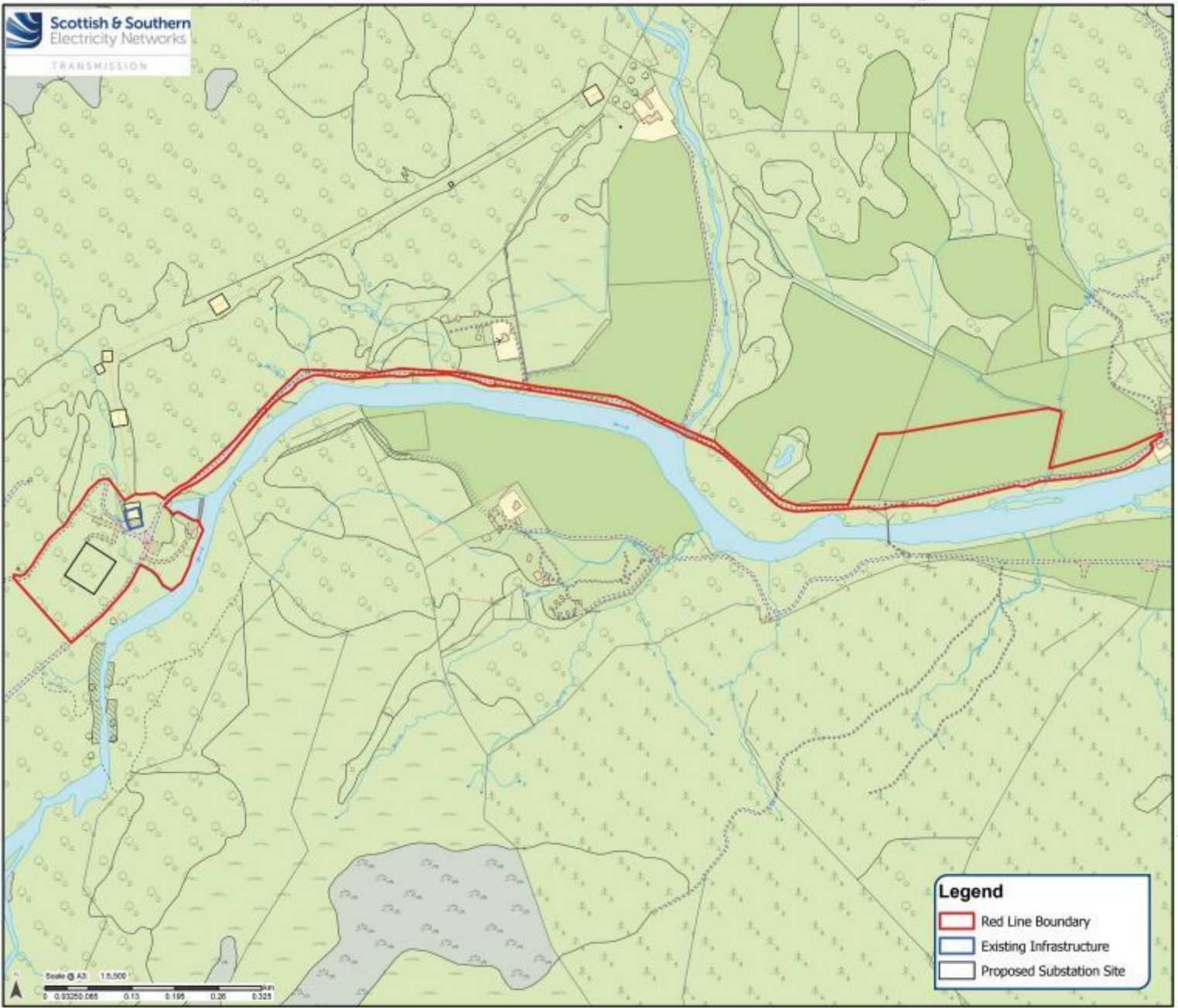
Please give details of proposed consultation		Date and time
Proposed public event	Venue	
In-Person Public Consultation (1st PAN events);	Kilmorack Hall, Kilmorack IV4 7AG Cannich Village Hall, Cannich IV47LY	Mon 31.10.22 15.00-19.00 Tue 01.11.22 15.30-18.45
(2nd PAN events);	Kilmorack Hall, Kilmorack IV4 7AG Cannich Village Hall, Cannich IV47LY	TBC- Mon 6.02.23 15.00-19.00 Tue 7.02.23 15.30 - 18.45

Newspaper Advert – name of newspaper **Advert date(when known)**

Press & Journal – An advert will be placed in this newspaper on Wednesday 19 October 22 (in excess of 7 days prior to the first public consultation events). A second advert will thereafter be placed in this newspaper in January 2023, advising on the date, time and venue of a follow up (2nd) event.

Details of any other consultation methods (date, time and with whom) Information leaflet drop to properties (circa 2000) within the vicinity of the proposed development sites (please see coverage map enclosed). In addition, information will be provided on the project website <https://www.ssen-transmission.co.uk/projects/project-map/west-of-beaully---asset-replacement-projects/>, SSE social media outlets, direct updates to Beaully CLG and Strathglass Development Trust. All of the aforementioned will take place either; ongoing throughout the Consultation process and until a planning application is concluded, or at least 7 days prior to the public events (in case of leaflet drop).

Signed .  Date..... 18 October 2022.....

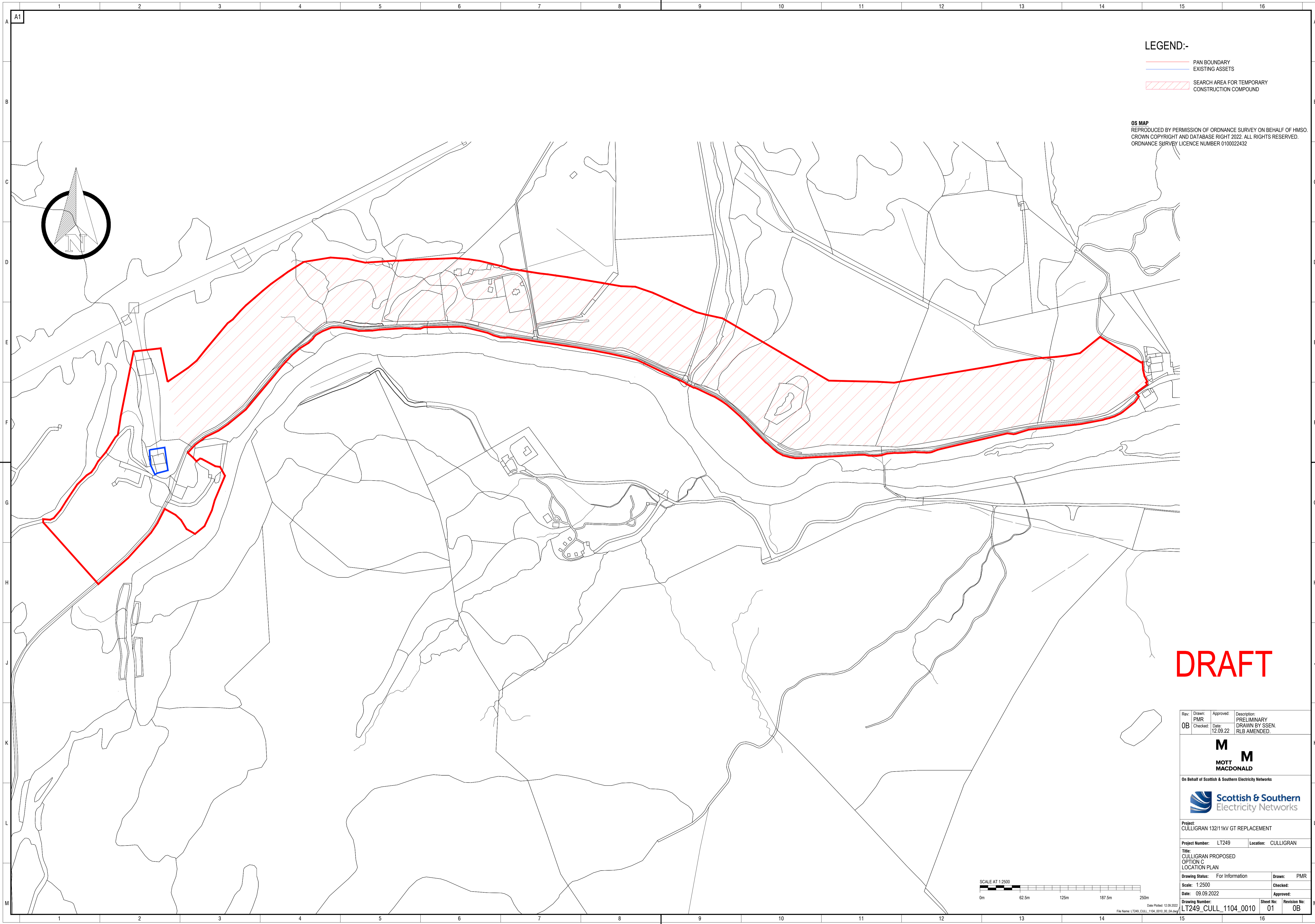


Legend

- Red Line Boundary
- Existing Infrastructure
- Proposed Substation Site

Scale @ A3 1:5,000
0 0.03250 0.065 0.13 0.195 0.26 0.325

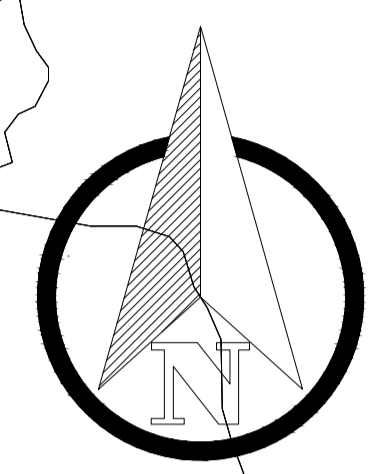
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LEGEND:-

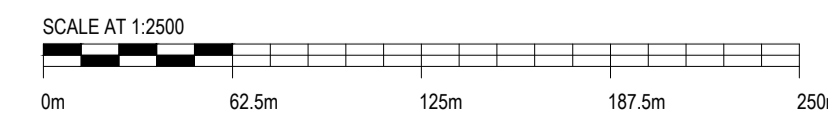
- PAN BOUNDARY
- EXISTING ASSETS
- SEARCH AREA FOR TEMPORARY CONSTRUCTION COMPOUND

OS MAP
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 ORDNANCE SURVEY LICENCE NUMBER 0100022432



DRAFT

Rev: PMR	Approved:	Description:
0B	Checked: 12.09.22	PRELIMINARY DRAWN BY SSEN. RLB AMENDED.
M M MOTT MACDONALD		
On Behalf of Scottish & Southern Electricity Networks		
Project: CULLIGRAN 132/11kV GT REPLACEMENT		
Project Number: LT249	Location: CULLIGRAN	
Title: CULLIGRAN PROPOSED OPTION C LOCATION PLAN		
Drawing Status: For Information	Drawn: PMR	
Scale: 1:2500	Checked:	
Date: 09.09.2022	Approved:	
Drawing Number: LT249_CULL_1104_0010	Sheet No: 01	Revision No: 0B



Date Plotted: 12.09.2022
 File Name: LT249_CULL_1104_0010_00_00.dwg

APPENDIX B: PUBLIC CONSULTATION EVENT 1 POSTER AND MAILDROP

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West of Beauly – Asset Replacement Projects Consultation Events

SSEN Transmission invites you to share your views with us.

What is happening?

Scottish and Southern Electricity Networks (SSEN) Transmission are holding two further consultation events for the West of Beauly - Asset Replacement projects, (formerly the Beauly Cluster), following the events held back in June. These are the first of 2 consultations as part of the statutory Pre-Application Consultation (PAC) which is required for major planning applications, the second and final PAC events will be held early 2023.

The project team have reviewed all feedback received to date and are now at the final, detailed site selection stage for these asset replacement projects required at Deanie, Culligran, Aigas and Kilmorack.

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To find out more visit the project website:

www.ssen-transmission.co.uk/projects/west-of-beauly-asset-replacement-projects

The consultation events will be taking place on:

Monday 31st October
3pm-7pm
Kilmorack Hall, IV4 7AG

Tuesday 1st November
3.30pm-6.45pm
Cannich Village Hall, IV4 7LY

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If you have any questions, please do not hesitate to contact our Community Liaison Manager:



Sally Cooper

Community Liaison Manager,
10 Henderson Road, Inverness, IV1 1SN (Return address)

Mob: **+44 (0) 7918 470281**

Email: **sally.cooper@sse.com**

 **@ssencommunity**

 **@SSETransmission**



Scottish & Southern
Electricity Networks

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APPENDIX C: PUBLIC CONSULTATION EVENT 1 NEWSPAPER ADVERTS

**Canadian crooner and Scots
superstar to light up P&J Live**



PAGE 3

**City streets safer as
violent home raiders
jailed for four years**

- Pair beat victim with iron bar during terrifying armed robbery
- Victim was threatened with samurai sword decapitation



Barry Robertson and Mark Main at Aberdeen Sheriff Court.

DANIEL MCKAY

TWO men have been jailed after staging a terrifying night-time armed robbery at a house in Aberdeen in which they left their victim bloody and broken after beating him with a metal pole.

Barry Robertson, 52, and Mark Main, 37, also threatened to decapitate the man with ornamental samurai swords as they spent 20 minutes searching his home for items of value.

The men, who each have a history of violence, had been lurking outside their victim's home and were spotted standing on a ladder to peer through a window before bursting inside.

Fiscal depute Ruaridh McAlister

said Main was brandishing a 2ft metal pole with which he struck the man repeatedly, including seven blows to his head, all the while demanding money.

The beating was so severe their victim sustained a broken shoulder and broken finger, together with an array of facial and head wounds.

Alcohol and drugs were said to have played a part in the behaviour of both attackers, but in court Sheriff Graham Buchanan said Robertson was simply such a violent man he "couldn't ever be trusted to reform".

Each man was sentenced to four years in prison, with a further two years of supervision following their release.

Full story: Page 6

**Staff shortage
crisis forces
ward closure**

CAMERON ROY

A crippling shortage of staff has forced the temporary closure of the specialist dementia ward at Glen O'Dee Hospital in Banchory.

It is understood 11 patients have been relocated to other hospitals in the north-east.

The move comes just a month after the Mental Health Commission released a scathing report into care at the Scolty Ward.

Full story: Page 5

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PRE-APPLICATION CONSULTATION BY SCOTTISH HYDRO ELECTRIC TRANSMISSION PLC

Notice under Regulation 7 (2)(b) The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 on behalf of Scottish Hydro Electric Transmission plc relating to pre-application consultation for four proposed developments: referred collectively as 'West of Beaulieu - Asset Replacement Projects'.
The proposed development sites are located at or near existing Deanie (IV47JX), Culligran (IV47JT), Aigas (IV47AE) and Kilmorack (IV47AL) Hydro Power Stations.
The proposed developments comprise the following elements:
STANDALONE REPLACEMENT SUBSTATION AT EACH OF THE FOUR IDENTIFIED SITES INCORPORATING TRANSFORMERS, A NEW CONTROL BUILDING, ASSOCIATED PLANT AND INFRASTRUCTURE, ANCILLARY FACILITIES, TEMPORARY SITE COMPOUND(S) AND CONSTRUCTION LAYDOWN AREAS (WHERE REQUIRED), PERMANENT SITE ACCESS ALONGSIDE ANY LANDSCAPING AND BIODIVERSITY REQUIREMENTS.

An individual site-specific Proposal of Application Notice (PAN) was submitted to The Highland Council (THC) for these proposals on 18 October.
Members of the local community and interested members of the public are invited to attend the following consultation events relating to the proposals described above to be held on:
Monday 31st October 2022, 3pm - 7pm, Kilmorack Hall, Kilmorack, IV4 7AG
Tuesday 1st November 2022, 3.30pm - 6.45pm, Cannich Village Hall, Cannich, IV4 7LY

These events are an opportunity to view the proposals and to meet the Applicant and Project Team who will be available to answer questions about the projects.
Further information may be obtained on the project website <https://www.ssen-transmission.co.uk/projects/project-map/west-of-beaulieu-asset-replacement-projects/> and from Sally Cooper, Community Liaison Manager, Scottish & Southern Electricity Networks on 07918 470281, by email sally.cooper@sse.com or in writing to Sally Cooper, Community Liaison Manager, Scottish and Southern Electricity Networks, 10 Henderson Road, Inverness, IV1 1SN

Persons wishing to make comments on individual or all proposals (Deanie, Culligran, Aigas, Kilmorack) may do so at the above events and/or in writing to Sally Cooper (details as above), by **Tuesday 29th November 2022.**

This notice does not relate to a planning application and comments should not be made to THC. Any comments made to Scottish Hydro Electric Transmission plc are not representations to the planning authority. If a planning application is subsequently submitted by Scottish Hydro Electric Transmission plc to THC, normal neighbour notification and publicity will be undertaken, and there will be the opportunity to make formal representations regarding the proposals at that time.

To book your advert call
01224 691212

The Press and Journal
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Public Notices

The Town and Country Planning (Scotland) Act 1997 Regulation 6 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 Notice Published Under Regulation 7 (2)(b)

One Planet Developments Limited give notice of the proposed major development of the installation and operation of a battery energy storage system and associated infrastructure on land at Meelaw Farm, Laurencekirk.
This notice advises of the public consultation in respect of the above proposed development. A public consultation event will take place on 26 October 2022 at Drumlithie Village Hall between 12.30pm and 7.00pm, with an opportunity to ask questions of the design team and provide feedback to them.
Any persons wishing to obtain further information or to make comments on the proposal can do so by visiting <https://www.oneplanet.ltd/> and completing the on-line feedback form, or by emailing meetlaw@oneplanet.ltd, as well as at the event.
Comments must be submitted by 9 November 2022.

Following closure of the period for the submission of comments a summary of the feedback from the consultation event and how the applicant has responded to that will be made available on the above website for a minimum of two weeks.
Please note that comments made at this stage are not representations to the planning authority in respect of a planning application. If a planning application is submitted, there will be an opportunity to make representations on that planning application to the planning authority at that time.

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Saturday 22nd October

From 10am - 12 noon

Admission 50p

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Retail chiefs in rates plea

SIMON WARBURTON

Eastgate shopping centre in Inverness is urging Highland Council to use “common sense” in applying any increase in business rates as speculation grows that the tax could increase in line with the spiralling cost of living.

UK inflation is currently running hot at around 10% and the Scottish Retail Consortium (SRC) estimates if business rates rocket at the same pace, it could see retailers slapped with a huge increase in bills of £60 million from next April.

Eastgate centre manager Jackie Cuddy said: “We are aware a revaluation is coming up but we are hoping Highland Council will use common sense in these times of spiralling costs for businesses when making any adjustments.”

The SRC also issued a

plea to the government to give north and north-east companies “breathing space” ahead of any potential rise in business rates in the region.

Meanwhile, business improvement company Inverness Bid also made an impassioned plea for non-domestic rates not to rise as companies face a “perfect storm” of high energy bills, soaring inflation and increasing interest rates.

Inverness Bid director Lorraine Bremner McBride said: “Our city centre businesses, which are at the heart of our community, need support and a period of stability and absolutely not higher non-domestic rates to pay.”

“The message our businesses tell me time and again is rents and rates are too high as it is and in some cases it has already led to doors closing.”

The SRC’s comments come ahead of what it says are “ominous” prospects mooted in the Scottish Spending Review of a further increase in business rates, which are already at a 23-year high.

Describing any inflation-matching hike in business rates as “investment-sapping,” the SRC insisted such a hike would be “gruelling for stores to absorb” and make rejuvenating high streets and retail destinations even harder.

SRC director David Lonsdale said: “It would be putting rocks in the retail industry’s rucksack as it seeks to recover and climb out from some of the worst trading conditions seen in decades.”

The remarks come as latest figures show vacancy rates across Scotland have stalled at 15.7% for the second consecutive quarter.



RISING COSTS: Inverness retail leaders are warning about any business rates increase.

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