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Function	Major Projects

Meeting	Fort Augustus Community Liaison Group – Lovat Hotel Fort Augustus
Date	10/02/2026
Time	19:00 – 21:00

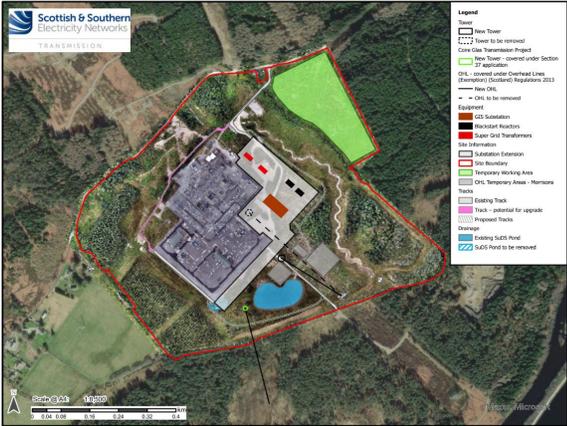
Fort Augustus CLG Attendees and Apologies:

Attendees	Position
Ryan Davidson	SSEN Transmission – Community Engagement Policy Manager
Joseph Burt	Omexom
Aneta Kippen	Omexom
Jo Rodgers	Community Investment Manager SSEN Transmission
Ian Allsopp	Forestry & Land Scotland
Colin Wallace	SSEN Transmission – Skye Reinforcement Cable PM
Russell Maxwell	SSEN Transmission – Skye Reinforcement Cable PM
Sam Cornelius	Resident
Clare Chapman	Resident
Barbara Crook	Resident
Apologies	
David Fraser	Councillor
Jo Smith	Resident
Colin Macdonald	SSEN Transmission – PM Fort Augustus Substation Project

Phoebe Williams	Balfour Beatty
Lucy Thornton	Resident
Dan Thornton	Resident
Bob Lee	Resident
Michael Alvey Anderson	Resident
Jenny Findlay	FA&G Community Council
Mike Anderson	FA&G Community Council

Minutes

1.0	Introductions and apologies.
1.1	RD welcomed everyone in attendance and facilitated introductions
1.2	Apologies detailed above
2.0	Approval of previous minutes and matters arising
2.1	Previous minutes were circulated on time. No amendments
3.0	Agenda
3.1	<ul style="list-style-type: none"> 1. Welcome and Introductions 2. Apologies 3. Agree previous minutes 4. Review of previous actions 5. Project Updates 6. Community Benefit Fund 7. AOCB 8. Date of next meeting

4.0	Review of Previous Actions
4.1	CW confirmed that the Skye new height restrictors would be installed and that these would be permanent. IA unsure if FLS have agreed to this and will check and circulate update.
4.2	IA noted truck on FLS land has not yet been lifted. CC noted that the vehicle has now been vandalised.
4.3	RD noted that feedback from Operations was that the deer fence work was ongoing, but planting had started in earnest. CC asked where planting has been done. RD to find out.
4.4	CC noted K.V Shephard moving stone on a Saturday. Colin to find out why they were working on a Saturday.
5.0	Project Updates
	<p style="text-align: center;">Fort Augustus 400 kV upgrade - General</p> <div style="display: flex; align-items: flex-start;">  <div style="margin-left: 20px;"> <p>Description:</p> <ul style="list-style-type: none"> The 400kV upgrade project is located within east of site and will supersede the existing planning consent for a 275kV extension. <p>Project updates:</p> <ul style="list-style-type: none"> Remobilisation to the site in support of 2026 activities is planned for w/c 16th Feb with the arrival of cabins etc at the same location used in 2025. On-site works will recommence in March 2026. Discharge of Planning Consent Conditions continues. Interfacing with other SSE projects in the area continues. Mindset to minimise "This is another project/team..." in the eyes of the community. SSEN-T Forestry Operations activities continue in the area – combining veg. maintenance and repair of 2024 windblow. Repair/improvement of the existing deer fence will commence in March 2026. </div> </div> <div style="text-align: right; margin-top: 20px;">  </div>

5.2	<p>Omexom</p> <p>Community Engagement - Current Status 03.02.2026</p> <p>Community Liaison Officer - Aneta Kippen</p> <ul style="list-style-type: none"> • The contact number provided for Community Fort Augustus is connected to WhatsApp, which allows direct communication with the Community Liaison Officer in case of any issues or concerns. • Sweet "Santa" gift packages were purchased and donated to the Fort Augustus and Glenmoriston Community Company for the Christmas Day • Lunch supporting people who are lonely or in need. • Initial discussions have begun with 3 Glens Community Care regarding potential cooperation. As part of this partnership, we would be able to support seasonal garden work and small household tasks for elderl and isolated residents through our volunteers. • On 11 February, donations will be delivered to the Food Bank operate by the Fort Augustus and Glenmoriston Community Company. This support is ongoing and cyclical, provided according to community needs rather than as a one-off initiative. • We are awaiting a response from the organisers of the Highland Games, where we hope to participate not only as volunteers but also by forming a team to actively take part in the competitions. • Neighbourhood conversations have been carried out, consistently emphasising our commitment to offering everyday support to the local community and building strong, positive relationships. • We are also awaiting a reply from Mike Anderson regarding the Cill Chuimein Legacy Project, to determine how we can contribute to and support this initiative.   <p>Aneta gave overview of Omexom Community Engagement and community support being delivered as part of the project.</p>
5.3	CW confirmed the Skye project contractors have been asked to sweep the road after every day and that this is being undertaken.
5.4	CC asked if these was an opportunity for a small community benefit action to sweep the entire Auchterawe Road. CW said Skye project team will pick this up with contractor.
5.5	JB gave overview of Omexom works that are kicking off works including the cable diversion.
5.6	Omexom is enrolling in the Considerate Constructors scheme. Registration done this week and community will see signage around the site and roads – more info on this here: Considerate Constructors Scheme
5.7	BC noted still increase in coffee cups and red bull. Raise with Balfour and contractors. Discussion about what can be done to stop this. Teams confirmed that litter and fire safety with cigarettes is included in site inductions. Contractors to keep on their radar with staff working in and around site.

Coire Glas Connection- Development

Overhead Line Development

The Project has continued to engage with both the Developer and FLS regarding routeing in Glengarry Forest with the aim of reducing impacts on areas of Caledonian Pine in particular.

This has presented significant challenge to all parties and has resulted in the Developer agreeing to relocate their Point of Connection (Coire Glas Switching station) which in turn has allowed us to explore and develop alternative alignments in this area.

Due to the extended nature of these ongoing discussions and the subsequent delay to programme, taken together with the additional design measures being developed to mitigate various objections to our Section 37 application (March 2023), we have decided a new Section 37 Application would be more appropriate to capture these changes than submitting a significant amount of Supplementary Environmental Information (SEI).

We have therefore withdrawn the previous Section37 application and will submit a new Section 37 application that assesses the full new alignment.

Next Steps:

- New section 37 Application – delays in finalising engineering information in Glengarry section has delayed submission- forecast now Quarter 2 2026.



Coire Glas Connection-Development

Coire Glas Switching Station

Following the Developer's decision with FLS to relocate their switching station, which provides the point of connection to the Transmission network, the project is continuing with development of the engineering design and Environmental Impact Assessments to support a Town and Country Planning Application. This application will be known as the "Coire Glas Switching Station".

Further Statutory and Public Consultation (PAN 2) were held on 29th/30th October 2025 (in conjunction with the OHL PAC)

Next Steps:

- Submission of our TCP Application is now anticipated in Quarter 2 2026 due to delays in engineering design information



Loch Lundie Substation

The Project has completed the Engineering Design and is finalising the Environmental Impact Assessments to support a Town and Country Planning Application for the Loch Lundie Substation.

Next Steps:

- Town and Country Planning Application- now forecast for Quarter 2 2026 due to completion of detailed Peat Restoration Management plans

General Project Position

- The Developer is maintaining their contracted connection dates for connection of both Phase 1 and 2 on 31st October 2029. This however is likely to change and move out.
- As such our connection construction works are anticipated to commence in Q2 2027 and be completed by October 2029, however as above this may change.
- Demolition and removal of the existing 132kV infrastructure between Loch Lundie and Auchterawe may potentially extend beyond energisation dates of the new works.
- We are currently commencing supply chain engagement in order that construction cost and programme can be refined and long lead plant items be identified and sourced.

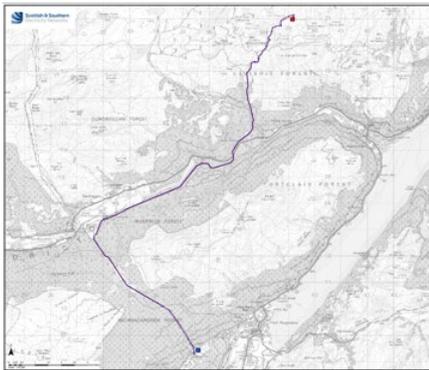


5.9

CC asked why the removal of the 132kV line would be extended beyond energisation. Rd to ask Derek Hearn

5.10

Bhlaraidh Wind Farm Connection



Project Description: New substation, underground cable and overhead line to connect the Bhlaraidh windfarm extension into Fort Augustus. Full construction site setup planned March 2027.

- Project team continuing to work through discharging Section 37 conditions with forestry conditions almost complete.
- Bridge repairs in Glen Moriston estate have commenced to enable forestry works.
- Felling planned to begin end March/beginning April 2026 on FLS land and in Glenmoriston estate. Traffic management will be required on the A887 for a section of works (details tbc with Traffic Scotland).
- Continued inclusion of Bhlaraidh within Fort Augustus CLG as part of planning condition.



RD confirmed felling for Bhlaraidh Windfarm project would start in Glenmoriston estate and not Fort Augustus end. Dates for works at the Fort Augustus end to be confirmed.

Skye Reinforcement



Section 37 has been granted June 2025

Overall early construction works to start March 26

- Underground cable from Fort Augustus Substation to Loch Lundie, where it will connect with the Skye overhead line
- Quarry and Welfare compound/laydown area to the East of the Substation; Planning applications granted (Wood Group)
- Welfare compound/accommodation currently at Glen Mhor (Balfour Beattie)



Skye Reinforcement (Overhead Line – Balfour Beatty)



Accommodation and Yard at Glen Mor

Currently in development with Cabin deliveries and site set up ongoing.



Skye Reinforcement (Underground Cable – Wood Group)



Planning Permission granted for Fort Augustus compound nr Substation (Wood Group)

Pre-construction works (ongoing):

- Compound and drum storage area construction
- Stone production
- Forest road reinforcement
- Cable & Cabin deliveries
- Compound set up



CW gave update on Skye Reinforcement project.

5.12

Update on Balfour Beatty camp not covered as people from the areas were not in attendance. Slides included below for info.

Actions taken from last meeting

5.5	Question asked as to whether the cabins will be green. Phoebe confirmed they will be.
5.6	PW also able to confirm that the lorries coming from Edinburgh and via A9. Comms will be going out to residents.
5.7	DT & LT raised issue about lighting at Balfour site. Query about proposed street lighting. PW stated lighting will be lower level and is required for safety reasons. Request for residents to know what the lighting looks like and if it'll be 24 hours. Lighting will potentially be 24 hours, again for safety reasons.
5.8	DT & LT also raised concern that the project is not complying with the current planning conditions regarding lighting. PW to look into and provide a response
5.9	Request for Balfour Beatty to attend at night to look at the lighting. PW will request.



Actions taken from last meeting

5.5 Cabins will be green on delivery (RAL code 6005)

- The first ~40 double-stacked units (20 x 2) have arrived and placed on foundations, awaiting connections
- Existing cabins will begin to be demobilised and returned to rental when majority green ones are sited and connected
- This is programmed to be around mid-April

5.6 Change to cabin delivery route – see right

- Deliveries for our Glen Mor workers village are now being delivered via A9 > A889 > A86 > A82
- We are having active conversations with Dalwhinnie, Laggan and Spean Bridge Community Councils
- We communicated this with Fort Augustus and Glenmoriston CC as soon as route confirmed

5.7 Street lighting has begun to be put in place along main access track for sleeper units

- These are downlit, solar lamps
- We are awaiting final layout of walkways before we can share the full layout and visuals but will do this as soon as available
- Other lighting around site is on sensors and should only be on during movement on site
- Some permanent lights to demarcate edges of site, for safety and security as previously discussed
- We have had delays to our delivery schedule out with our control, meaning the welfare unit due to sit in front of our office to screen lighting has still not been sited
- This is due for delivery and siting w/c 9th February (this week)



Actions taken from last meeting

5.8 Committed to meeting planning regulations

- We feel we are complying with regulations relating to lighting and noise and want to continue to have open conversations as issues arise or we have updates to share
- If there are any issues or anyone feels we are not in compliance, parties are welcome to make complaints via Highland Council planning team but again we would appreciate conversation in advance

5.9 Project Managers Amy Fraser and Colin McRae visited Dan and Lucy at Taigh Sealladh Feidh B&B to discuss lighting and noise w/c 12th November

- Some adjustments made; light at front of office unit switched off following visit
- We continue to close blinds and switch off office lights every evening, leaving only downlit security lights
- Site closed between 18th December and 5th January with limited/staggered return due to weather; only lights during this time were security, with 24/7 security checks during this time
- As previously, we have had delays with the cabin deliveries which would have blocked light sooner but with delivery due w/c 9th February this should block further lighting
- Reinforced to subcontractors that we do not start work until after 7:30; work on site at present is ground works and foundations in preparation for the cabin deliveries



Update

Deliveries for our Glen Mor workers village are now being delivered via A9, A889, A86, A82

- Pick up in groups of 3-4 lorries from Hamilton Services at 9am, estimated to pass Dalwhinnie at ~11:15am, Spean Bridge at ~12:15am and Glen Mor for ~2pm
- Delivery times avoid school times and 'rush hour' while ensuring we work during daylight hours

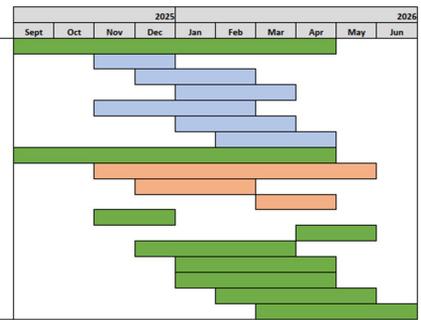
Cabin deliveries are under police escort

- The initial few were delivered under escort as per our haulier's schedule.
- Maximum delivered per day = 9 vehicles so 3 groups, one hour apart.

The programme of works shared at the last meeting (see right) is progressing but has been delayed as a result of changes to delivery schedules, workload, weather and quality checks undertaken on cabins

- Programme largely shifted forward by one month
- Delivery schedule available until end of March

Groundworks UBC
 Phase 1 Lounge
 Phase 1 Welfare and Gym
 Phase 1 Lounge and Canteen
 Phase 1 Sleeping Units
 Phase 2 Sleeping Units
 Phase 3 Sleeping Units
 Electrics (inc Generator Camp) Civils
 Electrics Fit inc Street Lighting
 Waste Water Management System
 Fit Out of Kitchen
 Temporary Surfacing Main Access
 Development of Car Park (Vans)
 Development of Main Car Park
 Development of Overflow Car Park
 Development of Main Stores Area
 Development of Plant/Fleet Area
 Final Surfacing UBC

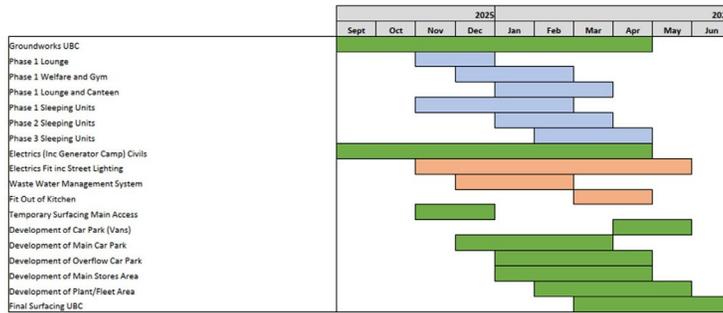


- 3rd February 2026: 6 vehicles per day
- 4th February 2026: 4 vehicles per day
- 10th-11th February 2026: 8 vehicles per day
- 17th February 2026: 8 vehicles per day
- 18th February 2026: 4 vehicles per day
- 3rd-4th March 2026: 9 vehicles per day
- 10th-11th March 2026: 9 vehicles per day



Update

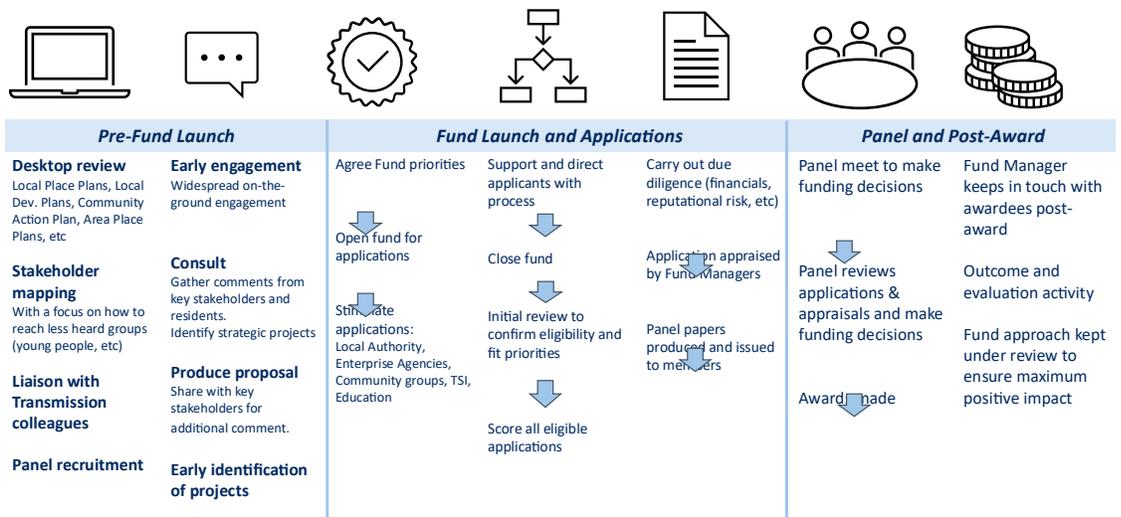
Works to make the site safer for pedestrians and better demarcate walking and working zones have taken place
 New crossings on site with aforementioned 'street lighting' above to enable safer travel between cabins
 Planting of tree screening will begin to take place once cabin deliveries are largely finished and final surfacing is complete – July/August



6.0 Community Benefit Update

6.1

Creating a new Community Benefit Fund: The Process



Community Engagement & Consultation

- Local funds are co-created alongside the relevant communities, ensuring that these funds best support the priorities of the local area and will have a positive impact.
- Key aims of the consultation are to define:
 - The area of benefit for the fund (i.e. the area eligible to receive community funds)
 - The priorities for the fund (i.e. what is most important to the communities and how the money should be best used)
 - The structure of the fund (i.e. how many years the fund should be available and what level of funding should be available for community projects).



Skye Reinforcement Local Fund

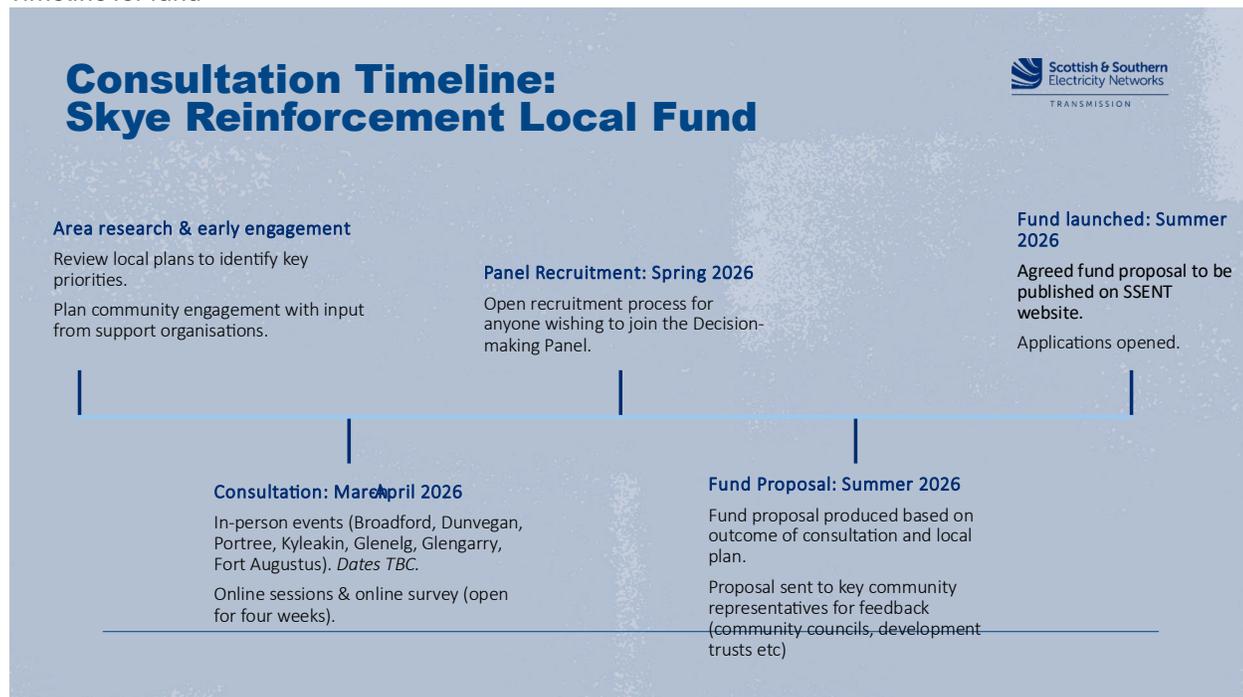
JR gave overview of the CBF – including the UK government guidance.

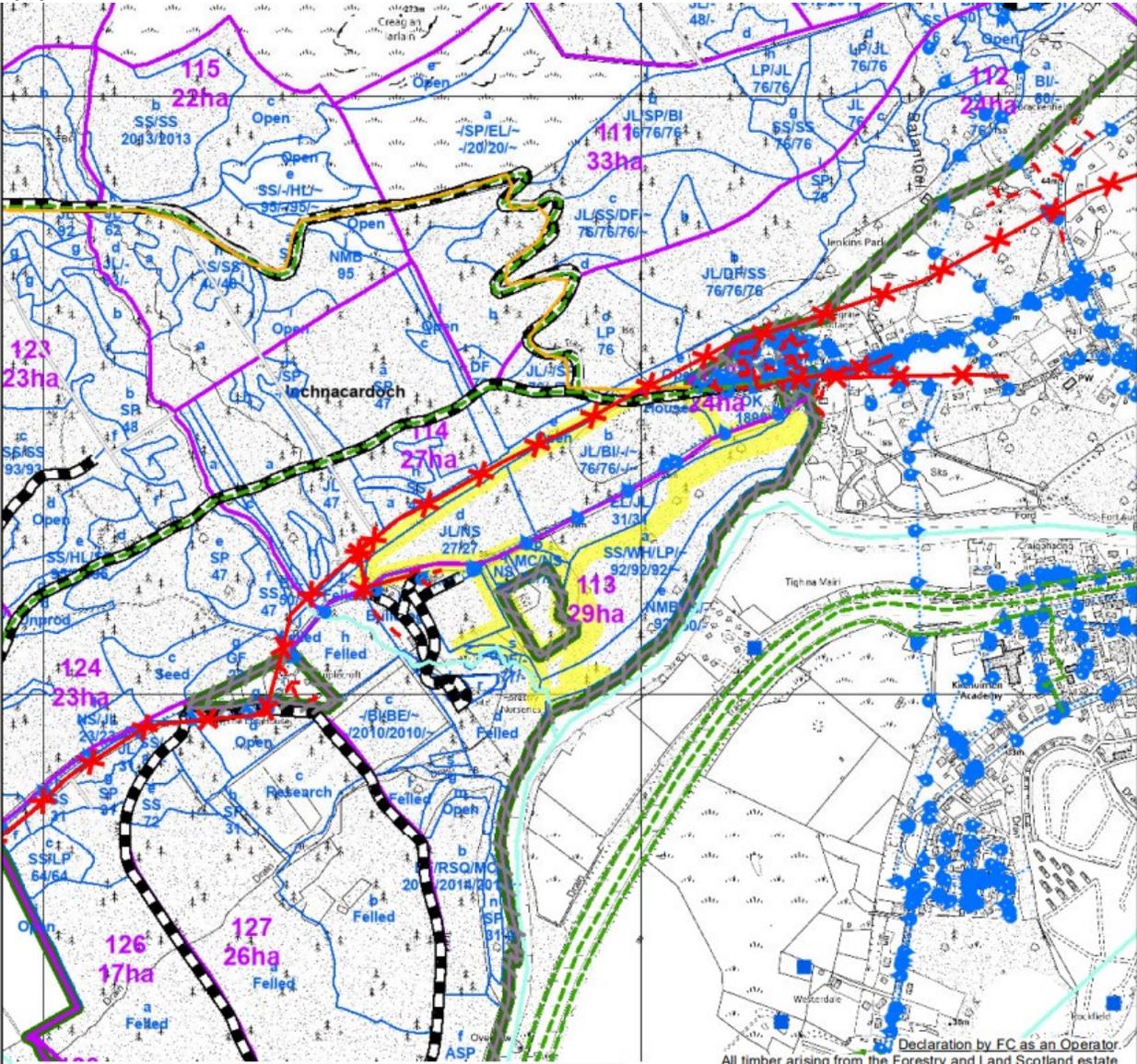
6.2 Confirmed and upcoming consultation on Community Benefit – date TBC

6.3 Confirmed there will be an open recruitment process for decision making panel.

6.4 BC – concerns around things like retrofitting and getting the right contractors who know what they're doing

6.5 Timeline for fund



7.0	AOCB
7.1	RD touched on complaints about road conditions. CW reiterated the point that contractors will sweep every day.
7.2	RD noted email complaint about lighting at the BESS. Not an SSEN Transmission site but RD will contact developer to raise issue and circulate response.
7.3	<p>IA gave update on the felling around the site. FLS will have sale and expect conclusion around August. They build into work programme and share details with CLG. Usually, 2 months from sale before they start moving it. Expect 400t of timber, 6-7 weeks of felling given road and size. Expected to take two months to shift timber in turning head. 4-month site in the layby. Two months to shift timber in turning head. 4-month site in the layby.</p> 
7.4	Route for extraction – presumed it would head out through main road out of Fort Augustus. Still TBC.
7.5	FLS and SSEN need to communicate around this time – felling and transport needs coordinated as it will have potential impact on SSEN Transmission traffic.
7.6	Floodlights in compound noted by Omexom. These will be on whilst working on site and will go off 20 mins after work finishes.

7.8	JB confirmed there will not be security on site. CC asked why we have the 'dalek' security cameras. Concerns about noise that comes from them during the night if triggered. CW to look into potential cross over of security measures.
7.9	CC raised concern about the contractor working outside the cottages as they were spotted burying materials in the ground before covering. RD to raise with Colin MacDonald and get response back to members.
8.0	Date of next meeting
8.1	12 th May 2026

Actions.

Number	Action	Owner
1.	Ian to check permanent height restrictors	IA
2.	K.V Shephard moving stones on Saturday from quarry to the substation – why Saturday working. Colin to find out	CW
3.	Why after energisation is the 132kV removal being extended?	RD
4.	Ian to check update on Ricky's car being removed	IA
5.	Litter issue – raised. RD to raise at Interface meeting	RD
6.	Find out if any potential clash with the felling and transport of materials in August-December 2026	RD
7.	RD will send out CBF details once finalised	RD/JR
8.	Joseph will ask the question about the Dalek camera. Colin W to speak with Colin MacDonald	JB/CW
9.	CC the November work at the cottages. Have dug hole and placed waste into it. Raise with Colin to take up with contractor.	RD