



Scottish & Southern
Electricity Networks

TRANSMISSION

Document
reference

14/11/2022

Revision

1

Function

Major Projects

Meeting	Fort Augustus Community Liaison Group – Lovat Hotel Fort Augustus	
Date	04/011/2025	
Time	19:00 – 21:00	

Fort Augustus CLG Attendees and Apologies:

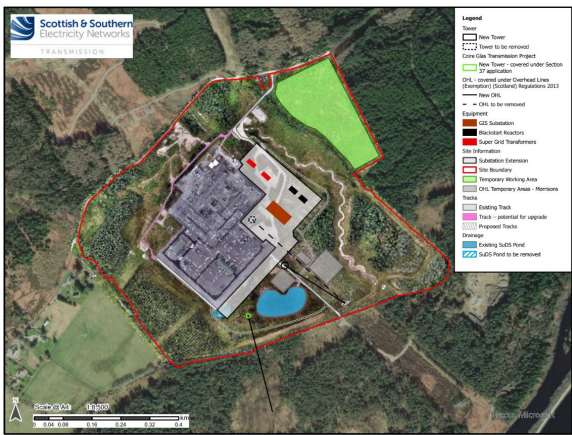
Attendees	Position
Ryan Davidson	SSEN Transmission – Community Engagement Policy Manager
Sandy Hunter	SSEN Transmission – Graduate Project Manager Bhlaraidh
Mark McMillan	SSEN Transmission – PM Fort Augustus Substation Project
Maren Ebeling	SSEN Transmission – CLM Skye Reinforcement Project
Ian Allsopp	Forestry & Land Scotland
Aneta Kippen	Omexom
Sam Cornelius	Resident
Clare Chapman	Resident
Mike Anderson	FA&G Community Council
Jenny Findlay	FA&G Community Council
Lucy Thornton	Resident
Dan Thornton	Resident
Bob Lee	Resident
Phoebe Williams	Balfour Beatty

Apologies	
David Fraser	Councillor
Jo Smith	Resident
Colin Macdonald	SSEN Transmission – PM Fort Augustus Substation Project
Dugald McCallum	Omexom
Colin Wallace	SSEN Transmission – PM Skye Reinforcement Project

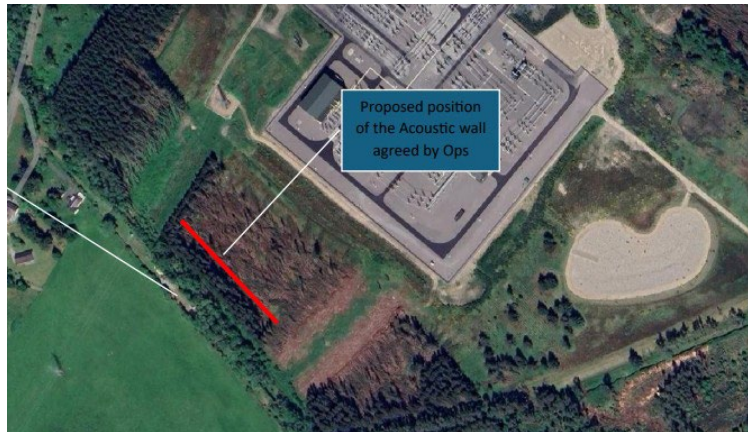
Minutes

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	<ol style="list-style-type: none"> 1. Welcome and Introductions 2. Apologies 3. Agree previous minutes 4. Review of previous actions 5. Project Updates 6. FLS Update 7. AOCB 8. Date of next meeting

4.0 Review of Previous Actions				
	Number	Action	Owner	Update
	1.	Speak with Mike – status on larger trees removed ahead of deer fence installation.	Ryan	Yes, these should have been part of the original works clearing the windblown trees. The contractor has had a change of personnel which has affected the job but it's on the list to be removed.
	3.	Colin to meet regarding culverts with residents to assess culverts in previously flooded area around September.	Colin W	Skye team will be able to clean these out. We will also be doing mitigation works further up the hill for the works which will also help the situation on the Auchterawe Rd.
	4.	Check height restrictors within vicinity to works. Find out if damaged ones below to FLS or SSEN Contractor	Ian/Ryan	Checked with SSEN teams and they don't think they're ours. FLS to confirm.
	5.	Could the two humps on the road be repaired? Jenkins Park to the substation – Check with the council	Residents to action with THC. Omexom to include in Pre-condition Survey	We did undertake a joint inspection but have no intention of undertaking any other works as lies outside either of our scopes. Advice still for residents to contact THC
	6.	Lighting inside substation can this be reviewed and redirected down.	Ryan to speak with Ops	Spoke with Ops. This has already been looked at and adjusted. If this is still an issues, Ops have offered to carry out visit and re-adjust. Notes that switches have been modified to prevent lights being left on.
	7.	Ryan to speak with Derek regarding 3D model. Ryan will also speak with 3D W who built the model to understand what data was used to form the model.	Ryan	This was amended and info to be sent out by project team.
	8.	Ryan to share Aneta's contact details	Ryan	Done
	9.	Ryan to add Planting Strategy doc to minutes	Ryan	<p>Done and circulated.</p> <p>Update: We have a had a review of the site and think that we will leave the planting till the spring time. There has been a very dry summer and recent rain has not really done much to penetrate the soil sufficiently. The nurseries are also not likely to be lifting trees yet as the warmer weather will be delaying the start of dormancy period required for lifting bare rooted stock.</p> <p>This, ahead of the erection of the acoustic fence, which is awaited, before we can complete the planting adjacent to Ach-na-Cloich.</p>
4.1	SSEN Transmission noted that they had no height restrictors up in the area.			
4.24	FLS stated that all height restrictors relating to their work had been removed. Concerns raised as Timber lorries still going up and down the road. Ian explained the process through which a decision is made if the risk requires a height restrictor to be put in place. This depends on proximity to lines.			
.3	SSEN Asked if they will be erecting height restrictors when Skye works kick off. RD to find out.			

4.2	Update on lighting was that it had been adjusted but residents noted that they hadn't noticed a difference. They did confirm that the issue was mainly the lights being left on. RD said that Ops had offered a visit but if the lighting switch has been modified to turn it off after a certain
4.2	Disappointment at the news that the planting has been moved again. RD will provide update once confirmed by ops but current estimate is starting in early 2026
5.0	Project Updates
	<p>Fort Augustus 400 kV upgrade - General</p>  <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"> See Omexom slides for detail of ongoing activities. Discharge of Consent Conditions continues with all pre-commencement Conditions targeting submission by Jan 2026. Interfacing with other SSE projects in the area continues. Mindset to minimise "This is another project/team..." in the eyes of the community. Overall project dates are enabling works in 2025-26, construction works in 2026 to 2029, commissioning works in 2028 to 2030.

Fort Augustus 400kV Upgrade - Acoustic Fence



An acoustic fence will be installed in the location shown to increase attenuation lost during the storm in 2024 (attenuation loss due to fallen trees). Installation in Winter 25/26.



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5.1 Mark gave Fort Augustus update and covered off update on the acoustic fence. See slides.

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.

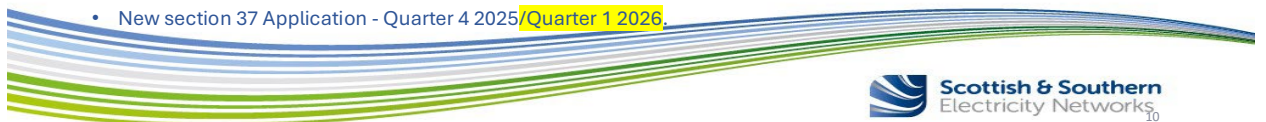
Due to the extended nature of these ongoing discussions and the subsequent delay to programme, taken together with the additional design measures being developed to mitigate various objections to our Section 37 application (March 2023), we have decided a new Section 37 Application would be more appropriate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

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

Final Consultations were held on 29th/30th October 2025- project is retaining baseline for towers 1 to 5 rather than the alternative section through the wind-blown area following community feedback.

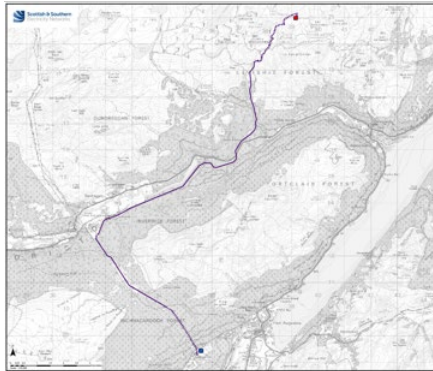
Next Steps:

- New section 37 Application - Quarter 4 2025/Quarter 1 2026.



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Bhlaraidh Wind Farm



Section 37 determination received – Project to work through discharging conditions in the coming months.

Requirement to repair bridges before felling works can continue.

Expect felling programme to begin early 2026.

Confirmation of continued inclusion of Bhlaraidh within Fort Augustus CLG as part of planning condition.

Full construction site setup currently planned March 2027.



- 5.2 RD provided update for both Coire Glas and Bhlaraidh. Noted that Bhlaraidh mentioned tree felling Rd to find out when this is due to take place and if works beginning at Fort Augustus end.

Skye Reinforcement



Section 37 has been granted June 25 Main construction works will start March 26

Planning Permission granted for compound

Upcoming pre-construction works:

Fencing

Stone production

Forest road reinforcement

Compound and drum storage area construction

All due November onwards.

Stone imported for compound

Roughly 20-person team – 5 vehicles.


All other site plant will once delivered not pass any houses.





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.
6.0	Omexom Update

	<div data-bbox="436 210 583 415" data-label="Image"> </div> <div data-bbox="316 415 487 548" data-label="Image"> </div> <div data-bbox="493 455 756 590" data-label="Image"> </div> <div data-bbox="420 600 615 863" data-label="Image"> </div> <div data-bbox="758 258 901 285" data-label="Section-Header"> <h4>Jenkins Park</h4> </div> <div data-bbox="758 291 1440 365" data-label="Text"> <p>The drainage works to Jenkins Park have been completed with the only remaining works the application of the edge line which is weather dependant</p> </div> <div data-bbox="758 405 1000 432" data-label="Section-Header"> <h4>Glendoe Cable Works</h4> </div> <div data-bbox="758 438 1440 535" data-label="Text"> <p>The civil works are underway to install the cable ducts for both the 132Kv diversion and the 33Kv undergrounding. The next phase will see the installation of the cable which subject to planned outages will be early 2026.</p> </div> <div data-bbox="758 573 985 602" data-label="Section-Header"> <h4>Auchterawe Cottage</h4> </div> <div data-bbox="758 606 1461 772" data-label="Text"> <p>Works have commenced to secure the cottage with some de-vegetation required so that the works to secure the openings could be undertaken safely. Prior to commencement the necessary ecological surveys have been undertaken . The next phase will be the demolition of the properties and landscaping to the site which is expected at some point in 2026 as the works are subject to further ecological surveys , permits and permissions.</p> </div>
6.1	RD gave Omexom slide update. Works at Jenkins Park complete with no issues raised.
6.2	Compliment received from CC that issued raised with Aneta resolved quickly.
6.3	Confirmation on the slides that the properties at the entrance to the substation will be demolished. Question asked about the car sitting on the land owned by FLS and who's responsibility it is to remove it. RD and IA to find out.
7.0	FLS Update

	<div data-bbox="326 205 680 415"> <p>Legend</p> <p>Proposed Overhead Line (OHL) Alignment</p> <p>Potential variation overhead line</p> </div>  <p>Satellite imagery showing tower 1-5 proposed variation</p> <p>Image by FLS</p>
7.1	Ian gave overview on the Coire Glas alignment and the impact of the alignment since the windblow damage to trees in the surrounding area.
7.2	Concerns highlighted about losing the last bit of woodland. Highlighted it's not designated woodland and has no legal protection) but listed in Land Management Plan as 'Long Term Intention'. From forest planning point of view, they're keen to hold on to it. Once wayleave is cut, it will open the remaining crop to windblow and there are concerns about losing it completely.
7.3	FLS preferred alignment is closer to the properties is their preference here but asked for feedback from residents around their preference – further away with no trees or closer with some trees in the backdrop.
7.4	Community Council noted that the FLS walks in that particular area will likely be gone anyway due to the 400kV OHL.
7.5	BC asked if the line could be undergrounded. RD explained reason why it would still impact the same areas of trees due to the corridor required for undergrounding 400kV AC
7.6	SC asked if FLS planting in felled areas where alignment option a is. Proposed woodland if planted would take 20-25 years to grow in that area.
7.7	Given the change in scenery following the recent storm, FLS not happy with the new situation now with missing woodland. Weighing up impact on local community vs wider community impact.
7.8	Suggestion to do consultation piece with the residents in Auchterawe. MA of Community Council recommendation wider input from community as people use the surrounding areas recreationally.

7.9	IA said Regional Manager will rubber stamp decision that is made by FLS. Community input will be considered but not the overriding consideration.
7.10	BC asked if Coire Glas connection still be built as there is uncertainty about funding? RD and ME explained how SSEN Transmission need to do the development work in preparation for the generation site going ahead.
7.11	RD gave context of Coire Glas going through PAC process and that the proposed line presented at the final PAC event will be what goes to planning.
7.12	IA looking at hosting public event in village hall. Will need to speak with Derek H/Al Macleod
7.13	SC question about signage in woodland being made of plastic. IA explained these are standard. Issue is that contractor should be taking them away once no longer needed. Should be recycled.
7.14	CC asked why team is on site at the road leading down to the substation. IA said there is felling coup on lower side of the road. IA to provide further info on this to ensure it doesn't clash with project works at the substation.
8.0	AOCB
7.1	LT raised issue of work starting at Balfour Camps at 6:30am, before the time in planning conditions. Reiterated the impact on mental health with noise impact of works going on at that time.
7.2	BC is the outage still going ahead in November? RD thinks it still is but will find out.
8.0	Date of next meeting
8.1	10 th February 2026

Actions.

Number	Action	Owner
1.	Will SSEN be putting height restrictor up for Skye	Maren
2.	Find out about the Bhlaraidh starting point – felling	Ryan
3.	Ryan send out 3DW updated link for Coire Glas	Ryan
4.	Send Skye link for sign ups	Ryan/Maren
5.	Balfour to look at visit for lighting impact at Thornton's property	Maren/Phoebe
6.	Ricky's car. Who is moving. On FLS land	Ryan FLS.
7.	Find out when Coire Glas feedback period can be submitted by Coire Glas	Ryan/Derek
8.	Ian to find out what's happening with stacking and potential impact on SSEN traffic. Pass on info to Ryan. Currently putting turning point/access in.	Ian/Ryan