Scottish & Southern Electricity Networks TRANSMISSION		
	Revision	DRAFT
	Function	CLG

Meeting	Bingally - Community Liaison Group
Date	27 October 2026
Time	7.00 pm - 9.00 pm
Location	Cannich Hall

Attendees	Position
Cllr David Fraser (DF)	Ward 12 - The Highland Council
Keith Gibson (KG)	Project Manager, BAM
James Attridge (JA)	Project Manager, SSEN Transmission
James Elliott (JE)	Environment and Consents Manager, SSEN Transmission
Kelly Scott (KS)	Lead Community Liaison Manager, SSEN Transmission
Jeff McKenzie (JMcK)	Community Liaison Manager, SSEN Transmission
Heather MacGillivray (HM)	Stakeholder Engagement and Social Sustainability Coordinator, BAM
Steve Towell (ST)	Resident (Tomich)
Alex Grigg (AG)	Strathglass Community Council and Strathglass and Affric Community Company
Jeanine Mansell (JM)	Strathglass and Affric Community Company (SACC)
Roddy MacLennan (RM)	Strathglass Community Fund, Strathglass Shinty Club and Cannich Sports and Recreation
Cath Curd (CC)	Resident (Community Energy Scotland)
Brad Collins (BC)	Resident (Cannich Village Shop)
Trelawny Wingate (TW)	Tomich Residents Association
Apologies	**Position**
Carolyn Mecia	Tomich Resident Association

1.0	Welcome, apologies and confirmation of minutes
1.1	**DF** welcomed attendees and introductions were made. Apologies were noted from Carolyn Mecia **CM**
1.2	The minutes of the meeting held on 15 September 2026 were approved. Amendments:none Minutes approved: yes **JMck** went through actions with comments on: **KG** - Early next year until compound set up **DF** initial works approved – awaiting one condition CTMP – The Highland Council putting up all the ones already agreed so public can see what conditions are
2.0	**Actions from last meeting**
2.1	Continue the **four-week community lookahead** and advance notifications. Current status: **Closed** and now a standing agenda item. Discussion / outcome: was agreed to make this a rolling agenda item updating the group on community engagement with a 4-6 week lookahead
2.2	Progress **Cannich car park** ownership, survey and assessment information. Current status: **Open.** Discussion / outcome: This is an agenda item and will be discussed (notes below)
2.3	Confirm where **blasting noise** is assessed in the Environmental Appraisal and associated documents. Current status: **Closed** Discussion / outcome: **DF** asked that the dates for the blasting noises be updated as those on the slides are not quite accurate anymore. **DF** asked for frequency and for the notice period to the community be no less than 24 hours. **JMcK** confirmed than when we have these updated dates these will be shared with the group

2.4	Provide a **fire and emergency planning** update following Fire and Rescue engagement. Current status: **Open.** Discussion / outcome: **KG** noted that until the compound is completed early next year the Fire Service would then visit the site to discuss emergency planning
2.5	Confirm delivery and **traffic arrangements** with The Highland Council. Current status: **Closed** Discussion / outcome: **DF** confirmed there were permitted rights to start some works but noted that the Active Travel Management Plan condition is still outstanding and that this is still required for the wider project. **JMcK** confirmed there is a meeting at Balnain Primary School to ascertain what works the School are after in terms of path upgrades etc and beware of cyclist signs.
2.6	**Wind-speed** results for site selection. Current status: **open** **JMck** confirmed email sent with some background and little feedback had been received, **DF** confirmed that he got feedback from the group asking for more information **JMcK** – the date is complicated and is easy to misconstrue, a technical engineering document with calculations around exposure factor, altitude, peak velocity pressure etc. **DF** would like to see the data accompanied by a member of the engineering team in order to appraise it himself and report back to the group. **KS** asked what the ask from the group is **AG** explained the CLG has been asking for sometime and not forthcoming. **DF** wants clarity on this but recognises not an issue for a CLG group. **AG** shared he has a separate forum with Andrew Baxter MSP to discuss this and other matters not relevant to the CLG. Action: SSEN T to put data request through process, **DF** has asked to see it himself.
2.7	Confirm the community preference for the **colour of the site cabins**. Current status: **Closed** Views were asked for and the general consensus was dark green. **KG** confirmed he can get the cabins painted whatever colour the community want and he will get this sorted Decision: darker green general consensus.
2.8	Confirm arrangements for an accurate **record of future CLG meetings**. Current status: **Closed** **JMcK** stated voice recording to proceed for future CLG meeting unless unforeseen issues arise. Comments: Recording meetings, all happy
2.9	Update from the meeting with **Balnain Primary Parent Council**. Current status: **Open**. **JMcK** – this is an agenda item which **HM** will update on
3.0	**Bingally Project and Construction Update**
3.1	**JA** provided an update in Irfan Ahmad's absence, covering progress since the 15 September CLG, current site activity, planning conditions, the Construction Traffic Management Plan, forthcoming works, significant deliveries and potential local impacts. Update / discussion:- **JA** talked through the status with planning and that the Active Travel Improvement Plan is still to be consented on. Also the forestry work that had been completed. **KG** talked through the images, the preparation for the compound and SUDs pond used for drainage, including silt netting to work with watercourses. **JM** – query about 'do not enter' and 'danger' signs for the Glen Affric Way which may be confusing for walkers as to where they can access the trail. **KG** advised this has since been updated and is now manned full time with additional signage. JM understood diversion would still have trees so clarifying if all felled. **KG** – had to fell between track and exclusion zone 7 metres Actions: none, update from Project Manager is an ongoing agenda item
4.0	**LT592 Fasnakyle-Bingally Update**
4.1	**JA** provided an update on the Fasnakyle-Bingally connection, including the need for the project, the proposed hybrid design, the current programme and next delivery priorities. Update / discussion: **RM** – will Fasnakyle power station be shut down? **JA** – no **KG** there will be a couple of outages in 2031 but understanding is no disruption to network as will be done separately. **DF** – access to Cannich Village, especially around the School pinch

	point when looking at construction traffic management plan for this project. Very important to understand constraints and proactively build in solutions from the start. **BC** – if you avoid School hours from drop off and pick up will probably be fine. **DF**, if consented will require a CLG, advocate to utilise the existing CLG and combine as we've local expertise and this is the impacted community. **RM** – what is the access being used on this project? **JA** – as the two projects are so close there will be discussions between the projects regarding working collaboratively. **JM** – what about the workforce? **JA** – still to be determined, clearer idea next week but estimated around 60 staff, a lot less than BAM's team but acknowledges still a good number. **KG** – Fasnakyle around 20 people but would need to clarify this. **DF** – even with Permitted Developments works there needs to be consultation/engagement with the community as they need to know what is happening especially if it is impacting them. Actions: To come back to the group at a later date with further updates from Fasnakyle-Bingally project once more information is available and if the project is consented
5.0	**Four-week Community Lookahead and Other Community Updates**
5.1	**HM** provided the four-week lookahead, including deliveries, planned works, abnormal loads, traffic management, potential disruption and advance communications. Update / discussion: **HM** - Last minute police escort for 8am the next morning. **DF** - I understand police escorts are not under your control and the best you can do is get the message out as soon as confirmed. This may disrupt the High School bus. **BC** – with some notice I can let the head teacher know if they are given notices **JM** – Local Facebook groups the best way to get message out as quickly as possible **JM** – offered to post on Facebook. Also suggestion to speak to Stagecoach as they could amend routes. **JM** – certain events where if you could avoid using the village hall car park – Shinty Awards for Example **Works on car park due to start 2nd November – BAM and JM to engage** Actions: Confirm dates where the car park at the village hall can not be used
5.2	Updates were provided on STEM outreach with Balnain and Cannich Primary Schools, the Balnain Parent Council meeting, potential pathway works and other community activity. Update / discussion: **DF** – do we issue reflective jackets for the winter – BAM and SSENT have some hi vis vests for kids **RM** – Has Cannich Primary School been reached out to? **JMcK** – Yes they have confirmed they want a STEM visit but nothing organised yet, likely next year Actions: Confirm dates for STEM activities with local Primary Schools. Confirm outcome of meeting with Balnain Primary School
6.0	**BAM update**
6.1	The group discussed delivery arrangements, operation of traffic management, road safety, site progress Update / discussion: **KG** - WSP carried out an independent environmental check of the site the previous week to assess whether construction work was following the agreed measures to protect the environment. **KG** - Works to date: Forestry clearance had progressed across the first 800 metres of the site. Initial hardstanding areas had been established for staff welfare facilities, alongside measures to manage surface water and prevent silt entering watercourses. Tree stump removal and clearance were ongoing in the northern compound area.**KG** - Planned works to the end of 2026: The Glen Affric Way footpath diversion would be established, and construction would begin on the A831 site entrance and access track. Work would continue on the northern compound and forestry clearance within the RSPB land area. Actions: Provide a further update at next CLG meeting
7.0	**Blasting Noise and On-site Peat Management**
7.1	**JA** provided an update on peat management and on-site restoration, including the extent of restoration, peat storage cells, licensing requirements and the condition of peatland being restored. Update / discussion: Environmental monitoring: **DF** asked whether WSP was monitoring the works. **JE** confirmed that checks took place twice a week and that BAM also had an environmental specialist on site. Peat storage: **AG** asked where peat would be kept until the borrow pit was available. **KM** explained that the approach was to prepare a suitable location before moving peat, avoiding the need to move it more than once. Reducing peat disturbance: **KM** reported that the peat management approach had reduced the volume of peat needing to be disturbed by 100,000 cubic metres compared with the planning application proposals. **JE** explained that peat was carefully moved to suitable areas and kept wet to give it the best chance of recovering. Learning opportunities: **DF** suggested involving local schoolchildren in learning about peat management, using before-and-after photographs and explaining how forestry methods have changed over time. Actions: Take photo's and explore the opportunity of involving local Schools in some capacity.

7.2	An update was provided on blasting noise and environmental controls, including the relevant environmental and construction-noise documentation, the Blasting Method Statement, mitigation, monitoring, community notification and reporting. Update / discussion: **JE** explained blasting must follow the approved arrangements. The community will receive at least 24 hours' notice of planned blasting through the project webpage, CLG, letters to potentially affected properties and the email distribution list. Updates will explain the nature, timing and duration of works. Actions: Get updated information on when blasting is to take place/frequency etc as dates provided were slightly wrong due to program delay.
8.0	**Cannich Car Park, Community Questions and Any Other Business**
8.1	Cannich car park ownership and potential improvements were discussed, including the ownership map and SSE Renewables input, existing survey information, a potential Fairhurst assessment, and surfacing and drainage options. Discussion / outcome: **KM** agreed to confirm arrangements with **JM** and **RM** for a visit the following week. Fairhurst was expected to have the details that week, and a request was made for them to meet **JM** and **RM** at the car park. **JM** reported progress with the ownership map and confirmed that the property was not habitable. **JM** reiterated the request for a refurbishment programme and a meeting with Richard J. Agreed next step, owner and target date: **JMcK** agreed to email SSE Renewables, copying in **JM**. **ST** requested an update on the outstanding biodiversity net gain (BNG) questions, noting that he had been sending emails and understood Katie may have been on holiday. His questions covered engagement with landowners, requirements for BNG measures to be delivered close to the site and the timescales involved. **JE** advised that the BNG plan was not required for another 18 months and indicated that most provision would be on site. **ST** queried the proportion, as his understanding was that 80% would be off site. **JE** agreed to check and clarify the figures. It was noted that the pink area shown on the Habitat Management Plan would contribute towards BNG. **JE** explained that partnerships were being developed across Scotland, with BNG requirements then allocated across these areas. **ST** asked which stakeholders and charities were being approached. Scotland Big Picture, the RSPB and local charities were mentioned during the discussion. The CLG also requested confirmation that all local landowners had been contacted. **DF** explained that SSEN was looking for landbanks to support BNG requirements across its projects and that there was still time to consider local opportunities. **DF** asked that the outstanding emails receive a response, with discussions continuing outside the meeting and a summary brought back to a future CLG meeting **Action:** confirming that all local landowners have been contacted and if update available Katie to come back
8.2	**JMcK** asked to discuss Wi-Fi and hybrid meetings arrangements, particularly for meetings held during winter. **DF** - Supportive of hybrid meetings, I have no problem wit this.
8.3	Community questions:
8.4	Any other business:
9.0	**Date of Next Meeting and Close**
9.1	• The next CLG meeting is scheduled for 1 December 2026. Time, venue and remote arrangements • Hybrid agreed – test for 1st Dec • Discussion on 1st Dec to determine if CLGs move to bi-monthly

Actions.

Number	Action / Update	Owner	Open/Closed
1	Continue the four-week community lookahead and advance notifications as a standing agenda item.	SSEN T / BAM	Closed
2	Progress Cannich car park ownership, site visit, survey and assessment information, including contact with SSE Renewables re MacColl Road	JMcK / KM / JM / RM	Open
3	Confirm revised blasting dates and expected frequency, and share updated information with the CLG when available.	SSEN T / BAM	Open
4	Provide a fire and emergency planning update following Fire and Rescue engagement once the site compound is established.	BAM	Open
5	Confirm delivery and traffic arrangements with The Highland Council.	SSEN T / BAM	Closed
6	Progress the wind-speed data request through the appropriate process for review by DF.	SSEN T	Open

Number	Action / Update	Owner	Open/Closed
7	Confirm the community preference for the site cabin colour and arrange the agreed dark green finish.	CLG / BAM	Closed
8	Confirm arrangements for an accurate record of future CLG meetings.	JMcK	Closed
9	Confirm the outcome of the meeting with Balnain Primary School / Parent Council.	SSEN T / BAM	Open
10	Confirm dates when Cannich Village Hall car park cannot be used and coordinate with community representatives.	BAM / JM	Open
11	Confirm dates for STEM activities with Balnain, Glenurquhart and Cannich Primary Schools.	JMcK / HM	Open
12	Take photographs of peat management and restoration works and explore opportunities to involve local schools.	SSEN T / BAM	Open
13	Provide a future update on the Fasnakyle-Bingally project when further information is available and, if consented, consider use of the existing CLG.	SSEN T	Open
14	Confirm whether all local landowners have been contacted regarding biodiversity net gain, respond to the outstanding queries and bring an update to a future CLG meeting.	SSEN T Environment Team	Open
15	Test and confirm hybrid meeting arrangements for the CLG meeting on 1 December 2026.	JMcK	Open
16	Add discussion on whether CLG meetings should move to a bi-monthly schedule to the 1 December 2026 agenda.	JMcK / CLG	Open

Helpful links:

- **Visuals of compound from shinty pitch:** **Cannich Shinty Pitch | 360° photo**
- **Landscape and Habitat Management Plan:** **RUKKXX** (other planning and Environmental Assessment docs available in 'Document' section of the project webpage): Bingally 400kV Substation - SSEN Transmission
- **Link to The Highland Council Planning Portal, Planning Conditions can be found in the decision notice:** **25/00592/FUL | Bingally Substation - Construction of a new 400/132kV outdoor Air Insulated Switchgear (AIS) substation comprising platform, plant and machinery, control buildings, access, temporary laydown and compound areas, drainage, landscaping and other ancillary works. | Land 1700M SE Of Glasha Tomich Cannich**
- **Visualisation video for Substation:** **SSE - Bingally 132/400kV Substation**
- **Visualisation video for Access Track:** **Bingally Access Track**