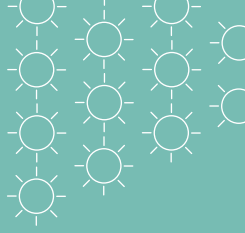




Scottish & Southern
Electricity Networks

TRANSMISSION



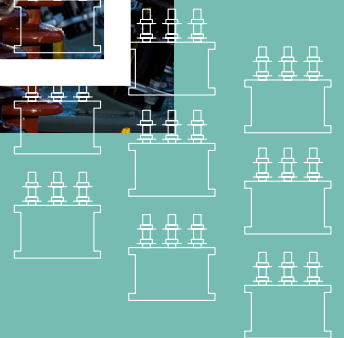
Coire Glas Connection Project

Pre-application feedback event for the
proposed Loch Lundie substation

October 2025



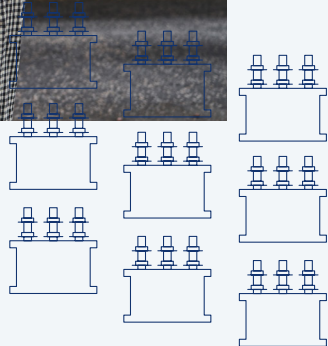
ssen-transmission.co.uk/coire-glas



Contents

Powering change together	03	PAN boundary map	07
Project need and overview	04	Summary of feedback	08
Engagement to date	05	Project timeline	09
Red line boundary	06	What happens now	10

The consultation event will be taking place on:
Wednesday 29 October 2025, 3–7pm
Glengarry Community Hall, Invergarry PH35 4HG



Powering change together



The time has come to further enhance Scotland’s energy infrastructure, providing power for future generations as we move towards net zero.

The shift to a cleaner, more sustainable future is about more than climate change. It’s about ensuring future generations have the same opportunities to thrive as we have all had.

Countries around the world are investing in their energy infrastructure to support the demands of modern economies and meet net zero targets. The UK is leading the way in building a modern, sustainable energy system for the future.

We all have a part to play

When it comes to net zero, we have to be in it together. The UK and Scottish governments have ambitious net zero targets, and we’re playing our part in meeting them.

We work closely with the National Energy System Operator (NESO) to connect vast renewable energy resources—harnessed by solar, wind, hydro and marine generation—to areas of demand across the country. Scotland is playing a big role in meeting this demand, exporting two thirds of power generated in our network.

But there is more to be done. By 2050, the north of Scotland is predicted to contribute over 50GW of low carbon energy to help deliver net zero. Today, our region has around 9GW of renewable generation connected to the network.

At SSEN Transmission, it is our role to build the energy system of the future.

We are investing over £20 billion into our region’s energy infrastructure this decade, with the potential for this to increase to over £30bn. This investment will deliver a network capable of meeting 20% of the UK’s Clean Power 2030 target and supporting up to 37,000 jobs, 17,500 of which will be here in Scotland.



Scan the QR code with your smartphone to find out more about how these policies have been assessed and determined.

Who we are

We are responsible for maintaining and investing in the electricity transmission network in the north of Scotland. We’re part of SSE plc, one of the world’s leading energy companies with a rich heritage in Scotland that dates back more than 80 years. We are also closely regulated by the GB energy regulator Ofgem, who determines how much revenue we are allowed to earn for constructing, maintaining and renovating our transmission network.

What we do

We manage the electricity network across our region which covers a quarter of the UK’s land mass, crossing some of the country’s most challenging terrain. We connect renewable energy sources to our network in the north of Scotland and then transport it to where it needs to be. From underground/subsea cables and overhead lines to electricity substations, our network keeps your lights on all year round.

Working with you

We understand that the work we do can have an impact on communities. So we are committed to minimising our impacts and maximising all the benefits that our developments can bring to your area. We are regularly assessed by global sustainability consultancy AccountAbility for how we engage with communities. That means we provide all the information you need to know about our plans and how they will impact communities like yours. The way we consult is also a two-way street. We want to hear people’s views, concerns, or ideas and harness local knowledge so that our work benefits their communities: today and long into the future. You can share your views with us at: ssen-transmission.co.uk/talk-to-us/contact-us

What is the Coire Glas Connection project and why is it needed?

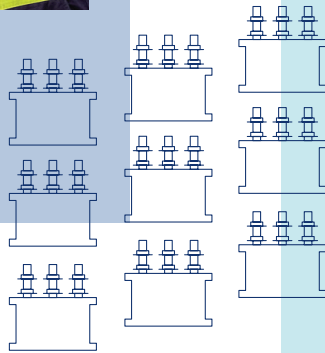
Why is the project needed?

The Coire Glas Connection Project will connect the Coire Glas Pumped Hydro Scheme to the transmission network. With a potential capacity of up to 1500MW, this scheme will play a vital role in helping UK meet their net zero targets.

Delivery of this project will include the following project elements:

- A new Coire Glas 400kV external Air Insulated Switchgear (AIS) Switching Station, this will include two control buildings.
- Approximately 7.5km of 400kV double circuit overhead line (OHL). This will be installed from the proposed Coire Glas switching station to a new substation located in the vicinity of Loch Lundie.
- A new 400/132kV substation in the vicinity of Loch Lundie. This will comprise a control building, two transformers and outdoor AIS equipment.*
- Approximately 8.5km of 400kV double circuit overhead line. This will be installed from the proposed Loch Lundie Substation to the existing Fort Augustus Substation at Auchterawe.
- Rationalisation of sections of the existing 132kV Fort William and 132kV Invergarry Power Station OHL circuits. This will involve terminating the existing circuits into the new Loch Lundie substation to transfer their loads onto the new 400kV OHL between Loch Lundie and Fort Augustus and then dismantling the corresponding sections of 132kV OHLs.

This feedback consultation event specifically relates to our Proposal of Application Notice for the proposed new Loch Lundie substation.



The story so far

Engagement to Date

Since 2022 we have been consulting with communities, landowners, and stakeholders on the design and location of the Loch Lundie substation.

Why we are here again

This is the final feedback event to share project information and the previously revised and enlarged PAN boundary area. The boundary area was enlarged for the Peat Management Plan which involved working alongside Forestry Land Scotland (FLS) as the landowner to ensure a credible and successful plan is put in place.

Key steps include:

- 2022–23**
Initial consultations on site options. Ofgem funds early-stage development
- October 2024**
Proposal of Application Notice (PAN) submitted to The Highland Council with an updated boundary.
- November 2024 – February 2025:**
Proposal of Application Notice (PAN) submitted to The Highland Council with an updated boundary.
- August 2025**
PAN boundary amended again to include all necessary site requirements.
- October 2024 (we are here)**
Final consultation event



Loch Lundie substation

New 400kV/132kV Loch Lundie substation

The 400kV /132kV Loch Lundie substation provides the facility to rationalise the existing 132kV OHL from Fort William and Invergarry Power Station.

These circuits will be diverted into the 132kV side of the proposed substation and connected to the new 400kV OHL to Fort Augustus via two new transformers.

The corresponding sections of the existing 132kV OHLs between the proposed new Loch Lundie Substation and the existing Fort Augustus Substation can then be decommissioned and removed.

The substation works will comprise of:

- A platform approximate size 434m x 316m
- 400kv and 132kv air insulated switchgear (AIS) substation comprising approximate 434m x 316m area of fenced compound containing switchgear
- One control building
- Two 480mva transformers
- Proposed new track and upgrades to existing track
- Landscaping
- Drainage.

The development of the project seeks to rationalise the extent of overhead lines (OHLs) in the area and as such, the identification of the Area of Search largely focused on the area around Loch Lundie where several existing OHLs converge. Seven potential site options for the substation were identified within the Area of Search, and six options were taken forward for site selection.

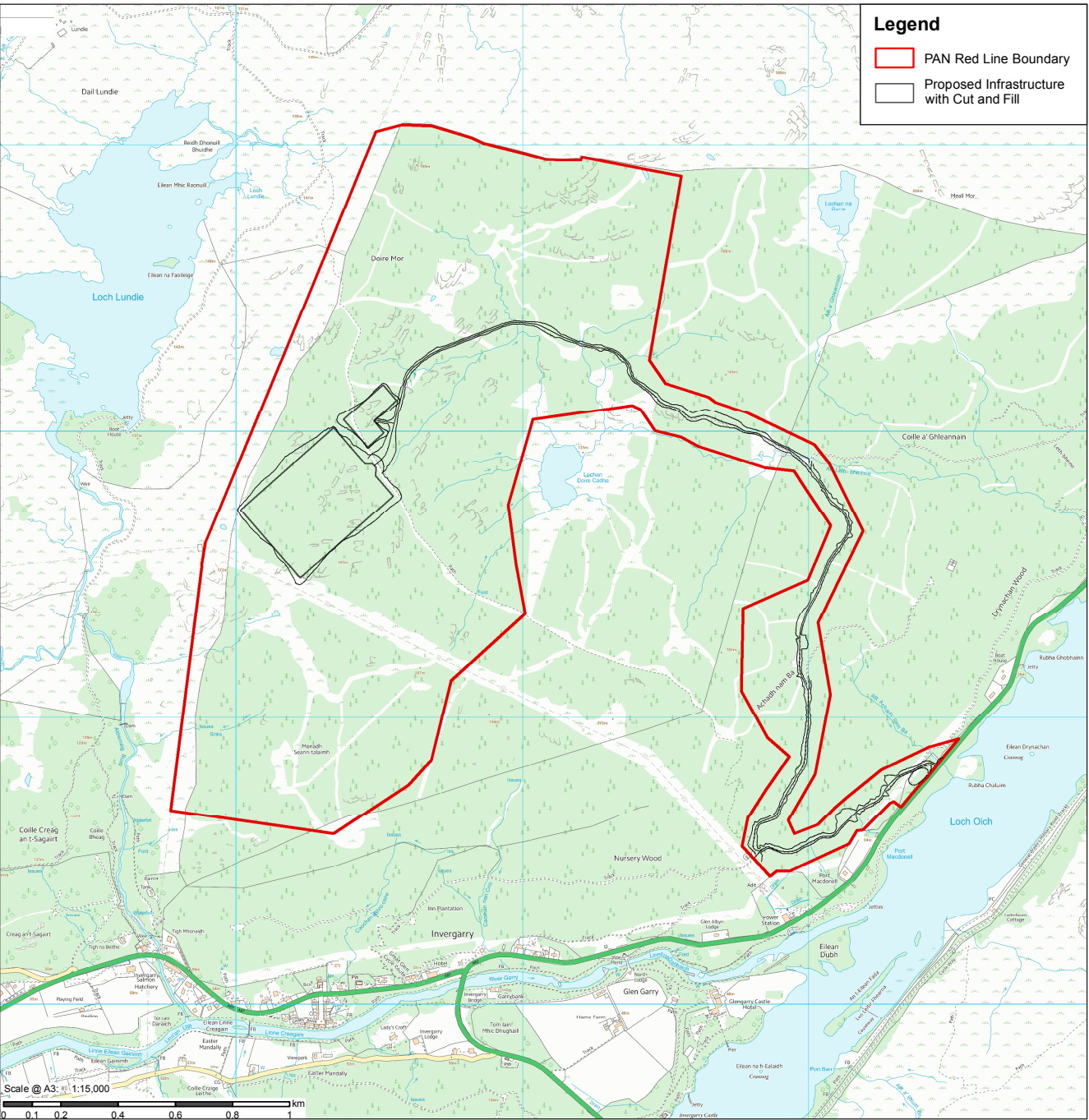


Previous consultation booklets can be accessed from the project webpage: ssen-transmission.co.uk/coire-glas

The substation has been designed with space provision for future renewable generation in the area to connect into and SSEN Transmission has recently received a Transmission Owners Connection Agreement for a proposed pumped hydro scheme (PHS), Loch Fearna PHS, which will be developed to connect into Loch Lundie substation in 2032.

The figure opposite shows the PAN boundary map for the proposed Loch Lundie substation.

PAN boundary map



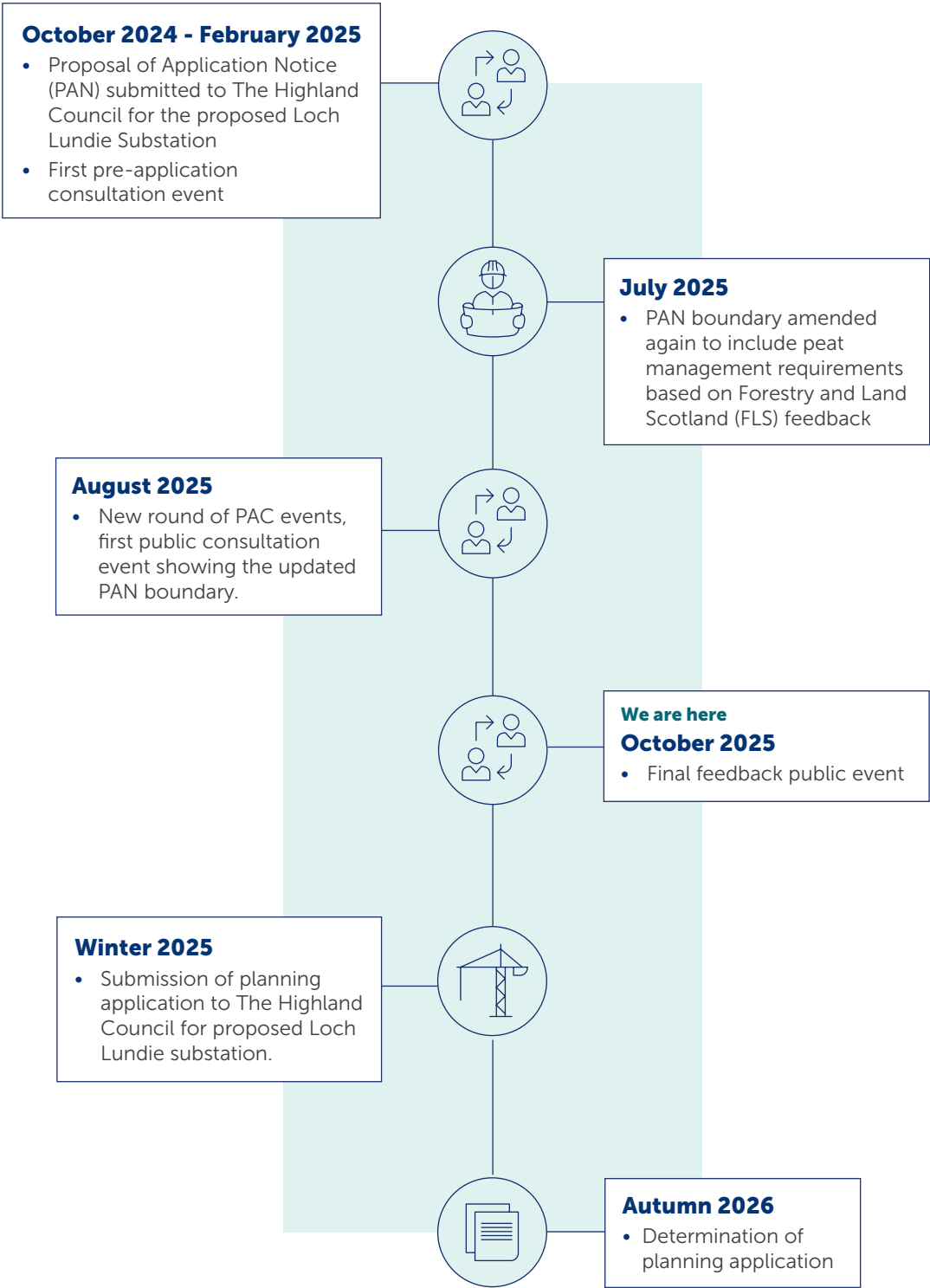
Summary of feedback

The first public consultation event for this revised PAN was held in August 2025. There were 10 attendees.

No feedback was received following this event. Feedback for this final event will close on 7th November 2025 and will bring to a close the consultation period. Feedback received following this Feedback event will be included together with responses in the Pre-application consultation report which is submitted alongside our formal planning application.



Project timeline



*Please note that dates are indicative and subject to change.

What happens now

We value community and stakeholder feedback. Without this, we would be unable to progress projects and reach a balanced proposal.

The feedback period

This is the final public feedback consultation event for the proposed Loch Lundie substation, following the amended Proposal of Application Notice (PAN) submitted in July 2025 and the public event held in August 2025.

The formal feedback period will close on 7th November 2025. Submit your comments and feedback by writing to or emailing the Community Liaison Manager

The planning application will be submitted late 2025, the public will then have the opportunity to make formal representations to The Highland Council for the proposed substation before a decision is made on our application. Please note that any comments made to the applicant are not representations to The Highland Council.

Our Community Liaison team

Each project has a dedicated Community Liaison Manager who works closely with community members to make sure they are well informed of our proposals and that their views, concerns, questions or suggestions are put to our project teams.

Throughout the life of our projects, you will hear from us regularly. We aim to establish strong working relationships by being accessible to key local stakeholders such as community councils, residents' associations and development trusts, and regularly engage with interested individuals.

Additional information:



The best way to keep up to date is to sign up to project updates via the project webpage:
ssen-transmission.co.uk/coire-glas



To support everyone online, we provide accessibility and language options on our website through 'Recite Me'. The accessibility and language support options provided by Recite Me include text-to-speech functionality, fully customisable styling features, reading aids, and a translation tool with over 100 languages, including 35 text-to-speech.

Please select "Accessibility" on our website to try out our inclusive toolbar."

Community Liaison Manager

Sally Cooper



SSEN Transmission, 10 Henderson Road,
Inverness, IV1 1SN



ryan.davidson@sse.com



+44 (0) 7918 470 281

You can also follow us on social media:



[@assentransmission](https://www.instagram.com/assentransmission)



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