Scottish & Southern Electricity Networks

TRANSMISSION

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 National Grid Electricity System Operator 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's 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're investing **£20 billion** into our region's energy infrastructure this decade, powering more than **ten million UK homes** and **20,000 jobs, 9,000** of which will be here in Scotland.

Find out more

Scan the QR code with your smartphone to find out more about how these policies have been assessed and determined. bit.ly/3SYgNFs

Who we are

We're 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 landmass, 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 our host communities. So we're committed to minimising our impacts and maximising all the benefits that our developments can bring to your area.

We're 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. 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

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

Project need

SSEN Transmission has received a Transmission Owner Connection Agreement to connect the Coire Glas Pumped Hydro Scheme which has been consented by Coire Glas Pumped Hydro Storage Ltd. (the Developer) for October 2029.

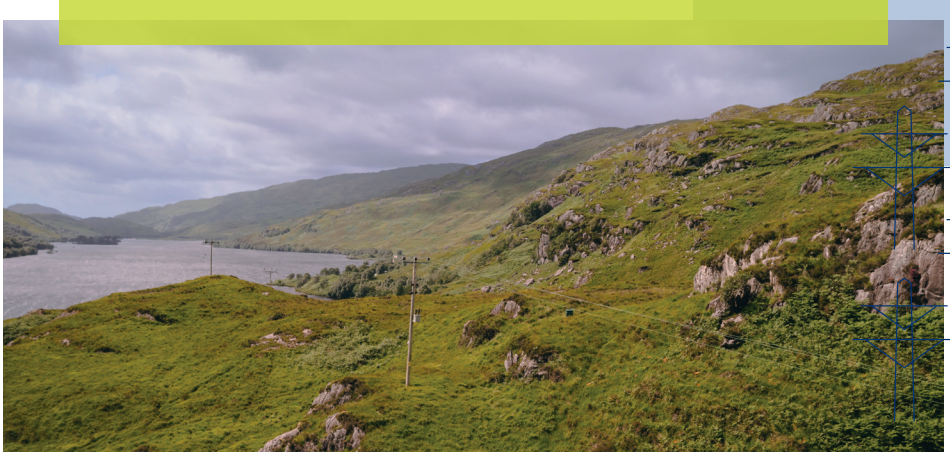
The Scheme has a potential capacity of up to 1296 Megawatts (MW)/1500MW.

This supports the UK move towards a net zero carbon energy system by 2050. A degree of rationalisation of the existing infrastructure will form part of these works.

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



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The story so far

Engagement to date

Throughout 2022 and 2023 we consulted with our stakeholders, explaining the need and the scope of this project and seeking feedback on the preferred route and alignment for the new 400kV OHL and preferred switching and substation sites. We then published our Report on Consultation in April 2023 which summarised the feedbackwe had received and our responses.

Due to the challenging timescales associated with the project, we submitted a Section 37 application for the 13km OHL between the Glengarry Forest and the Fort Augustus Substation in April 2023.

The formal Section 37 consultation ran from April to 9th June 2023 and out with formal consultation periods, we have continued to liaise closely with a wide range of stakeholders to help inform the project's design. Further pre-application consultation events for the proposed substation were held in November 2024 and February 2025. As a result of this continued engagement, a number of changes have been made to elements of the project which is why we are reconsulting today.

The pre-application consultation process

The separate applications for the substation and switching station will be progressed under the Town and Country Planning (Scotland) Act 1997 (as amended). These applications will be 'national' development as specified within National Planning Framework 4 (NPF4) and as such will follow the 'national' application procedure.

The submission of the Proposal of Application Notice (PAN), for each site, to The Highland Council, is the first step in the planning application process and kickstarts a consultation period for feedback and comments. The future planning applications cannot be submitted for at least 12 weeks after the submission of the PANs. A final, 'feedback', public event, for the Loch Lundie substation proposal, is due to take place in early Autumn.

Two separate planning applications will be required: a planning application for the proposed Coire Glas Switching Station and a planning application for the proposed Loch Lundie Substation. Subsequently an additional section of the overhead line to connect the switching station in its new location requires a separate Section 37 application under The Electricity Act 1989. The future planning applications will incorporate all necessary works to construct and operate the infrastructure including access (access track upgrades), landscape planting and screening, drainage and fencing.

Given the interaction these proposals have with the associated OHL application it has been accepted that these projects will also be accompanied by an Environmental Impact Assessment (EIA); the content of the Loch Lundie substation EIA was scoped with the Highland Council in Summer 2024.

The target date for submission of the Loch Lundie substation planning application is Winter 2025.

Why we are consulting again

Following our last Loch Lundie substation PAN events in November 2024 and February 2025 we have continued our Environmental Assessment work to complete the Environmental Impact Assessment Report that supports our Planning Application. Part of this work includes ensuring that we develop a Peat Management Plan which has involved working alongside Forestry Land Scotland (FLS) as the landowner to ensure a credible and successful plan is put in place.

This work has recognised that some areas outside of our previous PAN red line boundary would be more suitable for this purpose and as such has caused a change to this. Subsequently we have to recommence our Proposal of Application Notification process for the Loch Lundie substation development proposal.

This requires that we undertake new pre-application consultation events to share our proposals with the public and invite feedback.

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Loch Lundie substation

So what has changed?

The revised PAN area includes additional areas to develop the Peat Management Plan as agreed with the landowner, Forestry Land Scotland (FLS).

The PAN area has also been updated to better reflect land use and future management of the area, in discussion with the landowner.

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.

Consultation events setting out the site selection process were held in May 2022 and the Consultation Booklet can be accessed here from the Project webpage: **https://bit.ly/3YRE9iS**

Following the detailed site selection stage and subsequent consultation the preferred substation site was identified as site LL5 as shown during the May 2022 consultation.

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 2029.

The figures opposite show the previously consulted red line boundary for the Loch Lundie Substation and the new red line boundary which we are consulting on today.

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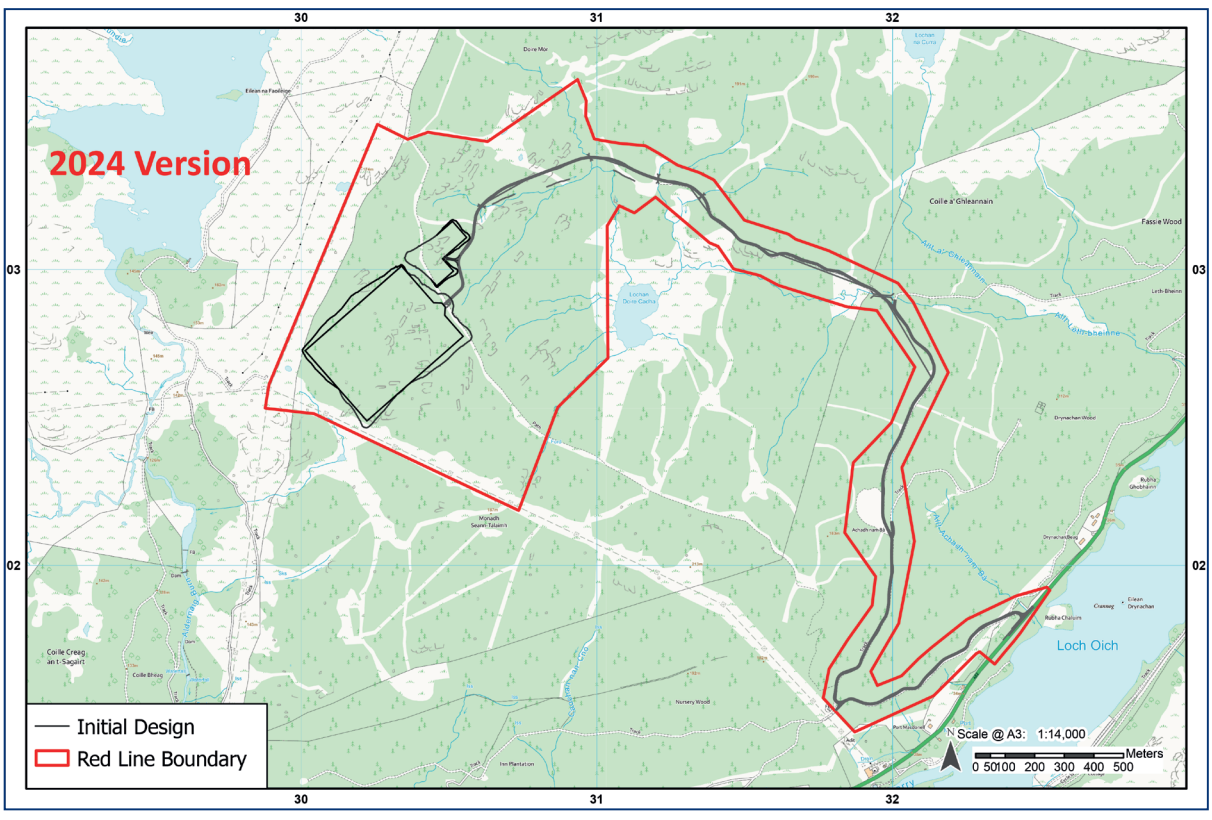
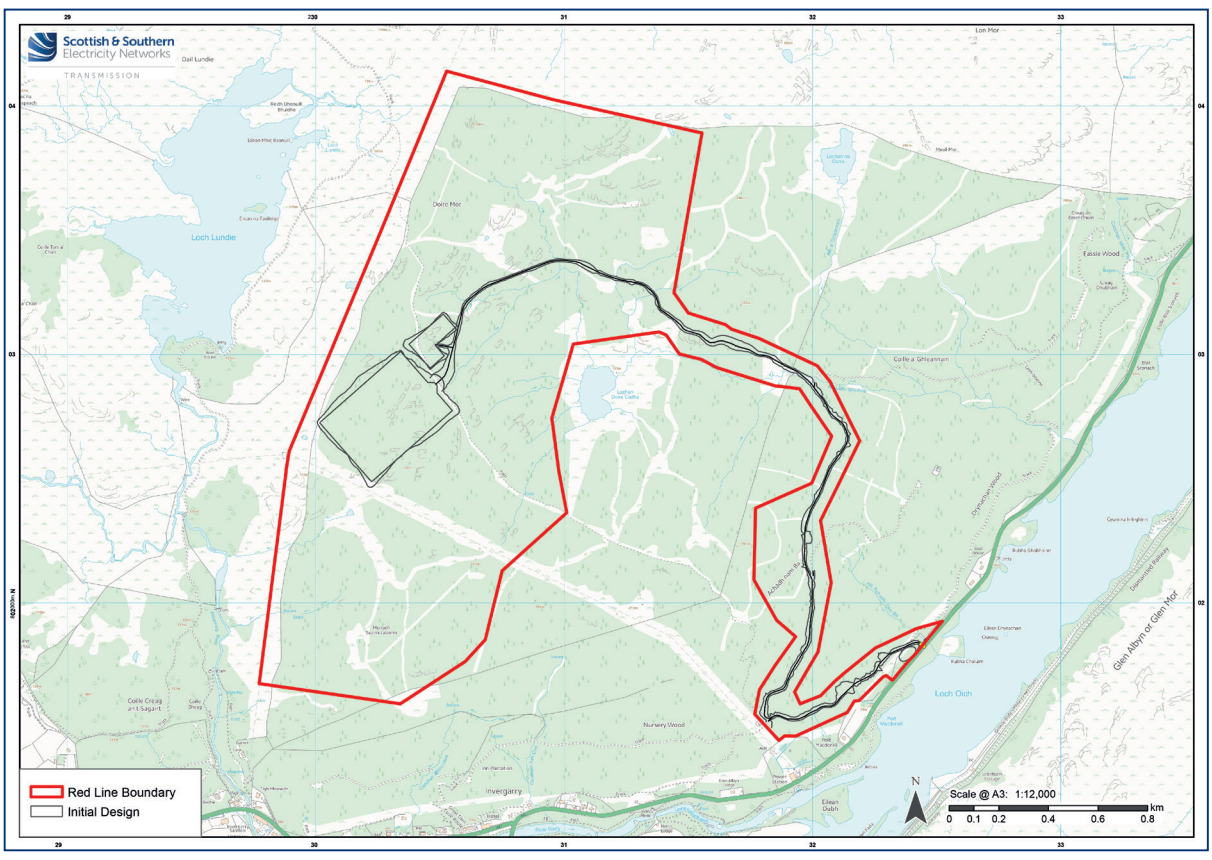
Previous PAN Boundary map



Updated PAN Boundary map



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Timeline and next steps

April 2023
- Submission of the Section 37 application to the ECU for Overhead Line.
- Ongoing engagement with statutory consultees, landowners, other stakeholders and the Developer regarding Project proposals.

October/November 2024
- Proposal of Application Notice (PAN) submitted to The Highland Council for the proposed Loch Lundie Substation.

January 2025
- Deadline for comments following Public Event 1.

January 2025
- Review of feedback, further refinement of design and layout of proposals and progression of EIA.

February 2025
- Final 'feedback' public consultation event for the proposed Loch Lundie substation.

August 2025
- Revised PAN 1.

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September 17th 2025
- Deadline for feedback.

October 2025
- Revised PAN 2 Feedback event.

End of 2025
- Submission of planning application for the proposed Loch Lundie substation to The Highland Council.

Autumn 2026
- Determination of planning application.

In parallel to the events above, there has been ongoing extensive consultation with landowners and the Developer, SSE Renewables, to avoid potential adverse impacts on sensitive habitats, namely Caledonian Pinewoods, resulting in a change to the location of the proposed new Coire Glas Switching Station. Not only will this result in a new PAN being submitted for the Switching Station, it will also mean that there is a requirement for an additional section of overhead line to connect the Switching Station which will be subject to a separate Section 37 application under The Electricity Act 1989.

Separate consultation events are being held for these elements of the Coire Glas Project where your feedback on our proposals will be welcomed.

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Have your say

We understand and recognise the value of the feedback provided by members of the public during all engagements, consultations and events. Without this valuable feedback, the Project Development team would be unable to progress projects and reach a balanced proposal to submit for planning.

How to provide feedback

As part of the consultation process, we are seeking feedback and comments from the public, statutory consultees and other key stakeholders regarding our proposals for Loch Lundie substation. We are seeking feedback until Wednesday 17th September 2025.

Feedback

You will find the appropriate feedback form at the back of the consultation booklet or you can find them online using the form on the project webpage.

Loch Lundie Substation - PAN

Feedback and comments on the proposals for Loch Lundie Substation can be made until Wednesday 17th September 2025.

To provide feedback on the proposal or to gain further information on the project, please fill in a Loch Lundie substation feedback form, visit our in-person consultation events or contact our Community Liaison Manager.

Once the planning application has been submitted, the public will have the opportunity to make formal representations to The Highland Council for the proposed Loch Lundie substation feedback before a decision is made on our application.

Recite me

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.

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.

Community Liaison Manager

Sally Cooper
Community Liaison Manager

SSEN Transmission
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T: 07918 470 281

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-connection-project

You can also follow us on social media

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Loch Lundie substation environmental and technical appraisal

A red, amber, green (RAG) rating has been applied to each criteria listed below, indicating potential impacts or constraints and this process helped to inform the site selection.

Red, Amber, Green (RAG) Impact Rating - Environmental

Options	Natural Heritage					Cultural Heritage		Landscape and Visual			Land Use			Planning	
	Designations	Protected species	Habitats	Ornithology	Geology, hydrogeology & hydrogeology	Designations	Cultural heritage assets	Visual	Designations	Character	Agriculture	Forestry	Recreation	Policy	Proposals
LL5	L	L	L	L	L	L	L	L	L	L	L	M	L	L	L

- **Natural Heritage:** Potential effects on the qualifying features of the West Inverness-shire Lochs SPA/SSSI. Areas of Class 1 and Class 2 Peatland Soils are recorded within 1km of the site, in the area immediately around Lochan Doire Cadha and near the summit of the Monadh Seann-talaimh.
- **Landscape and Visual:** The proposed substation would be visible from a Core Path to the east of Loch Lundie. However, it is envisaged that these views would be limited and glimpsed. Potential cumulative effects with existing grid infrastructure.
- **Land Use:** Felling of commercial forestry (upland mid rotation commercial conifer forestry). Located near Core Path to the east of Loch Lundie.

Red, Amber, Green (RAG) Impact Rating - Engineering

Options	Access and Connectivity						Footprint requirements			Hazard		Ground conditions			Planning					
	Construction access	Operation and maintenance	Existing circuits/ networks	Future development possibilities	Interface with SSEN Distribution & Generation	DNO connection	Technology	Adjacent land use	Space availability	Unique hazards	Existing utilities and installations	Topography	Geology (peat)	Geology	Elevation	Salt pollution	Flooding	SF_6	Contaminated land	Noise
LL5	M	M	H	L	L	M	L	L	M	M	M	M	M	L	M	L	L	H	L	L

- **Access and Connectivity:** The substation will be accessed via an existing forestry track off the A82. An upgrade and extension to the track is required up the substation platform. On completion of the substation platform, the new 400kV line will be connected along with two of the adjacent 132kV overhead line routes.

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