



Scottish & Southern  
Electricity Networks

TRANSMISSION

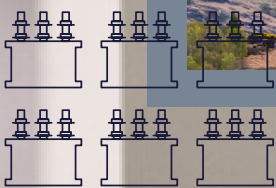


# Coire Glas Connection Project

## Pre-Application Consultation Events

- Coire Glas Switching Station
- Coire Glas 400kV Overhead Line

July 2025



[ssen-transmission.co.uk/coire-glas](https://ssen-transmission.co.uk/coire-glas)



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## The consultation events will be taking place on:

Wednesday 30 July, 3–7pm  
Glengarry Community Hall, Invergarry, PH35 4HG

Thursday 31 July, 3–7pm  
Fort Augustus Village Hall, Church Rd, Fort Augustus, PH32 4DG



# 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’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 over £20 billion into our region’s energy infrastructure this decade, with the potential for this to increase to over £30 billion. 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.**



More information about the policies and documents driving the need for the energy system for the future can be found here:

## 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.

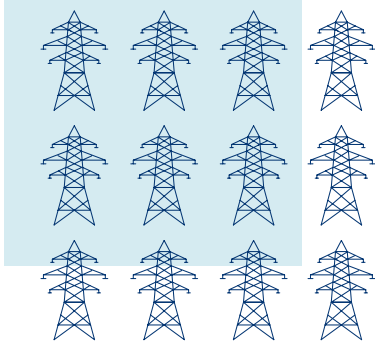
## What we do

We manage the electricity network across our region which covers a quarter of the UK’s 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 and 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/](https://ssen-transmission.co.uk/talk-to-us/contact-us/)





# About the project

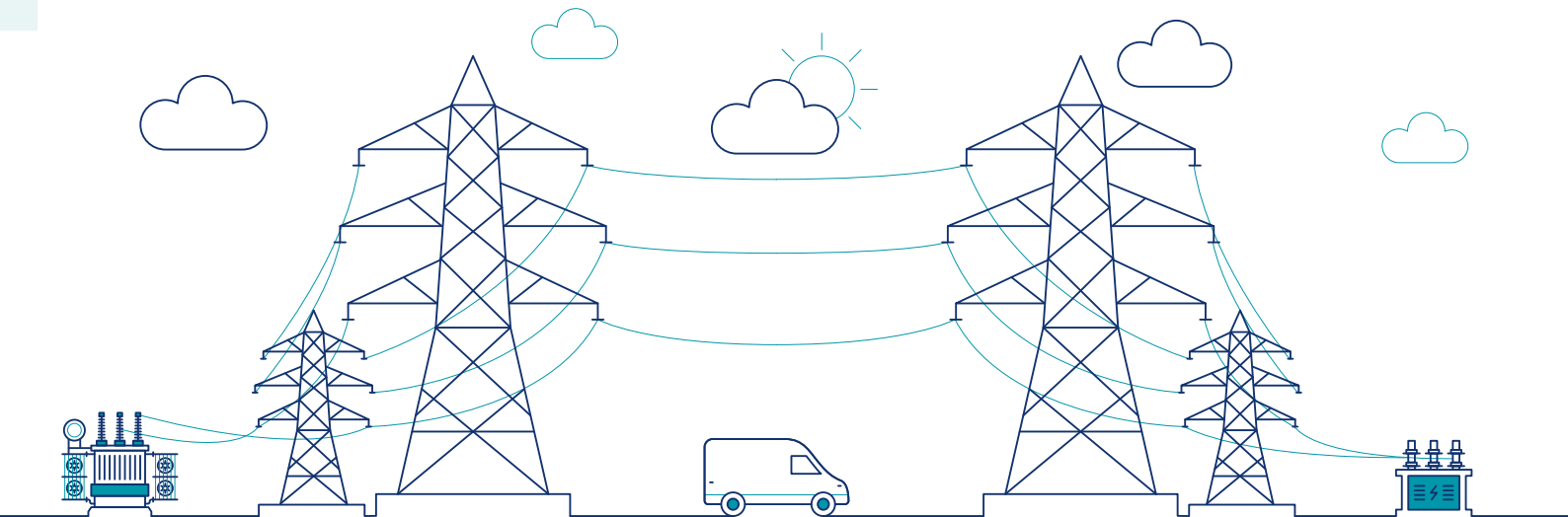
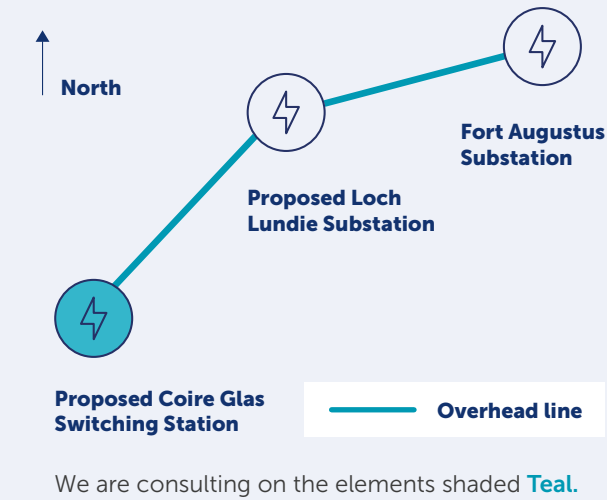
## Project Need

As the transmission operator for the north of Scotland, we (SSEN Transmission) have a Transmission Owner Connection Agreement to connect the consented Coire Glas Pumped Hydro Scheme by October 2029.

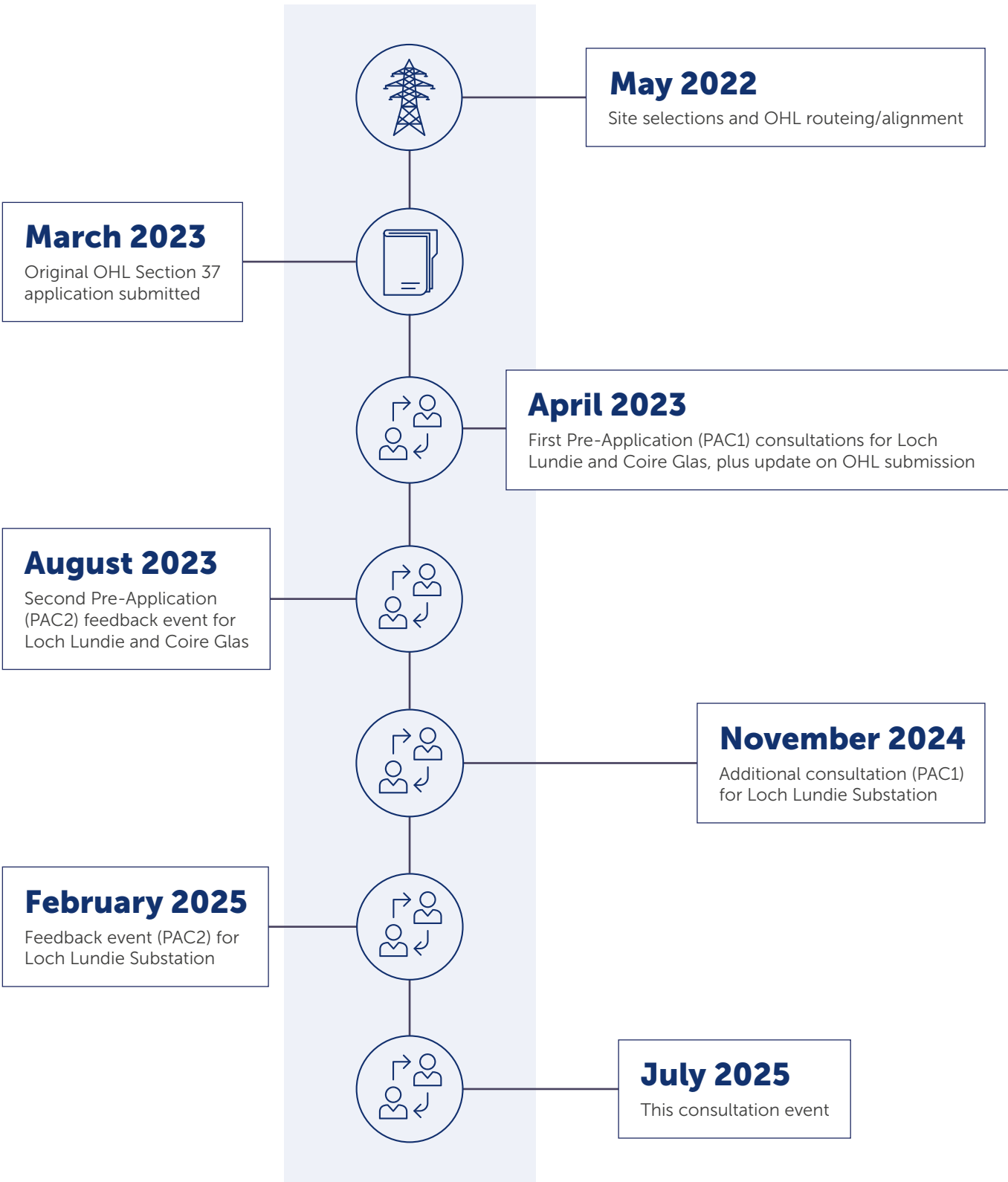
### Project Elements

- Delivery of this connection will include the following project elements:
- A new Coire Glas 400kV external Air Insulated Switchgear (AIS) Switching Station
  - Approx. 7.5km (previously around 3.5km) of 400kV double circuit overhead line (OHL) installed from the proposed Coire Glas switching station to the proposed Loch Lundie substation
  - A new 400/132kV AIS substation in the vicinity of Loch Lundie
  - Approximately 8.5km of 400kV double circuit OHL installed from the proposed Loch Lundie Substation to the existing Fort Augustus Substation in Auchterawe
  - Removal of sections of the existing 132kV OHL between the new Loch Lundie and existing Fort Augustus substations

### Coire Glas Connection Project



# The story so far



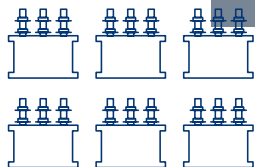
Engagement to date

In May 2022, we consulted on our proposed Loch Lundie substation, Coire Glas switching station site selections, and the route and alignment of a new 400kV overhead line (OHL) between the existing Fort Augustus Substation and proposed Coire Glas Switching Station via a new Loch Lundie Substation.

This led to a Section 37 consent application for the OHL being submitted to the Energy Consents Unit in March 2023.

The proposed alignment and switching station location were shaped by environmental and engineering assessment with the proposed switching station location limited by engineering constraints related to the location of the Developer's cable tunnel portal in Glengarry Forest. This in turn influenced the OHL alignment selection between the switching station and the proposed Loch Lundie substation. The OHL alignment selection between Loch Lundie and the existing Fort Augustus substation was similarly impacted by engineering and connectivity constraints. The application received objections from statutory and non-statutory bodies including concerns around the impact on caledonian pine woodland, protected bird species, cultural heritage at Torr Dhuin and local amenity in the Auchterawe area.

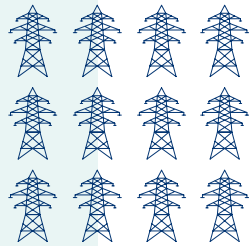
Since then, we have withdrawn our Section 37 consent application and have worked to address these concerns through a range of mitigation measures, including the Developer relocating the cable tunnel portal and switching station, adjusting tower locations and alignments, conducting localised studies, and revising construction access routes.



What we are consulting on today

We are now consulting on a revised proposal that reflects significant changes made in response to feedback received. These include:

- A new location for the Coire Glas switching station, outside the Caledonian Pine area.
- Adjustments to the OHL alignment and tower positions to reduce environmental and visual impacts at certain areas along the alignment.
- Mitigation measures for protected species and cultural heritage sites.
- A potential variation of the OHL between Tor Dhuin and Fort Augustus to preserve mature woodland.
- Revised construction access plans to reduce traffic through Auchterawe.
- Adjustments to tower locations at Loch Lundie to allow for refinement of project design.



Your feedback on these revised proposals is vital to shaping the final design.

Planning and Consent Applications

Coire Glas 400kV Overhead Line Consenting process

The original Section 37 application under the Electricity Act 1989 (ref: ECU00004736) for the proposed 400kV overhead line between the Coire Glas Switching Station, Loch Lundie Substation, and Fort Augustus Substation has been withdrawn.

A new Section 37 application will be submitted to reflect design changes made in response to feedback and objections received during the previous consultation. These changes aim to reduce environmental and community impacts.

This event forms part of the Pre-Application Consultation as per May 2025 Scottish Government guidance, where we provide an opportunity to hear feedback from the public and stakeholders.

The new application will be supported by a full Environmental Impact Assessment (EIA) Report, which will evaluate potential environmental effects and outline proposed mitigation measures.

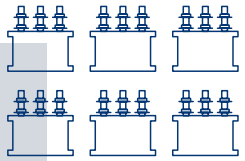
A separate Town and Country Planning application for the Loch Lundie Substation is expected to be submitted in quarter 3 of 2025.

Coire Glas Switching Station planning process

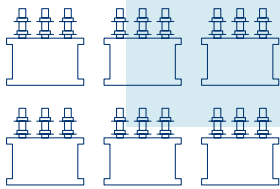
The proposed Coire Glas Switching Station will be progressed through a planning application under the Town and Country Planning (Scotland) Act 1997 (as amended). As a project classed as a 'national' development under National Planning Framework 4 (NPF4), it follows the national application procedure.

The first formal step in this process is the submission of a Proposal of Application Notice (PAN) to The Highland Council. This PAN initiates a minimum 12-week consultation period, during which we are seeking feedback from the public and stakeholders. This event forms part of that consultation process.

The planning application for the switching station will include all necessary infrastructure works, such as access tracks, landscaping, drainage, and fencing. The application will also be supported by an EIA Report. A Scoping Report is currently being prepared for the project.







# Coire Glas switching station

## What is a switching station?

A switching station provides a location where the network can be switched to isolate and reconnect other parts of the network at the same voltage level. This differs from a substation where this also transforms the voltage to a different value, e.g. from 132kV to 400kV. At Coire Glas, the voltage remains at 400kV.

Switching stations are often used to connect parts of the wider transmission network or provide points of connection for generation sources such as wind farms and power stations. In this case this provides a point of connection to the Coire Glas Pumped Storage Power Station.

## New switching station overview

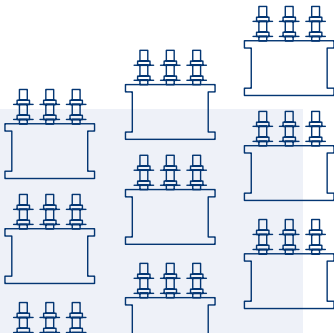
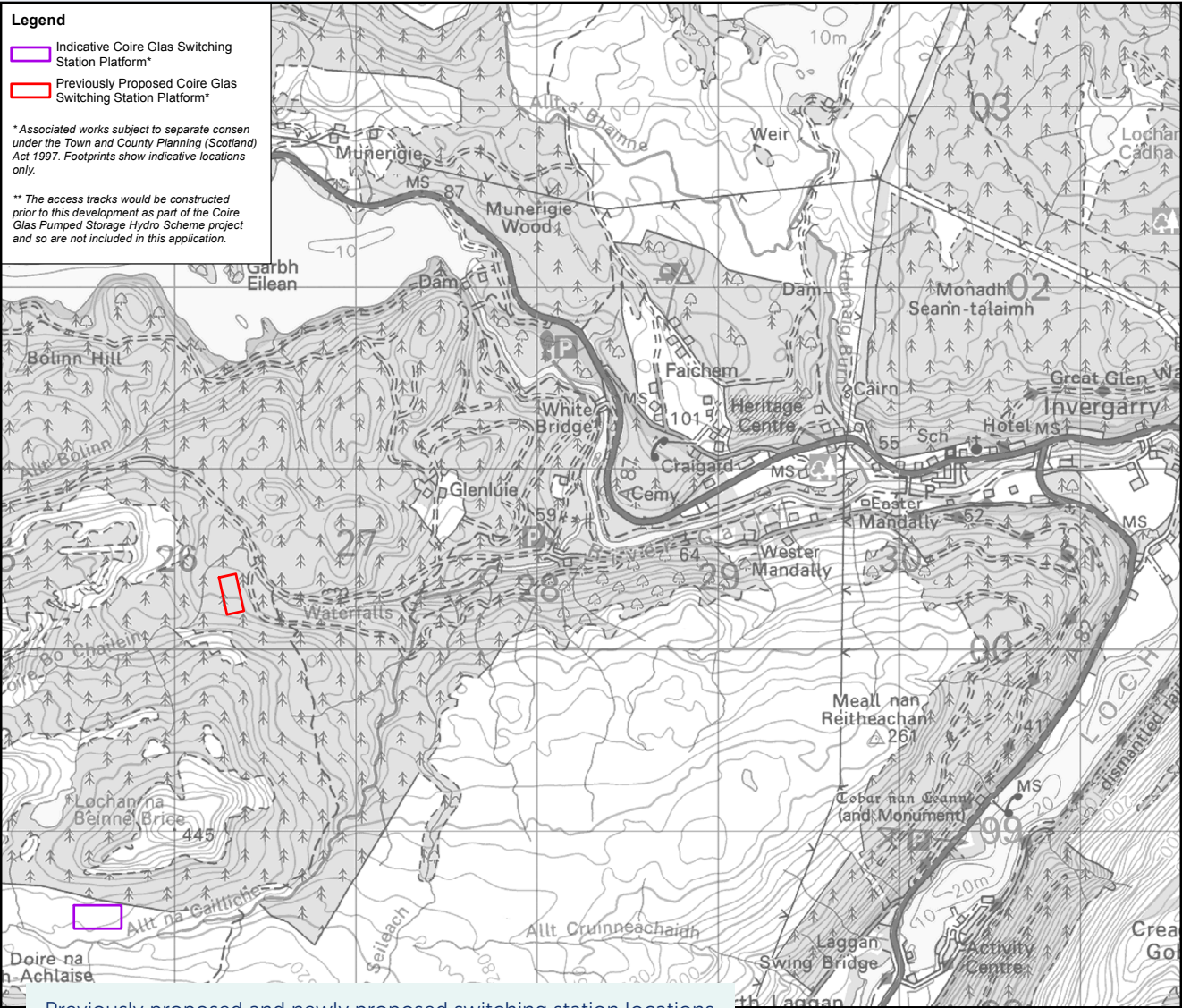
Our proposals include a switching station near the Glengarry forest area to connect the Coire Glas Pumped Storage Scheme to the national grid. The Switching Station works will include:

- A switching station containing both SSEN Transmission and Coire Glas Hydro Pumped Storage Ltd's switchgear, located on a new hardstand platform. The current platform dimensions are approximately 310m x 112m. This might be reduced during design refinement.
- Temporary construction compounds located next to the platform, for site offices, welfare facilities and laydown areas.
- Permanent ancillary facilities including control buildings, car parking, drainage and landscaping.

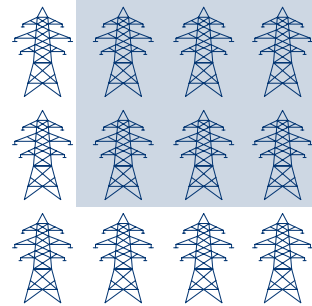
## Why a change in switching station location?

Previously, we had consulted on a proposed switching station in the Glengarry forest area. Please see 'Previously proposed and newly proposed switching station locations' on the page opposite for an indication of where the switching station was previously proposed to be located.

**Following detailed discussions with the Developer and Forestry and Land Scotland, it was confirmed that the developers cable tunnel portal—and therefore the switching station—would require to be moved to a new site beyond the Glengarry Forest woodland area. This move also aims to reduce the overall development's impact on the Caledonian Pine habitat.**







# New switching station site considerations

The switching station site forms a fixed endpoint in the Coire Glas Scheme's 400kV electrical connection infrastructure. It acts as the interface between the Developer's infrastructure and the national electricity transmission network.

The new preferred site for the switching station was chosen following a comprehensive alternatives appraisal that evaluated environmental sensitivities, technical feasibility, and operational requirements. The site for the switching station was determined predominantly by the Developer.

## Design and Technical Considerations

The proposed location for the new switching station has been developed following detailed options assessment and engagement with the developer and Forestry and Land Scotland with input from ourselves. It also takes into consideration revisions to the OHL alignment which resulted in the developer confirming that the proposed area south of the Glengarry Forest was the most preferred location. It presents a balanced solution when considering integration between our connection and the pumped storage hydro scheme, long term access and avoidance of ecological constraints associated with the Caledonian Pine woodland.

As a new access track connecting to the A87 would be built by the developer to connect to the switching station, access would be maintained for 24/7 operations and maintenance.

With this proposed switching station location, there would be no major infrastructure or waterway crossings required. The terrain would be manageable with careful design and this option was considered the most feasible and appropriate for integration with the developer's access road and pumped hydro infrastructure.

## Environmental and Community Considerations

The proposed location for the new switching station avoids the most dense areas of Caledonian Pinewood and limits impacts on designated landscapes and cultural heritage. While there may be some construction and operational impacts to visual amenity, the site is located outside the Loch Lochy and Loch Oich Special Landscape Area, reducing its visual prominence from key tourist routes. Importantly, it does not interfere with any formal recreational paths, and is considered to have relatively minimal recreational constraints.



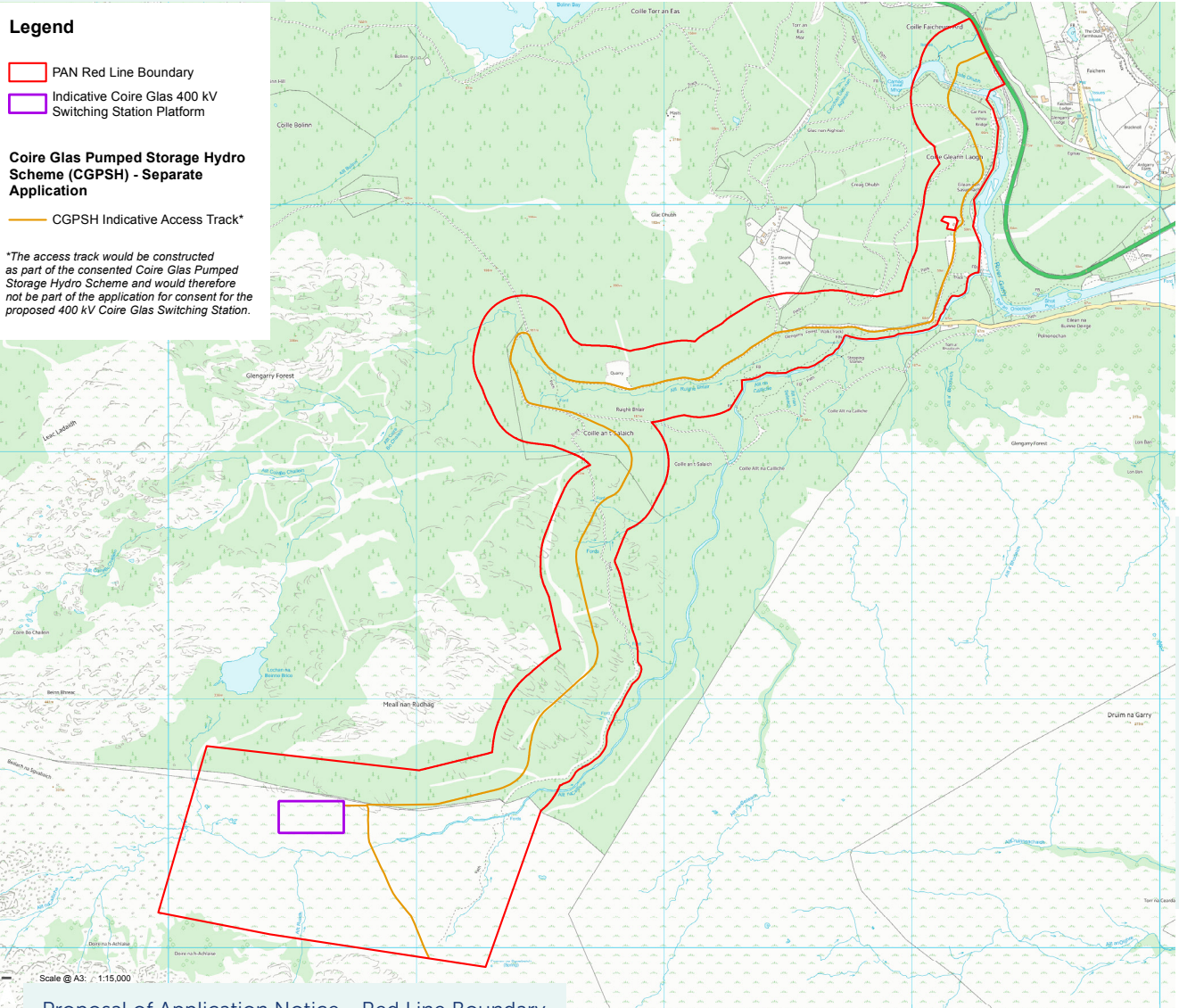
### Legend

- PAN Red Line Boundary
- Indicative Coire Glas 400 kV Switching Station Platform

### Coire Glas Pumped Storage Hydro Scheme (CGPSH) - Separate Application

- CGPSH Indicative Access Track\*

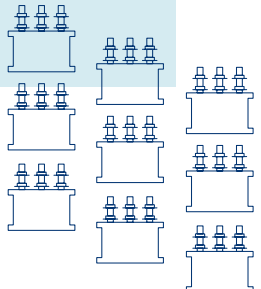
\*The access track would be constructed as part of the consented Coire Glas Pumped Storage Hydro Scheme and would therefore not be part of the application for consent for the proposed 400 kV Coire Glas Switching Station.



Proposal of Application Notice - Red Line Boundary

**Please note:** As well as the switching station site footprint, the PAN (Proposal of Application Notice) boundary must include all other site requirements, including temporary site compounds, temporary and permanent drainage, access and on-site parking, laydown and storage areas for materials and soils, as well as hard and soft landscaping proposals. Many of these requirements will be temporary, during the construction phase, and will be permanently removed upon completion of the project.

The PAN boundary, therefore, does not represent the permanent footprint of the switching station itself but indicates the full development area.





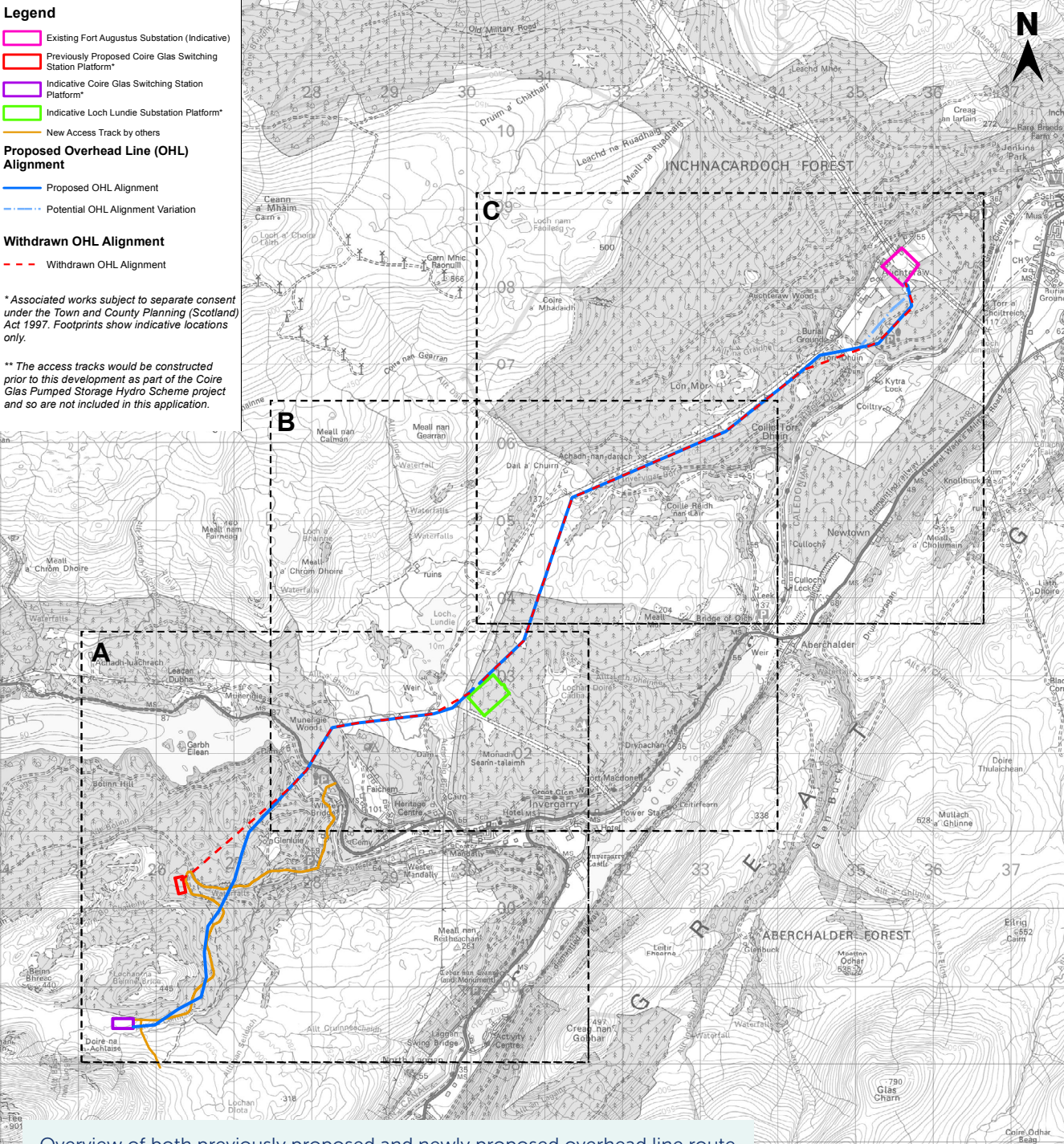
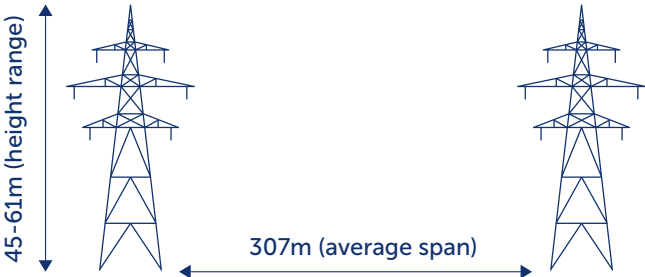
# About the overhead line (OHL)

The proposed technology for connecting Coire Glas Switching Station to Fort Augustus Substation via a new substation at Loch Lundie is steel lattice towers.

## Design and Technical Considerations

The SSE400 tower suite has been selected as the most appropriate technically feasible and economically viable structure for this project. These towers are specifically designed to meet the challenges of constructing and maintaining overhead lines in the highlands of Scotland, catering for high altitudes and steeply sloping terrain.

- The total length of the overhead line will be 16km.
- The height range of the towers is expected to be between 45 and 61m tall;
- with a standard span length of 307m.



**Please note:** Sections A, B and C as shown on the map, indicate sections where additional maps have been produced relevant to that specific area to allow for the maps to be viewed in greater detail.



All maps/figures included in this booklet are available to download from the project webpage: [ssen-transmission.co.uk/coire-glas](https://ssen-transmission.co.uk/coire-glas)



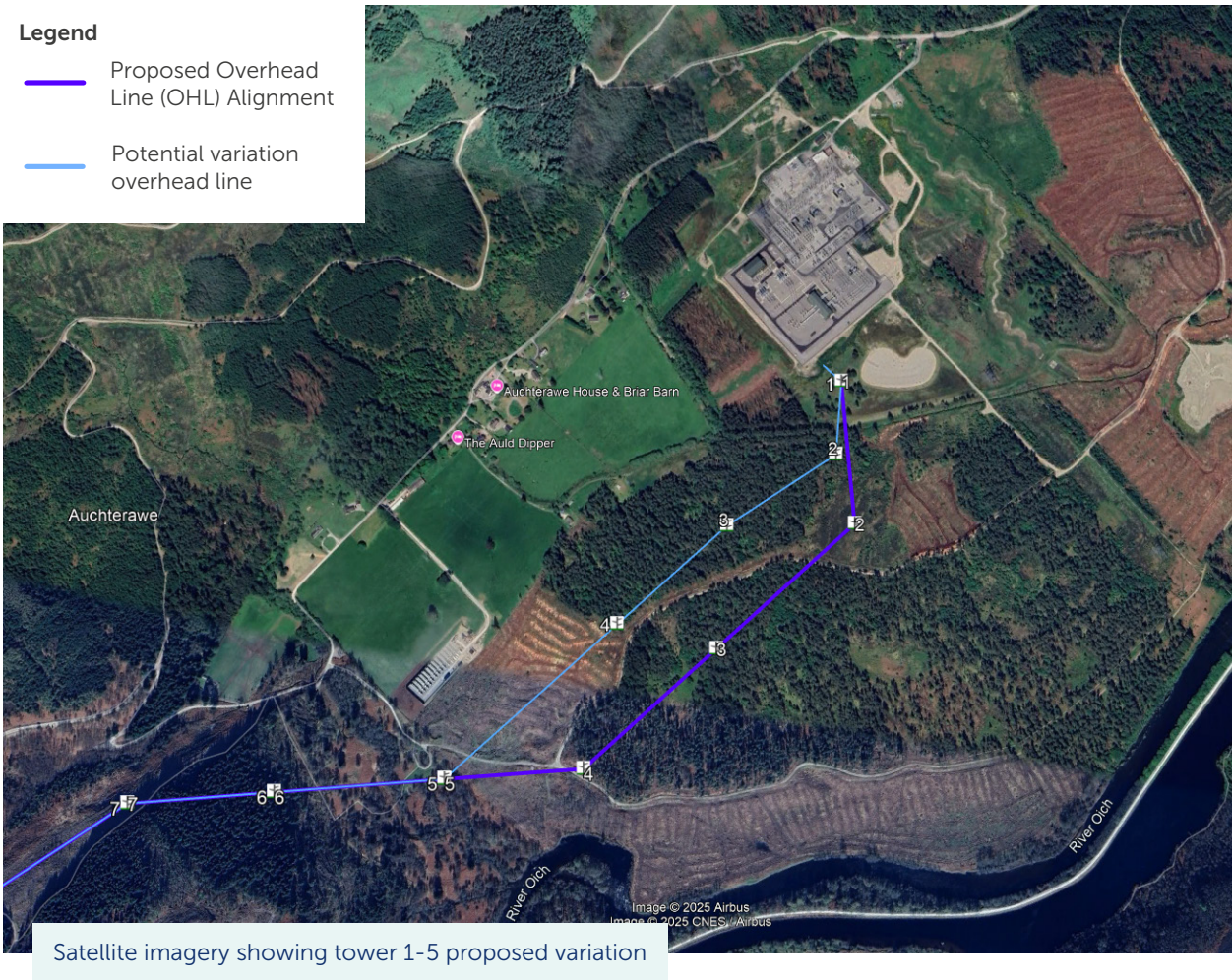
# OHL alignment changes since 2023

Since our March 2023 proposals we have made several changes, driven in part by feedback on our submission and in part by further engineering refinement as follows:

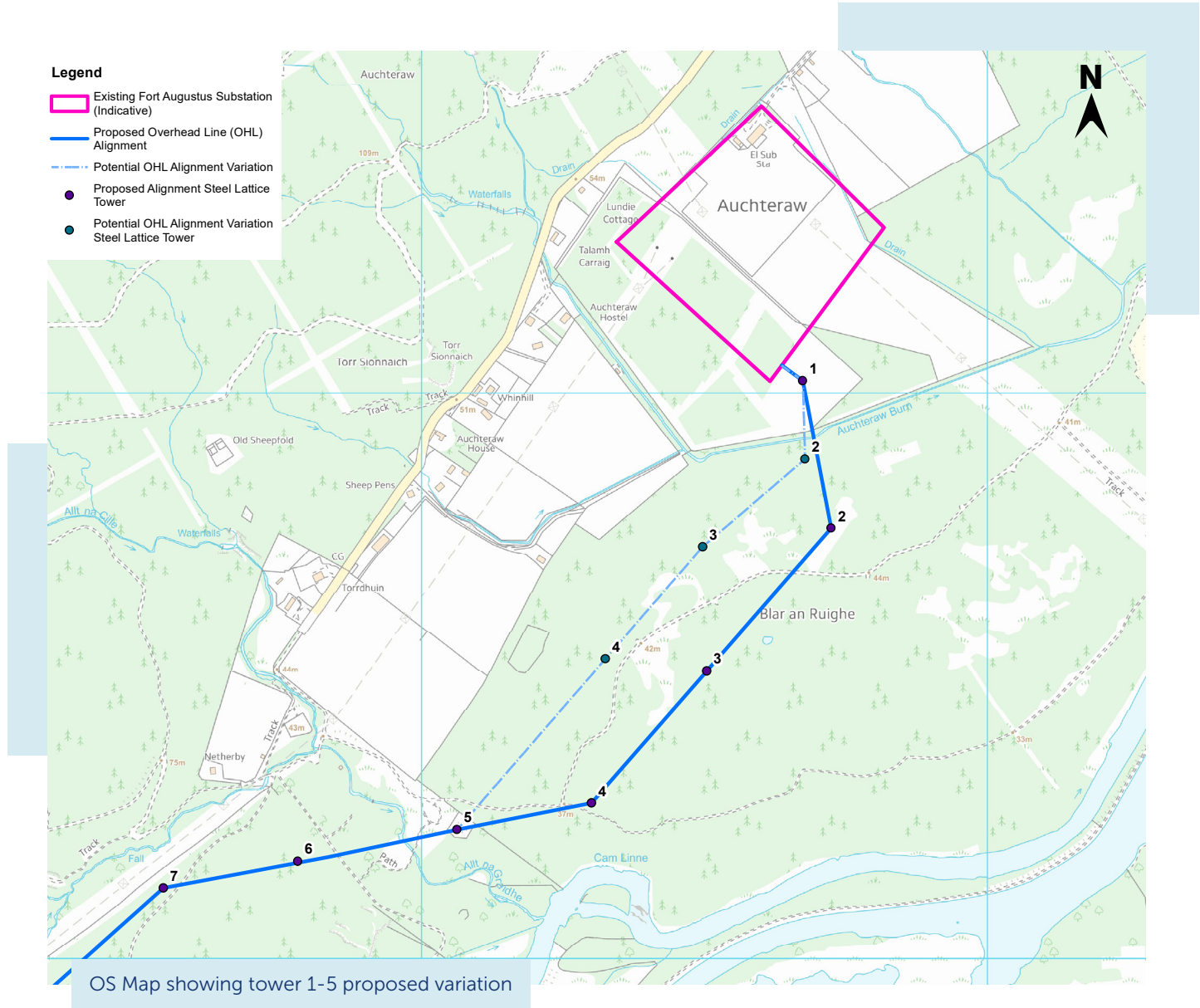
## Potential variation being considered for towers 1-5

For Towers 1-5, adjacent to the existing Fort Augustus (Auchterawe) Substation, we are looking at a potential variation to the proposed alignment to mitigate against further woodland loss following recent storm damage. The potential variation alignment is located about 140m closer to the Auchterawe Battery Energy Storage System, indicated by a dotted line in the map.

The satellite imagery shows some of the current woodland loss south of the Auchterawe Battery, however there are larger areas of removed trees which are not currently shown on the map. The potential variation would be located in this cleared area and would require less impact to woodland compared to the proposed alignment.



Satellite imagery showing tower 1-5 proposed variation



OS Map showing tower 1-5 proposed variation

## Mitigating impacts to Torr Dhuin

A revised alignment at Torr Dhuin includes one additional tower (Tower 7) to address potential impacts identified in the original alignment and the response from Historic Environment Scotland (HES). HES raised concerns about the potential setting effects on the Torr Dhuin Scheduled Monument.

The revised alignment avoids the existing car park and picnic area, as well as key recreation routes and core paths. In order to avoid direct impacts on the Scheduled Monument Torr Dhuin Fort (SM794), the addition of tower 7 and realignment of towers 4-6 was included to increase separation from the monument, mitigating visual and setting impacts. This change to the alignment would remain within the previously proposed Limits of Deviation (LoD) at this location while improving the alignment's compatibility with recreational and heritage sensitivities in the area.

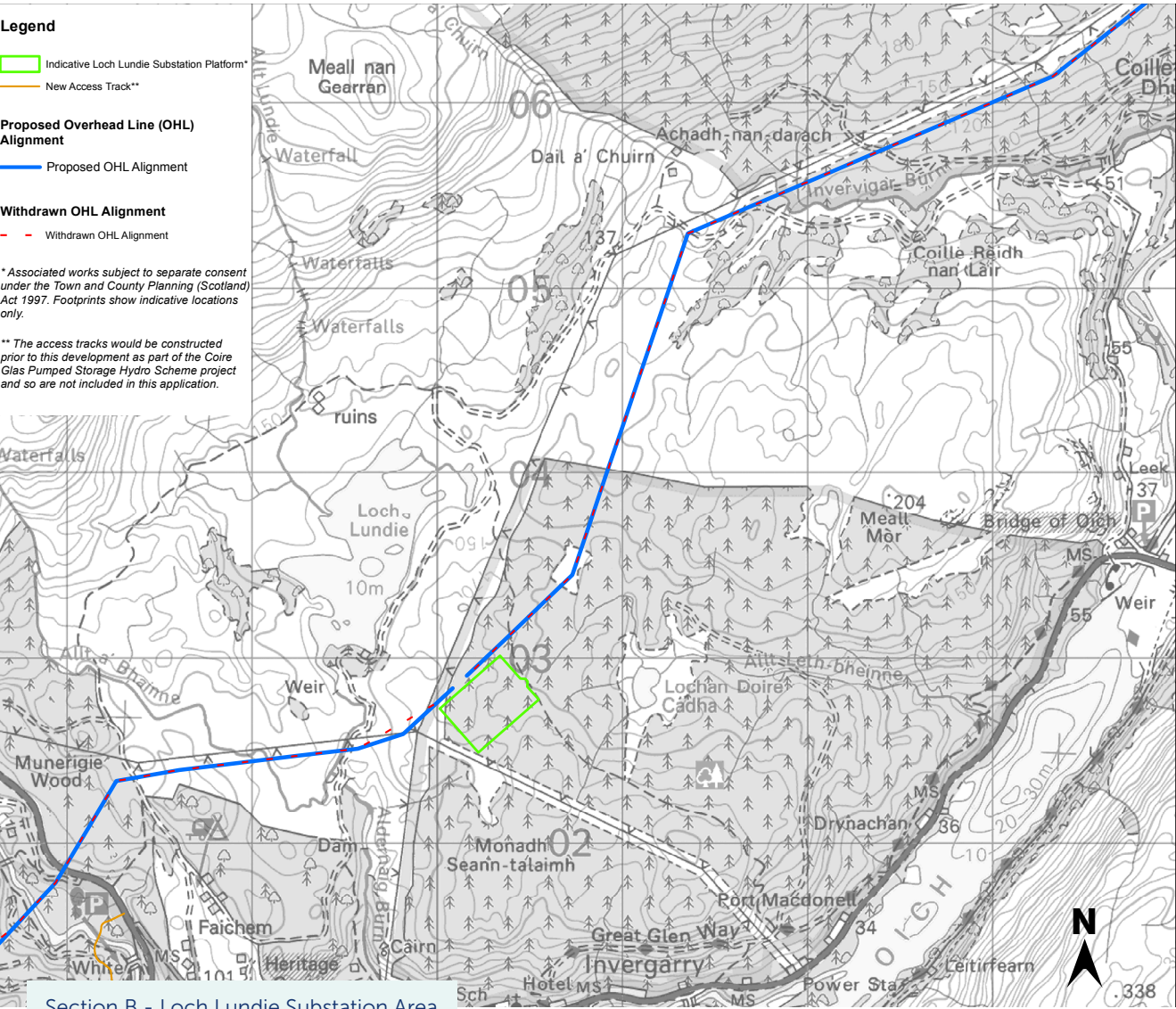


## Removal of towers in Glengarry Forest

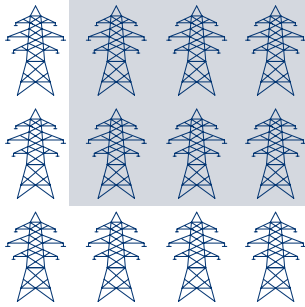
A revised alignment in the Glengarry Forest means towers 44 and 45 were removed. This was in response to FLS objections to impacts on sensitive woodland areas, including Caledonian Pinewood (priority habitat), Ancient Woodland Inventory (AWI) areas, Native Woodland Survey of Scotland (NWSS) areas, and long term restoration zones in the Glengarry Forest. The removal of towers also meant some associated access tracks and a planned bridge were no longer required.

## Changes in tower locations at Loch Lundie

In addition to the southern realignment, several towers near the proposed Loch Lundie Substation (notably Towers 28–31) were relocated slightly and in some cases had their height adjusted to accommodate coordination with the design of the Skye Reinforcement Project. As well as to facilitate connection of the proposed Loch Fearna cable. These adjustments also supported clearance compliance and alignment integration with nearby 132kV diversions.

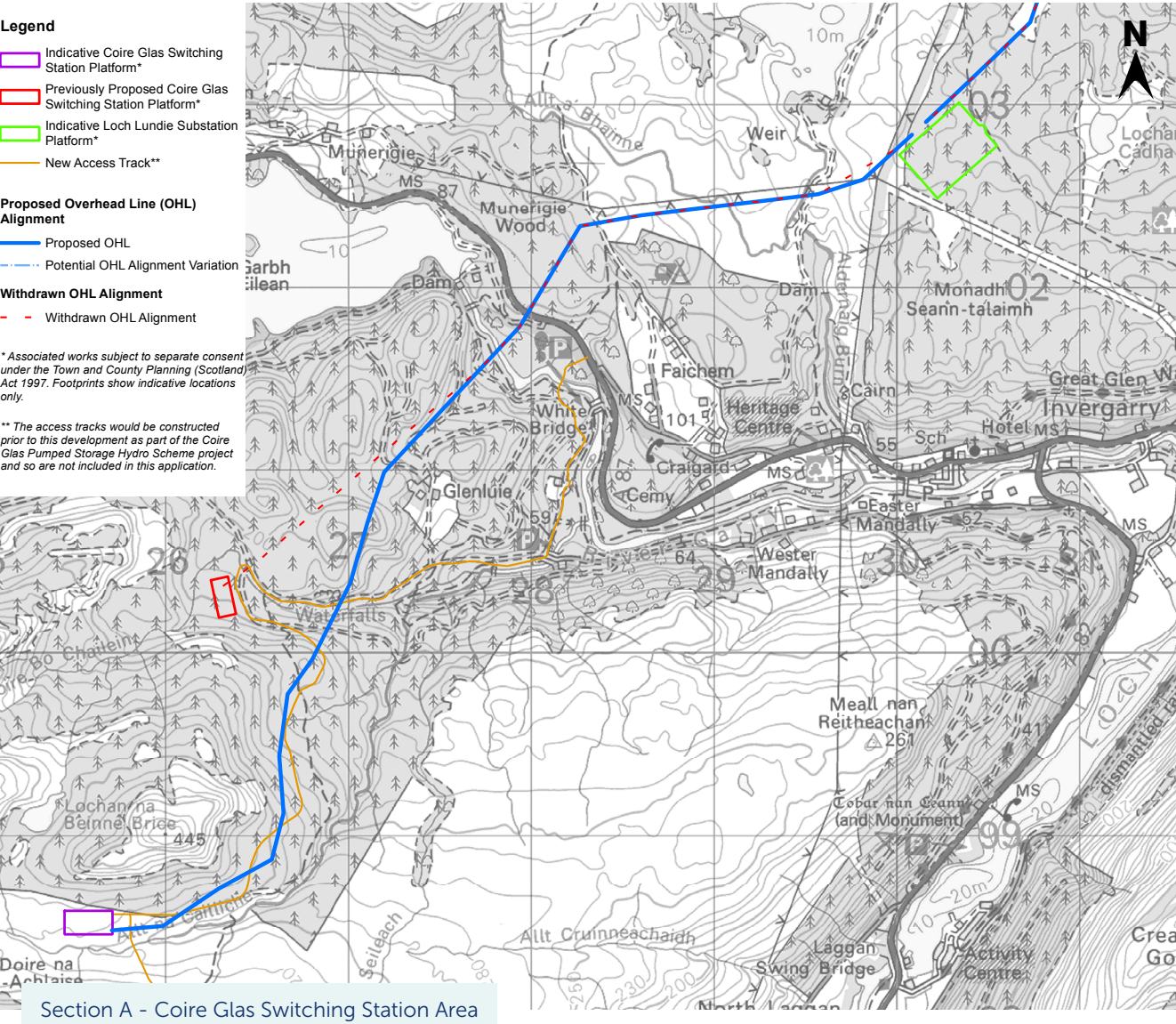


The towers in proximity to the proposed substation have been slightly relocated in this area

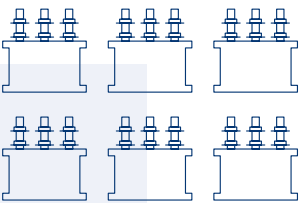


## Diversion into the new Coire Glas Switching Station site

Due to the relocation of the proposed Coire Glas switching station approximately 1.5 km south of its original position, the overhead line (OHL) alignment must be amended at the southern end of the route to enable connection to the new site. This change requires the OHL to be diverted further south, resulting in an increase in length between the proposed Loch Lundie Substation and the revised switching station from approximately 3.5 km to 7.5 km. The revised alignment has been carefully designed to minimise impacts on sensitive habitats, including areas of Caledonian Pinewood, Ancient Woodland Inventory sites, and ongoing woodland restoration zones, ensuring the route avoids the most ecologically sensitive areas where possible.

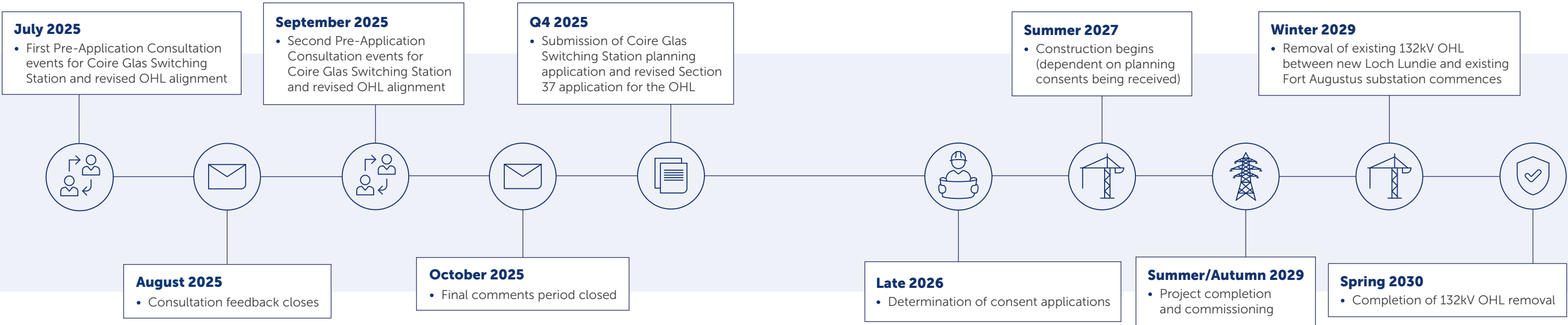


The proposed alignment has deviated in this area in order to connect into the newly proposed switching station location





# Timeline



\*Please note that the timeline is indicative and subject to change.



# Have your say

We understand and recognise the value of the feedback provided by members of the public during all engagements, consultations and events.


### 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 Coire Glas switching station.
  - Our proposals for the overhead line alignment changes

You will find the appropriate feedback forms at the back of this booklet, or you can find them online using the form on the project webpage. You can also submit written feedback directly to the project Community Liaison Manager via email, phone or letter.

We are seeking feedback until 28 August 2025.

Comments made to SSEN Transmission are not representations to The Highland Council for the proposed switching station or to the ECU Section 37 for the overhead line. When SSEN Transmission submit the consenting applications there will be an opportunity to make representation on the applications to these bodies.



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."

### What next?

Following the feedback closing date, our project team will review all comments received in relation to our updated proposals and consider if any adjustments are required/can be accommodated based on feedback.

We will then hold further consultation events, currently scheduled for October 2025 for both the overhead line and switching station, to report on feedback and allow for any final comments to be received ahead of submission of our relevant consenting applications.

**Community Liaison Manager**  
**Sally Cooper**

 SSEN Transmission 10 Henderson Road,  
Inverness, IV1 1SN

 07918 470 281

 sally.cooper@sse.com

### 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](https://ssen-transmission.co.uk/coire-glas)

You can also follow us on social media:

 @ssentransmission

 @SSETransmission

# Feedback for Coire Glas Switching Station

Thank you for taking the time to read this consultation booklet. In order to record your views and improve the effectiveness of our consultation, please complete this short feedback form.

Please complete in BLOCK CAPITALS. (Please tick one box per question only)

**Q1. Has the need for this switching station development been clearly explained?**

☐ Yes ☐ No ☐ Unsure

Comments:

**Q2. Do you have any comments regarding the location of the proposed Coire Glas Switching Station?**

☐ Yes ☐ No ☐ Unsure

Comments:

**Q3. Are there any additional factors or environmental features you would like to raise?**

☐ Yes ☐ No ☐ Unsure

**Q4. Is there anything specific you would like to raise in relation to the project which will impact on the planning process to deliver this essential connection project to support Government net zero targets?**

Comments:

# Feedback for Coire Glas Overhead Line

**Q1.** Has the need for this electricity infrastructure been clearly explained?

☐ Yes ☐ No ☐ Unsure

Comments:

**Q2.** Do you have any views on the proposed route or technology?

☐ Yes ☐ No ☐ Unsure

Comments:

**Q3.** Are there any additional factors or environmental matters you would like to raise?

☐ Yes ☐ No ☐ Unsure

Comments:

**Q4.** Are you aware of other developments in the area that may interact with this proposed development?

☐ Yes ☐ No ☐ Unsure

Comments:

**Q5.** Do you have any feedback on the proposed access routes or traffic during construction?

☐ Yes ☐ No ☐ Unsure

Comments:

**Full name:** ..... **Email:** .....

**Telephone:** ..... **Address:** .....

We would like to send you relevant communications via email such as invitations to stakeholder events, surveys, updates on projects, services and future developments from the Scottish and Southern Electricity Networks group listed below. If you are happy to receive email updates please opt in by ticking the box below. You can unsubscribe at any time by contacting us at stakeholder.admin@sse.com or by clicking on the unsubscribe link that will be at the end of each of our emails.

☐ **If you would like to be kept informed of progress on the project, please tick this box**

**Thank you for taking the time to complete this feedback form.**  
**Please submit your completed form by one of the methods below:**

**Post:** SSEN Transmission, 10 Henderson Road, Inverness, IV1 1SN

**FAO:** sally.cooper@sse.com

**Online:** [www.ssen-transmission.co.uk/coire-glas](http://www.ssen-transmission.co.uk/coire-glas)

For information on how we collect and process your data please see our privacy notice available at today's event. This can also be obtained online at: [ssen-transmission.co.uk/privacy](http://ssen-transmission.co.uk/privacy)

Comments forms and all the information from today's event will also be available to download from the project website.

We intend to use Artificial Intelligence (AI) to assist our experienced teams in the analysis of your feedback, so we can categorise key points raised more quickly. You can learn more about how we're utilising AI at: [ssen-transmission.co.uk/AIFAQ](http://ssen-transmission.co.uk/AIFAQ)

Any information given on the feedback form can be used and published anonymously as part of Scottish and Southern Electricity Networks consultation report. By completing this feedback form you consent to Scottish and Southern Electricity Networks using feedback for this purpose.

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# Notes