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Planning and Economy
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Dear Sir / Madam

APP/2024/1951 – Submission of Updated Environmental Information

Full Planning Permission for Construction and Operation of 400 kV Air Insulated Substation, Formation of Associated Earthworks, Access, Drainage, Landscaping, Security, Creation of Temporary Construction Compounds and Set-Down, Equipment and Materials Storage Areas

Land At Fetteresso Forest, Stonehaven, Aberdeenshire, AB39 3UX

This covering letter is intended to provide a summary of the updated Environmental Impact Assessment (EIA) information that has been prepared in support of the above planning application, submitted by Scottish Hydro Electric Transmission plc, operating and known as Scottish and Southern Electricity Networks Transmission (“SSEN Transmission”).

Summary details of the new and updated non-EIA information, which has been submitted is also provided for information purposes.

Environmental Impact Assessment Information

The updated EIA information has been produced and submitted following the identification of a number of minor inconsistencies in the information originally submitted as part of the EIA Report and associated figures. For clarity, the following EIA information has been updated and submitted to Aberdeenshire Council for consideration:

- Environmental Impact Assessment Vol. 1 – Non-Technical Summary
- Environmental Impact Assessment Vol. 2 – Chapter 3 Description of the Proposed Development
- Environmental Impact Assessment Vol. 3 – Figures 8.4 to 8.8 LVIA Viewpoints

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Scottish and Southern Electricity Networks is a trading name of: Scottish and Southern Energy Power Distribution Limited Registered in Scotland No. SC213459; Scottish Hydro Electric Transmission plc Registered in Scotland No. SC213461; Scottish Hydro Electric Power Distribution plc Registered in Scotland No. SC213460; (all having their Registered Offices at Inverlmond House 200 Dunkeld Road Perth PH1 3AQ); and Southern Electric Power Distribution plc Registered in England & Wales No. 04094290 having their Registered Office at No. 1 Forbury Place 43 Forbury Road Reading RG1 3JH which are members of the SSE Group www.ssen.co.uk

- Environmental Impact Assessment Vol. 3 – Figure 9.6 Cultural Heritage Viewpoint

The above information is intended to supersede the previously submitted versions of these documents.

The table below provides a breakdown of the updated EIA information that has been submitted. The table provides details of the documents that have been updated, the location of the update within the document and a summary of the change associated with each update.

Breakdown of the updated EIA Information		
Updated Documentation		
Document Title	Location	Summary of Change
Environmental Impact Assessment Vol. 1 - Non-Technical Summary		
Environmental Impact Assessment Vol. 1 – Non-Technical Summary	Front Cover	Photomontage updated
Environmental Impact Assessment Vol. 1 – Non-Technical Summary	Page 3	Header Image - Photomontage updated
Environmental Impact Assessment Vol. 1 – Non-Technical Summary	Page 3 - Para 1.7	Correction in distance of site from Stonehaven – 5 km not 8 km.
Environmental Impact Assessment Vol. 1 – Non-Technical Summary	Page 5	Header Image - Photomontage updated
Environmental Impact Assessment Vol. 1 – Non-Technical Summary	Page 5 - Para 2.3	Paragraph removed – control building description provided in Description of Proposed Development
Environmental Impact Assessment Vol. 1 – Non-Technical Summary	Page 6 - Para 2.11	New paragraph added to provide description of proposed Control building.
Environmental Impact Assessment Vol. 1 – Non-Technical Summary	Page 6 - Para 2.12	New paragraph added to provide description of proposed Switchgear building.
Environmental Impact Assessment Vol. 1 – Non-Technical Summary	Page 6 - Para 2.13	New paragraph added to provide description of proposed Synchronous Condenser buildings.
Environmental Impact Assessment Vol. 1 – Non-Technical Summary	Page 7 - Para 2.14	New paragraph added to provide description of proposed Solar Plant Plot.
Environmental Impact Assessment Vol. 1 – Non-Technical Summary	Page 7 - Para 2.15	New paragraph added to provide description of proposed operational on-site parking proposals.
Environmental Impact Assessment Vol. 1 – Non-Technical Summary	Pages 10, 12, 14, 15, 17, 19, 21, 23, 25, 27, 29	Header Image - Photomontage updated

Environmental Impact Assessment Vol. 2 – Chapter 3 Description of the Proposed Development		
Environmental Impact Assessment Vol. 2 – Chapter 3 Description of the Proposed Development	Para. 3.3.1	Updated list of key elements of Proposed Development to include reference to erection of Switchgear building, 2 x Synchronous Condenser buildings and Solar Plant Plot.
Environmental Impact Assessment Vol. 2 – Chapter 3 Description of the Proposed Development	Para. 3.3.1	Updated summary description to include reference to proposed buildings and confirmation that the two Synchronous Condenser Buildings are the tallest proposed structures reaching a maximum height of 15 m (correcting previous reference to 18 m max height and bringing Description of Development in line with rest of EIA Chapters).
Environmental Impact Assessment Vol. 2 – Chapter 3 Description of the Proposed Development	Para. 3.3.1	Minor amendments to summary description of AIS equipment to remove reference to shunt reactors and include bus couplers, feeder bays and switchgear.
Environmental Impact Assessment Vol. 2 – Chapter 3 Description of the Proposed Development	Table 3.2	Updated list of Substation Infrastructure Requirements to include reference to Switchgear building, 2 x Synchronous Condenser buildings and Solar Plant Plot. Description of Purpose for each also provided.
Environmental Impact Assessment Vol. 2 – Chapter 3 Description of the Proposed Development	Table 3.2	Updated list of Substation Infrastructure Requirements to rationalise Future Feeder Bay description and remove reference to SGT, Shunt Reactor and Synchronous Condenser Bays.
Environmental Impact Assessment Vol. 2 – Chapter 3 Description of the Proposed Development	Table 3.3	Updated list of Substation Equipment to remove reference to Super Grid Transformers and Shunt Reactors (do not form part of the Proposed Development).
Environmental Impact Assessment Vol. 2 – Chapter 3 Description of the Proposed Development	Para. 3.3.2	Paragraph and Plate 3.1 updated following request by Council – alternative AIS substation example provided.
Environmental Impact Assessment Vol. 2 – Chapter 3 Description of the Proposed Development	Para. 3.4.6	Updated to include reference to Switchgear building, 2 x Synchronous Condenser buildings and Solar Plant Plot.

Environmental Impact Assessment Vol. 2 – Chapter 3 Description of the Proposed Development	Para. 3.4.7	Updated to make reference to proposed building colour (bottle green) and internal components of the Control Building.
Environmental Impact Assessment Vol. 2 – Chapter 3 Description of the Proposed Development	Para. 3.4.9	Replaced to provide description of proposed Switchgear building (details of parking provision provided at Para. 3.4.12).
Environmental Impact Assessment Vol. 2 – Chapter 3 Description of the Proposed Development	Para. 3.4.10	Replaced to provide description of proposed Synchronous Condenser buildings (Landscape Design now at Para. 3.4.14).
Environmental Impact Assessment Vol. 2 – Chapter 3 Description of the Proposed Development	Para. 3.4.11	Replaced to provide description of proposed Solar Plant Plot (Landscape Details now at Para. 3.4.15).
Environmental Impact Assessment Vol. 2 – Chapter 3 Description of the Proposed Development	Para. 3.4.12	New paragraph added to provide description of proposed operational on-site parking proposals.
Environmental Impact Assessment Vol. 2 – Chapter Forestry		
Environmental Impact Assessment Vol. 2 – Chapter Forestry	Table 7.12	Table updated to provide full details of the cumulative assessment carried out in relation to Other SSEN Transmission Developments.
Environmental Impact Assessment Vol. 3 – Viewpoints		
Environmental Impact Assessment Vol. 3 – Figure 8.4 Viewpoint 1 Hillhead of Auquhirie	N/A	Updated to remove enclosure structures shown around future bay connections
Environmental Impact Assessment Vol. 3 – Figure 8.5 Viewpoint 2 Nether Wyndings	N/A	Updated to remove enclosure structures shown around future bay connections
Environmental Impact Assessment Vol. 3 – Figure 8.6 Viewpoint 3 Rickarton	N/A	Updated to remove enclosure structures shown around future bay connections
Environmental Impact Assessment Vol. 3 – Figure 8.7 Viewpoint 4 Minor road west of Kirktown of Fetteresso	N/A	Updated to remove enclosure structures shown around future bay connections
Environmental Impact Assessment Vol. 3 – Figure 8.8 Viewpoint 5 Hill of Swanley	N/A	Updated to remove enclosure structures shown around future bay connections

Environmental Impact Assessment Vol. 3 – Figure 9.6 Cultural Heritage Viewpoint 1 Raedykes Roman Camp	N/A	Updated to remove enclosure structures shown around future bay connections
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The vast majority of the updates relate to the description of development contained within both the EIA Non-Technical Summary and EIA Chapter 3, which has been updated to ensure consistency with the details shown in the submitted planning application drawing package. These minor updates have no impact on the overall EIA, the assessment undertaken, its conclusions or recommended mitigation strategy.

In addition, there was an error in the depiction of the Proposed Development in the photomontages submitted as part of the Landscape & Visual Impact Assessment (LVIA) Cultural Heritage Assessments contained with the EIA report, whereby physical enclosure structures were shown around the future connection bays within the substation platform. There are no enclosures associated with the future connection bays, so in discussion with Aberdeenshire Council these have been removed in the updated photomontages (Figures 8.4 – 8.8 and 9.6 as listed above) to provide a more accurate depiction of the Proposed Development.

To support the submission of these updated photomontages the Applicant has provided a technical note to Aberdeenshire Council (LUC File Note Hurlie Substation 12370 – 08 April 2025), which identifies the relevant conclusions in the LVIA and the Cultural Heritage assessments that draw upon the view of the infrastructure that has been removed and reviews all relevant statements in the EIAS Report to confirm if they are still valid.

Importantly, the original photomontages used in both the LVIA and Cultural Heritage Assessment included the Synchronous Condenser buildings, which at 15 m represent the tallest infrastructure within the Proposed Development. There has been no change in the maximum height of the infrastructure and therefore in overall terms the assessment parameters remain unaltered.

Public Availability

In accordance with the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017, a hard copy of the updated EIA information identified in this letter will be deposited at Stonehaven Library, Evan St, Stonehaven AB39 2ET for inspection by members of the public during normal opening hours. Copies of the updated EIA information may also be purchased by members of the public for a fee, by emailing tkup@sse.com.

Other new or updated information

In addition to the above, the following updated or new non-EIA information has also been submitted in support of the application, following discussions with Aberdeenshire Council.

Where relevant this information is intended to supersede the previously submitted versions of these documents and drawings.

Documents

- Planning Statement
- Design and Access Statement

Drawings

- 400kV Synchronous Condenser Building Elevations HURL4-LT486-SCDD-BLDG-SCND-ELE-C-0002
- 400kV Synchronous Condenser Building Roof Plan HURL4-LT486-SCDD-BLDG-SCND-LAY-C-0001
- 400kV Synchronous Condenser Building Mezzanine Layout HURL4-LT486-SCDD-BLDG-SCND-LAY-C-0002
- 400kV Synchronous Condenser Building Ground Floor Layout Plan HURL4-LT486-SCDD-BLDG-SCND-LAY-C-0003
- Solar Plant Plot Building Ground Floor Layout Plan HURL4-LT486-SCDD-BLDG-ZZ-ELE-C-0001
- Solar Plant Plot Building Elevation HURL4-LT486-SCDD-BLDG-ZZ-ELE-C-0002
- Solar Plant Plot Building Roof Plan HURL4-LT486-SCDD-BLDG-ZZ-ELE-C-0003
- Site Sections 162507-BMD-CE-HR-DEL-TP-0006-P01

The table below provides a breakdown of the non-EIA information that has been submitted, providing details of the updated and / or new documents or drawings, including where relevant the location of the update within the documents and a summary of the change associated with each update.

Summary of Updated or New Documents & Drawings		
Updated Documentation		
Document Title	Location	Summary of Change
Planning Statement		
Planning Statement	Para. 1.3.4	Updated to include reference to Switchgear building, 2 x Synchronous Condenser buildings and Solar Plant Plot.
Planning Statement	Para. 1.3.5	Updated summary description to include reference to proposed buildings and confirmation that the two Synchronous Condenser Buildings are the tallest proposed structures reaching a maximum

		height of 15 m (correcting previous reference to 18 m max height).
Planning Statement	Para. 1.3.5	Minor amendments to summary description of AIS equipment to remove reference to shunt reactors and include bus couplers, feeder bays and switchgear.
Planning Statement	Para. 1.3.7	Replaced to provide description of proposed Switchgear building (details of Enabling Works provided at Para. 1.3.15).
Planning Statement	Para. 1.3.8	Replaced to provide description of proposed Synchronous Condenser buildings (details of Construction Programme provided at Para. 3.1.17).
Planning Statement	Para. 1.3.9	Replaced to provide description of proposed Solar Plant Plot (details of Construction Hours provided at Para. 3.1.18).
Planning Statement	Para. 1.3.10	Replaced to provide summary of on-site parking proposals (details of Construction Hours provided at Para. 3.1.19).
Planning Statement	Para. 1.3.11	Replaced to provide summary of landscape design proposals (details of out of hours construction provisions provided at Para. 3.1.20).
Planning Statement	Paras, 1.3.13 & 1.3.14	Replaced to provide summary of water supply and drainage proposals
Planning Statement	Section 2	Updated to reflect most up to date position following publication of updated Papers and Targets in late 2024 (e.g. COP29, Baku 2024)
Design & Access Statement		
Design & Access Statement	Para. 3.3	Updated to include reference to Switchgear building, 2 x Synchronous Condenser buildings and Solar Plant Plot.
New / Additional Drawing Information		
Drawing Title	Drawing Reference	
400kV Synchronous Condenser Building Overall Building Sections	HURL4-LT486-SCDD-BLDG-SCND-ELE-C-0001	
400kV Synchronous Condenser Building Sections	HURL4-LT486-SCDD-BLDG-SCND-ELE-C-0002	

400kV Synchronous Condenser Building Elevations	HURL4-LT486-SCDD-BLDG-SCND-ELE-C-0003
400kV Synchronous Condenser Building Roof Plan	HURL4-LT486-SCDD-BLDG-SCND-LAY-C-0001
400kV Synchronous Condenser Building Mezzanine Layout	HURL4-LT486-SCDD-BLDG-SCND-LAY-C-0002
400kV Synchronous Condenser Building Ground Floor Layout Plan	HURL4-LT486-SCDD-BLDG-SCND-LAY-C-0003
Solar Plant Plot Building Ground Floor Layout Plan	HURL4-LT486-SCDD-BLDG-ZZ-ELE-C-0001
Solar Plant Plot Building Elevations (A,B)	HURL4-LT486-SCDD-BLDG-ZZ-ELE-C-0002
Solar Plant Plot Building Elevations (C,D)	HURL4-LT486-SCDD-BLDG-ZZ-ELE-C-0003
Solar Plant Plot Building Roof Plan	HURL4-LT486-SCDD-BLDG-ZZ-ELE-C-0004
Site Sections	162507-BMD-CE-HR-DEL-TP-0006 / P01
Updated Drawing Information	
Drawing Title	Drawing Reference
Site Elevations	162507-BMD-CE-HR-DEL-TP-0003 / P02
Site Sections	162507-BMD-CE-HR-DEL-TP-0004 / P02

Copies of these updated / new non-EIA documents or drawings will be available electronically via Aberdeenshire Council's website or via SSEN Transmissions own project website – <https://www.ssen-transmission.co.uk/projects/project-map/hurlie-400kv-substation/>.

It is our understanding that, following the receipt of the above information, Aberdeenshire Council intend to carry out a re-notification of the planning application, giving members of the public, statutory stakeholders and consultees the opportunity to comment on the new and updated information (as listed above), which has been submitted in support of the application. Any representations should be submitted directly to Aberdeenshire Council, as the Local Planning Authority.

Yours sincerely

Chris Gardner MRTPI

Consents & Environmental Manager

Scottish and Southern Electricity Networks