

Pre-Application Consultation Report

**Kinardochy to Errochty Underground Cable -
Compound, Junction and Track Works**

March 2026

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1. INTRODUCTION

- 1.1.1 This Pre-Application Consultation (PAC) Report is submitted by Scottish Hydro Electric Transmission plc, operating and known as Scottish and Southern Electricity Networks Transmission (SSEN Transmission), as part of an application for full planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) ('TCPA 1997') for the permanent access track and ancillary infrastructure (hereafter referred to as the 'Proposed Development') that are required to support the installation of a 132 kV underground cable between Kinardochoy substation and Errochty substation.
- 1.1.2 The PAC Report is submitted as a requirement of section 35C of the TCPA 1997 in accordance with requirements prescribed in the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 (as amended) (the DMRs') and particularly with reference to section 7B, which prescribes specific content for PAC Reports.
- 1.1.3 In general, the PAC Report provides an overview of the consultation programme and describes: the findings from the PAC process; the steps taken to meet statutory requirements; the feedback received during the PAC process, and how SSEN Transmission responded.
- 1.1.4 The PAC Report is comprised of five parts:
- 1: Introduction.
 - 2: Project Background – outlines the background to the project and provides a description of the key elements and non-statutory consultation undertaken.
 - 3: The Consultation Process – describes the submission of Proposal of Application Notice (PAN); the dates and venues for consultation events; the advertising process, any additional consultation required (or otherwise) by the local planning authority.
 - 4: Project Responses to Consultation – describes how SSEN Transmission took account of views raised during the pre-application consultation process, and how members of the public were given feedback on our consideration of the views raised.
 - 5: Conclusion.
- 1.1.5 Appendices are attached to provide evidence of consultation carried out, under the terms of the abovementioned regulations.

2. PROJECT BACKGROUND

2.1 Site Description

2.1.1 The site is located on land between the existing Errochty substation and the new Kinardochoy substation, south of Tummel Bridge in Perthshire.

2.2 Proposed Development

2.2.1 The Proposed Development comprises of:

- 1.7 km of permanent stone access track;
- 136 m of temporary access track (north);
- 107 m of temporary access track (south),
- 462 m of existing track widening (north);
- 406 m of existing track widening (south);
- Two temporary bellmouth junctions off the B846 public road;
- A temporary laydown / construction compound (north) approximately 80 m x 50 m;
- A temporary laydown / construction compound (south) approximately 89 m x 54 m, and
- Reinstatement of temporary elements.

2.2.2 Permanent stone access tracks are required to facilitate the installation of a double circuit 132 kV underground cable (UGC) between the existing Errochty substation and the new Kinardochoy substation. The proposed UGC is considered to benefit from permitted development rights under Class 40 1(a) of The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (TCP GDPO) and will not be further included within this application. A small section of temporary stone access track is required to facilitate a temporary diversion of an existing access to a residential property during the construction period.

2.2.3 The two temporary bellmouth junctions are required to facilitate construction traffic off the adjacent B846. The two temporary construction compounds will be required to provide office and welfare facilities, parking, laydown areas, and holding and servicing space for construction plant.

2.3 Requirement for Pre-application Consultation

2.3.1 Regulation 4 of the DMRs requires that pre-application consultation is carried out for all national and major developments. National and major development types are defined by the Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009 ('the Hierarchy Regulations').

2.3.2 Development is major development if it meets the thresholds or criteria associated with different development types in the Schedule attached to the Hierarchy Regulations.

2.3.3 The Proposed Development is classified within the Hierarchy Regulations as 'Major Development'.

2.4 Pre-application Consultation with Local Planning Authority

- 2.4.1 A pre-application consultation request was submitted to Perth and Kinross Council on 2 May 2025. Perth and Kinross Council responded with a written response on 16 June 2025. The pre-application response sets out the relevant planning policies and guidance. The response also sets out a list of documents and information that should be submitted to support the planning application.
- 2.4.2 The Applicant wrote to Perth and Kinross Council on 27 November 2025 to confirm that a Construction Environmental Management Plan (CEMP) would not be submitted with the application. Perth and Kinross Council responded on 27 November 2025 to confirm that production of a CEMP could be secured instead by condition.

3. THE CONSULTATION PROCESS

3.1 Overview

3.1.1 This section describes the consultation process and demonstrates how statutory PAC requirements have been met. The PAC process is specified in section 35B of the TCPA 1997, and in regulation 7 of the DMRs.

3.2 Proposal of Application Notice

- 3.2.1 A Proposal of Application Notice (PAN) must be submitted to the Local Planning Authority (LPA), containing the information prescribed in 35B(4) of the TCPA 1997 and Regulation 6 of the DMRs, including an account of what consultation the applicant intends to undertake and information as to when such consultation is to take place, with whom and what form it will take.
- 3.2.2 A PAN was submitted to Perth and Kinross Council on 22 October 2024, triggering the beginning of the statutory consultation period. The PAN provided the Council with an outline of the application details, dates of public events, publicity arrangements, and confirmation of the site location. A copy of the PAN (reference 24/00011/PAN), covering letter and location plan are provided in Appendix A.
- 3.2.3 Perth and Kinross Council responded to say that the PAN was validated by the Council on 28 October 2024. The Council did not advise that additional consultation beyond that proposed in the notice was required.
- 3.2.4 In addition to the PAN, Table 1 below details other parties who were notified via e-mail on 23 October 2024.

Table 1: Other Parties

Community	Councillors	MSPs and MPs
Kinardochy-Errochty project Email Distribution List	Cllr John Duff	John Swinny MSP
Killiecrankie, Fincastle and Tummel Community Council	Cllr Xander McDade	Claire Baker MSP
Dull and Weem Community Council	Cllr Mike Williamson	Murdo Fraser MSP
Aberfeldy Community Council		Roz McCall MSP
		Alex Rowley MSP
		Mark Ruskell MSP
		Liz Smith MSP
		Alexander Stewart MSP
		Dave Doogan MP

3.2.5 A second PAN was submitted to Perth and Kinross Council on 24 April 2025 to confirm a revised date and venue of the second public consultation event, shown in Appendix B.

3.3 Newspaper Notices

- 3.3.1 Newspaper adverts must be published in respect of public events, the form of which is described in Regulation 7 of the DMRs. Notice of these public events must be published at least 7 days in advance in a newspaper circulating in the locality of the Proposed Development. The second (or final) public event must be held at least 14 days after the first public event¹.

¹ A public consultation event was also held at Kynachan Village Hall on 28 April 2025. However, as this event was not advertised in full compliance with PAC requirements it has not been included as a formal PAC event within this Report. A booklet and banners were produced providing feedback and updates from PAC Event 1. A total of 10 attendees were recorded over the duration of the event and no feedback was received during or after.

3.3.2 In respect of the first public consultation event (PAC Event 1), newspaper notices were published in the following newspapers:

- The Scotsman on 15 November 2024; and
- The Perthshire Advertiser on 15 November 2024

3.3.3 In respect of the second public consultation event (PAC Event 2), newspaper notices were published in the following newspapers:

- The Scotsman on 1 May 2025 and
- The Perthshire Advertiser on 29 April 2025

3.3.4 Copies of newspaper notices above are provided in Appendix C.

3.3.5 The notices directed readers to the project website and Community Liaison Manager contact details for further information.

3.4 Advertising Public Events

3.4.1 In addition to the publication of the newspaper notices, the public events were advertised in the following ways:

- Quarter-page public consultation adverts providing general introductory information on the proposals and advertising the planned public events were published in two newspapers, shown in Appendix D. These are listed below.

The Scotsman:

- PAC Event 1: 12-25 November 2024 (10 insertions)
- PAC Event 2: 28 April – 12 May 2025 (12 insertions)

The Perth and Kinross Courier:

- PAC Event 1: 7 – 21 November 2024 (10 insertions)
- PAC Event 2: 28 April – 12 May 2025 (12 insertions)
- Public consultation posters were circulated via email to the Killiecrankie, Fincastle and Tummel Community Council for sharing with their communities. The banners were displayed at the events.
- Maildrops were issued to all properties within a 10-kilometre radius of the substation, encompassing 815 properties, shown in Appendix E.
- Emails to the Community Councils, Councillors and MSPs in the area.
- A Press Release issued to all relevant press and added to SSEN Transmission website (<https://www.ssen-transmission.co.uk/news/news--views/2025/4/public-consultation-event-for-kinardochy--errochty-cable-project/>).
- The project website Kinardochy-Errochty underground cable project ([ssen- transmission.co.uk/kinardochy-errochty](https://www.ssen-transmission.co.uk/kinardochy-errochty)).

3.5 Public Consultation Events

3.5.1 The first public consultation event (PAC Event 1) was held at Kynachan village hall on Tuesday 26 November 2024 from 2 – 7pm.

- The purpose of PAC Event 1 was to provide an opportunity for members of the public, local stakeholders, and statutory authorities to view information about the Proposed Development, ask questions and provide feedback in person.
- The Applicant displayed information banners on the day to explain the proposals, shown in Appendix F.
- Consultation booklets were available for attendants to take away, with contact details, key dates, and information on how to provide comments online, shown in Appendix G. A digital copy was made available on the project website two weeks before the event, on Wednesday 13 November 2024. The booklets also included feedback forms, including the closing date for feedback.
- A selection of photos taken at PAC Event 1 are shown in Appendix H. A sign-in register was used to understand the number of attendees. A total of 11 attendees over the duration of the event were recorded.
- Following PAC Event 1, SSEN Transmission issued an update on the project website thanking members of the public for attending and advised all material that had been displayed was available for download szen-transmission.co.uk/kinardochoy-errochty
- The feedback period for PAC Event 1 was 7 weeks long and closed on Tuesday 14 January 2025, which was communicated in the consultation materials. 3 responses were received during this period.

3.5.2 The second public consultation event (PAC Event 2) was held at Kynachan Village Hall on Monday 12 May 2025 from 4:00 – 7:00pm, following submission of an updated PAN.

- The purpose of PAC Event 2 was to give feedback to members of the public in respect of comments received as regards to the Proposed Development from Event 1, and to provide further opportunity to view information about the project, ask questions and provide feedback in person.
- The Applicant displayed information banners on the day to explain the proposals, shown in Appendix I.
- Consultation booklets were available for attendants to take away, with contact details, key dates, and information on how to provide comments online, shown in Appendix J. A digital copy was made available on the project website two weeks before the event, on Monday 14 April 2025. The booklet also included a feedback form, including the closing date for feedback.
- In line with PAC requirements, consultees at PAC Event 2 were provided with a summary of comments received during and after PAC Event 1.
- A selection of photos taken at Event 2 are shown in Appendix K. A sign-in register was used to understand the number of attendees. A total of 5 attendees over the duration of the event were recorded.
- Following PAC Event 2, SSEN Transmission issued an update on the project website thanking members of the public for attending and advised all material that had been displayed was available for download szen-transmission.co.uk/kinardochoy-errochty.
- The feedback period for PAC Event 2 was 2 weeks long and closed on Monday 26 May 2025, which was communicated in the consultation materials. One response was received during this feedback period, however this was related to a nearby SSEN Distribution project and therefore not relevant to this project.

3.5.3 Interested parties were informed via consultation materials in respect of all public consultation events that the purpose of this consultation was to provide feedback to the prospective applicant only, and that an opportunity to comment on the proposals directly to the LPA would be provided at the planning application stages should the Proposed Development progress to that stage. This is evidenced in documents submitted in the Appendices, including the consultation booklets. Documents included mail drops and email notifications for those on the project mailing list.

3.5.4 The consultation booklets informed consultees and attendees at the events that the pre-application consultation does not remove the right or the potential need to comment on the final application once it is made to the local planning authority. This is included on page 12 of the PAC Event 1 booklet and page 9 of the PAC Event 2 booklet (shown in Appendices G and J respectively).

4. HOW HAS THE PROJECT RESPONDED TO FEEDBACK

- 4.1.1 This section documents how the project has responded to the themes raised by stakeholders through the consultation process. Each theme is addressed in turn below. The responses to the feedback raised were detailed in the Consultation Booklet and Banners for the final public consultation event.
- 4.1.2 Table 1 below summarises how the project has responded to feedback received from the community and statutory stakeholders through the PAN and pre-application process. The project team reviewed all feedback and considered whether alterations to the project proposals were required. The Environmental Appraisal, submitted with the planning application, identifies mitigation measures in order to reduce disturbance to the environment, the second theme identified in Table 2.
- 4.1.3 No responses were received to feedback from the final public event, as the only feedback was not related to this project.

Table 2: Summary Responses to Feedback

Feedback	Response
<p><u>Information provision</u> Positive feedback provided about the consultation event, information provided and helpfulness of the SSEN Transmission staff.</p>	<p>We appreciate this positive feedback received and will continue to proactively provide information and updates via the project website and the Community Liaison Team as the project progresses.</p>
<p><u>Disturbance to the environment</u> Concern for the disturbance to the existing habitats and wildlife in the area as well as existing walking routes.</p>	<p>We will actively look to minimise the impact to the natural environment where possible during the construction phase of this project.</p> <p>Page 10 of the booklet details the environmental considerations we are taking during this project. This includes minimising the impact to forestry, undertaking bird surveys, and careful routing of the proposed cable to avoid impact to cultural heritage assets where possible. Our Environmental Appraisal to be submitted to Perth and Kinross Council will outline any environmental assessments and mitigation required.</p> <p>In terms of existing access to the area, once the cable is laid and construction is completed, the ground surface will be restored to the same condition or better and all access will be reinstated. With the ground being disturbed, it may take up to a year for regeneration.</p>

5. CONCLUSIONS

- 5.1.1 This PAC Report documents the consultations which ran for 7 weeks from 26 November 2024 to 14 January 2025 and 12 May 2025 to 26 May 2025.
- 5.1.2 A PAN was originally submitted to the Perth & Kinross Council on 22 October 2024. Following this the first pre-application public consultation event was held at Kynachan Village Hall on 26 November 2024. A revised PAN was submitted to PKC on 24 April 2025 updating details for the second consultation event to be held at Kynachan Village Hall on 12 May 2025.
- 5.1.3 The consultation was designed to facilitate engagement with the local community, community councils, statutory authorities and local leadership in order to invite feedback on the Proposed Development. The common themes from the feedback were:
- Information provision
 - Disturbance to the environment
- 5.1.4 The approach to public consultation has ensured that the relevant stakeholders have been given the opportunity to comment on the proposals. This has enabled locally important issues and concerns to be identified and subsequently considered in the preparation of the planning application for the Proposed Development.
- 5.1.5 This PAC process has been informed by the statutory process laid out in the TCPA 1997 and the DMRs as referenced above.

APPENDICES

- APPENDIX A: Proposal of Application Notice (October 2024)**
- APPENDIX B: Proposal of Application Notice (April 2025)**
- APPENDIX C: Public Consultation Newspaper Notices**
- APPENDIX D: Public Consultation Newspaper Adverts**
- APPENDIX E: Public Consultation Maildrop Flyers**
- APPENDIX F: Event 1 Banners**
- APPENDIX G: Event 1 Booklet**
- APPENDIX H: Event 1 Photos**
- APPENDIX I: Event 2 Banners**
- APPENDIX J: Event 2 Booklet**
- APPENDIX K: Event 2 Photos**