



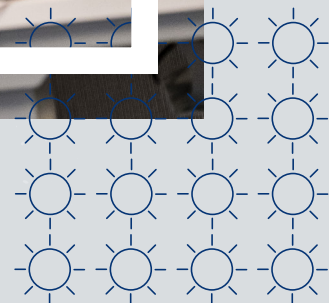
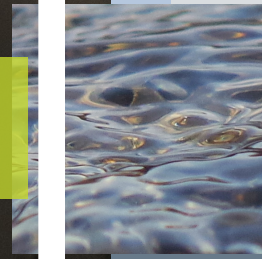
Scottish & Southern
Electricity Networks

TRANSMISSION

Lerwick House Project

Pre application consultation

June 2026



ssen-transmission.co.uk/lerwick-house

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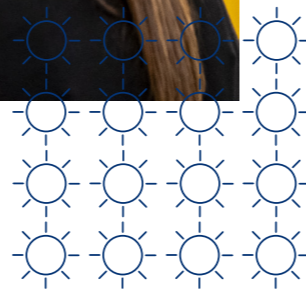
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The first consultation event, where you can learn more about the project and share your views, will be taking place on:

Wednesday 17 June, 2–7pm
Bertha Park Community Hub, 15 Adamson Avenue, PH1 0AL

A second consultation event is scheduled for 26 August 2026. Further details will be shared on the project website and advertised ahead of the event.



Powering change together



If we want to deliver on clean power and energy security targets and provide power for future generations, upgrade to Scotland’s electricity transmission infrastructure is needed.

The shift to a cleaner, more sustainable future is about more than tackling the impact of climate change, it’s about ensuring that future generations can thrive.

Countries around the world are investing in their energy infrastructure to support increasing electricity demands and to deliver on clean power targets and the UK is leading the way in building a modern, sustainable energy system for the future.

We all have a part to play

The UK and Scottish governments have set ambitious energy security and clean power targets, and we all have a part to play in delivering them.

At SSEN Transmission, we work closely with the National Energy System Operator (NESO) to connect vast renewable energy resources—like solar, wind, hydro and marine generation—to areas of demand across the country. Scotland will play a particularly big role in meeting increasing electricity demand.

But there is more to be done. By 2050, the north of Scotland is expected to contribute more than 50GW of low carbon power to the GB energy system. Today, the region has around 11GW of renewable generation connected to the network.

At SSEN Transmission, it is our role to build the energy system of the future. To do that, we are planning to invest around **£29 billion** in the coming years to upgrade the electricity transmission network in the north of Scotland. It’s an investment that will unlock cleaner, more secure energy for homes and businesses now, and for generations to come.

By 2050, annual electricity demand is expected to at least double - our investment will support the connection of more clean power to meet that demand to the GB electricity network, supporting up to **17,500 jobs in Scotland**, with more than **8,000** of those in the north of Scotland, along the way.

Who we are

We are responsible for maintaining and investing in the electricity transmission network in the north of Scotland. We are 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 and we are committed to minimising our impacts and maximising all the benefits that our developments can bring to your area.

To do that 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 and we want to hear people’s views, concerns, or ideas—and harness local knowledge—so that our work benefits communities today and long into the future. You can share your views with us at: ssen-transmission.co.uk/talk-to-us/contact-us/

Project overview

SSEN Transmission is proposing the development of a new purpose-built office building, known as Lerwick House, to the north of Bertha Park, Perth.

The project will provide modern office accommodation to support the operational and administrative activities of the organisation.

Purpose of this document

This booklet forms part of the pre application consultation process undertaken prior to the submission of a major planning application for the proposed development. The purpose of this process is to provide the community with an overview of the emerging proposals and to offer an opportunity to share their views. Further information on the consultation process is set out within this booklet.

Why the project is needed

The electricity network across the north of Scotland is growing to meet changing energy demands and support the transition to a low-carbon future. This growth requires increased coordination, operational support, and skilled people working in environments that support modern ways of working.

Lerwick House represents an investment in the people who plan, operate, and support the electricity network. The project will provide a safe, efficient, and inclusive workplace that supports staff wellbeing and long-term organisational needs as the network continues to develop.

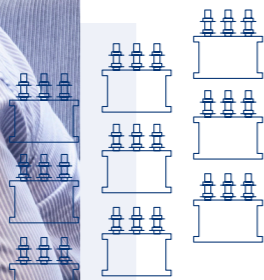
What is proposed

The development will include a two-storey office building with flexible workspaces, meeting rooms, staff welfare facilities, parking, and landscaped external areas. The building is being designed to sit comfortably within its setting, with careful consideration given to its scale, layout, materials, and relationship with surrounding land uses. Although Lerwick House is an office building, it will operate on a 24-hour basis to support round-the-clock operational requirements. Activity outside normal daytime hours is expected to be limited and largely contained within the building.

Why this site was selected

The Bertha Park site has been identified for growth for employment uses in the Perth and Kinross Local Development Plan and benefits from good transport connections and accessibility. Its location on the northern approach to Perth makes it suitable for an office development that supports operational needs while remaining well connected to the city and surrounding area. The proposed development supports SSEN Transmission's proud, long-standing presence in Perth and our commitment to continuing to invest in the city as a base for skilled jobs and long-term employment.

As a greenfield site, the proposals have been shaped with careful attention to how the building integrates into its surroundings. Landscaping, building form, and layout are central to the design approach, ensuring the development responds appropriately to its setting and contributes positively to the character of the wider Bertha Park area.



Development boundary map



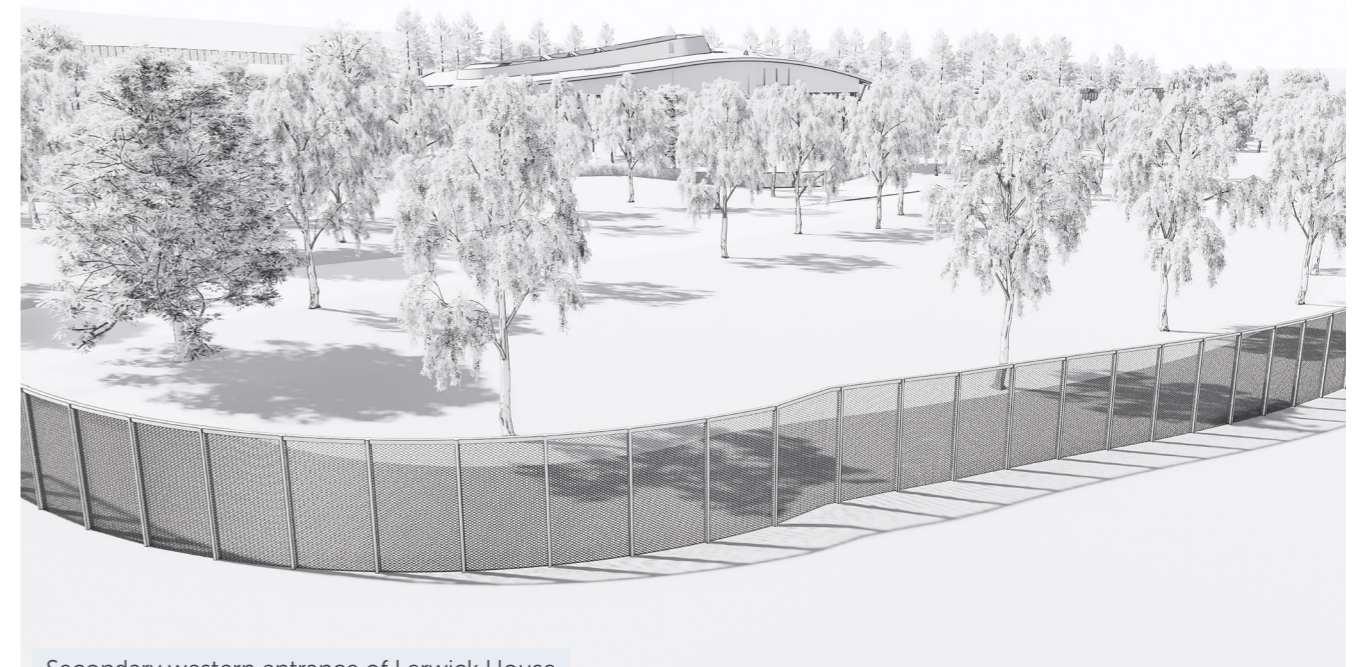
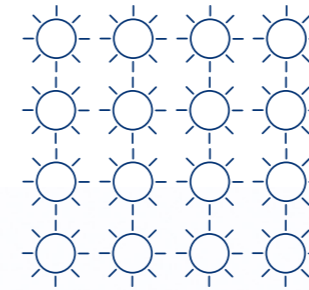
Architectural concepts

We understand that local stakeholders need to be able to visualise what the development may look like in their local area. The following illustrative images show how the proposed office building will sit within the local landscape.

Final site layout including building design, finishes and colours will be confirmed as the design progresses, and communicated through the planning application submission. Our intention is to use simple, neutral tones and landscaping to help integrate the development into the surrounding environment.



Principal roundabout entrance of Lerwick House



Secondary western entrance of Lerwick House

Development considerations

Planning context

In the Perth and Kinross Local Development Plan (2019) the site falls under two allocations:

- a "Long Term Strategic Development Area" (under allocation MU345 "Betha Park") which includes 25ha of employment land, and
- a "Park and Ride and general employment area" (under allocation MU168).

The use of the site for employment development, as proposed, has therefore been established for some considerable time.

Local wildlife

Whilst the site is currently an agricultural field, we recognise the need to understand the wider local environment and ensure that we put suitable measures in place during construction to protect wildlife from any potential disturbance.

A preliminary ecological appraisal was undertaken in summer 2025 and badger and bat surveys were undertaken in Spring 2026. The results of the preliminary ecological appraisal and those surveys will inform mitigation requirements to reduce potential impacts on these and other species.

Noise

The site is not close to residential properties (with the nearest property over 300m away). The main noise sources in the area are road traffic from the A9 and rail noise from the nearby Perth to Inverness trainline. As a result, it is considered that significant noise impacts will not arise during both the construction and operation period. Notwithstanding this, a noise assessment will accompany the planning application to further demonstrate that no likely significant noise effects on surrounding receptors will occur and that internal noise levels within the development itself will be within acceptable limits for office use.

Landscape and visual

The appearance of the proposed office development within the landscape and where it will be seen from has been carefully considered. The design of the proposed building, together with a sensitive landscape plan will assist with mitigation. New woodland belts within the site linking and extending the existing adjoining woodland will assist landscape integration and introduce screening. An appropriate level of assessment of landscape and visual effects will be undertaken and submitted with the planning application. The purpose of this document is to identify, describe and assess the likely effects of the development on landscape character and on views to assist the Perth and Kinross Council in determining the application.

Water and drainage

A number of hydrological aspects have been investigated as part of the ongoing environmental assessment of the project. In summary, the results have shown that development on the site is not at risk of being flooded by a river, due to it being sited on higher ground to the west of the River Tay. In terms of managing surface runoff, analysis will be undertaken and suitable mitigation proposed, which is likely to include the use of Sustainable Drainage System (SuDS) measures.

Peat and soils

In terms of peat, there is no peatland on-site or within 1km of the development site.

In terms of the effect on soils, there would be a potential risk of damage to soil quality associated with construction activities. In response, a Soil Management Plan (SMP), which will form part of the Construction Environmental Management Plan (CEMP), will be produced to set out measures to protect soil.

Biodiversity net gain

There is a commitment to achieving Biodiversity Net Gain (BNG) enhancement on the proposed project, which means an approach to development which ensures that habitats for wildlife are left in a better condition than prior to development. This will be delivered through native species-rich landscaping proposals which are designed to maximise opportunities for habitat creation.

Transport

Construction and operational traffic access for the site would be taken off Bertha Park Cross Tay Link Road (CTLR) via the western roundabout of the A9 junction with A9294. A suitable level of transport analysis will be undertaken and submitted with the application to set out the impact of transport related matters associated with the proposed development, with mitigation measures proposed in line with best practice to reduce the effects on traffic and transport. This will include a:

- Construction Traffic Management Plan (CTMP);
- Construction Environmental Management Plan (CEMP)
- A Staff Sustainable Travel Plan; and
- Design of appropriate access arrangements, with full consideration for the road safety of all users.

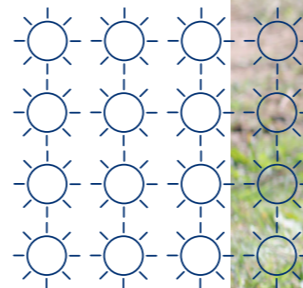
Cultural heritage

There are no designated cultural heritage assets within the development site. There are no World Heritage Sites near the Site nor historic battlefields. The closest Conservation Area (CA) is Pitcairngreen CA 3.7km to the west.

Whilst there are listed buildings, scheduled monuments and two Garden and Designed Landscape within 2km of the site, physical impacts to these assets during the construction and operation phases are not anticipated. This is owing to their location outside of the Site boundary and the implementation of mitigation measures.

In addition, whilst effects on the setting of these designated heritage assets may possibly occur during the construction stage, it is considered that once design mitigation is applied any potential effects arising from changes to the setting of designated heritage assets would only be slight or negligible in magnitude, and therefore not significant.

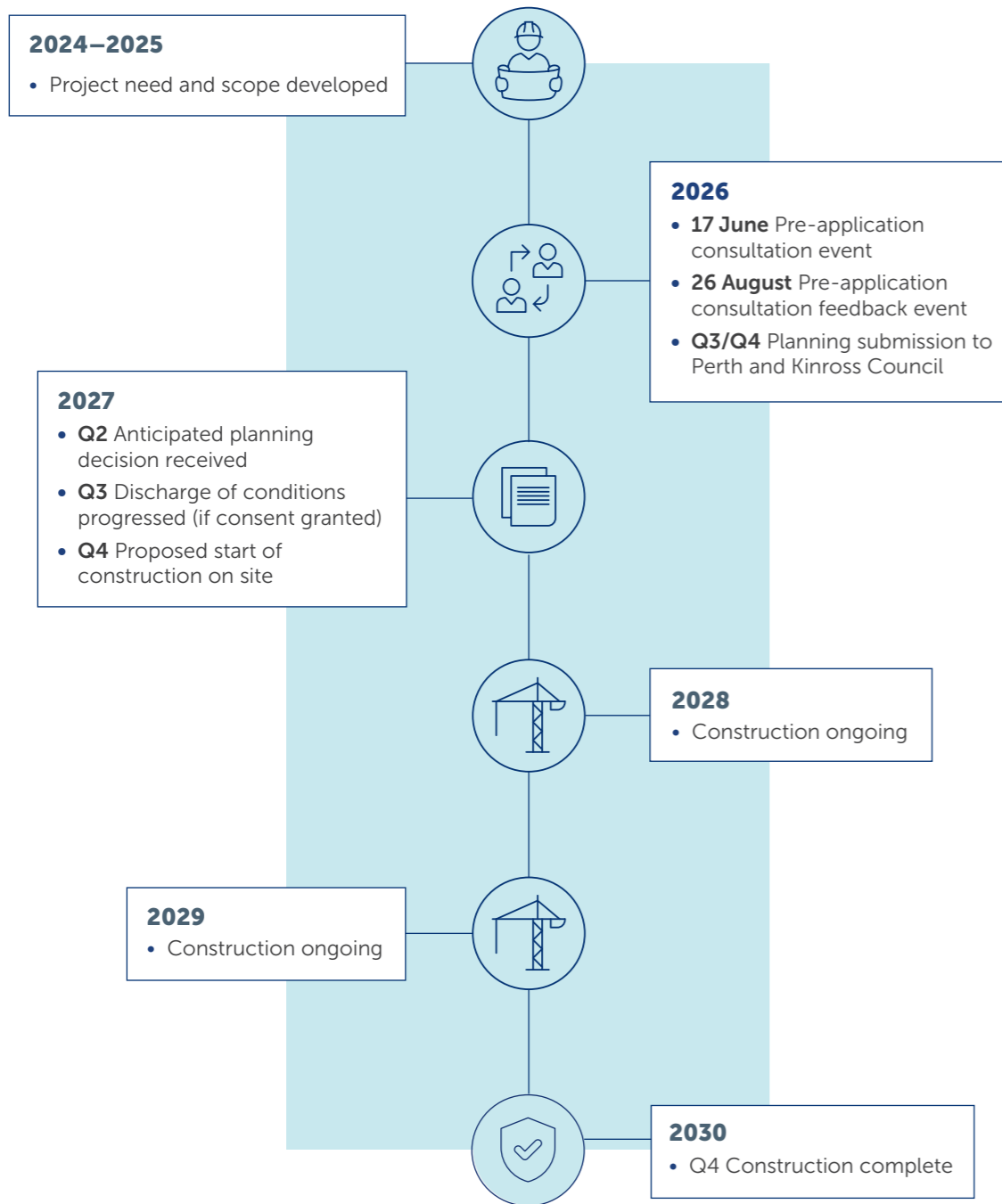
In addition, a programme of archaeological works would be required for any future development, and a Written Scheme of Investigation (WSI) drafted accordingly. These are likely to form part of the conditions, if planning permission is granted.



Previous planting being carried out as part of SSE's employee volunteering programme

Project timeline

This timeline shows the main stages of the project from design development through consent, construction and commissioning.



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

The planning application process

The legislation that enables the planning of projects like Lerwick House is the Town and Country Planning (Scotland) Act 1997.

Engaging the right people

Local Planning Authorities determine the outcome of most applications made under the Town and Country Planning Act. They also confirm whether projects require Environmental Impact Assessments (EIAs). We are progressing this project as EIA development. This assessment will be made publicly available once submitted. The Lerwick House project is classed as "Major Development", meaning that pre-application consultation is required with the public and interested parties.

The pre-application consultation process

A Proposal of Application Notice (PAN) was submitted to Perth and Kinross Council in May 2026. This is the first stage in the planning application process, and the beginning of a consultation period that must run for at least 12 weeks before the submission of a planning application. The plans we are consulting on at this event might change between now and the submission of a planning application as community feedback is considered.

The red line boundary submitted with the PAN represents the maximum extent of the land potentially included in the application site, but this area may be reduced or rationalised as the development proposal becomes finalised. There is a requirement to hold two events to provide the opportunity for members of the public to comment on the proposals. This public event represents the first consultation event. A second consultation event will be held on 26 August 2026 at which feedback will be given on the views obtained at this first event. There will also be a short opportunity for comment after this second event and comments will be included in a Pre-application Consultation Report that is submitted with the planning application.



Have your say

We're committed to delivering a meaningful consultation process that actively seeks the views of the community. We value community and stakeholder feedback. Without this, we would be unable to progress projects and reach a balanced proposal.

Who else we're consulting with

As well as communities, we will consult with a broad range of other stakeholders including but not limited to landowners, businesses, non-statutory consultees and statutory consultees.

The feedback period

We will be seeking comments and feedback regarding the proposals presented at the first consultation event until **15 July 2026** to allow enough time for these comments to be considered in design development before the second consultation event.

The second event is due to take place on **26 August 2026**, where we will share our responses to the feedback received and outline any updates or changes to our proposals. After that event, we will continue to welcome comments and feedback on our proposals in advance of our submission of the planning application later this year.

How to provide feedback

Submit your comments and feedback by completing and returning the feedback form at the back of this booklet which is also online via the project webpage, emailing or writing to your Community Liaison Manager.

What we're seeking views on

We want you to share your thoughts and opinions on the proposed Lerwick House project and let us know where you think we can make improvements. We also want you to let us know any concerns you might have about the impact of our work, including during the construction period.

It would be helpful to understand what you believe we should be doing to help minimise the impact of the development. We would also ask you to identify any opportunities for local community benefit or environmental enhancement we may be able to deliver alongside this project.

We encourage all interested community members to fill in a feedback form when submitting feedback, however if you prefer, you can email us to provide your feedback or ask any questions.

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.

SSEN Transmission employees are also encouraged to support the communities we work in through volunteering. Our staff are each able to take two paid volunteering days per year, which can be used to contribute to local initiatives and community projects as our work progresses. If you are aware of any community initiatives that may be suitable for volunteering as part of this project, please reach out to your Community Liaison Manager.

Community Liaison Manager

Rosie Hodgart

 SSEN Transmission, 1 Waterloo Street, Glasgow, G2 6AY

 07879 793652  rosie.hodgart@sse.com

 @sentransmission  SSENTransmission

 SSEN Transmission

Additional information



The best way to keep up to date is to sign up to project updates via the project webpage:
sken-transmission.co.uk/lerwick-house

Your feedback

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. What do you currently like about the proposals?

Q2. Do you have any comments with regards to the accessibility of the site?

Q3. Are there any local matters relating to the project that you consider important and should be brought to the attention of the project team?

Q4. We are committed to achieving biodiversity net gain as part of our proposals. Do you have any suggestions for biodiversity measures that we could consider in the design of the proposals?



Q5. Is there anything you'd like to bring to our attention that you believe we may have not already considered during project development?

Please note that comments made at the event or in responses to this material are made to Scottish and Southern Electricity Networks, as the Applicant, and are not representations to the planning authority. There will be an opportunity to make representations to Perth and Kinross Council when an application for planning permission is submitted.

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.

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 <https://www.ssen-transmission.co.uk/privacy>

If you would like your comments to remain anonymous 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, 1 Waterloo Street, Glasgow, G2 6AY

Email: rosie.hodgart@sse.com

Online: [ssen-transmission.co.uk/lerwick-house](https://www.ssen-transmission.co.uk/lerwick-house)

Download: 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](https://www.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](https://www.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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