



Scottish & Southern
Electricity Networks

TRANSMISSION

Lerwick House Project

Pre application consultation feedback event

August 2026

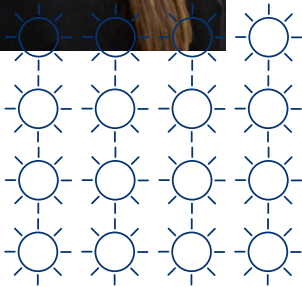


ssen-transmission.co.uk/lerwick-house

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The event will be taking place on:
Wednesday 26 August, 2–7pm
Bertha Park Community Hub, 15 Adamson Avenue, PH1 0AL



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.

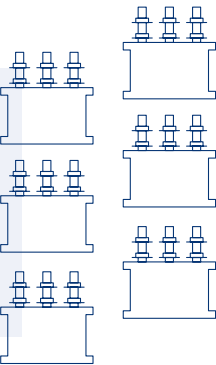
What is proposed

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.



Feedback

This event is the second of two planned public consultation events following the submission of the Proposal of Application Notice (PAN) in May 2026.

Following submission of the PAN, the first pre-application consultation event was held at Bertha Park Community Hall on **Wednesday 17 June 2026** and was attended by 12 members of the community.

During the 4-week feedback period which closed on 15 July, **2** responses were received. A summary of the feedback provided, and an explanation of how the project has responded to the comments, is set out in the table below.

Please note that all comments made are to SSEN Transmission, as the Applicant, and are not representations to the planning authority.

Feedback	Response
Request for initiatives to promote sustainable modes of transport.	A Travel Plan will accompany the planning application and will outline measures to encourage sustainable travel, such as cycle parking and associated facilities, employee Travel Information Packs, and priority parking for car sharers. SSEN will also engage with local bus operators to explore opportunities to improve local bus services.
Request for further information on the potential traffic flow impacts on the Bertha Park residential community.	The Transport Assessment submitted with the planning application will assess the development's impacts on the surrounding road network. It is noted that the site's primary vehicular access is located on the eastern side of the site, encouraging access from the A9. During construction, a Construction Traffic Management Plan will identify appropriate access routes and measures to mitigate construction traffic through residential areas.
Query regarding the fauna species that will be considered within the Environmental Impact Assessment Report (EIAR) and the measures proposed to avoid, minimise, and mitigate impacts on biodiversity, including the movement of animals.	The EIAR ecology chapter and supporting ecology documents accompanying the forthcoming planning application will assess the potential effects of the proposed development on fauna and their habitats, including amphibians, reptiles, birds, bats and badgers. These documents will also outline measures to enhance biodiversity, such as wildlife corridors, habitat creation, bat boxes, insect hotels, and native planting.
Query regarding how the proposed development will integrate with the surrounding pedestrian network.	The site will provide pedestrian access points that connect to the surrounding active travel network. Once constructed, the Bertha Park Link Road will incorporate a continuous 3m wide active travel route for pedestrians and cyclists, with the site's access arrangements designed to integrate with this network.

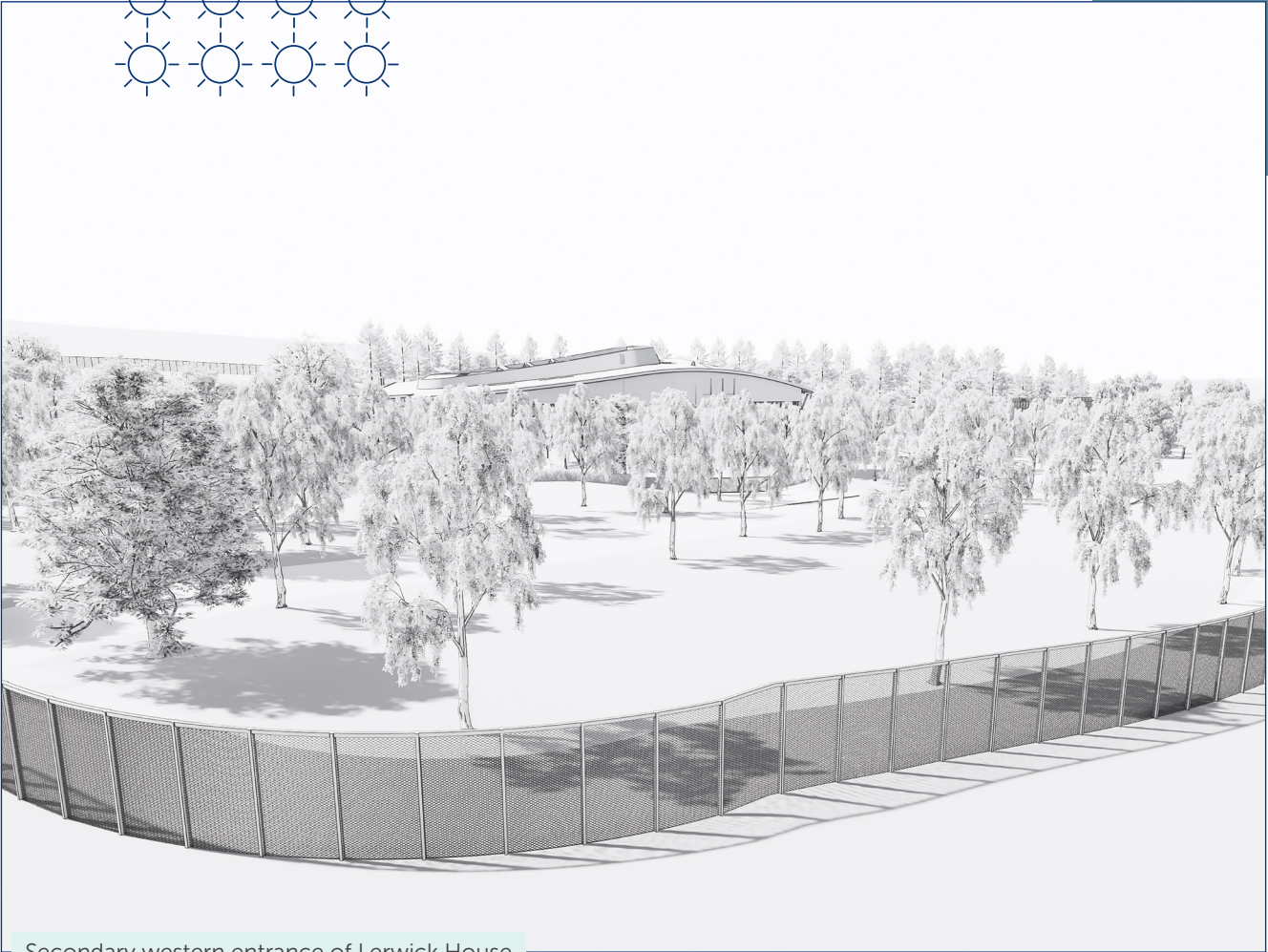
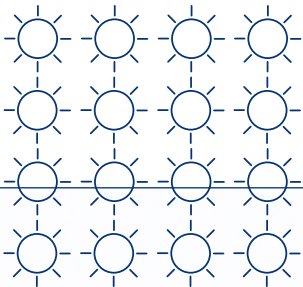
Architectural concepts

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



Lerwick House External View - South

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.

Note: Information regarding the outcome of these assessments can be found in the EIA report that will be submitted with the planning application.

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 of 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.

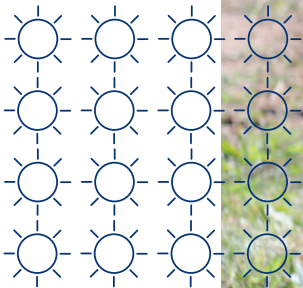
Cultural heritage

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.

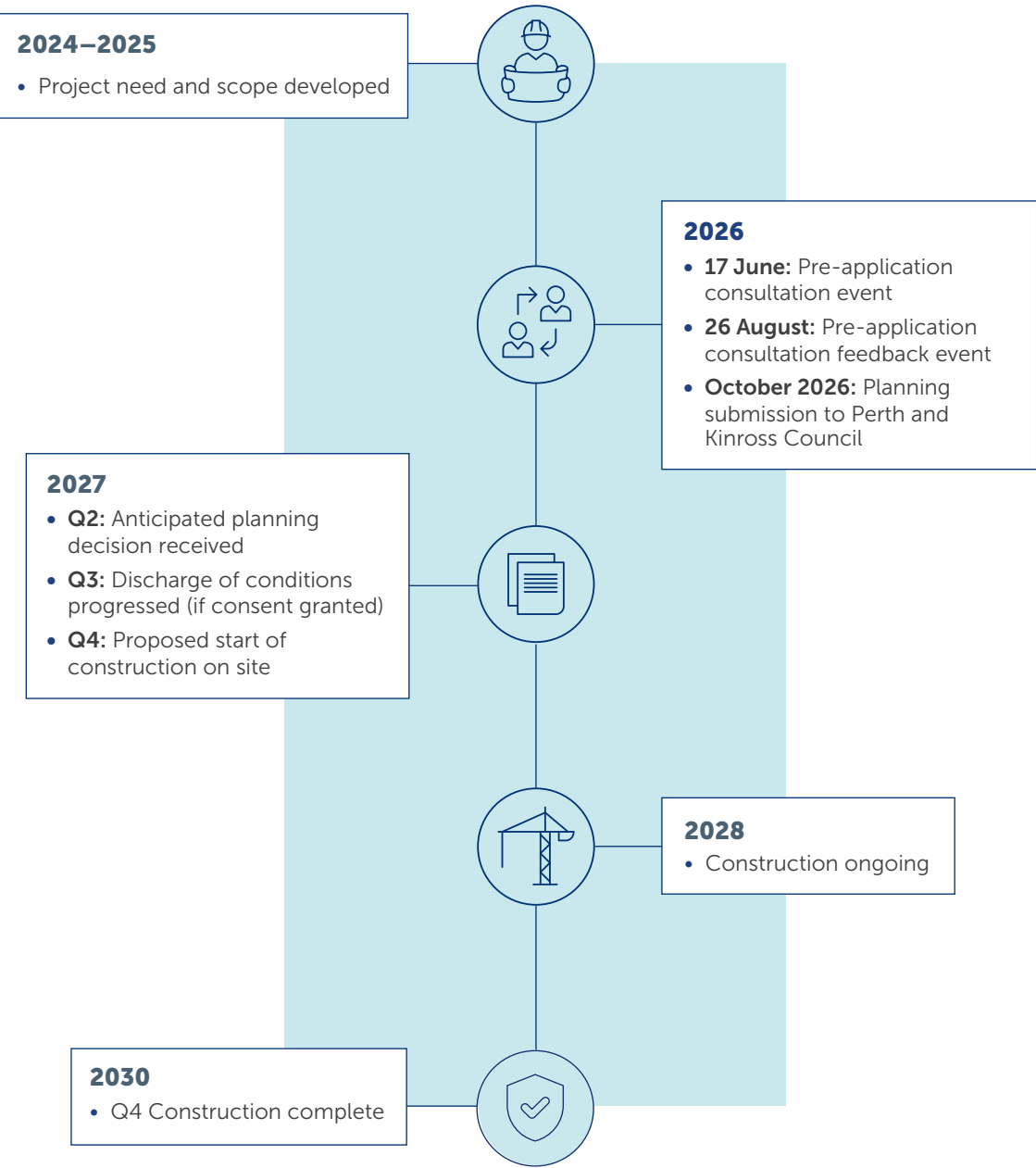
In addition, a programme of archaeological works would be required for any future development, and a Written Scheme of Investigation (WSI) drafted accordingly. These are likely to form part of the conditions, if planning permission is granted.



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 second and final consultation event. As outlined on the following page, there is an opportunity to provide feedback on the proposals until **9 September 2026**. Following the close of the pre-application consultation period, the project team will review all feedback received before the planning application is submitted in October 2026. Comments will be included in the 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 welcome final comments until **9 September 2026**. Following the close of the pre-application consultation period, the project team will review all feedback received before the planning application is submitted in **October 2026**.

Please note that comments made are to Scottish Hydro Electric Transmission, as the Applicant, and are not representations to the planning authority. There will be an opportunity to make representations to Perth and Kinross Council once the application is submitted.

How to provide feedback

Submit your comments and feedback by emailing or writing to your Community Liaison Manager.

What we're seeking views on

During our last public consultation event in June 2026, we wanted to know your thoughts on our project plans, where you thought we could make improvements, and any changes and refinements we'd made. We are now asking for any final comments or feedback ahead of submitting planning application.

We want to harness your local knowledge so that we spot any unforeseen challenges early and maximise the potential benefits and opportunities for your communities. By telling us what you think, you will help shape our proposals.

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/lerwick-house

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



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