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ePlanning
ePlanning Centre
Glenurquhart Road
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12 June 2025

Our Reference: **LT325/326 Knocknagael Substation Extension**

E-planning Reference Number: **100714355-001**

Dear Sir / Madam

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) PROPOSAL: ERECTION AND OPERATION OF EXTENSION TO THE KNOCKNAGAE SUBSTATION COMPRISING NEW PLATFORM AREA, ASSOCIATED PLANT AND INFRASTRUCTURE, ANCILLARY FACILITIES, LAYDOWN / CONSTRUCTION COMPOUND AREA(S), ACCESS ROADS AND LANDSCAPE WORKS (NATIONAL DEVELOPMENT)
LOCATION: KNOCKNAGAE SUBSTATION, ESSICH ROAD, INVERNESS**

Scottish and Southern Electricity Networks Transmission (SSEN Transmission), operating under licence held by Scottish Hydro Electric Transmission plc, owns, operates, and develops the high voltage electricity transmission system in the north of Scotland and remote islands. SSEN Transmission, hereby submits a planning application for the proposed construction of an extension to the Knocknagael Substation located approximately 6 km south of Inverness

The Proposed Development would consist of:

- Temporary site compound and construction laydown area;
- Extension of the existing Knocknagael 275 kV External Air Insulated Switchgear (AIS) double busbar to create a new 275 kV AIS bay to connect the new circuit from the Loch na Cathrach 275 kV Switching Station. The maximum height of which would be approximately the same as existing electrical equipment at the substation and no higher than 11.7 m;
- Platform size of approximately 90 m x 110 m along with associated earthworks;
- Upgrade of existing access tracks and drainage, in addition to construction of new access tracks and drainage;
- Existing 275 kV cable circuit re-route to allow sufficient room for the extension works;
- A new temporary construction entrance to the Proposed Development from the public road,

located to the south of the existing substation main entrance. The temporary entrance and any temporary access tracks will be reinstated upon completion of construction of the Proposed Development;

- Landscaping and biodiversity enhancements; and
- Palisade perimeter fence of approximate maximum height of 2.4 m.

Prior SSEN Transmission consultation with The Highland Council for this project was carried out in January 2023 where pre-application advice for major developments was sought (reference 22/04161/PREMAJ).

A Proposal of Application Notice was submitted to The Highland Council on the 27 March 2024 (Reference 24/01335/PAN). An Environmental Appraisal (EA) has been produced and submitted to support the planning application. Additionally, an EIA Screening Opinion was issued by The Highland Council in May 2024 (Reference 23/05657/SCRE) confirming the proposed development does not constitute EIA development.

The planning application is supported with:

- Environmental Appraisal (EA)
- Planning Statement
- Design and Access Statement
- PAC Report and Appendices
- Site Location Plan
- Site Plan
- Supporting Engineering Drawings
- Flood Risk Assessment (Appendix F of the EA)
- Drainage Strategy Report (Appendix F of the EA)
- Confidential letter in relation to The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 – Regulation 38- National Security

As part of the Habitats Regulations Appraisal (HRA) process for the Proposed Development, a Report to Inform Appropriate Assessment (RIAA) was produced to enable the screening of the Proposed Development with respect to its potential to have a Likely Significant Effect (LSE) on European and Ramsar sites of nature conservation importance. This RIAA was done for both the extension to the existing substation at Knocknagael (subject of this planning application) and the underground cable (UGC) connection (separate to this planning application) to the consented Loch na Cathrach 450 Megawatt Pumped Storage (hydro) Scheme.

Both Loch Ashie Special Protection Area (SPA) and the Inner Moray Firth SPA were screened in as part of the RIAA but in relation to effects from the UGC only. No LSE were identified in relation to the substation extension and therefore an HRA has not been included alongside this planning application. The impact assessment presented in the Environmental Appraisal contains sufficient information to allow the competent authority to undertake an appropriate assessment if it so wishes.

Based on a red line boundary site area of 27.31 Hectares and in conjunction with pre-validation consultation with your Strategic Projects Team (confirmed by email 2 April 2025) the fee to be paid, assuming the development falls under Category 13, is £93,312.00. This is to be paid via BACS with the E-

Planning reference number 100714355-001. The required advert fee totalling £166.00 has also been combined and paid within the same transaction (total value of transaction is £93,478.00).

Once the application has been received and validated, we would be happy to set up a planning processing agreement.

I look forward to receiving formal confirmation of receipt of this application. In the meantime, should you have any queries or require further information, please do not hesitate to contact me on the details above.

Kind regards

Keith Smith

Senior Consents and Environment Manager

Scottish and Southern Electricity Networks (SSEN Transmission)