

## **STANNERGATE - PRE-APPLICATION CONSULTATION REPORT**

### **APPENDIX B – PRE-APPLICATION NOTICE (19 APRIL 2024)**

Dundee City Council  
City Development Department  
Dundee House  
50 North Lindsay Street  
Dundee  
DD1 1LS

Chris Gardner  
Scottish Hydro Electric Transmission Plc  
Inveralmond House  
200 Dunkeld Road  
Perth  
PH1 3AQ  
Telephone – 07850 655937  
e-mail – [chris.gardner@sse.com](mailto:chris.gardner@sse.com)

19 April 2024

Dear Sir/Madam,

**Our ref: LT490/491 Dundee Network Rail**

**Proposal of Application Notice: Construction of a 132kV Substation and Network Rail Feeder Station and associated undertakings including Earthworks, Formation of Platform, Landscaping, Means of Access, Means of Enclosure, Site Drainage, Temporary Construction Compounds and Other Associated Operations (National Development) at Land bounded by East Dock Street, Market Street and Broughty Ferry Road, Stannergate, Dundee.**

Scottish Hydro Electric Transmission plc (the Prospective Applicant), operating and known as Scottish and Southern Electricity Networks Transmission (SSEN Transmission), is pleased to submit this Proposal of Application Notice (PAN) and attached PAN Redline Boundary Plan relating to the Construction of a 132kV Substation and Network Rail Feeder Station and associated undertakings including Earthworks, Formation of Platform, Landscaping, Means of Access, Means of Enclosure, Site Drainage, Temporary Construction Compounds and Other Associated Operations (National Development) at Land bounded by East Dock Street, Market Street and Broughty Ferry Road, Stannergate, Dundee.

Two in-person public consultation events have been planned as set out in the Pre-Application Consultation Event Timetable enclosed with this letter. The first event will be held at Apex City Hotel & Spa, 1 West Victoria Dock Road, Dundee, DD1 3JP on 16 May 2024 between 1400 and 1900. The second, final public event will be held at Apex City Hotel & Spa, on 15 Aug 2024 between 1400 and 1900.

A newspaper advert in respect of the public events will be placed in the Dundee Courier on 04 May 2024 in respect of the first event and 03 Aug 2024 in respect of the final event.

Copies of this PAN with attachments will be sent to the relevant parties, as listed below:

**Local Community Councils:**

City Centre & Harbour - [secretary.cchcc@gmail.com](mailto:secretary.cchcc@gmail.com)

Stobswell Forum - [colinclement0@gmail.com](mailto:colinclement0@gmail.com)

**Maryfield Ward Cllrs:**

Cllr Georgia Cruickshank - [georgia.cruickshank@dundeecity.gov.uk](mailto:georgia.cruickshank@dundeecity.gov.uk)

Cllr Ken Lynn - [ken.lynn@dundeecity.gov.uk](mailto:ken.lynn@dundeecity.gov.uk)

Cllr Lynne Short - [lynne.short@dundeecity.gov.uk](mailto:lynne.short@dundeecity.gov.uk)

**Holyrood MSPs:**

Dundee City East - Shona Robison MSP - [dundee@shona.robison.scot](mailto:dundee@shona.robison.scot)

**Westminster MPs:**

Stuart Hosie - [stewart.hosie.mp@parliament.uk](mailto:stewart.hosie.mp@parliament.uk)

In terms of additional consultation and publicity, the Prospective Applicant proposes to publish this PAN along with a Consultation Booklet outlining the proposed development on the project website:

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

An information mail / leaflet drop will also be undertaken within a targeted area encompassing 3,175 residential and commercial properties within proximity of the prospective application site.

We trust that the approach as set out above and in the attached PAN is sufficient to meet the terms of the statutory requirements for pre-application consultation, without prejudice to the Planning Authority's obligations under the terms of Section 35(B) of the Town and Country Planning Act 1997 (as amended).

We look forward to receiving confirmation of receipt and validation of this PAN and any response Dundee City Council acting as Local Planning Authority may have, within 21 days of receipt of this letter.

In the meantime, should you have any queries or require further information please contact me directly.

Yours sincerely

**Chris Gardner**  
**Consents & Environmental Manager**  
**Scottish Hydro Electric Transmission plc**

Enc.

**Pre-Application Consultation Event Timetable**

| Date  | Location  | Time          |
|---|---|---------------|
| <b>Pre-Application Consultation Event 1</b> |   |               |
| 16 May 2024                                 | Apex City Hotel & Spa, 1 West Victoria Dock Road, Dundee, DD1 3JP | 1400 and 1900 |
| <b>Pre-Application Consultation Event 2</b> |   |               |
| 15 Aug 2024                                 | Apex City Hotel & Spa, 1 West Victoria Dock Road, Dundee, DD1 3JP | 1400 and 1900 |

## PROPOSAL OF APPLICATION NOTICE

Town and Country Planning (Scotland) Act 1997 (Section 35B)  
The Town and Country Planning (Development Management Procedure) (Scotland)  
Regulations 2013 (Regulations 4 -7)

### To be completed for all developments within the national or major categories of development

|                 |                             |
|-----------------|-----------------------------|
| Name of Council | Dundee City Council         |
| Address         | City Development Department |
|                 | Dundee House                |
|                 | 50 North Lindsay Street     |
|                 | Dundee DD1 1LS              |

|                                  |   |
|----------------------------------|---|
| Proposed development at [Note 1] | Land bounded by East Dock Street, Market Street |
|                                  | and Broughty Ferry Road,                        |
|                                  | Stannergate, Dundee                             |

|                                  |   |
|----------------------------------|---|
| Description of proposal [Note 2] | Construction of a 132kV Substation and Network Rail Feeder Station and associated undertakings including of Earthworks, Formation of Platform, Landscaping, |
|                                  | Means of Access, Means of Enclosure, Site Drainage, Temporary Construction  |
|                                  | Compounds and Other Associated Operations.  |

Notice is hereby given that an application is being made to

[Note 3] Dundee City Council by [Note 4] Scottish Hydro Electric Transmission Plc

Of [Note 5]

Inveralmond House, 200 Dunkeld Road, Perth PH1 3AQ

In respect of [Note 6] Pre-Application Consultation (PAC) Events

To take place on [Note 7] Please refer to PAN Covering letter and enclosed PAC Event Timetable

[Note 8] The following parties have received a copy of this Proposal of Application Notice

|  |
|--|
| Community Councils - City Centre & Harbour and Stobswell Forum       |
| Maryfield Ward Cllrs - Georgia Cruickshank, Ken Lynn and Lynne Short |
| MSP - Shona Robison (Dundee City East)                               |
| MP - Stuart Hosie (Dundee East)                                      |

[Note 9] For further details contact Chris Gardner - Scottish Hydro Electric Transmission plc

on telephone number 07850 655937 or by email at [chris.gardner@sse.com](mailto:chris.gardner@sse.com)

And/or at the following address Inveralmond House, 200 Dunkeld Road, Perth PH1 3AQ

[Note 10] I certify that I have attached a plan outlining the site

Signed Chris Gardner

On behalf of Scottish Hydro Electric Transmission Plc

Date 19 April 2024

## **PROPOSAL OF APPLICATION NOTICE**

Town and Country Planning (Scotland) Act 1997  
Regulation 6 of the Town and Country Planning (Development Management Procedure) (Scotland)  
Regulations 2013

### **NOTES FOR GUIDANCE**

- [Note 1] – Insert postal address or location of proposed development
- [Note 2] – Insert description in general terms of the development to be carried out.
- [Note 3] – Insert Council name.
- [Note 4] – Insert name of applicant and/or agent
- [Note 5] – Insert applicant's and/or agent's postal address
- [Note 6] – Insert form of consultation the prospective applicant proposes to undertake e.g. public meeting
- [Note 7] – Insert date and venue of consultation
- [Note 8] – Insert list of those groups who have been invited to attend
- [Note 9] – Insert details as to how the prospective applicant/agent can be contacted (incl. name, address and tel. no)
- [Note 10] – Attach plan that outlines the location of the proposed development and is sufficient to identify the site

### **Pre-application Consultation (PAC)**

Where PAC is required, the prospective applicant must, under sections 35B(1) and (2) (of the Act), provide to the planning authority a 'Proposal of Application Notice' at least 12 weeks (section 35B(3)) prior to the submission of an application for planning permission. The Proposal of Application Notice must include the information set out in section 35B(4) and in regulation 6, namely:

- i) a description in general terms of the development to be carried out;\*
- ii) the postal address of the site at which the development is to be carried out, if available
- iii) a plan showing the outline of the site at which the development is to be carried out and sufficient to identify the site;
- iv) detail as to how the prospective applicant may be contacted and corresponded with; and
- v) an account of what consultation the prospective applicant proposes to undertake, when such consultation is to take place, with whom and what form it will take.

\* You should provide an outline of the proposal's characteristics, and the identification of its category (e.g. Major development). Any subsequent application needs to be recognisably linked to what was described in the proposal of application notice.

### **Submission of an Application after Pre-application Consultation Notice**

The submission of the proposal of application notice starts the PAC processing clock. After a minimum of 12 weeks, having carried out the statutory requirements and any additional requirements specified by the planning authority, an applicant can submit the application along with the required written Pre-application Consultation Report. Information in relation to the proposal of application notice must also be placed by the planning authority on the list of applications required under section 36A and regulation 21.

### **Additional consultation activity (responding to the Proposal of Application Notice)**

The applicant is required to indicate in the proposal of application notice what consultation will be undertaken in addition to the statutory minimum. The planning authority must respond within 21 days of receiving the Notice to advise the applicant whether the proposed PAC is satisfactory or if additional notification and consultation above the statutory minimum is required in order to make it binding on the applicant. In doing so, planning authorities are to have regard to the nature, extent and location of the proposed development and to the likely effects, both at and in the vicinity of that location, of its being carried out (section 35B(8)). Additional consultation requirements should be proportionate, specific and reasonable in the circumstances. If there is no response to the proposal of application notice by the planning authority within 21 days, only the statutory minimum PAC activities will be required.

Scottish Ministers expect planning authorities to develop and maintain up to date lists of bodies and interests with whom applicants should consult in particular types of case. These lists should be available to applicants, who can draft proposal of application notices in light of that information. Further advice on planning community engagement activity can be found in Planning Advice Note 81: Community Engagement – Planning With People.

### **Minimum consultation activity**

*Consultation with community councils* - Under regulation 7 an applicant must consult every community council any part of whose area is within or adjoins the land where the proposed development is situated. This includes community councils in a neighbouring planning authority.

*The public event* - Regulation 7 also requires the holding of at least two public event for members of the public where they can make comments to the prospective applicant on their proposals. This 'public event' must be advertised at least 7 days in advance in a newspaper circulating in the locality of the proposed development. The advertisement for the public event must include:

- a description of, and the location of, the proposed development;
- details as to where further information may be obtained concerning the proposed development; the date and place of the public event;
- a statement explaining how, and by when, persons wishing to make comments to the prospective applicant relating to the proposal may do so; and
- a statement that comments made to the prospective applicant are not representations to the planning authority. If the applicant submits an application there will be an opportunity to make representations on that application to the planning authority.

Applicants will gain less from poorly attended or unrepresentative PAC events and should ensure that processes are put in place that will allow members of the community to participate meaningfully in any public event. The public event should be reasonably accessible to the public at large, including disabled people. It may be appropriate for the public event to take place over a number of dates, times and places. Applicants should ensure that individuals and community groups can submit written comments in response to the newspaper advertisement.

There is a need to emphasise to communities that the plans presented to them for a proposed planning application may alter in some way before the final proposal is submitted as a planning application to the planning authority. Even after PAC, and once a planning application has been submitted to the planning authority, communities should ensure that any representations they wish to make on the proposal are submitted to that authority as part of the process of considering the planning application.

Any personal data that you have been asked to provide on this form will be held and processed in accordance with Data Protection Legislation.