

APPENDIX A LT14 LEWIS HUB PROPOSAL OF APPLICATION NOTICE(S)

Comhairle nan Eilean Siar
Sandwick Road
Stornoway
Isle of Lewis
HS1 2BW
(By email only)
FAO Morag Ferguson

Murray Agnew
Scottish Hydro Electric Transmission Plc
Inveralmond House
200 Dunkeld Road
Perth
PH1 3AQ
Telephone –07721427703
e-mail – Murray.Agnew@sse.com

05 August 2024

Dear Sirs,

Our ref: LT14

Proposal of Application Notice: Proposed Construction and Operation of a Strategic Electricity Transmission Hub Consisting of a 400kV AC Substation, an HVDC Converter Station, and the Associated Undertaking of Earthworks, the Formation of Platforms, Landscaping, Means of Access, Means of Enclosure, Site Drainage, Temporary Construction Compounds, Peatland Reprofilling and Improvement and Other Associated Operations (National Development) at Land at, and in the vicinity of Macaulay Farm, Arnish Moor, Isle of Lewis, HS2 9JN

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 site outline drawing relating to the Construction and Operation of a Strategic Electricity Transmission Hub Consisting of a 400kV AC Substation, and an HVDC Converter Station, and the Associated Undertaking of Earthworks, the Formation of Platforms, Landscaping, Means of Access, Means of Enclosure, Site Drainage, Temporary Construction Compounds, Peatland Reprofilling and Improvement and Other Associated Operations (National Development) at Land at, and in the vicinity of Macaulay Farm, Arnish Moor, Isle of Lewis, HS2 9JN

The Prospective Applicant has planned two in-person public consultation events. The first will be held at Cabarfeidh Hotel, Perceval Road South, Stornoway, Isle of Lewis HS1 2EU on 05 September 2024 between 1500 and 1900 hours. The last public event will be held at the same venue on 14 November 2024 between 1500 and 1900 hours.

Statutory newspaper notices relevant to the public events will be placed in The Stornoway Gazette. The first event will be advertised on 22 August 2024 and the current aim is to advertise on or around 31 October 2024 but in any case, no less than seven days in advance of the final event. A draft of the first advert is attached for your information.

Copies of this PAN and accompanying plan outlining the site will be sent to the parties, listed below:

Local Community Council:

North Lochs Community Council northlochscommunitycouncil@outlook.com

Neighbouring Community Council:

Stornoway Community Council info@sycommunitycouncil.org.uk

Sgìre Nan Loch Ward Councillors:

Cllr Angus Morrison angus.morrison@cne-siar.gov.uk

Cllr Robert Mackenzie robert.mackenzie@cne-siar.gov.uk

Loch A Tuath Ward Councillors:

Cllr Donald F Crichton donald.crichton@cne-siar.gov.uk

Cllr John A Maciver johna.maciver@cne-siar.gov.uk

Cllr Calum Maclean calum.maclean@cne-siar.gov.uk

Steornabhagh a Tuath Ward Councillors:

Cllr Iain Macaulay iainm.macaulay@cne-siar.gov.uk

Cllr Malcolm K Macdonald malcolm.macdonald@cne-siar.gov.uk

Cllr Duncan Macinnes MBE duncan.macinnes@cne-siar.gov.uk

Cllr Gordon Murray gordon.murray@cne-siar.gov.uk

Steornabhagh a Deas Ward Councillors:

Cllr Angus McCormack a.mccormack@cne-siar.gov.uk

Cllr Rae Mackenzie rae.mackenzie@cne-siar.gov.uk

Cllr Frances Murray frances.murray@cne-siar.gov.uk

Cllr George Murray george.murray@cne-siar.gov.uk

Sgìre an Rubha Ward Councillors:

Cllr Norman Macdonald nt.macdonald@cne-siar.gov.uk

Cllr Finlay M Stewart fnlay.stewart@cne-siar.gov.uk

Hollyrood MSP:

Alasdair Allan MSP Alasdair.Allan.msp@parliament.scot

Westminster MP:

Torcuil Crichton MP torcuil.crichton.mp@parliament.uk

In terms of additional consultation and publicity, the Prospective Applicant proposes to carry out a leaflet drop of properties within 5km of the site in order to make the public aware of the consultation events and a proof of the leaflet is attached for your information. There is also a dedicated project website where project updates are provided at <https://www.ssen-transmission.co.uk/projects/project-map/western-isles/>. In addition to the required statutory

advertisement, the events will be publicised on local radio, social media and local web based news sites (We love Stornoway and Hebrides News).

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)(7) of the Town and Country Planning (Scotland) Act 1997 (as amended).

I look forward to receiving confirmation of receipt and validation of this PAN, and any response that the Council may have within 21 days.

Should you have any queries or require further information please contact me directly.

Yours faithfully.

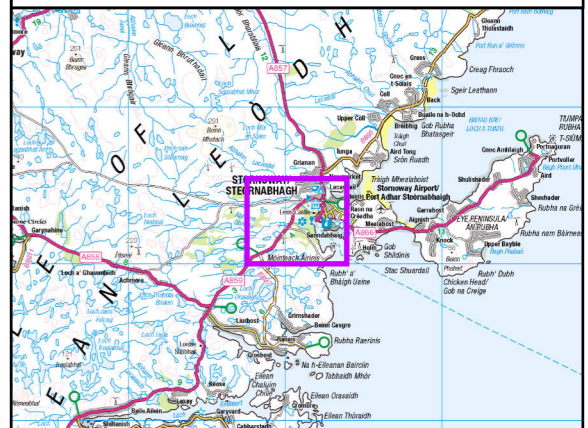
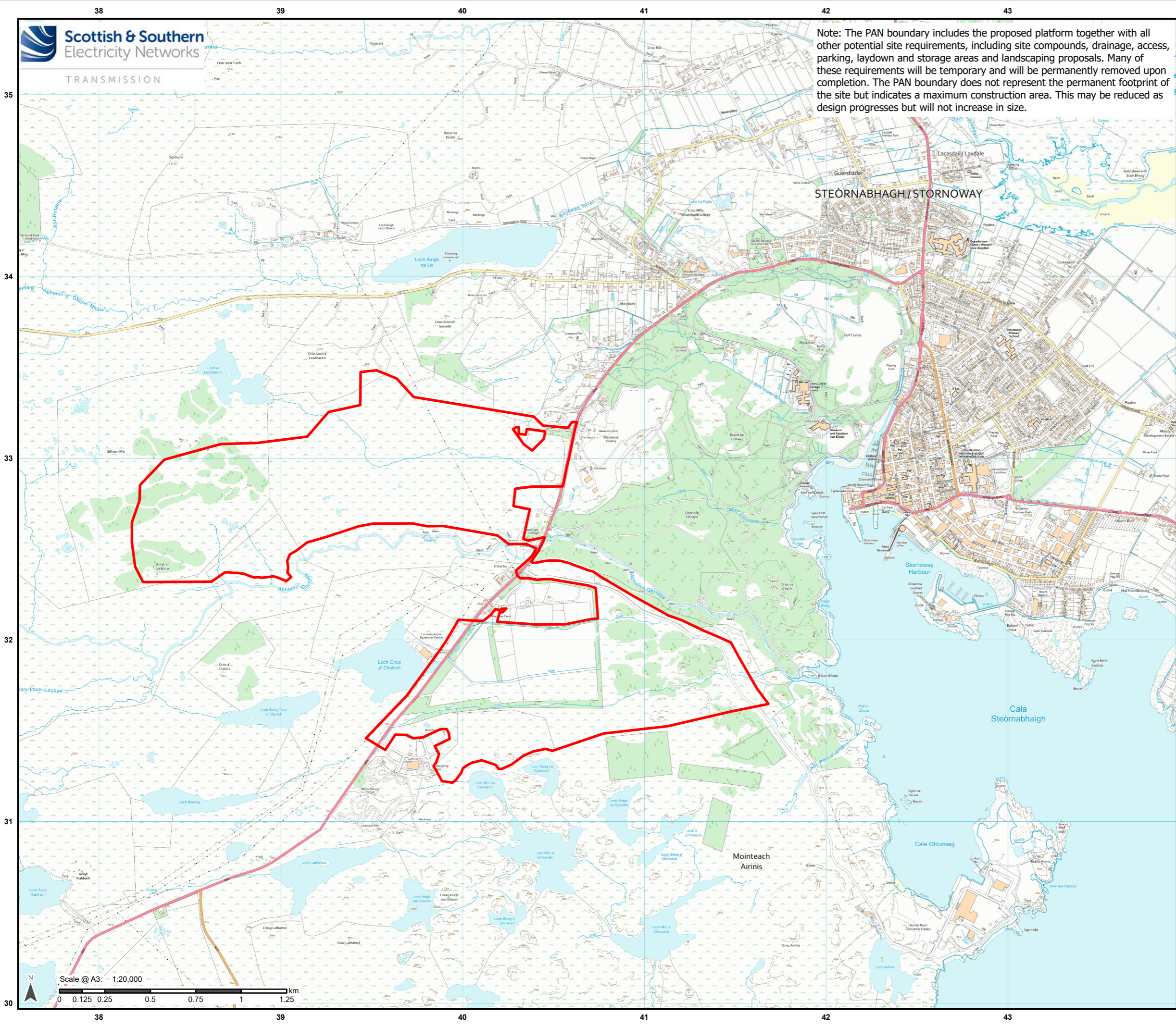
Murray J Agnew

Murray Agnew
Town Planning Specialist
Scottish Hydro Electric Transmission plc

Note: The PAN boundary includes the proposed platform together with all other potential site requirements, including site compounds, drainage, access, parking, laydown and storage areas and landscaping proposals. Many of these requirements will be temporary and will be permanently removed upon completion. The PAN boundary does not represent the permanent footprint of the site but indicates a maximum construction area. This may be reduced as design progresses but will not increase in size.

Legend

 Red Line Boundary



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Project No: LT000014
Project: Western Isles - Beaully 1.8GW HVDC Link

Title:
Proposal of Application Notice (PAN)
Lewis End Substation

Drawn by: BC Date: 05/08/2024

Drawing: LT000014_ENV_063_RLB_Lewis



Lewis Hub 400kV substation and converter station

Feedback event

We are holding the first of two rounds of statutory pre-application consultation (PAC) events for our proposed new substation and converter station on Arnish Moor. The pre-application process is a key first step in the Town and Country planning process for national planning applications.

To support the growth in renewable energy developments across the north of Scotland, which are supporting the drive towards Net Zero, investment in our network infrastructure is needed to connect this power and transport it to areas of demand.

As part of the investment, a new 400kV substation and Converter station is required to form the Lewis Hub located on Arnish Moor. These will connect to the landfall at Arnish Point through the planned HVDC underground cable and onwards to Dundonnell on the Scottish mainland via the new HVDC subsea cable. In addition, there will be 80km of onshore underground HVDC cable from Dundonnell to the HVDC converter station at Fanellan.

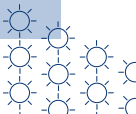
At these events we will be sharing the developed design for the substation and converter station and information about the connections into the proposed Arnish Moor site. The project teams will be available to answer questions and discuss our proposals to which we are seeking and welcome feedback.



The feedback event will be held on:

**Thursday 5 September, 3–7pm
Caberfeidh Hotel, Stornoway HS1 2EU**

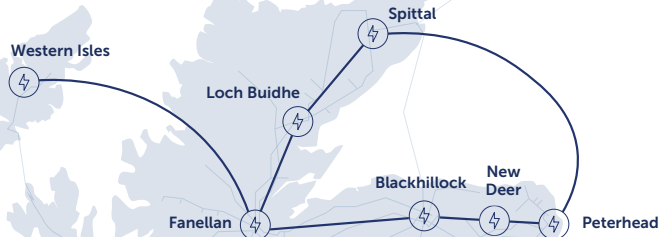
We encourage all members of the local community and all interested parties to attend the event.



The proposed new Lewis Hub will facilitate the 525kV HVDC Transmission cable connection between Lewis and the Scottish mainland via a subsea cable to a new HVDC converter and substation at Fanellan. If you are unable to attend this PAC event or wish to view the consultation materials these will be on display and available to download from the project documents section of the project webpage from **22 August 2024**.



To find out more and register for project updates, visit the project website by scanning the QR code, or use the following URL: **www.ssen-transmission.co.uk/western-isles**



If you have any questions, please do not hesitate to contact our Community Liaison Manager:

Kevin Morrison

Battery Point, Stornoway,
Isle of Lewis, HS1 2RT

Tel: 07586 237 814

Email: kevin.morrison@sse.com



@ssentransmission



@SSETransmission

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	Comhairle nan Eilean Siar
Address	Sandwick Road
	Stornoway
	Isle of Lewis
	HS1 2BW

Proposed development at [Note 1]	Land at, and in the vicinity of Macaulay Farm, Arnish
	Moor, Isle of Lewis, HS2 9JN

Description of proposal [Note 2]	The construction and operation of a strategic electricity transmission hub consisting of a 400kV AC substation, and HVDC converter station and the associated undertaking of
	earth works, the formation of platforms, landscaping, means of access, means of enclosure, drainage, temporary construction compounds and peatland reprofiling and improvement.

Notice is hereby given that an application is being made to

[Note 3]	Comhairle nan Eilean Siar	Council by [Note 4]	Scottish Hydro Electric Transmission plc
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Of [Note 5]	200 Dunkeld Road, Perth, PH1 3AQ
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In respect of [Note 6]	2x public events
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To take place on [Note 7]	05 September and 14 November 2024 at Cabarfeidh Hotel, Percival Road South, Stornoway, HS1 2EU
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[Note 8] The following parties have received a copy of this Proposal of Application Notice

Community Council(s) (see covering letter)
Relevant Ward Councillors (see covering letter)
Hollyrood Constituency MSP (see covering letter)
Westminster MP (see covering letter). Additional publicity is also outlined in the covering letter.

[Note 9] For further details contact	Murray Agnew of Scottish Hydro Electric Transmission Plc
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on telephone number	07721427703
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And/or at the following address	Murray.Agnew@sse.com
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[Note 10] I certify that I have attached a plan outlining the site

Signed	Murray J Agnew
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On behalf of	Scottish Hydro Electric Transmission Plc
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Date	05 August 2024
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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.

APPENDIX B LIST OF PARTIES THAT RECEIVED THE PAN DOCUMENTS VIA EMAIL LIST OF PARTIES SENT PAN AND RELEVANT ATTACHMENTS – 6TH AUGUST 2024

Stornoway Community Council
North Lochs Community Council
Cllr Angus Morrison
Cllr Robert MacKenzie
Cllr Donald Crichton
Cllr John A Maciver
Cllr Calum Maclean
Cllr Iain M Macaulay
Cllr Malcolm MacDonald
Cllr Duncan Macinnes
Cllr Gordon Murray
Cllr Angus McCormack
Cllr Rae Mackenzie
Cllr Frances Murray
Cllr George Murray
Cllr NT Macdonald
Cllr Finlay Stewart
MSP Alasdair Allan
MP Torcuil Crichton