Denny to Wishaw Network Upgrade

Environmental Impact Assessment Report

Volume 3 Appendices

Appendix 16.4 Shortlisted Development Information

May 2026

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Environmental Impact Assessment Report
Volume 3, Appendix 16.4 Shortlisted Development Information

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Table of Contents

Appendix 15.3 Shortlisted Development Information 1

1.1 Introduction 1

Tables

Table 1 The information available for each of the shortlisted developments 2

Appendix 16.4

Appendix 16.4 Shortlisted Development Information

1.1 Introduction

1.1.1 This appendix summarised the review undertaken to determine whether sufficient environmental information is available for the other identified developments to progress them in Stage 4 assessment.

1.1.2 The purpose of this review is to establish, using professional judgement, which developments are supported by adequate information to enable a meaningful cumulative assessment, and which have been excluded due to insufficient detail.

Table 1 The information available for each of the shortlisted developments

Application Reference	Application and description of development	Location and approx. distance from the Project	Development timescales/overlap in temporal scope	Environmental information available to inform assessment	Progress to Stage 4?
25/00593/PAN **24/01024/EIASCO**	East Airdrie Link Road. The two-way single carriageway road, would run from the M8 at Newhouse to north of Riggend.	The development runs to the east of the New Build Overhead Line and intersects the route between Tower WB008 and WB009.	Pre-application stage. Development and construction timescales currently unavailable.	Scoping Report.	Yes
ECU00006191	DWUP – ZD Uprating.	ZD route intersects the XX route immediately west of Tower XX0001A, and XX route at Denny north Substation.	Pre-application complete. Development and construction timescales currently unavailable.	Scoping Report.	Yes
ECU00004632 **ECU00003393**	Whitehill Energy Storage (200MW – Battery energy storage facility including a compound of battery and electrical equipment).	360m west of the XX route, Tower ZZ001A.	Consented on 28 October 2024. Development must commence within 3 years of the decision date.	Non-EIA.	Yes
ECU00004871	Fernishaw Solar Farm & Battery Energy Storage Facility – up to 100MW.	Intersected by the XR route, Tower 15 at approximately 1.8km north-east of Bellside.	Consented on 23 July 2025. Development must commence within 3 years of the decision date.	Non-EIA.	Yes

Application Reference	Application and description of development	Location and approx. distance from the Project	Development timescales/overlap in temporal scope	Environmental information available to inform assessment	Progress to Stage 4?
ECU00004879	Harestonhill Farm BESS (up to 1GW of storage, site is approximately 14 hectares).	50m south of the XR route, Tower XR041.	Planning application currently under review, at consultation stage. Development and construction timescales currently unavailable.	Non-EIA.	Yes
ECU00004953	Newarthill Energy Park BESS (up to 300MW of storage).	Intersected by the XX and XR routes immediately adjacent to Newarthill Substation.	Consented on 04 February 2025. Development must commence within 3 years of the decision date.	Non-EIA.	Yes
ECU00004997	Heathland Wind Farm Grid Connection, a new wood pole 132 kilovolt (kV) OHL from Heathland Wind Farm to Wishaw Substation.	The development would cross XR route 300m southwest of Waterloo, and again 350m north of Orchard Primary School (Overtown). The development would then run parallel (within 50m) to XR route on the final approach from the east towards Wishaw Substation.	Planning application currently under review, at consultation stage. Development and construction timescales currently unavailable.	EIA.	Yes

Application Reference	Application and description of development	Location and approx. distance from the Project	Development timescales/overlap in temporal scope	Environmental information available to inform assessment	Progress to Stage 4?
ECU00005077	Wishaw BESS (approx. 400MW).	250m southeast of XR route, Tower XR044.	Pre Application Complete. Development and construction timescales currently unavailable.	Screening Request.	No
ECU00005166	North Lanrigg Energy Storage (generating capacity of 200MW).	800m northeast of the XR route, Tower XR005.	Consented on 24 July 2025. Development must commence within 3 years of the decision date.	Non-EIA.	No
ECU00005196	Sandyford Farm BESS (up to 200MW).	1km north of the XR route, Tower XR004.	EIA Screening complete. No planning application to date. Development and construction timescales currently unavailable.	Screening Request.	No
ECU00005180	Woodcock Faulds Energy Storage (generating capacity of 200MW)	1.4km northwest of the ZG route, Tower ZG001A.	Planning application permitted on 11 February 2025. Development must commence within 3 years of the decision date.	Screening Request.	No

Application Reference	Application and description of development	Location and approx. distance from the Project	Development timescales/overlap in temporal scope	Environmental information available to inform assessment	Progress to Stage 4?
ECU00005244	Denny BESS (100MW), 1.525ha site at Lesliepark, Headswood, near Denny.	1.5km northwest of the New Build Overhead Line where it would enter Bonnybridge Substation.	EIA Screening complete. No planning application to date. Development and construction timescales currently unavailable.	Screening Request.	No
ECU00005047	Glenside Farm BESS (400MW).	1.3km from the New Build Overhead Line where it enters Denny North Substation.	Planning application permitted on 25 February 2025. Development must commence within 3 years of the decision date.	Non-EIA.	Yes
25/00910/FUL **24/00914/PAN** **24/00811/EIASCR** **19/01215/PAN**	Major residential development with associated infrastructure, open space and landscaping	1.82km west of the New Build Overhead Line, Tower WB021C.	Planning application pending consideration. Development and construction timescales currently unavailable.	Limited environmental information.	No
24/01058/PAN	Proposed film studio campus.	250m north of the XX route, Tower XX004.	PAN submitted in October 2024. No planning application yet,	No environmental information available.	No

Application Reference	Application and description of development	Location and approx. distance from the Project	Development timescales/overlap in temporal scope	Environmental information available to inform assessment	Progress to Stage 4?
24/00230/PPP **23/00067/PAN**	Residential led mixed use development.	555m southeast of the New Build Overhead Line, Tower WB021C.	Planning application permitted by North Lanarkshire Council 18 August 2025 Development must commence within 10 years of the decision date.	EIA.	Yes
19/01284/FUL **19/00626/PAN**	Energy Recovery Centre.	1km east of the New Build Overhead Line, Tower WB002.	Planning application permitted by North Lanarkshire Council 28 August 2020 March 2025. Development must commence within 3 years of the decision date.	EIA.	Yes
23/00760/FUL **19/00951/EIASCR**	Holliday/recreational park development.	100m north of the XX route, Tower XX029.	Planning application pending consideration. Development and construction timescales currently unavailable.	Limited environmental information available.	No

Application Reference	Application and description of development	Location and approx. distance from the Project	Development timescales/overlap in temporal scope	Environmental information available to inform assessment	Progress to Stage 4?
23/00535/FUL 22/01506/PAN	Residential development of 62 dwellings.	130m southeast of the XX route, Tower XX028.	Planning application pending consideration. Development and construction timescales currently unavailable.	Limited environmental information available.	No
23/00800/FUL	New University Hospital Monklands.	Overlaps with the XX route, Towers XX032 – 35A.	Planning application permitted by North Lanarkshire Council 20 June 2024. Development must commence within 3 years of the decision date.	EIA.	Yes
21/01557/EIASCR 21/01055/PAN	Residential development.	Overlaps with the XX route, Towers XX042.	No planning application available at this stage.	No environmental information currently available.	No
24/00810/FUL 24/00071/PAN 23/00613/EIASCO	Battery Energy Storage Facility.	150m north of the XR toute, Tower XR003.	Planning application permitted by North Lanarkshire Council 12 March 2025. Development must commence within 3 years of the decision date.	Non-EIA.	Yes

Application Reference	Application and description of development	Location and approx. distance from the Project	Development timescales/overlap in temporal scope	Environmental information available to inform assessment	Progress to Stage 4?
24/00208/PPP **21/01744/PAN**	Residential development at Crosshill (73 new homes; 2.7ha).	190m northwest of the XR route, Tower XR025.	Planning application granted by North Lanarkshire Council on 12 March 2025. Development must commence within 3 years of the decision date.	Limited environmental information available.	Yes
21/00982/PPP **20/00556/PAN** **21/01316/MSC** **09/00859/PPP**	Residential Development (300 dwellings; 15.9ha).	Immediately south of Wishaw Substation.	Planning application approved by North Lanarkshire Council on 27 January 2022. Development must commence wihtin 3 years of the decision date. Aerial imagery indicates construction has commenced. Limited environmental information available.	Yes	

Application Reference	Application and description of development	Location and approx. distance from the Project	Development timescales/overlap in temporal scope	Environmental information available to inform assessment	Progress to Stage 4?
22/00156/S42 **21/00335/FUL** **20/01206/PAN** **17/01248/PPP**	Residential development (44 units).	300m northeast of the XR route, Tower XR039.	Planning application granted by North Lanarkshire Council on 15 July 2020. A planning application for the enabling works (21/00335/FUL) was granted on 16 September 2020. All land engineering operations should cease no later than 3 years from the date of the enabling works decision. Google imagery indicates construction works are underway.	Limited environmental information available.	No
21/01766/FUL **20/01219/PAN**	New cemetery.	Overlaps with the XR route, Towers XR045.	Planning application granted by North Lanarkshire Council on 30 March 2022.	Limited environmental information.	No
25/00058/PAN **25/00028/EIASCR**	Proposed Battery Energy Storage System.	Immediately south of New Build Overhead Line, Tower WB048 – 49.	No planning application available at this stage.	No environmental information currently available.	No

Application Reference	Application and description of development	Location and approx. distance from the Project	Development timescales/overlap in temporal scope	Environmental information available to inform assessment	Progress to Stage 4?
23/00427/EIASCR **23/00890/PAN**	Battery Energy Storage System (40.0MW).	Connects into the Easterhouse Substation.	No planning application available at this stage.	No environmental information currently available.	No
P/25/0519/FUL **P/21/0723/FUL**	Construction of 87 Dwellinghouses.	1.3km west of Denny Substation.	Planning application permitted by Falkirk Council 31 October 2024. Development is ongoing.	Limited environmental information.	No
24/00772/FUL	Durieshill Residential Development (543 no. dwellings).	2.2km north of Denny North Substation.	Planning application currently under consideration by Stirling Council. Development and construction timescale currently unknown.	Environmental information available.	Yes
24/00771/FUL	Durieshill Residential Development. Erection of 201 residential home.	2.2km north of Denny North Substation.	Planning application currently under consideration by Stirling Council Development and construction timescales currently unknown.	Limited environmental information.	No
ECU00006055	Garrionhaugh Farm BESS.	1.2km south of XR route upgrade, Tower XR045.	EIA Screening completed. Non-EIA Development. Not yet under application.	No environmental information currently available.	No

Application Reference	Application and description of development	Location and approx. distance from the Project	Development timescales/overlap in temporal scope	Environmental information available to inform assessment	Progress to Stage 4?
24/01227/MSC **22/01051/MSC** **16/00698/PPP**	Firview Manor - Residential development (300 dwellings).	180m northeast of the CB route, Tower CB001.	Planning Permission in Principal approved by North Lanarkshire Council 22 August 2019. Reserved Matters Applications 22/01051/MSC and 24/01227/MSC approved by North Lanarkshire Council 17 May 2024 and 19 February 2025 respectively Development must commence within 3 years of the decision.	EIA.	Yes
24/02884/FUL	Residential development (249 units).	1.2km south-west of the XX route, Tower XX001A.	Planning application pending decision by Glasgow City Council.	EIA.	Yes
21/02139/PPP	Residential/urban development (1200 units), including retail and commercial units.	1.5km south-west of the XX route, Tower XX001A.	Planning application currently under consideration by Glasgow City Council.	EIA.	Yes

Application Reference	Application and description of development	Location and approx. distance from the Project	Development timescales/overlap in temporal scope	Environmental information available to inform assessment	Progress to Stage 4?
25/00844/FUL	Solar Farm.	140m north of the XX route, Tower XX025.	Planning application currently under consideration by North Lanarkshire Council. Construction timescales currently unknown.	Environmental information available.	Yes
22/00296/MSC 22/00295/MSC 20/01468/S42 20/00925/EIASCR	Construction of 200 houses and ancillary infrastructure.	340m south-west of Wishaw Substation.	Planning application permitted by North Lanarkshire Council 13 April 2023. Development must commence within 5 years of the decision date.	Environmental information available.	Yes
25/00830/FUL	Formation of oil distribution depot.	250m south of the New Build Overhead Line, Tower WB006.	Planning application pending consideration by North Lanarkshire Council. Development and construction timescales currently unavailable.	Limited environmental information.	No
23/00835/FUL	Residential development and associated infrastructure.	120m south-east of the XR route, Tower XR004.	Planning application permitted by North Lanarkshire Council 03 June 2025.	Environmental information available.	Yes

Application Reference	Application and description of development	Location and approx. distance from the Project	Development timescales/overlap in temporal scope	Environmental information available to inform assessment	Progress to Stage 4?
25/00989/PAN	Data centre complex.	370m north of the XR route, Tower XR005.	PAN validated in September 2025. Development and construction timescales currently unavailable.	No environmental information currently available.	No
24/00872/S42 **21/01434/S42** **18/00266/PPP**	Mixed use development including, hotel, leisure and food uses alongside associated infrastructure.	420m east from the XX route, Tower XR045.	Application consented by North Lanarkshire Council 25 October 2018. Development must commence within 3 years of the decision date.	Limited environmental information.	Yes
23/00400/FUL	Bonded Warehouse Maturation Sheds and Associated Works.	480m northeast/east from the XX route, Tower XR036.	Application consented by North Lanarkshire Council 14 June 2024 Development must commence within 3 years of the decision date.	Environmental information available.	No
19/00274/PPP	Residential development (circa 750 units).	1.4km northwest of the XX route, Tower XX001A.	Application consented by North Lanarkshire Council 17 March 2021	EIA.	Yes

Application Reference	Application and description of development	Location and approx. distance from the Project	Development timescales/overlap in temporal scope	Environmental information available to inform assessment	Progress to Stage 4?
23/00849/PPP **23/01309/EIASCO**	Heathfield Farm – Residential development.	1.7km northwest of the XX route, Tower XX001A.	Planning application currently under review, at consultation stage. Development and construction timescales currently unavailable.	EIA.	Yes
26/00069/PAN **24/01025/PAN**	Proposed digital and manufacturing campus.	Intersects the XX route, Tower ZZ027.	Prior Application Notice submitted October 2024. No application yet.	No environmental information currently available.	No
22/00168/MSC **22/00316/FUL** **24/00352/MSC** **17/01248/PPP**	277 Dwellinghouses and associated infrastructure (application for approval of reserved matters specified in conditions of planning permission (in principle) 17/01248/PPP for residential development and associated infrastructure)	300m northwest of the XR Route, Tower XR039	Planning application permitted by North Lanarkshire Council 10 September 2025. Development must commence within 3 years of the decision date.	Environmental information available.	Yes
21/01803/FUL	Residential development (35 units) and associated access, infrastructure, parking boundary treatments and landscaping.	300m northwest of the XR Route, Tower XR039.	Planning application currently pending decision.	Limited environmental information.	No

Application Reference	Application and description of development	Location and approx. distance from the Project	Development timescales/overlap in temporal scope	Environmental information available to inform assessment	Progress to Stage 4?
25/00952/MSC **22/00430/MSC** **18/01785/PPP**	Masterplan Phasing and Enabling Works Comprising Formation of Vehicular/Pedestrian Accesses and Initial Extents of Spine Roads, Remote Footpaths, Relocation and Alteration to Southbound Bus Stop, SUDS, Landscaping, Perimeter Boundary Treatments, and Associated Site Infrastructure/Platforming (Application for Approval of Matters Specified by Conditions of 18/01785/PPP for Residential-led Mixed-use Development).	560m west of the New Build Overhead Line, Tower WB002.	Planning application permitted by North Lanarkshire Council 28 February 2024. Development must commence within 5 years of the date of this decision.	Environmental information available.	Yes
24/01250/PPP	Residential led development comprising up to 120 residential units, associated accesses and roads, car parking, landscaping and associated development (in principle).	Intersects the XX Route, immediately east of Tower XX017.	Planning application currently pending decision.	Environmental information available.	Yes

Application Reference	Application and description of development	Location and approx. distance from the Project	Development timescales/overlap in temporal scope	Environmental information available to inform assessment	Progress to Stage 4?
24/00209/MSC **24/00876/MSC** **24/00209/MSC** **19/00658/AMD** **17/01336/AMD** **14/01594/PPP**	Approval of matters specified in conditions 1 a,b,c,e,f,g,h,i,j,k,m of planning permission in principle ref 14/01594/PPP for the erection of 155 dwellinghouses with associated roads, infrastructure and landscaping (amended proposals on part of the site previously approved under ref: 20/00035/MSC).	330m north of the XX route, Tower XX006.	Planning Permision in Principle 14/01594/PPP approved by North Lanarkshire Coucnil 10 February 2017. Most recent Matter Specified in Conditions application 24/00876/MSC Planning application approved by North Lanarkshire Council on the 3 September 2024 Development must commence within 5 years of this decision.	Limited environmental information.	No
25/00965/FUL	Proposed Solar Farm comprising ground-mounted solar arrays with associated substations, access and miscellaneous infrastructure.	600m north-east of the XX route, Tower ZZ035A.	Planning application currently pending decision.	Environmental information available.	Yes

Application Reference	Application and description of development	Location and approx. distance from the Project	Development timescales/overlap in temporal scope	Environmental information available to inform assessment	Progress to Stage 4?
25/00910/FUL	Residential development (199 units) with associated land engineering, access, alteration to south east access, demolition of a footbridge and alteration to a core path, infrastructure, open space and landscaping.	1.9km west of the New Build Overhead Line, Tower WB021C.	Planning application is pending decision from North Lanarkshire Council.	Limited environmental information.	Yes
25/01240/FUL	Planning Application for Formation of a Section of Access Road Associated with: (Mixed Use Development Comprising Class 3 (Food & Drink), Class 7 (Hotel), Class 11 (Assembly/Leisure), Class 1A (Ancillary Retail) and Sui Generis (Roadside Fuel/Electric Charging, Hot Food Takeaway, Public Bar) with Associated Infrastructure (Drainage, Ground Treatment Landscaping).	500m southeast of the XX route, Tower XX044.	Planning application is pending decision from North Lanarkshire Council.	Limited environmental information.	No

Application Reference	Application and description of development	Location and approx. distance from the Project	Development timescales/overlap in temporal scope	Environmental information available to inform assessment	Progress to Stage 4?
25/01159/PPP	Data Centre including Associated Plant, Access and Parking Provision.	650m east of the XX route, Tower XX046A.	Permitted in January 2026.	Limited environmental information.	No
25/01322/PAN	Construction of data centre building(s), together with associated development, infrastructure and utilities including flexible commercial/ industrial buildings, substation, and battery energy storage (BES) and generation (If BES greater than 50MW it will form a separate application to the ECU for Section 36 consent).	300m east of the XX Route, Tower XX045.	Prior Application Notice submitted December 2024. No application yet.	Limited environmental information.	No
25/00989/PAN	Data centre complex including data halls, substation, new road accesses, balancing ponds, security, associated development, landscaping, habitat and biodiversity areas (major application).	385m northeast of the XR Route, Tower XR005.	Prior Application Notice submitted September 2024. No application yet.	Limited environmental information.	No

Application Reference	Application and description of development	Location and approx. distance from the Project	Development timescales/overlap in temporal scope	Environmental information available to inform assessment	Progress to Stage 4?
25/01328/PAN	Construction of data centre building(s), together with associated development, infrastructure and utilities including flexible commercial/ industrial buildings, substation, and battery energy storage (BES) and generation (If BES greater than 50MW it will form a separate application to the ECU for Section 36 consent).	160m north of the XR Route, Tower XR007.	Prior Application Notice submitted December 2024. No application yet.	Limited environmental information.	No
P/25/0405/FUL	Construction of 197 Dwellinghouses and 27 Flats with Associated Infrastructure, Landscaping and Engineering Works.	1.2km west of ZG Route, Tower ZG007.	Planning application currently pending decision.	Environmental information available.	Yes
P/19/0795/FUL	Erection of 103 Dwellinghouses and 36 Flats and Associated Works - Phase 1.	2.5km east of the ZG Route ZG010.	Approved in June 2020, construction has not started.	Limited environmental information.	Yes
Ecology only (cumulative effects to Special Protection Areas to account for bean geese)					
ECU00004510	Earlsburn Wind Farm Extension (100MW) - 7 Turbine	11.5km north-west of Denny North Substation.	Consented in December 2025.	EIA available.	Yes

Application Reference	Application and description of development	Location and approx. distance from the Project	Development timescales/overlap in temporal scope	Environmental information available to inform assessment	Progress to Stage 4?
ECU00002218	Heathland Wind Farm (80MW) - 14 Turbine	10km east of XR route, Tower XR026.	Consented in January 2022.	EIA available.	Yes
ECU00004997	Heathland Wind Farm Grid Connection, a new wood pole 132 kilovolt (kV) OHL from Heathland Wind Farm to Wishaw Substation.	The development would cross XR route 300m southwest of Waterloo, and again 350m north of Orchard Primary School (Overtown). The development would then run parallel (within 50m) to XR route on the final approach from the east towards Wishaw Substation.	Planning application currently under review, at consultation stage. Development and construction timescales currently unavailable.	EIA.	Yes