



Community And Enterprise Resources
Executive Director **David Booth**
Planning And Regulatory Services

Mr Andrew Hutchison
Scottish Power Energy Networks
55 Fullarton Drive
Glasgow
G32 8FA

Our Ref: P/25/0662
Your Ref:
If calling ask for: Andrew Bennie
Date: 18 September 2025

Dear Sir/Madam

Issue of decision – compliance with conditions

Proposal: Construction of 400kV/132kV electricity substation and ancillary infrastructure (Environmental Impact Assessment)
Site address: Land 1.6km Southeast Of Redshaw, B7078 From Millbank A70 To Abington Int A702, Douglas, Lanark, ML11 0RN, ,
Application no: P/25/0662

I am pleased to enclose the decision notice relating to the above mentioned application which was recently approved by the Council, subject to conditions. Please note that the Council does not issue paper plans with the decision notice. The application is granted in accordance with the plans and any other documentation listed in the conditions imposed on the accompanying decision notice and which can be viewed using the Council's online planning application search at <https://publicaccess.southlanarkshire.gov.uk/online-applications/>

Please check the decision notice carefully for any conditions imposed on the consent which require the submission and approval of details **before works start on site**. It is most important that these are dealt with **before** work on the development begins. If the development starts without complying with these 'pre-commencement' conditions, it may be rendered unlawful. Enforcement action may also be taken if conditions or details are not submitted and approved by the Council, if you are required to do so.

I would also advise you that under the Planning etc (Scotland) Act 2006, once you have decided the date that you will start work on the development, you must inform the Council of that date as soon as possible. This ensures that the Council is aware that the development is due to begin and can follow up on any suspensive conditions attached to the planning permission as mentioned above. If you do not notify the Council, that is a breach of planning control and action may be taken against you. I enclose a 'Notification of initiation of development' for you to submit when you are ready to begin work. Similarly, you require to notify us when the development has been completed and a 'Notification of completion of development' is also attached for this purpose.

If you have any queries regarding the conditions which have been imposed, or the procedures associated with the notification of initiation of development or completion of development notices, then please contact the officer named above.

Yours faithfully

Head of Planning and Regulatory Services

Enc:

Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006

To : **Mr Andrew Hutchison**

Per :

**Scottish Power Energy
Networks
55 Fullarton Drive
Glasgow
G32 8FA**

With reference to your application received on **05.06.2025** for planning permission under the above mentioned Act :

Description of proposed development :

Construction of 400kV/132kV electricity substation and ancillary infrastructure
(Environmental Impact Assessment)

Site location :

Land 1.6km Southeast Of Redshaw
B7078 From Millbank A70 To Abington Int A702
Douglas
Lanark
ML11 0RN

SOUTH LANARKSHIRE COUNCIL in exercise of their powers under the above mentioned Act hereby:

GRANT CONDITIONAL PLANNING PERMISSION

for the above development in accordance with the plan(s) specified in this decision notice and the particulars given in the application, subject to any condition(s) listed overleaf in the paper apart. Any condition(s) are imposed by the Council for the reasons detailed.

Date: 18th September 2025

Head of Planning and Regulatory Services

This permission does not grant any consent for the development that may be required under other legislation, e.g. Building Warrant or Roads Construction Consent.

**South Lanarkshire Council
Community and Enterprise Resources
Planning and Regulatory Services**

South Lanarkshire Council

Grant planning permission

Paper apart - Application number: P/25/0662

Conditions and reasons

01. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this decision notice.

Reason: To comply with Section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).

02. Prior to commencing works on site the applicant shall submit, for written approval of the Council as Road Authority, detailed proposals for the proposed site access off the B7078 being formed generally in accordance with drawing BT3423-2-1100-DO-AECOEC-1026 (Revision OG) with a minimum 7.3m wide industrial standard access, appropriate radii with a bituminous surface finish over the first 18 metres measured from the nearside channel line of the public road with security gates set back a minimum of 18 metres. The design shall show visibility splays, road markings, drainage and traffic signage.

Reason: In the interests of road traffic safety.

03. That a Stage 2 Road Safety Audit, together with accompanying Designer's Response, be submitted in support of the proposed site access works referred to in the previous condition all for the written approval of the Council as Roads Authority.

Reason: To allow the Council to consider these matters in detail.

04. Prior to site works commencing on formation of the substation, a visibility splay of 9 metres by 215 metres, measured from the nearside road channel line, shall be provided onto the B7078 and everything exceeding 1.05 metres in height above the road channel level shall be removed from the visibility envelope and thereafter nothing exceeding 1.05 metres in height shall be planted, placed or erected within these sight lines.

Reason: In the interests of road traffic safety.

05. That a minimum of four months prior to abnormal loads being moved, the applicant shall submit, for the written approval of the Council as Roads Authority, an Abnormal Load Route Assessment for delivery of specialist components and lifting equipment which shall include details of any modifications required to the Council's local road network.

Reason: To allow the Council to consider these matters in detail.

06. That a minimum of four months prior to abnormal loads being moved the applicant shall submit for the approval of the Council, as Technical Approval Authority, reports covering Principal Inspections and Bridge Assessments all undertaken in accordance with the Design Manual for Roads and Bridges for all Council owned roads structures over which the abnormal loads and lifting equipment will travel. The Bridge Assessments should include for the action of all proposed abnormal loads and lifting equipment associated with the construction of the development.

Reason: To allow the Council to consider these matters in detail.

07. Prior to works commencing on site the applicant shall submit a Construction Phase Traffic Management Plan (CPTMP) for the written approval of the Council as Planning and Roads Authority. The plan shall include details of the following:-
- a. Routing for all HGVs and specialist deliveries from the M74 Junction 13.
 - b. Programme and anticipated monthly vehicle movements by vehicle type.
 - c. Programme of movement for first abnormal load (including heavy lifting equipment).
 - d. Measures to ensure that the specified routes are adhered to by all operatives and suppliers, including monitoring procedures.
 - e. Details of all temporary construction direction signage.
 - f. Provisions for emergency vehicle access.
 - g. Wheel washing arrangements to prevent detritus being deposited on the public road.
 - h. On-site car parking for construction vehicles as no parking permitted on the public road.
 - i. Delivery and laydown space and turning area to ensure all vehicles enter and exit site in a forward gear.
 - j. Public relations strategy for publishing the timing of abnormal load movements.
 - k. Identification of a nominated person to whom any road safety issues can be referred.

Reason: To allow the Council to consider these matters in detail.

08. That once approved all construction works shall be undertaken in accordance with the approved Construction Phase Traffic Management Plan unless otherwise agreed in writing with the Council as Roads Authority.

Reason: In the interests of road traffic safety.

09. That prior to works commencing on site the applicant shall undertake a roads dilapidation survey for the B7078 for 50 metres either side of the proposed site access. Interim and final surveys shall be undertaken as directed by the Council as Roads Authority. Each inspection shall be recorded in a report to include photographs, plans and descriptions of road conditions and that this information shall be submitted to the Council for record purposes within 7 days of the survey being undertaken.

Reason: To allow the Council to consider these matters in detail.

10. That the applicant shall be responsible for repairing damage identified through the dilapidation surveys that are attributable to their operations and undertake all necessary repairs within timescales stipulated by the Council as Roads Authority.

Reason: In the interests of road traffic safety.

11. No development shall take place within the development site as outlined in red on the approved plans until the developer has secured the implementation of a programme of archaeological works in accordance with a scheme of written investigation which has been submitted by the applicant, agreed with the West of Scotland Archaeological Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority, in discussion with the West of Scotland Archaeological Service.

Reason: To ensure that any unrecorded archaeological remains within the site are properly investigated and recorded.

12. Within four months of the commencement of the development, the applicant shall submit to the Council, for their written approval as Planning Authority, details of the proposed landscape associated with the development. These details shall

include, but not be limited to, details of the number, species and size of the plants to be used as part of these landscaping works, and the proposed phasing of the works.

Reason: To allow the Council to consider these matters in detail.

Reason(s) for decision

The proposed development is considered to accord with the relevant policy requirements of both NPF4 and the SLLDP2 and, as such, they accord with the terms of the adopted development plan when read as a whole.

In addition to this, the proposed development is afforded National Development status under the terms of NPF4 and, as such, benefits from high level support in terms of the role that it will play in the reinforcement of the national transmission network, thus facilitating the delivery of renewable energy and assisting in the delivery of Scotland energy transition to Net Zero

Notes to applicant

Application number: P/25/0662

Important

The following notes do not form a statutory part of this decision notice. However, it is recommended that you study them closely as they contain information which guides you to other relevant matters that may assist in ensuring that the development is properly carried out.

01. This decision relates to drawing numbers:

Reference	Version No:	Plan Status
Site Location Plan		Approved
Proposed Block Plan	0A	Approved
EIAR Vol 1-3 inclusive	Dated May 2025	Approved
Biodiversity Net Gain Report	Dated June 2025	Approved

02. Failure to comply with the conditions imposed on this planning permission can result in the planning authority serving a Breach of Condition Notice and/or Enforcement Notice. If any of the requirements set out in these notices are not then complied with, a fixed penalty notice may be served seeking the payment of the sum specified in the penalty notice to the Planning Authority. The sum will be as set by The Town and Country Planning (Amount of Fixed Penalty) (Scotland) Regulations 2000.
03. The person carrying out the development must give advance notice in writing to the planning authority of the date when it intended to start. Failure to do so is a breach of planning control. It could result in the planning authority taking enforcement action [See sections 27A and 123(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)].
04. As soon as possible after it is finished, the person who completed the development must write to the planning authority to confirm the position [See section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended)].



The Town and Country Planning (Scotland) Act 1997
Town and Country Planning (Development
Management Procedure) (Scotland) Regulations 2013

Notification of initiation of development (regulation 40)

This notice must be submitted to the Council before you intend to start work which has planning permission. Failure to do so is a breach of planning control under S123(1) of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006.

Please check your planning permission carefully for any conditions imposed which require the submission and approval of details before works start on site. You must ensure that these are dealt with before work on the development begins. If the development starts without complying with these 'pre-commencement' conditions, it may be rendered unlawful.

Please complete the form and return it to Planning and Regulatory Services, South Lanarkshire Council, Floor 6, Council HQ, Almada Street, Hamilton ML3 0AA or email planning@southlanarkshire.gov.uk

Planning application reference number

P/25/0662

Date of decision notice

18.09.2025

Name and address of person carrying out development

Mr Andrew Hutchison
Land 1.6km Southeast Of Redshaw
B7078 From Millbank A70 To Abington Int A702
Douglas
Lanark
ML11 0DN

Is the above person the owner of all the land to which the development relates?

☐

Yes

☐

No

If not, please provide the name and address of the owner

Is any person being contacted to oversee carrying out of the development on site?

☐

Yes

☐

No

If yes, please provide the name and contact details for that person

Description of development

**Construction of 400kV/132kV electricity substation and ancillary infrastructure
(Environmental Impact Assessment)**

Site location

**Land 1.6km Southeast Of Redshaw
B7078 From Millbank A70 To Abington Int A702
Douglas
Lanark
ML11 0RN**

Intended date of initiation of development

Signed (agent/developer*)

Date

Contact details:

Planning and Regulatory Services

Floor 6

Council HQ

Almada Street

Hamilton ML3 0AA

Email: andrew.bennie@southlanarkshire.gov.uk Phone: 07386 964006

Web: www.southlanarkshire.gov.uk



The Town and Country Planning (Scotland) Act 1997

Notification of completion of development

This notice must be submitted to the Council as soon as is practicable after completion of the work which has planning permission. If the planning permission is for a phased development, notice of the completion of each phase must be notified to the Council. As soon as the development (or phase of development) is completed, please complete the form and return it to:

Planning and Regulatory Services, South Lanarkshire Council, Floor 6, Council HQ, Almada Street, Hamilton ML3 0AA or email planning@southlanarkshire.gov.uk Tel: 0303 123 1015, selecting option 7.

Planning application reference number

P/25/0662

Date decision notice issued

18.09.2025

Name and address of person carrying out development

Mr Andrew Hutchison
Land 1.6km Southeast Of Redshaw
B7078 From Millbank A70 To Abington Int A702
Douglas
Lanark

Description of development

Construction of 400kV/132kV electricity substation and ancillary infrastructure
(Environmental Impact Assessment)

Site location

Land 1.6km Southeast Of Redshaw
B7078 From Millbank A70 To Abington Int A702
Douglas
Lanark
ML11 0RN

Date of completion

Signed (agent/developer*)

Date



Important notes

Town and Country Planning (Scotland) Act 1997

1. Compliance with conditions

Under the provisions of the Town and Country Planning (Scotland) Act 1997 (Section 145), failure to comply with any condition(s) imposed on any planning permission may result in the service by the Council of a "Breach of Condition Notice" requiring compliance with the said condition(s).

There is no right of appeal against such a Notice and failure to comply with the terms of the Notice within the specified time limit will constitute a summary offence, liable on summary conviction to a fine not exceeding £1000.

2. Procedure for appeal to the Scottish Ministers

- (a) If the applicant is aggrieved by the decision of the planning authority to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may appeal to the Scottish Ministers in accordance with Section 47 of the Town and Country Planning (Scotland) Act 1997, within three months of the date of this notice. The notice of appeal should be addressed to:

**Planning and Environmental Appeals Division
Scottish Government
Ground Floor, Hadrian House,
Callendar Business Park
Callendar Road
Falkirk FK1 1XR**

To obtain the appropriate forms:

Telephone: 0300 244 6668

E-mail: dpea@gov.scot

Appeals may be submitted online at <https://www.eplanning.scot>

A copy of the notice of appeal should be sent to the planning authority

- (b) If permission to develop land is refused or granted subject to conditions, whether by the planning authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the planning



authority a purchase notice requiring the purchase of his interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Floor 6, Council Offices, Almada Street, Hamilton, ML3 0AA
Email andrew.bennie@southlanarkshire.gov.uk Phone: 07386 964006

