



Achany Extension Wind Farm

Section 36C Variation

Pre-application Consultation Report

October 2025

Document Classification | **Public**



Contents

1. EXECUTIVE SUMMARY	2
2. INTRODUCTION.....	3
2.1. OVERVIEW	3
2.2. THE PROPOSED VARIED DEVELOPMENT	3
3. GUIDANCE AND EXPECTATIONS	5
3.1. PRE-APPLICATION CONSULTATION.....	5
4. CONSULTATION ACTIVITIES.....	6
4.1. CONSULTATION DURING PROJECT RE-DESIGN.....	6
4.2. COMMUNITY PRE-APPLICATION CONSULTATION	7
4.3. PUBLIC EXHIBITIONS.....	11
5. CONSULTATION FEEDBACK AND APPLICANT'S RESPONSE	15
5.2. FEEDBACK ANALYSIS	15
5.3. APPLICANT'S RESPONSE TO FEEDBACK	16
6. ENGAGEMENT FOLLOWING APPLICATION SUBMISSION	17
6.1. CONTINUED ENGAGEMENT	17
APPENDIX A: COMMUNICATIONS WITH COMMUNITY COUNCILS AND ELECTED REPRESENTATIVES IN JUNE 2025	18
APPENDIX B: ADVERTS FOR FIRST PUBLIC EXHIBITION – JUNE 2025	20
APPENDIX C: FIRST PUBLIC EXHIBITION BOARDS	23
APPENDIX D: COMMUNICATIONS WITH COMMUNITY COUNCILS AND ELECTED REPRESENTATIVES IN AUGUST 2025.....	30
APPENDIX E: ADVERTS FOR SECOND PUBLIC EXHIBITIONS – AUGUST 2025	31
APPENDIX F: SECOND PUBLIC EXHIBITION BOARDS	34

Figures (internal to this document)

- Figure 1: Map of community council boundaries
- Figure 2: Map of postcard/letter advert drop
- Figure 3: Extract from the project website
- Figure 4: Photo of the first exhibition at Rosehall Village Hall
- Figure 5: Photo of the second exhibition at Rosehall Village Hall

1. Executive Summary

- 1.1.1. SSE Generation Limited (“the Applicant”) has prepared this Pre-Application Consultation (PAC) Report in support of an application to vary the consent for the Achany Extension Wind Farm. Consent for the original scheme of 18 turbines (149.9m tip height) was granted by Scottish Ministers in May 2023. Since then, wider sector challenges have meant the consented scheme is not commercially viable in its current form.
- 1.1.2. Although there is no statutory requirement for consultation under Section 36C of the Electricity Act 1989, the Applicant has undertaken an extensive programme of engagement with communities and stakeholders. This included: early dialogue with statutory consultees, elected representatives, and community councils; the launch of a dedicated project website; and two rounds of public exhibitions in June and August 2025.
- 1.1.3. Feedback was received via in-person events and direct contact with the project team. Responses expressed concerns relating to turbine scale, landscape and visual effects, peatland and ecological impacts, and the principle of further wind farm development in scenic areas. Suggestions were also made regarding local community benefit priorities.
- 1.1.4. In response, the Applicant refined the scope of environmental assessment to address concerns, expanded exhibition locations to improve accessibility, and committed to further technical studies. This PAC Report documents the consultation process, summarises feedback received, and sets out how this has been considered in finalising the application for the Proposed Varied Development.
- 1.1.5. The Applicant remains committed to open engagement and will continue to provide information and respond to queries throughout the planning process.

2. Introduction

2.1. Overview

- 2.1.1. The Applicant has prepared this PAC Report in support of a proposed variation to the Achany Extension Wind Farm
- 2.1.2. In May 2023, Scottish Ministers granted consent under Section 36 ("s.36") of the Electricity Act 1989 (as amended) (the 1989 Act), along with deemed planning permission, for the construction and operation of the Achany Extension Wind Farm (Ref: ECU00001930). The scheme comprises 18 wind turbine generators (WTGs), each with a maximum tip height of 149.9 metres, and is hereafter referred to as 'the Consented Development'.
- 2.1.3. Construction of the Consented Development was originally planned to commence in September 2026. However, despite refinement of the design, wider challenges affecting the onshore wind sector meant the scheme was not considered economically viable, prompting a review of its future viability.
- 2.1.4. Following a detailed feasibility review, the Applicant now proposes to increase the hub height of all 18 WTGs, resulting in a new maximum tip height of up to 200 metres. To accommodate this change, the design also requires enlarged hardstanding and foundation areas for each WTG and the addition of eight new turning heads along the site access track.
- 2.1.5. On this basis, under s.36C of the 1989 Act, the Applicant is seeking a variation of the s.36 consent for the Consented Development to construct and operate a wind farm with a generating capacity in excess of 50 MW on the existing 'Site'.
- 2.1.6. The Applicant also seeks a direction under section 57(2) of the Town and Country Planning (Scotland) Act 1997 (the "1997 Act") that planning permission be deemed to be granted for the varied description of the Consented Development (hereafter referred to as the 'Proposed Varied Development').
- 2.1.7. This PAC Report details the pre-application consultation undertaken to support the variation application for the Proposed Varied Development.

2.2. The Proposed Varied Development

- 2.2.1. The key components of the Proposed Varied Development are:
 - 18 turbines each with a maximum blade tip height of up to 200m and rotor diameter of up to 138 m, and associated crane pads;
 - Crane hardstanding and associated laydown area at each WTG location;

- On site access tracks (of which approximately 13km are new access tracks and approximately 2km are existing tracks where upgrades may be required to facilitate delivery of the WTG components);
- A new on-site substation, welfare building and store;
- Potential extension to the existing operations building at Achany Wind Farm to accommodate additional staff;
- A network of underground cabling to connect each WTG to the on-site substation;
- A LiDAR unit to collect meteorological and wind speed data, and associated hard stand; and
- Any associated ancillary works required.

2.2.2. The Proposed Varied Development has been subject to an iterative design process, giving due consideration to environmental constraints specific to the site and surrounding areas. This is with the intention of reducing as many impacts on local communities and the receiving environment as possible. Further detail on the iterative design process and the anticipated environmental impact of the project is provided in the associated Environmental Impact Assessment Report (EIAR) which supports the application.

3. Guidance and expectations

3.1. Pre-Application Consultation

- 3.1.1. Permission for the Proposed Varied Development is being sought under Section 36C of the 1989 Act which does not carry a statutory requirement for public consultation or production of a PAC Report.
- 3.1.2. Nevertheless, as a responsible developer, the Applicant is committed to meaningful community engagement to ensure that local communities and stakeholders are fully informed about the proposed changes and can contribute their views as the design evolves. To that end, a wide-ranging programme of public consultation has been carried out prior to the submission of the application, in accordance with best practice.
- 3.1.3. Three documents which set out best practice for engaging with communities during development have been used to inform the Applicant's engagement programme. These are the Development Management Procedures (Circular 3/2022)¹, the Scottish Government Advice Note (PAN) 3/2010 – Community Engagement² and the Scottish Government Energy Consents Unit (ECU) best practice Guidance for Applications under Section 36 and 37 of the Electricity Act 1989³.
- 3.1.4. Accordingly, the following stages were integrated into the consultation programme:
- Notification: identifying and contacting relevant stakeholders to inform them of the proposed changes and to invite their participation in the design process;
 - Information: preparing clear and accessible materials about the proposal and ensuring their wide dissemination;
 - Consultation: offering multiple opportunities for local residents, businesses, and stakeholders to engage with the project team, ask questions, seek clarification, and share their views;
 - Feedback: recording, analysing, and reviewing all feedback received, and providing considered responses where appropriate.
- 3.1.5. Engagement with local communities, organisations, and businesses is ongoing and will continue beyond the submission of the application.

¹ [Planning Circular 3: Development Management Procedures](#)

² <https://www.gov.scot/publications/pan-3-2010-community-engagement/>

³ [Energy Consents Unit: Good Practice Guidance for Applications under Section 36 and 37 of the Electricity Act 1989 - February 2022](#)

4. Consultation Activities

4.1. Consultation During Project Re-design

- 4.1.1. Consultation and public engagement began with initial communications to the ECU and the local authority in April 2025 to indicate that the Consented Development was not commercially feasible in its current form. The Applicant advised that it would therefore be seeking to vary the consent to improve the scheme's financial viability.
- 4.1.2. Formal engagement on the design details of the Proposed Varied Development began through the Environmental Impact Assessment (EIA) scoping process, with a key milestone being the submission of the project's EIA Scoping Report in June 2025 (**EIAR Volume 4, Appendix 3.1**).
- 4.1.3. Scoping responses were received from the following consultees:
- The Highland Council
 - Nature Scot
 - SEPA
 - Historic Environment Scotland
 - Transport Scotland
 - RSPB Scotland
 - Creich Community Council
 - Defence Infrastructure Organisation (MOD)
 - NATS Safeguarding
 - Highlands and Islands Airport Limited
 - Health and Safety Executive
 - Office for Nuclear Regulation
 - BT
 - Joint Radio Company
 - Scottish Gas Networks
 - The Coal Authority; and
 - The Met Office
- 4.1.4. No responses were received from Scottish Forestry, British Horse Society of Scotland, Civil Aviation Authority, Crown Estate Scotland, Friends of the Earth, Highlands and Islands Enterprise, Inverness Chamber of Commerce, John Muir Trust, Mountaineering Scotland, OFCOM, SSE Networks, Scottish Rights of Way and Access Society, Scottish Water, Scottish Wild Land Group, Scottish Wildlife Trust, Visit Scotland, or the Ardgay and District or Lairg Community Councils.
- 4.1.5. A Scoping Opinion from the Scottish Ministers was received on 13 August 2024 (**EIAR Volume 4, Appendix 3.2**). The responses contained within the 2025 Scoping Opinion were considered in detail during the EIA process. This included undertaking any additional consultation with the Highland Council and Transport Scotland to further clarify

and agree the scope of each of the technical assessments. Each chapter within the Proposed Varied Development's EIAR details the key issues that were raised in the 2025 Scoping Opinion, scoping responses, and how and where they are addressed in the EIAR. It also includes any further communication with stakeholders undertaken about the scoping opinion was received, and the outcomes of those interactions.

4.2. Community Pre-Application Consultation

- 4.2.1. In parallel with the preparation of the Scoping Report and direct engagement with consultees, the Applicant also undertook early engagement with the local community. This was to ensure that key individuals, groups, and organisations were made fully aware of the proposed changes and had an opportunity to understand and engage with the emerging proposals. Key activities are summarised below.

Community Councils

- 4.2.2. The Applicant actively sought to engage with local Community Councils to ensure they were informed about the proposed variation and had opportunities to provide feedback. Given their role in representing local interests, early and open dialogue with Community Councils is always a crucial part of the Applicant's engagement strategy.
- 4.2.3. The following Community Councils, which consist of the host and surrounding Community Councils within the vicinity of the Proposed Varied Development, were identified as key stakeholders:
- Creich (the host Community Council)
 - Lairg; and
 - Ardgay and District

Figure 1: Map of community council boundaries



- 4.2.4. The Applicant initiated discussions with Creich, Lairg, and Ardgay and District Community Councils in mid-May 2025 to advise that the Consented Development would not progress in its current form and that a redesign was underway. On 5 June 2025, the Community Councils were contacted by email with information on the submission of the project's Scoping Report and details of the forthcoming public exhibition. A further update was issued on 17 June 2025 to confirm that the Scoping Report had been published on the ECU's public portal, to share links to the relevant documents, and to provide additional information on the exhibition.
- 4.2.5. The Applicant also offered to meet with each Community Council, either at the public exhibition or separately, although no meetings were requested at that stage.

Elected Representatives

- 4.2.6. The Applicant contacted elected representatives, including local ward councillors, Members of the Scottish Parliament (MSPs), and Members of the UK Parliament (MPs). These individuals play a key role in representing the views of their constituents, and early engagement was considered important to ensure they were well informed about the proposed variation and had the opportunity to raise any questions or concerns on behalf of their communities.

4.2.7. The following elected representatives were identified and contacted:

- **MP:** Jamie Stone MP (Lib Dem)
- **MSP:** Maree Todd MSP (SNP)
- **Local Councillors** (North West and Central Sutherland Ward):
 - Michael Baird (Lib Dem)
 - Marianne Huchison (SNP)
 - Hugh Morrison (Ind)

4.2.8. Elected representatives, like Community Councils, were contacted via email on the 5 and 17 June to inform them of the submission of the Scoping Report and to share details of the upcoming public exhibitions. The Applicant also offered to meet with elected representatives; however, no meetings were requested at that stage, and none were able to attend the exhibitions.

Local residents

4.2.9. The Applicant made early efforts to engage with local residents living near the site, with a focus on ensuring they were informed about the proposed variation and had opportunities to ask questions, provide feedback, and raise any concerns. Supporting meaningful participation in the consultation process was a key objective of the engagement strategy, which used a range of methods to reach residents.

4.2.10. To give residents sufficient time to attend and engage with the project team, details of the public exhibitions were shared several weeks in advance. Notification was provided through a postcard drop delivered directly to around 208 households within a 10 km radius of the Proposed Varied Development.

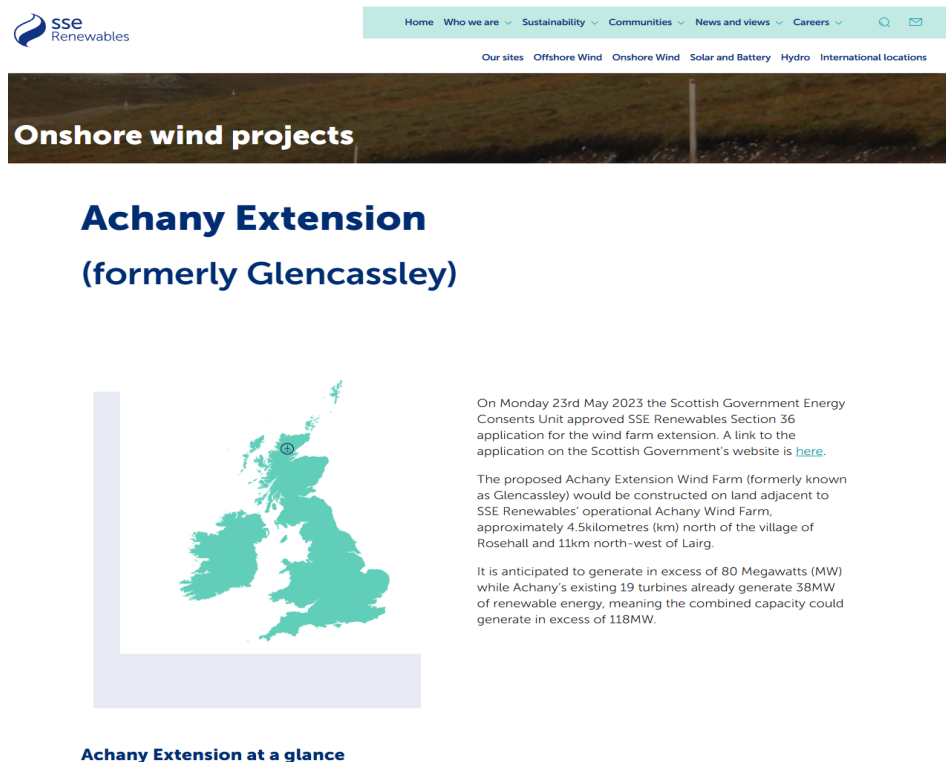
Figure 2: Map of postcard drop



Digital communications

- 4.2.11. The Applicant has also used digital methods to ensure as many people as possible were made aware of the Proposed Varied Development and had the opportunity to engage throughout the pre-application stage.
- 4.2.12. At this early stage, a project website was developed to share key information so key stakeholders could remain updated regarding the project's progress. The project website can be found at <https://www.sserenewables.com/onshore-wind/in-development/achany-extension/>
- 4.2.13. An extract from the website at this early stage is illustrated in the Figure below.

Figure 3: Extract from the project website



Other

- 4.2.14. The Applicant holds quarterly strategic meetings with the Highland Council and Highlands & Islands Enterprise to discuss key issues across the region. At these meetings, the group was kept informed of the project's proposed changes and had the opportunity to raise questions or issues, but none were raised.

4.3. Public Exhibitions

- 4.3.1. The Applicant held a series of public exhibitions to provide local residents and key stakeholders with the opportunity to learn more about the Proposed Varied Development. These events were designed to share information about the proposed changes and to encourage feedback from those with an interest in the project.
- 4.3.2. As noted above, in advance of each exhibition, the Applicant contacted Community Councils, Elected Representatives, local residents, and other stakeholders directly via email, and postcard, to publicise the events. Examples of this is provided in **Appendix A**.
- 4.3.3. Adverts were also placed in the Northern Times in the fortnight before the events to help raise wider awareness of the exhibitions. See **Appendix B** for an example of the adverts placed in local media.

- 4.3.4. A press release to further publicise the public exhibition was shared with local press in advance of the event: [SSE to hold public consultations for proposed variations to two consented wind farms | SSE Renewables](#).
- 4.3.5. All the exhibition materials were also displayed on the project's website. The website also included an online feedback form to allow people unable to attend the opportunity to feedback on the Proposed Varied Development.

First Public Exhibition – June 2025

- 4.3.6. The first public exhibition took place shortly after the submission of the Scoping Report. These events aimed to explain the rationale behind the proposed variation, introduce the key design changes under consideration, and provide the community with an opportunity to comment on and influence the design at an early stage before it was finalised for the Environmental Impact Assessment (EIA).
- 4.3.7. The exhibition was held on Thursday 26 June in Rosehall Village Hall, Lairg between 2pm and 7pm. The hours were chosen to accommodate a wide range of potential attendees, including those available during the day, after school, and after work.

Figure 4: Photo of the exhibition at Rosehall Village Hall



4.3.8. A series of exhibition boards were displayed at the event covering:

- Information about the Applicant
- A summary of what changes were proposed
- A summary of what design details would remain the same
- Early visuals of the project
- Details of community benefit proposals
- Contact details for the project team

4.3.9. Please see **Appendix C** for a copy of the exhibition boards.

4.3.10. The Applicant also displayed a range of maps and wirelines at the events and provided take-home brochures containing all the information provided on the display boards.

4.3.11. Various members of the Applicant's Project Team were present at the exhibition to answer questions and engage with members of the public. The team included a Stakeholder Engagement Manager, engineer, GIS manager, consents manager, project manager, and a Community Benefit Advisor.

4.3.12. The Applicant's GIS manager was present at all exhibitions to enable visual representations to be shown from any location selected by public attendees.

4.3.13. In total, 30 people attended the first in-person exhibition with six feedback forms collected. Analysis of feedback is provided in Chapter 4 of this document. No community councils or elected representatives attended the exhibitions, and no additional meetings were requested.

Second series of Public Exhibitions

4.3.14. A second series of public exhibitions was held shortly before submission of the Section 36C application. In response to feedback from the first exhibition, which requested a dedicated event in Lairg, the Applicant committed to and delivered a separate exhibition there for local residents.

4.3.15. These exhibitions took place on 27 August 2025 at Rosehall Village Hall and on 28 August 2025 at Lairg Community Centre, both running from 2pm to 7pm. The timings were again chosen to accommodate a broad range of attendees, including those available during the day, after school, and after work.

4.3.16. The purpose of this round of exhibitions was to present the final design of the Proposed Varied Development and to explain how earlier feedback had been considered. The Applicant highlighted where community suggestions had influenced the design and, where this was not possible, provided clear reasons why.

- 4.3.17. As with the first exhibition, Community Councils, elected representatives, local residents, and other stakeholders were contacted directly via email and postcard to publicise the events. Adverts were also placed in the local newspaper in the fortnight before the exhibitions to raise wider awareness (see **Appendices D and E** for examples).
- 4.3.18. The exhibition boards presented at this second round of events were largely similar to those used previously, with the main change being replacement of the scoping layout with the finalised design layout (see **Appendix F** for a copy). Please note only the boards which were different from those displayed at the first public exhibition have been provided.

Figure 5: Photo of the exhibition at Rosehall Village Hall



- 4.3.19. In total, 21 people attended the second series of exhibitions - 18 attendees at the Rosehall exhibition and three in Lairg. Six feedback forms were collected, and an analysis of the feedback is provided in Chapter 5 of this document.
- 4.3.20. Representatives from local community councils and community groups were in attendance. No elected representatives attended the second round of exhibitions, and no additional meetings were requested.

5. Consultation Feedback and Applicant's Response

- 5.1.1. Feedback was gathered via in person Public Exhibitions, via an online feedback form on the website and via direct contact with the project's Stakeholder Engagement Manager. In total, 12 responses were received – six from the first exhibition and six from the second series.
- 5.1.2. All feedback was recorded by the Applicant's project team and analysed. Analysis was used to identify issues of concern; areas for clarification; and views or ideas for the use of Community Benefit Funds.

5.2. Feedback Analysis

- 5.2.1. During and following the public consultation events, participants were invited to provide feedback through questionnaires and comments. In summary, feedback from the first exhibition, from 6 forms returned and discussions with attendees, indicated that most attendees found the exhibition "a little helpful", however the majority of attendees were against the re-design due to a general feeling of fatigue towards wind farm development in their area. Concerns that were raised directly about the specific proposals mainly focused on visual impact of using taller turbines alongside the requirement for aviation lighting. A couple of attendees also raised concerns regarding the scope of our EIA which has subsequently been widened as a result of feedback received from attendees and statutory consultees.
- 5.2.2. Respondents were given the opportunity to provide open comments. These comments indicated a frustration about overdevelopment, perceived environmental harm, focus of government energy policy and the planning process more generally which did not relate directly to the proposals being presented. On community benefit, suggestions included funding for local infrastructure, transport, leisure, and after school clubs, though one questioned whether such benefits are meaningful or fairly distributed.
- 5.2.3. During the second round of engagement, further feedback was gathered from six completed forms. The results showed:
 - **On the helpfulness of the exhibition:** Mixed responses: one found it "very helpful," one "not helpful," and the rest "a little helpful." Positive remarks were about the project team being approachable and patient, even if the person opposed the scheme.
 - **Views on the redesign:** Respondents were strongly against the redesign due to a general feeling of development fatigue in their local area.
 - **Key themes in further comments:** Further comments highlighted concerns about increased visibility and cumulative impact of turbines, loss of wild land character and dark skies, significant ecological risks from development on

sensitive peatland and watercourses, a perceived lack of direct community benefit, and the view that wind farms should be located closer to demand.

5.3. Applicant's Response to Feedback

- 5.3.1. Between the first and second exhibitions, the Applicant considered community feedback and undertook further studies which informed the approach to the final design.
- 5.3.2. Although the design of the Proposed Varied Development presented at the second exhibition had not changed, the Applicant responded to feedback in the following ways:
- Adjustments were made to the scope of the Environmental Impact Assessment (EIA). In response to comments, geology was included for assessment, additional peat probing was committed to, and socio-economic and noise assessments were added.
 - Following requests for an event in Lairg, the second exhibition series was expanded to include multiple locations, ensuring residents there had a dedicated opportunity to engage.

6. Engagement Following Application Submission

6.1. Continued Engagement

- 6.1.1. The Applicant is committed to ensuring that local stakeholders and residents are kept informed throughout the planning process via email, face-to-face meetings or the Proposed Varied Development website as appropriate.
- 6.1.2. All planning documentation relating to the Proposed Varied Development will be available on the project's website page accessible at: [Achany Extension onshore wind farm, Scotland | SSE Renewables](#) in addition to the Energy Consents Unit's and local planning authority's websites.
- 6.1.3. The Applicant will remain available to respond to feedback or queries regarding the Proposed Varied Development via existing channels.
- 6.1.4. The Applicant would like to thank the Community Councils, elected representatives and residents for their input and time in the planning process to date.

Appendix A: Communications with Community Councils and Elected Representatives in June 2025

Email advising of intention to redesign and submit an application to vary the consented scheme

From: Land, Kirstanne
Sent: 14 May 2025 17:44
Subject: SSE Renewables Achany Extension Wind Farm Update

Good afternoon,

I'm getting in touch to provide an update on SSE Renewable's Achany Extension wind farm, which is proposed on land adjacent to SSE Renewables' operational Achany Wind Farm, approximately 4.5km north of the village of Rosehall and 11km north-west of Lairg. As you may be aware, the 18 turbine, 81MW Achany Extension project (formerly known as Glencassley) was consented by Scottish Ministers in May 2023. Since the project's consent, our project team have been progressing the project towards construction however due to a wide range of economic challenges for the onshore wind industry, including supply chain cost escalations, the project is not viable in its current consented form.

After a detailed feasibility study, our project team is progressing a project redesign for Achany Extension to make the project economically viable, which will likely include a requirement for taller turbines with up to 200m tip heights. This will require a S36C application to vary the consent, which will include a comparative EIA Report.

A scoping report with further information on our reassessed project plans will shortly be submitted to the Scottish Government's Energy Consents Unit, ahead of going through a formal consultation and consenting process. We will share a copy of the scoping report once this has been published on the Scottish Government's Energy Consents Unit website and would welcome any formal feedback you would like to share with us on the revised proposals at this point.

In the meantime, we'd be happy to answer any questions you may have regarding our project reassessment for Achany Extension and discuss next steps for the project's progression. If it would be useful to schedule a meeting please feel free to suggest some suitable dates and I'll coordinate diaries with relevant colleagues.

I hope this update is helpful and if there is anything further I can help with please do not hesitate to get in touch.

Kind regards,

Kirstanne

Kirstanne Land || Head of Onshore Wind, Solar and Battery Stakeholder Engagement
SSE Renewables
1 Waterloo Street
Glasgow, G2 6AY

[sserenewables.com](https://www.sserenewables.com)



Email following submission of scoping report

From: Land, Kirstanne
Sent: 05 June 2025 16:07
Subject: FW: SSE Renewables Achany Extension Wind Farm Update

Good afternoon,

Achany Extension public exhibition

Further to my email below, which advised of SSE Renewable's intentions to submit a S36C scoping submission for proposed variations to the Achany Extension consent, I'm getting in touch to confirm that a scoping submission has now been submitted to the Scottish Government's Energy Consents Unit (ECU) and is currently being processed. I'll follow up with a link to view and comment on the scoping submission in due course once this has been formally published on the ECU's online portal.

In the meantime, I thought it would be useful to also share details of a planned public consultation event which will provide an opportunity for key stakeholders and members of the public to view and comment on our proposed variations to the Achany Extension consent. Members of our project team will be hosting a public exhibition on **Thursday 26th June, from 2pm-7pm at Rosehall Village Hall** and will be on hand to discuss and answer any questions regarding the variation proposals. An advert / poster is attached with further information on the event. Please also feel free to share the attached poster on any community social media channels, local noticeboards or with any contacts who may be interested in attending.

I hope the update above is helpful, and I'll be in touch shortly to share a link to the scoping submission once this appears on the ECU's online portal. In the meantime, if you have any questions or if it would be useful to discuss the above in more detail ahead of the public consultation event please do not hesitate to get in touch with me directly.

Kind regards,

Kirstanne

Kirstanne Land || Head of Onshore Wind, Solar and Battery Stakeholder Engagement
SSE Renewables
1 Waterloo Street
Glasgow, G2 6AY

saserenewables.com
 | For a better

Email following publication of scoping report

From: Land, Kirstanne
Sent: 17 June 2025 15:10
Subject: RE: SSE Renewables Achany Extension Wind Farm Update

Good afternoon,

Achany Extension 36C scoping link

Following my last email, please find a link below to the Achany Extension 36C scoping submission which has now been published for review and comment on the Scottish Government's Energy Consents Unit portal here: [Scottish Government - Energy Consents Unit - Application Details](#)

To provide an opportunity for key stakeholders and members of the public to discuss the proposals in more detail and provide direct feedback on our proposed variations to the Achany Extension consent, members of our project team will be hosting a public exhibition on **Thursday 26th June, from 2pm-7pm at Rosehall Village Hall**.

We look forward to meeting you at the event next week if you are able to attend, but if you have any questions in the meantime please do not hesitate to get in touch with me directly.

Kind regards,

Kirstanne

Kirstanne Land || Head of Onshore Wind, Solar and Battery Stakeholder Engagement
SSE Renewables
1 Waterloo Street
Glasgow, G2 6AY

saserenewables.com
 | For a better
world of energy

Appendix B: Adverts for First Public Exhibition – June 2025

Postcard sent to local residents



Achany Extension Public Exhibition

Our project team will be on hand to answer any questions on the day, with all feedback shared at the event helping to inform the submission of a Section 36C Variation application to the Scottish Government's Energy Consents Unit (ECU) later this year.

For further information on the Achany Extension project please visit:

sserenewables.com/onshore-wind/in-development/achany-extension/



Newspaper advert as published in the Northern Times on 6 and 13 June 2025



Achany Extension Public Exhibition

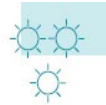
SSE Renewables invites you to attend a public consultation event to view and share feedback on our project re-design proposals for the consented Achany Extension onshore wind farm project which is proposed approximately 4.5km north of the village of Rosehall and 11km north-west of Lairg.

Our project team will be on hand to answer any questions on the day, with all feedback shared at the event helping to inform the submission of a Section 36C Variation application to the Scottish Government's Energy Consents Unit (ECU) later this year.

Thursday 26th June, 2pm-7pm
Rosehall Village Hall, Altass, Lairg, IV27 4EU

For further information on the Achany Extension project please visit: saserenewables.com/onshore-wind/in-development/achany-extension/

Appendix C: First Public Exhibition Boards



Welcome

About this exhibition

Thank you for taking the time to visit our exhibition today about the recently submitted Scoping Report for the Proposed Variations to the consented Achany Extension wind farm. The purpose of this exhibition is to share our proposed amendments and timelines with local communities and interested parties to inform and ultimately gather feedback, ahead of the submission of a Section 36C Variation application to the Scottish Government Energy Consents Unit (ECU) later this year.

We want our exhibitions to be an opportunity for you to meet the team, raise questions or concerns and to share any comments that you might have.

Here at SSE Renewables, we want to continue working in collaboration with the communities around our projects and take all feedback and comments into account. This is important to us at all stages of development.

Please take as much time as you like to view the information boards on display and chat with the project team who are on hand to assist with any questions you may have.

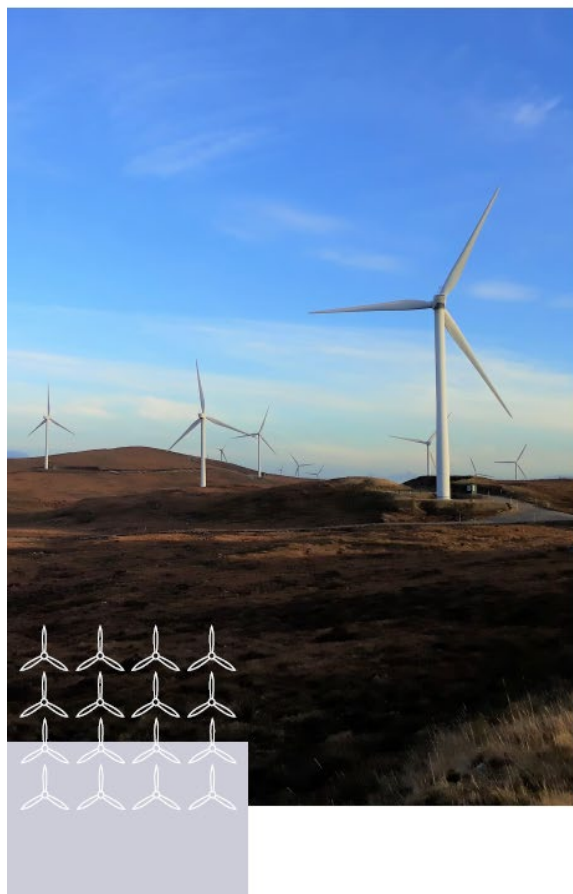
About SSE Renewables

SSE Renewables is a leading developer and operator of renewable energy generation, focusing on onshore and offshore wind, hydro, solar and battery storage.

Part of energy infrastructure company SSE plc, UK-listed in the FTSE100, it is delivering clean power assets to increase SSE's operational renewable generation capacity as part of a five-year clean energy plan to 2027, the ~£17.5bn Net Zero Acceleration Programme (NZAP) Plus. This includes delivery of the world's largest offshore wind farm in construction, the 3.6GW Dogger Bank Wind Farm.

SSE Renewables has a team of around 2,000 renewable energy professionals with a passion for championing clean energy delivery, each based across the markets in which it operates.

It operates across its core UK and Ireland markets, as well as in carefully selected international markets in Continental Europe and Japan.

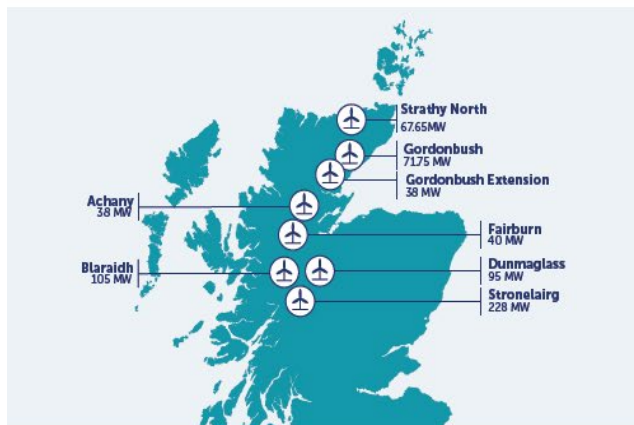




SSE Renewables in the Highlands

SSE Renewables has a long history in the Highlands, starting 80 years ago bringing power to the glens via hydro-electricity.

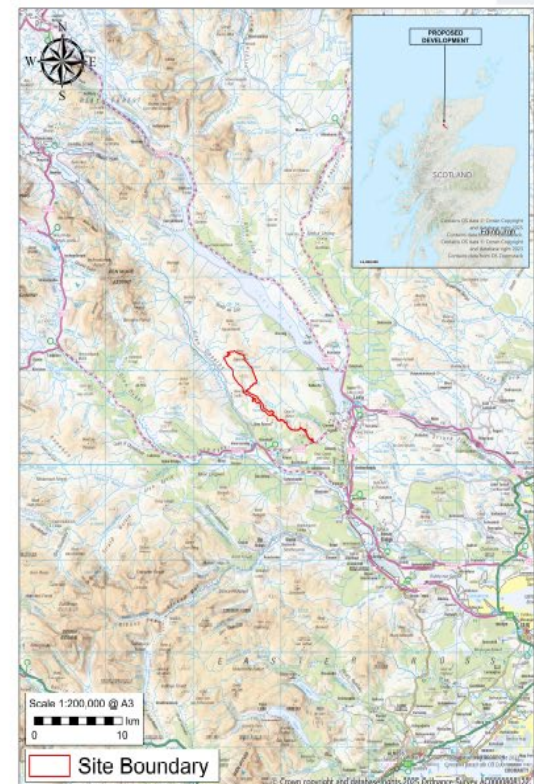
As technologies advanced, we have harnessed the power of wind with our onshore and offshore wind farms, delivering clean, renewable energy to homes and businesses across the Highlands and beyond. We operate eight onshore wind farms across the Highlands generating 685MW of power, helping to generate clean energy for 680,000 homes.



Achany Extension Update

SSE Renewable's Achany Extension wind farm is proposed on land adjacent to SSE Renewables' operational Achany Wind Farm, approximately 4.5km north of the village of Rosehall and 11km north-west of Lairg. The 18 turbine, 81MW Achany Extension project (formerly known as Glencassley) was consented by Scottish Ministers in May 2023 following extensive consultation with the local community and wider stakeholders.

Since the project's consent, our project team have been progressing the project towards construction however due to a wide range of economic challenges for the onshore wind industry, including supply chain cost escalations, the project is not viable in its current consented form.



Project re-design

After a detailed feasibility study, our project team is progressing a project redesign for Achany Extension to make the project economically viable, which will include a requirement for taller turbines with up to 200m tip heights. This will require a S36C application to vary the consent, which will include a comparative EIA Report.

A scoping report with further information on our reassessed project plans was submitted to the Scottish Government's Energy Consents Unit in May with plans to submit a S36C amendment to the Achany Extension consent later this year.

Today's consultation event will provide an opportunity to find out more about SSE Renewable's proposed re-design for Achany Extension and share feedback on our amended plans for the consented project.



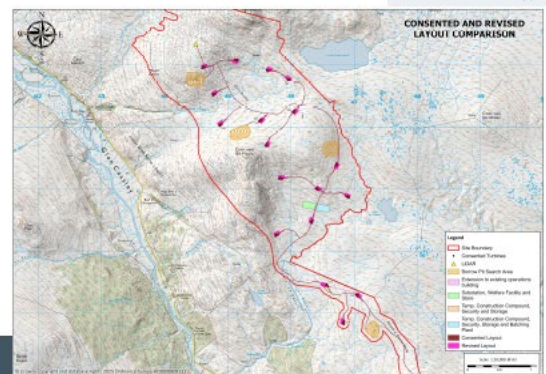
Proposed amendments to the Achany Extension consent

Scheme as consented	Proposed amendment to consent
18 turbines with 18 hard stands	Remains 18 turbines with proposed increase to hardstanding size to meet technology and engineering requirements for the use of taller turbines (and some minimal hard stand repositioning to improve site efficiency). Minor changes to access track locations in line with proposed hardstands movements (resulting in a reduction in overall length of track required).
Up to 150m tip height	Up to 200m tip height.
No Turning Heads	Addition of 8 turning heads proposed to accommodate turbine supplier delivery requirements.
Infra-red Turbine Lighting	Visible lighting solution which needs to be agreed with consultees that reflects the requirement for increased tip height triggering the need for visible aviation lighting.



Proposed amendments to the Achany Extension consent

The proposed update to the site layout can be viewed in the map below:





What will stay the same

Site boundary

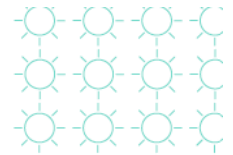
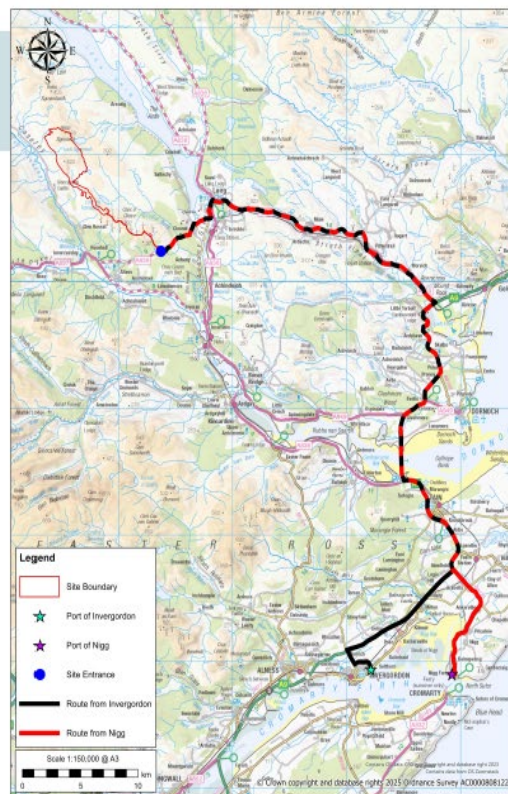
There are no changes proposed to the development site boundary of the Achany Extension site, which will remain the same as consented.

While some changes are proposed to hardstand positioning as a result of technical and engineering requirements for the proposed larger turbines, the site layout remains as close as possible to the consented layout. It is anticipated that the predicted levels of construction and decommissioning impacts will not change.

Turbine Delivery Route

The proposed changes will have no impact on the original proposed turbine delivery route for the site.

The preferred port of entry for turbine blades is anticipated to be Nigg or Invergordon. The delivery route will follow the A9 to The Mound/A893 Junction and then follow A839, passing through Pittentrail and Lairg, before taking the A836 south and then the A839 to the Site Entrance.



Project redesign timeline



Achany Extension consented
May 2023



Project redesign
January-May 2025



Scoping report submitted
May 2025



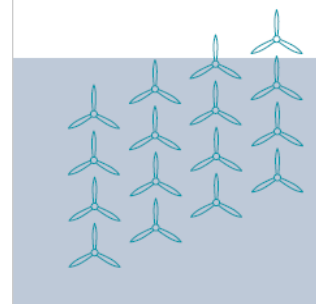
First round of public consultation
June 2025



Second round of public consultation
August 2025



S36C amendment submitted to the Energy Consents Unit
Early Autumn 2025





Environmental Impact Assessment (EIA)

Scoped In

An Environmental Impact Assessment (EIA) was undertaken as part of the original application that was consented. The following areas will be impacted in such a way with the proposed design that they require an updated EIA, to verify no change to the previously reported EIA findings:

- Landscape and Visual
- Ecology
- Ornithology
- Cultural Heritage
- Aviation

Scoped Out

The following areas have been deemed to receive no significant impact through the proposed design changes and therefore are not advised to require an updated EIA.

- Hydrology
- Socio-economics, Recreation & Tourism
- Noise & Vibration
- Traffic, Access & Transport
- Geology

Independent consultants will be retained to carry out technical assessments and advise on environmental issues associated with the proposed amendment. These experts will work with us during the design process; carry out the new environmental impact assessments, and prepare documentation for the comparative EIA Report.

Each subject requiring assessment under EIA Regulations will be presented as a separate chapter in the main body of the new EIA Report, or included as a technical appendix.



SSE Renewables in the Highlands

A Nature Positive approach

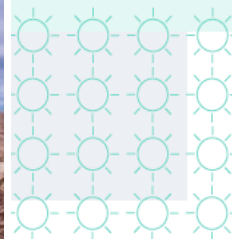
As we deliver the critical infrastructure that will be required to enable Scotland and the UK's transition towards a decarbonised and energy secure future, we are also committed to being a responsible and sustainable developer when it comes to the natural environment.

At the core of our approach, we aim to protect and where possible enhance the natural environment to ensure that we continue to meet our legal and regulatory requirements throughout all phases of our projects' lifecycle, from development through to asset management (operations) and decommissioning.

As part of these commitments, SSE Renewables have implemented a policy of no net biodiversity loss on all onshore sites consented from 2023 alongside a commitment to deliver biodiversity net gain on all new sites consented from 2025 onwards. By taking this approach we are ensuring that our projects provide a measurable benefit to nature conservation; demonstrated in the development of our ten-point plan for biodiversity below:

1. Deliver Biodiversity No Net Loss on major onshore projects consented from 2023
2. Deliver Biodiversity Net Gain on major onshore projects consented from 2025*
3. Embed BNG ambitions in decision-making at each stage of all new project developments from 2023
4. Use our BNG Toolkit and collaborate with partners to identify biodiversity improvements on operational sites
5. Evolve our BNG Toolkit and approach to enable use in all geographies
6. Actively participate in industry forums to support the development of BNG across all renewable technologies
7. Contribute to research projects and the creation of knowledge around BNG in the renewables sector
8. Trial new approaches for BNG on offshore projects, including digital innovations
9. Develop the concept of 'Habitat Banks' with a transparent methodology for applying BNG credits
10. Lead the BNG working group of the Powering Net Zero Pact, a collaboration of global power sector companies

*This includes repowering and decommissioning projects.





Working with the Community

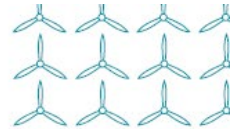
Delivering benefit locally

SSE Renewables has a long-term commitment to invest in our local communities. Over the next 25 years the SSE Renewables' Community Benefit Funds will generate at least £315 million across all UK and Ireland projects with a £100 million of that being delivered across the Highlands.

SSE Renewables is one of the world's largest developers of renewable energy. We have always believed in sharing the value of our renewable energy projects with communities, maximising the benefits of local, sustainable power.

We made a commitment in 2012 to invest in local communities. Our ambition is to make sure every single penny of that money is spent wisely; it makes a difference and reflects the priorities of local people. We think the best way to achieve this is for the grant decisions to be made by local people.

A community investment fund will be established for Achary Extension valued at £5,000 per MW, with £2.5k distributed to local communities and £2.5k to our regional Highland Sustainable Development Fund. The funds will be available once main construction starts and will be in addition to funding that is currently being delivered through the established Achary wind farm fund.



Powering Impactful Community Projects

What our funds are delivering locally

Through our Achary wind farm we provide around **£100,000** per year for community and charitable projects. Between 2010 and 2034, we expect to have invested around **£2.9 million** in local projects in Ardgay and District, Criech and Lairg. An additional **£19,000** per year is also made available to support the Kyle of Sutherland Apprenticeship Scheme.

Core Funding for Local Organisations



Lairg and District Community Initiative

LDCI is a small volunteer-led organisation that embarked on an ambitious community housing project after they became aware of an acute and growing shortage of supported accommodation for older people in the area. The homes were completed in March 2024 making them the first social housing to be delivered in Lairg since the 1990s.

This was a complex multi-agency project that took several years to deliver. The support provided by partners, particularly Kyle of Sutherland development Trust, was critical and the core funding provided by the Achary wind farm community benefits enabled this support to be provided.



Kyle of Sutherland Development Hub

A desire to reduce social isolation by providing engaging activities for local people has always been the inspiration and motivation for the Kyle of Sutherland Development Hub.

The Hub receives annual funding from SSE Renewables Achary and RWE Rosehall wind farms community benefit funds representing around 20% of total income. The money directly supports the salaries for two core staff members and underpins the Hub's ability to deliver existing activities and develop new ones.

The unrestricted funding that the Hub receives from these funds has provided a level of financial stability that has enabled us to focus less on survival and more on growth – on continuing to meet the needs of our communities through additional projects and services

Hayley Bangs, Director and Chair of Kyle of Sutherland Development Trust.

Sustainable Development Fund

The Sustainable Development Fund is in addition to our local community funds and supports strategic projects in the regions where SSE is operating. It allows the benefits of our renewable energy developments to be accessible to a wider area and is directed to projects that can achieve significant impact in local communities.

In the Highlands, we expect the fund could be worth over **£25 million** over the next 25 years. SDF celebrated 10 years of delivery in November 2023. Since its launch, **£10.7 million** has been invested in 152 Highland based community projects.

Highland Energy Efficiency Programme

The project, which was funded by the Highland Sustainable Development Fund and in partnership with the Highland Council, provides energy efficiency measures for households in extreme fuel poverty across the region and has now received **£1.8 million** through the Highland Sustainable Development fund.





Seeking your feedback

This exhibition is part of an ongoing conversation between SSE Renewables and stakeholders like you, who have an interest in the proposal.



Seeking your feedback

We would very much welcome any feedback you may be willing to provide and so we have provided feedback forms which are available in the hall. Alternatively, please submit one online by using this QR code



Next Steps for Achany Extension

Thank you for attending the event today, and for sharing your views which will be considered by our project team.

A further consultation event will take place later this summer to provide another opportunity for feedback ahead of the submission of a final amended design to the Scottish Government's Energy Consents Unit later this year. **Dates for the second consultation round will be confirmed and publicised in due course.**

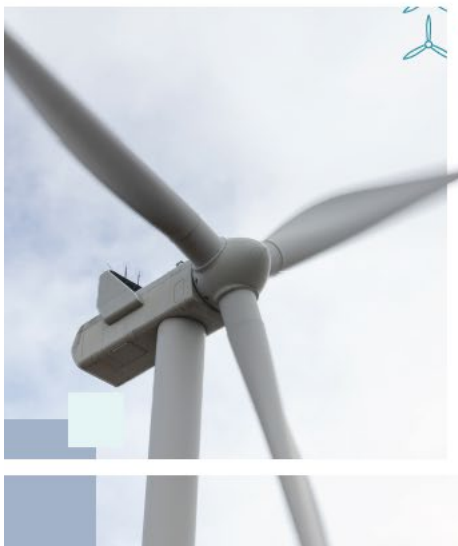
Further information on our plans, including today's exhibition boards, will also be available at:

sserenewables.com/onshore-wind/in-development/achany-extension/

Keeping in touch



If you'd like to get in touch with our team to discuss Achany Extension please contact Kirstanne.Land@sse.com



Appendix D: Communications with Community Councils and Elected Representatives in August 2025

From: Land, Kirstanne <kirstanne.land@sse.com>
Sent on: Wednesday, August 6, 2025 2:08:35 PM
To:
BCC:
Subject: Achany Extension re-design - second round of public exhibitions
Attachments: Achany Ext Poster - August Exhibitions 2025.pdf (1.68 MB)

Good afternoon,

Achany Extension re-design - second round of public exhibitions

I'm getting in touch on behalf of SSE Renewables to inform you of plans to host our second round of public exhibitions for the proposed re-design of the consented Achany Extension Wind Farm, which is located on land adjacent to SSE Renewables' operational Achany Wind Farm, approximately 4.5km north of the village of Rosehall and 11km north-west of Lairg.

Following our first consultation event in Rosehall in June, a second round of public exhibitions will be held in Rosehall and Lairg at the end of August to provide an opportunity to view final plans for the project re-design ahead of the submission of a S36C variation application to the Scottish Government's Energy Consents Unit in Autumn this year.

The details of the second round of events can be found below, and I've attached a copy of our poster should you wish to share this with any interested parties or on community social media channels.

Event details:

Wednesday 27th August
2pm – 7pm
Rosehall Village Hall, Altass, Lairg, IV27 4EU

Thursday 28th August
2pm – 7pm
Kininvonvie Suite, Lairg Community Centre, Main Street, Lairg, IV7 4DB

Members of our project team will be on hand to answer any questions on both days and the events will provide a further opportunity to share feedback with us directly. We hope you will be able to attend, however if it would be useful to arrange a separate meeting to discuss the re-design plans we'd be very happy to arrange this too. Please feel free to contact me directly with some suitable dates.

I hope the update above is helpful, but please do not hesitate to reach out if you have any questions or would like to discuss in more detail.

Kind regards,

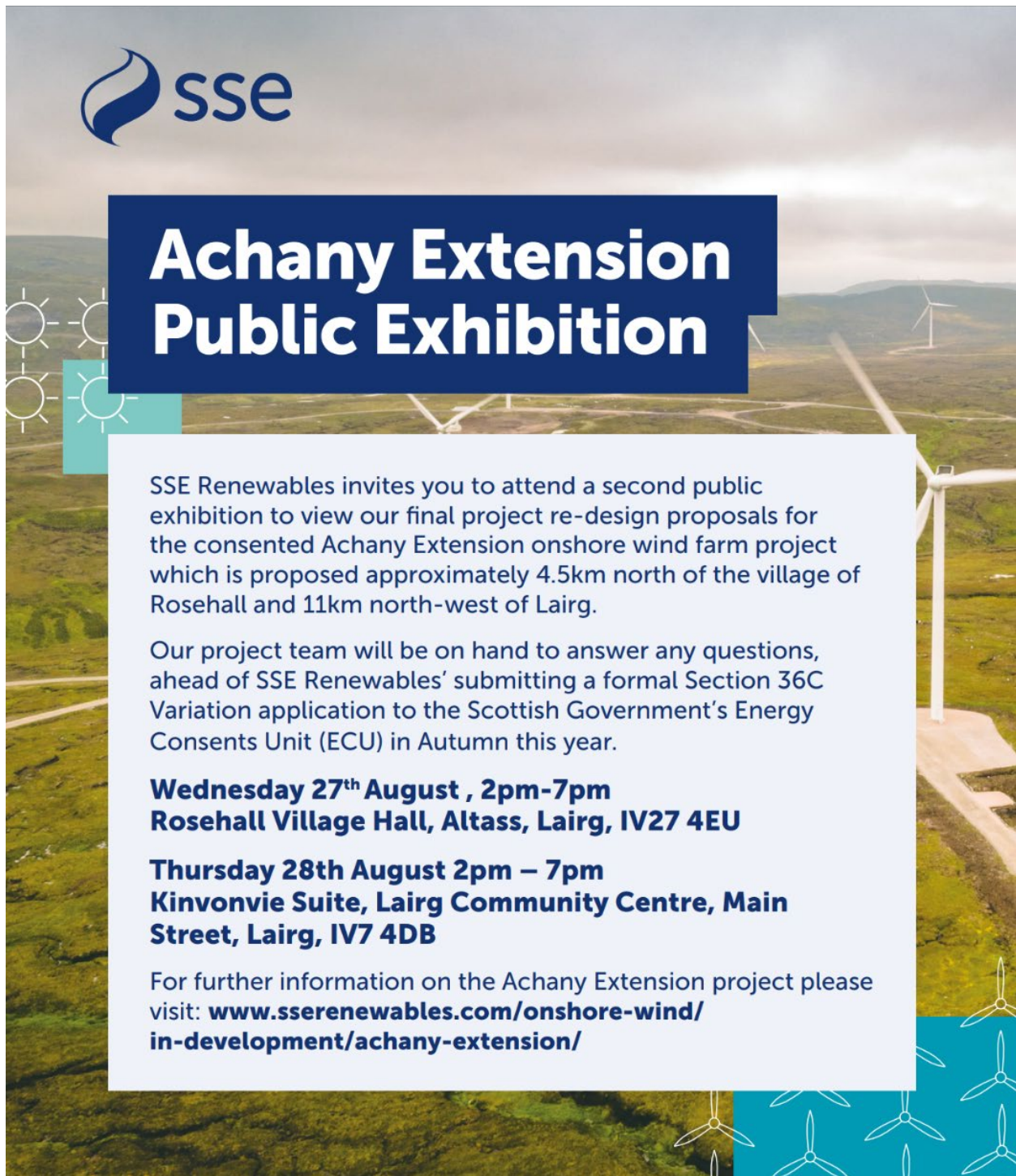
Kirstanne


Kirstanne Land || Head of Onshore Wind, Solar and Battery Stakeholder Engagement
SSE Renewables
1 Waterloo Street
Glasgow, G2 6AY

[sserenewables.com](https://www.sserenewables.com)
 For a better world of energy

Appendix E: Adverts for second Public Exhibitions – August 2025

Postcard sent to local residents

The postcard features a background image of a wind farm in a green, hilly landscape under a cloudy sky. In the top left corner is the SSE logo. A large dark blue rectangle in the center contains the title "Achany Extension Public Exhibition" in white. Below this, a white box contains the exhibition details in blue text. The bottom right corner has a teal pattern of white wind turbine icons.

The SSE logo, consisting of a stylized blue flame icon followed by the letters "sse" in a bold, sans-serif font.

Achany Extension Public Exhibition

SSE Renewables invites you to attend a second public exhibition to view our final project re-design proposals for the consented Achany Extension onshore wind farm project which is proposed approximately 4.5km north of the village of Rosehall and 11km north-west of Lairg.

Our project team will be on hand to answer any questions, ahead of SSE Renewables' submitting a formal Section 36C Variation application to the Scottish Government's Energy Consents Unit (ECU) in Autumn this year.

Wednesday 27th August , 2pm-7pm
Rosehall Village Hall, Altass, Lairg, IV27 4EU

Thursday 28th August 2pm – 7pm
Kinvonvie Suite, Lairg Community Centre, Main Street, Lairg, IV7 4DB

For further information on the Achany Extension project please visit: www.sserenewables.com/onshore-wind/in-development/achany-extension/

Newspaper advert (as published 8 and 15 August 2025)

The advertisement is set against a background photograph of a vast onshore wind farm in a green, hilly landscape under a cloudy sky. Several white wind turbines are visible, with one in the foreground being particularly prominent. In the bottom right corner, there is a blue square graphic containing several white wind turbine icons.

The SSE logo, consisting of a blue flame icon and the letters "sse" in a bold, sans-serif font.

Achany Extension Public Exhibition

SSE Renewables invites you to attend a second public exhibition to view our final project re-design proposals for the consented Achany Extension onshore wind farm project which is proposed approximately 4.5km north of the village of Rosehall and 11km north-west of Lairg.

Wednesday 27th August, 2pm – 7pm
Rosehall Village Hall, Altass, Lairg, IV27 4EU

Thursday 28th August 2pm – 7pm
Kinvonvie Suite, Lairg Community Centre, Main Street, Lairg, IV7 4DB

Achany Extension Public Exhibition

Our project team will be on hand to answer any questions, ahead of SSE Renewables' submitting a formal Section 36C Variation application to the Scottish Government's Energy Consents Unit (ECU) in Autumn this year.



For further information on the Achany Extension project please visit:


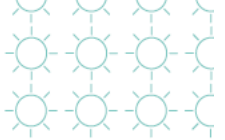
**[https://www.sserenewables.com/
onshore-wind/in-development/
achany-extension/](https://www.sserenewables.com/onshore-wind/in-development/achany-extension/)**



Appendix F: Second Public Exhibition Boards

Please note only the boards which were different from those displayed at the first public exhibition have been provided in this Appendix.

Achany Extension Update

SSE Renewable's Achany Extension Wind Farm is proposed on land adjacent to SSE Renewables' operational Achany Wind Farm, approximately 4.5km north of the village of Rosehall and 11km north-west of Lairg. The 18 turbine, 81MW Achany Extension project (formerly known as Glencassley) was consented by Scottish Ministers in May 2023 following extensive consultation with the local community and wider stakeholders.

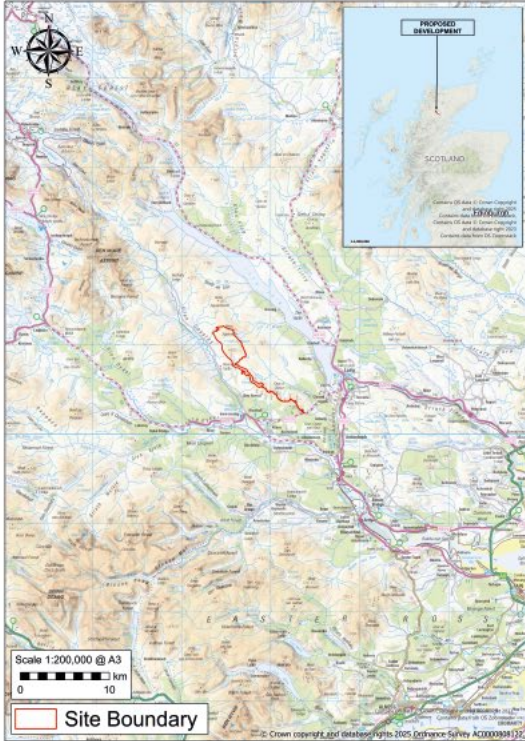
Since the project's consent our project team have been progressing the project towards construction, however, due to a wide range of economic challenges for the onshore wind industry, including supply chain cost escalations, the project is not viable in its current consented form.

Project re-design

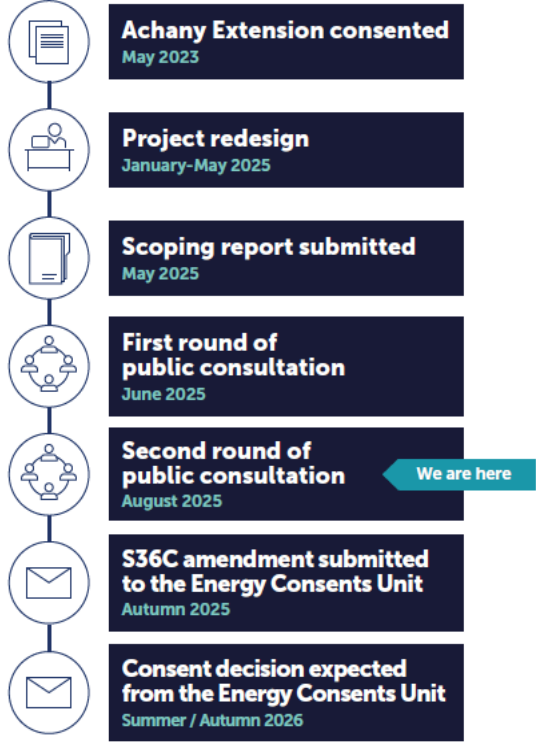
After a detailed feasibility study, our project team are progressing a project redesign for Achany Extension to make the project economically viable, which will include a requirement for taller turbines with up to 200m tip heights. This will require a S36C application to vary the consent, which will include a comparative EIA Report.

A scoping report with further information on our reassessed project plans was submitted to the Scottish Government's Energy Consents Unit in May with plans to submit a S36C amendment to the Achany Extension consent later this year.

Following our first consultation event in June, today's event will provide an opportunity to find out more about SSE Renewable's final proposals for the proposed re-design for Achany Extension ahead of the submission of the S36C application to the Scottish Government's Energy Consents Unit (ECU), expected in Autumn 2025



Project redesign timeline



- Achany Extension consented**
May 2023
- Project redesign**
January-May 2025
- Scoping report submitted**
May 2025
- First round of public consultation**
June 2025
- Second round of public consultation**
August 2025 We are here
- S36C amendment submitted to the Energy Consents Unit**
Autumn 2025
- Consent decision expected from the Energy Consents Unit**
Summer / Autumn 2026



Environmental Impact Assessment (EIA)

You said, we did

An Environmental Impact Assessment (EIA) was undertaken as part of the original application that was consented. For the S36c application, relevant sections will be updated to reflect the proposed changes to the consented project.

Following feedback from our first consultation event in June 2025, and feedback from statutory consultees, we will expand the scope of our updated EIA assessment to also include Hydrology and Geology. An updated list of what will now be scoped in and scoped out of the EIA can be found below.

In addition, we will also include a new Socio-Economic Report to outline the benefits that the project re-design is expected to deliver including local supply chain opportunities.

Scoped In

It has been determined that the proposed design could change the impact on the following areas, requiring an updated EI:

- Hydrology
- Ecology
- Geology
- Ornithology
- Noise and Vibration
- Cultural Heritage
- Landscape and Visual
- Aviation

Scoped Out

The following areas have been deemed to receive no significant impact through the proposed design changes and therefore are not advised to require an updated EIA.

- Socio economics, Recreation and Transport (*Socio-Economic Report will still be provided*)
- Traffic, Access & Transport

Independent consultants have been retained to carry out technical assessments and advise on environmental issues associated with the proposed amendment. These experts work with us during the design process; carry out the new environmental impact assessments, and prepare documentation for the comparative EIA Report.

Each subject requiring assessment under EIA Regulations will be presented as a separate chapter in the main body of the new EIA Report, or included as a technical appendix.