

Agenda item	6.2
Report no	PLN/052/17

THE HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 12 September 2017

Report Title: 16/04966/S36: EON

Land 2040M NE Of Bulreanrob, Lybster

Report By: Area Planning Manager – North

1. Purpose/Executive Summary

- 1.1 Description:** Wind farm development (Golticlay wind Farm). Up to 19 turbines up to 3.4MW with a maximum tip height of 130m and associated infrastructure including borrow pit, tracks, cabling and ancillary buildings.

Ward: 03 - Wick and East Caithness

Development category: Major

Reason referred to Committee: More than 5 representations, Community Council Objection and Major Development

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

2. Recommendation

- 2.2** Members are asked to agree the recommendation to **Raise No Objection** as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

1.1 The Highland Council has been consulted by the Scottish Government's Energy Consents and Deployment Unit on an application made under Section 36 of the Electricity Act 1989 (as amended) for the construction and operation of a wind farm and associated infrastructure - Golticlay Wind Farm. The description of development as set out in the Environmental Statement sets out the proposal will include:

- Erection of 19 wind turbines up to 130m to blade tip (80m hub height and 50m blade diameter) each with a power output of up to 3.4MW (Total output of the scheme is up to 64.6MW).
- Turbine foundations and crane hard standings;
- Erection of 1 permanent Anemometer Mast (up to 80m in height);
- Erection of 2 Temporary Anemometer Masts (up to 80m in height);
- Access to the C1053 between Achavanich and Lybster;
- 13.85km of access tracks. This includes 9.57km of new tracks, 4.28km of upgraded tracks and 3.17km of floating tracks;
- Underground cabling;
- A substation and control building; and
- A temporary construction compound including storage and welfare facilities.

1.2 As well as undertaking pre-application consultation with the community, the applicant undertook pre-application consultation with the Council through the Pre-Application Advice Service for major developments in early 2015. At the time, the proposal comprised of 47 turbines. The summary of the response provided is provided below:

The Council is broadly supportive of the principle of renewable energy development in Highland, including onshore wind. This support is nevertheless balanced against the assessed environmental impact of such development. There is potential for significant conflict with Policy 67 (Renewable Energy) on account of:

- *Impacts on legally protected bird species, including birds from protected areas such as the East Caithness Cliffs Special Protection Area (SPA), Caithness Lochs SPA and the Caithness & Sutherland Peatlands SPA;*
- *Impacts on the peatland habitats and other interests of the Caithness & Sutherland Peatlands Special Area of Conservation (SAC);*
- *Landscape and visual impacts, including cumulative with other proposed, consented and operational wind farms in this wider area, including significant offshore development; and*
- *Its location in a rich archaeological landscape where there is some significant concern regarding indirect impacts on valued features.*

The Council is currently progressing policy for onshore wind energy to take account of the latest SPP advice from Scottish Government and work with the community of the capacity of the landscape / area to accommodate large-scale onshore wind. Your project would need to be alert to the outcome of this work.

- 1.3 The applicant has stated that the access will be via the C1053, with an existing access onto the site upgraded at the point where it meets the public road. A final grid connection route is not known at this time. It will be subject to a separate application under Section 37 of the Electricity Act 1989 (As Amended) and will likely be via an overhead line.
- 1.4 The applicant anticipates that the wind farm construction period will be for a period of between 12- 18 months. This period of time will include commencement on site through to site commissioning and testing. The applicant has stated it will utilise a Construction Environment Management Document throughout the construction period. This would require to be approved by the Council, in consultation with relevant statutory bodies before the start of development or works. To address particular site constraints which may become apparent during construction the applicant is seeking a micrositing allowance for the turbines and access tracks of 50m. Further micrositing allowances are proposed for other infrastructure on the site in Table 4.1 of the Environmental Statement
- 1.5 The wind farm has an expected operational life of 25 years. Following this the applicant has advised that a decision will be made as to whether to re-power the site. If the decision is made to decommission the wind farm, the applicant advises that all turbine components, substation and associated buildings and infrastructure will be removed. Foundations would either be left in place or removed. Cables would be cut away below ground level and sealed or removed. Some of the access tracks may be left in place. The applicant acknowledges that these matters will not be confirmed until the time of the submission of the decommissioning and restoration plan.
- 1.6 In support of the application the following studies / assessments have been submitted:
- Environmental Statement addressing: Evolution of design and alternatives; consultation undertaken; planning policy; landscape and visual impact; noise; ecology; ornithology; geology, hydrology and hydrogeology; land use, archaeology and cultural heritage; socio-economics and tourism; traffic, transport and access; infrastructure and telecoms; air safeguarding; forestry; shadow flicker; and residual effects;
 - Further Environmental Information addressing: Noise, ecology; ornithology; geology, hydrology and hydrogeology; archaeology and cultural heritage; air safeguarding; and forestry;;
 - Planning Statement;
 - Draft Construction Environment Management Document;
 - Draft Habitat Management Plan; and
 - Design and Access Statement.

- 1.7 While no significant variations have been made to the application since submission, the applicant has provided further environmental information.

2. SITE DESCRIPTION

- 2.1 The wind farm site extends to approximately 750ha with the built development occupying a much smaller area. The turbines which form the development are set within an area of slightly undulating ground currently covered by forestry adjacent to the C1053. The ground on which the turbines sit varies between approximately 140m in height and 190m in height above ordnance datum (AOD).
- 2.2 The site is located approximately 3.1km north-west of Lybster, 5.7km north east of Latheron and 14.3km south west of Wick. The closest property to the The immediate area to the south and north of the turbine envelope is sparsely populated. The nearest house (Gamekeepers Cottage) is 1.09km from the closest turbine.
- 2.3 The site is not within any areas designated as important for natural heritage but there are a number of sites within a 20km radius study area of the site, including the following:

Special Areas of Conservation

- Caithness and Sutherland Peatlands
- River Thurso
- Loch Watten
- Berriedale and Langwell Waters
- Loch of Wester
- Broubster Leans
- East Caithness Cliffs

Special Protection Areas

- Caithness and Sutherland Peatlands
- East Caithness Cliffs
- Caithness Lochs

Sites of Special Scientific Interest

- Shielton Peatlands
- Craig Hammel to Sgaps Geo
- Strathmore Peatlands
- Berriedale Cliffs
- Loch Watten
- Loch Caluim
- Loch Scarmclate
- Rumsdale Peatlands
- Loch of Wester

- 2.4 There is also a tentatively listed World Heritage Site for the Flow Country in this area. The boundary has not yet been formally identified. It is not considered that the tentative listing of a World Heritage Site can be given weight in the decision making process. This is in line with the position of SNH on previous applications within this area.
- 2.5 A number of archaeological records exist within and in proximity of the site.
- 2.6 There are a total of 96 Scheduled Monuments within 10km of the site. There are 83 listed buildings within 10km of the site.
- 2.7 A number of watercourses are present within and adjacent to the development site and drain parts of the site, including Golticlay Burn and Reisgill Burn. These watercourses ultimately feed into the sea. There are a number of unnamed watercourses running through the site.
- 2.8 Within the site there are a number of Ground Water Dependant Terrestrial Ecosystems (GWDTEs) which are protected under the Water Framework Directive. GWDTEs on the site include mire, wet heath and fen with some areas being highly sensitive.
- 2.9 The bedrock varies across the site and is classified as Devonian Berridale Sandstone Formation and Lybster Sandstone Formation with siltstone, mudstone and sandstone. Peat probing has been undertaken which has identified peat depths of between 0m and 6m+. The applicant states that no infrastructure has been sat in areas with peat in excess of 5m.
- 2.10 A variety of valued habitats are present across the application site. The ES reported the results of the surveys for bats, otters, Scottish wildcat, pine marten, water vole, badgers and fish. The surveys, both desk and on-site, identified that the site has the potential habitat, both within the site and around it, to attract these species.
- 2.11 Surveys have been carried out which identify the site (including its immediate surrounds) is frequented by a varied range of birds. The submitted ES focuses on the qualifying features of the Special Protection Areas.
- 2.12 The turbine area is characterised as Sweeping Moorland in the Caithness and Sutherland Landscape Character Assessment (CS-LCA).
- 2.13 The site is not located within any international or regional landscape designations. The site does not have any national landscape designations in proximity (within 35km) of the site with the exception of the following Designed Landscapes:
- Castle of Mey
 - Dunbeath Castle
 - Landgwell Cottage

2.14 The following local designations are present :

Special Landscape Areas

- Flow Country and Berriedale Coast;
- Duncansby Head; and
- Dunnet Head.

2.15 Wild Land Areas (WLA) Causeymire and Knockin Flows (WLA36) and East Halladale Flows (WLA39) as identified on SNH's Wild Land Areas Map 2014 are in relative proximity to the site.

2.16 The key recreational interests in this area are walking, cycling and fishing. There are a number of low level walks in the area, including those taking in heritage assets. Some limited higher level walks are also available in the area including those around Scarben, Morven and Beinn Dorrey. In addition there are popular tourists routes running through the area and adjacent to the site.

2.17 When assessing a wind farm proposal, consideration of similar developments in proximity of the proposal for cumulative effects is required. The list below sets out the projects in the wider area (25km) that are operational, approved or have been submitted but not yet determined.

Built and / or consented

- Buolfuich
- Burn of Whilk
- Camster
- Halsary
- Bad a Cheo
- Causeymire
- Achlachan
- Achairn
- Bilbster
- Wathegar
- Weydale Farm
- Beatrice Offshore
- Cogle Moss

3. PLANNING HISTORY

3.1 17.03.2015 - Pre-Application Advice - Golticlay Wind Farm - proposed wind farm development of up to 47 turbines on area of land comprising part of the National Forest Estate and a private land holding. The site would comprise wind turbines comprising machines up to 3.4MW with a maximum tip height of 130m and associated infrastructure including cabling, access tracks, laydown areas, drainage, borrow pits, site compound and substation areas, control building and permanent met mast. Major Pre-Application Request Meeting. Contact Ingrid Frost for further information (14/04662/PREAPP).

- 3.2 02.04.2015 - Installation of a meteorological mast at grid reference 324370, 940289. The guy wires would extend to circa 56m from the mast centre, a 23.7m micro-siting allowance is requested. Permission is sought to install, operate and maintain the mast for a period of 5 years. (15/00138/FUL).
- 3.3 08.06.2015 - Environmental Impact Assessment Scoping Consultation from Scottish Government - Erection of up to 47 turbines (Golticlay Wind Farm) up to a maximum tip height of 130m with a generating capacity of 3.4 MW (Response to Scottish Government (15/01605/SCOP).
- 3.4 20.10.2015 - Proposal of Application Notice - Golticlay Wind Farm - proposed wind farm development of up to 47 turbines on area of land comprising part of the National Forest Estate and a private land holding. The site would comprise wind turbines comprising machines up to 3.4MW with a maximum tip height of 130m and associated infrastructure including cabling, access tracks, laydown areas, drainage, borrow pits, site compound and substation areas, control building and permanent met mast (15/03962/PAN).

4. PUBLIC PARTICIPATION

- 4.1 The application has been advertised in Caithness Courier, John O' Groats Journal and Edinburgh Gazette on three occasions: once when the application was submitted; at the point of receipt of the first statutory response; and at the point of the submission of the Further Environmental Information. The representation deadline was 31 July 2017. While representations are directed to the Energy Consents and Deployment Unit (ECDU) many responses are either sent only to The Highland Council or are copied to The Highland Council. All representations are passed to ECDU.
- 4.2 The Scottish Government's Energy Consents and Deployment Unit has recorded 246 objections, 0 representations and 3 letters of support.
- 4.3 The Council has received 260 objections, 0 letters of support and 0 representations.
- 4.4 Material considerations raised are summarised as follows:
- Impact on wild land;
 - Visual Impact (individual and cumulative);
 - Landscape impact;
 - Traffic Impact (road and road users);
 - Impact on wildlife and ecology;
 - Impact on ornithology;
 - Impact on recreational users of the outdoors including those using the area for walking, cycling and horse riding;
 - Impact on water environment ;
 - Impact of construction;
 - Impact on residential amenity;
 - Noise Impact;
 - Shadow flicker;

- Tourism impact;
- Impact on peat;
- Impact on built and cultural heritage;
- Impact on dark skies;
- Limited economic benefit.

4.5 Non - material considerations raised are summarised as follows:

- Health impacts
- Views expressed on the reliability of the wind source
- Need for the energy produced by wind..

4.6 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam. Access to computers can be made available via Planning and Development Service offices.

5. CONSULTATIONS

5.1 **Latheron and Lybster Community Council** did not respond to the consultation.

5.2 **AM Geomorphology** do not object to the application. Conditions are sought to secure a detailed peat landslide risk assessment; appointment of a geotechnical engineer; and monitoring of ground conditions.

5.3 **BT Networks** do not object to the application.

5.4 **Caithness District Salmon Fisheries Board** do not object to the application.

5.5 **Civil Aviation Authority** do not object to the application.

5.6 **Forestry Commission Scotland** object to the development. Concerns have been raised due to the removal of peatland edge woodland from the restocking plan. Compensatory planting would be required to cover this loss totalling 212.39ha.

5.7 **Highlands and Islands Airports Limited** do not object to the application. It suggests that the development may affect one of the instrument approach procedures for aircraft approaching Wick Airport. An assessment is required to ascertain the extent of effect and approach to mitigation. Omnidirectional red aviation lighting will be required.

5.8 **Historic Environment Scotland** do not object to the application. Concerns are raised in relation to the impact on Golsary broch and Rumster Broch however due to distance and topography, HES advises that the proposals do not raise historic environment issues of national significance.

5.9 **Joint Radio Company** does not object to the application.

- 5.10 **Marine Scotland** do not object to the application. It recommends that: works within streams do not take place during the salmonid spawning season; develop a water quality monitoring plan; appointment of an Ecological Clerk of Works; and develop an integrated hydrochemical and macroinvertebrate monitoring programme before, during and after construction,
- 5.11 **Ministry of Defence - Defence Infrastructure Organisation** do not object to the application. Conditions are sought to secure an Air Traffic Control Mitigation Scheme for RAF Lossiemouth and a scheme for aviation lighting.
- 5.12 **National Air Traffic Safeguarding** object to the application. They have identified that the development is likely to cause false primary plots on Allanshill Radar (Aberdeenshire). As a result this may affect en-route radar of Prestwick Centre and RDP Asset Management Air Traffic Control.
- 5.13 **Royal Society for the Protection of Birds Scotland** object to the application due to the impact on the Caithness and Sutherland Peatlands and East Caithness Cliffs SPA. Concern is also raised over the length of the carbon payback period (1.9 years). There is a level of support for the removal of woodland and restoration of bog, but they consider that the benefits would be negated by the presence of turbines. Conditions are sought for ongoing bird monitoring; evaluation of gull travel between coastal and inland areas; a revised habitat management plan.
- 5.14 **Scottish Environment Protection Agency** do not object to the application. Conditions are sought in relation to peat management, pollution prevention; construction environmental management; micrositing; watercourse crossings; a buffer of 50m around watercourses;
- 5.15 **Scottish Natural Heritage** do not object to the application. It considers that the development will not have likely significant effect on designated sites if it is carried out in accordance with the conditions they set out in their response. Further monitoring and survey work is requested for protected species (including wildcat). SNH agree with the conclusions of the Environmental Statement with regard to landscape and visual impacts however they are of the view that some of the impacts have been underplayed. Conditions are sought in relation to ornithology, deer management, protected species and decommissioning.
- 5.16 **Scottish Water** do not object to the application.
- 5.17 **Scotways** do not object to the application. it notes that the site access is close to Highland Right of Way 25.
- 5.18 **Transport Scotland** do not object to the application. Conditions are sought to secure: a traffic management plan; routing of abnormal loads; and construction signage.

- 5.19 **THC Environmental Health** does not object. Concerns are raised with the methodology and assumptions of the assessment. A revised assessment should be submitted demonstrates that cumulative noise limits will comply with the noise limits of 35dB LA90 daytime; 38dB LA90 night time or up to 5dB above background.
- 5.20 **THC Forestry Officer** does not object to the application. A condition is sought to secure compensatory planting (23.27ha) in line with the Scottish Government's Control of Woodland Removal Policy.
- 5.21 **THC Historic Environment Team** object to the application due to the impact on the setting of the Grey Cairns of Camster. They also consider that the social, environmental and economic benefits being delivered by heritage based projects in the area may be diminished by the proposed development.
- 5.22 **THC Transport Planning** do not object to the application. Conditions are sought to mitigate the structural impacts on the C1053; a Traffic Management Plan; access to the site via the C1053 / A99 junction only; detailed assessment of the port of entry; un-laden trial runs; details of any other roads based mitigation which may be required. In addition a Section 96 (wear and tear) Agreement will be required.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

Policy 28	Sustainable Development
Policy 29	Design, Quality and Place Making
Policy 31	Developer Contributions
Policy 51	Trees and Development
Policy 55	Peat and Soils
Policy 56	Travel
Policy 57	Natural, Built and Cultural Heritage
Policy 58	Protected Species
Policy 59	Other Important Species
Policy 60	Other Important Habitats
Policy 61	Landscape
Policy 63	Water Environment
Policy 67	Renewable Energy Developments

- Natural, Built and Cultural Heritage
- Other Species and Habitat Interests
- Landscape and Visual Impact
- Amenity at Sensitive Locations
- Safety and Amenity of Individuals and Individual Properties
- The Water Environment
- Safety of Airport, Defence and Emergency Service Operations
- The Operational Efficiency of Other Communications
- The Quantity and Quality of Public Access

- Other Tourism and Recreation Interests
- Traffic and Transport Interests

Policy 72 Pollution
 Policy 77 Public Access

6.2 **Caithness Local Plan (As Continued in Force 2012)**

The general policies and land allocations of the Local Plan pertinent to this application have been superseded by the policies of the Highland-wide Local Development Plan.

6.3 **Proposed Caithness and Sutherland Local Development Plan (January 2016)**

No policies or allocations relevant to the proposal are included in the Proposed Plan. However it should be noted that the Proposed Plan confirms the boundaries of the Special Landscape Areas.

Supplementary Guidance

Onshore Wind Energy: Supplementary Guidance (September 2016)

6.4 The document provides additional guidance on the principles set out in Policy 67 - Renewable Energy Developments of the Highland-wide Local Development Plan and reflects the updated position on these matters as set out in Scottish Planning Policy. This document is a material consideration in the determination of planning applications following its adoption as part of the development plan in November 2016.

6.5 The document includes a Spatial Framework, which is in line with Table 1 of Scottish Planning Policy. The site sits within an “area with potential for wind farm development”.

6.7 The document also contains a Landscape Sensitivity Study for Caithness (adopted in August 2017). The site sits within Landscape Character Type CT4 - Central Caithness. This identifies the Landscape Sensitivity to Large Scale turbines as 3 (on a scale of 1-4 with 1 being the most sensitive and 4 being the least sensitive). It identifies that there is “limited scope” for larger turbines. It also sets out location, siting and design criteria for turbines in the character area.

6.8 The following Supplementary Guidance forms a statutory part of the Development Plan and is considered pertinent to the determination of this application.

- Flood Risk and Drainage Impact Assessment: Supplementary Guidance (January 2013)
- Highland Historic Environment Strategy: Supplementary Guidance (March 2013)
- Managing Waste in New Developments: Supplementary Guidance (March 2013)
- Sustainable Design Guide: Supplementary Guidance (January 2013)

- Trees, Woodlands and Development: Supplementary Guidance (January 2013)
- Highland Statutorily Protected Species: Supplementary Guidance (March 2014)

7. OTHER MATERIAL CONSIDERATIONS

Highland Council Planning Guidance

- 7.1 The Highland-wide Local Development Plan is currently under review and is at Main Issues Report Stage. It is anticipated the Proposed Plan will be published in late 2017.
- 7.2 In addition to the above, The Highland Council has further advice on delivery of major developments in a number of documents. This includes Construction Environmental Management Process for Large Scale Projects and The Highland Council Visualisation Standards for Wind Energy Developments.

Scottish Government Planning Policy and Guidance (June 2014)

- 7.3 Scottish Planning Policy (SPP) advances principal policies on Sustainability and Placemaking, and subject policies on A Successful, Sustainable Place; A Low Carbon Place; A Natural, Resilient Place; and A Connected Place. It also highlights that the Development Plan continues to be the starting point of decision making on planning applications. The content of the SPP is a material consideration that carries significant weight, but not more than the Development Plan, although it is for the decision maker to determine the appropriate weight to be afforded to it in each case.
- 7.4 SPP sets out continued support for onshore wind. It requires Planning Authorities to progress, as part of the Development Plan process, a spatial framework identifying areas that are most likely to be most appropriate for onshore wind farms as a guide for developers and communities. It also lists likely considerations to be taken into account relative to the scale of the proposal and area characteristics (Para. 169 of SPP).
- 7.5 **Other Relevant National Guidance and Policy**
- National Planning Framework for Scotland 3
 - PAN 56 – Planning and Noise
 - PAN 58 – Environmental Impact Assessment
 - PAN 60 – Planning for Natural Heritage
 - 2020 Routemap for Renewable Energy
 - Onshore Wind Turbines
 - Wind Farm developments on Peat Lands

8. PLANNING APPRAISAL

- 8.1 As explained, the application has been submitted to the Scottish Government for approval under Section 36 of the Electricity Act 1989 (as amended). Should Ministers approve the development, it will receive deemed planning permission under Section 57(2) of the Town and Country Planning (Scotland) Act 1997 (as amended). While not a planning application, the Council processes S36 applications in the same way as a planning application as a consent under the Electricity Act will carry with it deemed planning permission.
- 8.2 Schedule 9 of The Electricity Act 1989 contains tests in relation to a proposals impact of proposals on amenity and fisheries. These tests are
- have regard to the desirability of preserving natural beauty, of conserving flora, fauna and geological or physiographical features of special interest and of protecting sites, buildings and objects of architectural, historic or archaeological interest; and
 - reasonably mitigate any effect which the proposals would have on the natural beauty of the countryside or on any such flora, fauna, features, sites, buildings or objects.

Determining Issues

- 8.2 The application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

Planning Considerations

- 8.3 The key considerations in this case are:
- a) Development Plan
 - b) Onshore Wind Energy Supplementary Guidance
 - c) Caithness and Sutherland Local Development Plan - Proposed Plan
 - d) National Policy
 - e) Energy and Economic Benefits
 - f) Construction
 - g) Roads and Transport
 - h) Water, Flood Risk, Drainage and Peat
 - i) Natural Heritage including ornithology;
 - j) Built and Cultural Heritage
 - k) Design, Landscape and Visual Impact (including Wild Land)
 - l) Forestry
 - m) Access and Recreation
 - n) Noise and Shadow Flicker
 - o) Telecommunications
 - p) Aviation
 - q) Other material considerations

Development plan/other planning policy

- 8.4 The Development Plan comprises the adopted Highland wide Local Development Plan (HwLDP), the Caithness Local Plan (as continued in force) and adopted supplementary guidance. There are no site specific policies affecting this application site within the Caithness Local Plan (as continued in force). The principal HwLDP policy on which the application needs to be determined is Policy 67 - Renewable Energy. The other HwLDP policies listed at 6.2 of this report are also relevant and the application must be assessed against these.
- 8.5 Policy 67 sets out that renewable energy development should be well related to the source of the primary renewable resource needed for operation, the contribution of the proposed development in meeting renewable energy targets and positive / negative effects on the local and national economy as well as all other relevant policies of the development plan and other relevant guidance. In that context the Council will support proposals where it is satisfied they are located, sited and designed such as they will not be significantly detrimental overall individually or cumulatively with other developments having regard to 11 specified criteria (as listed in para 6.2). Such an approach is consistent with the concept of Sustainable Design (Policy 28) to achieve the right development in the right place; it is not to allow development at any cost. If the Council is satisfied that there will be no significant adverse impact then the application will accord with the Development Plan.
- 8.6 The Landscape Sensitivity Appraisal for Caithness was adopted as part of the Onshore Wind Energy Supplementary Guidance in August 2017. Subject to approval by Scottish Ministers this will form a statutory part of the Development Plan. The application site falls wholly within area CT4 Central Caithness, a landscape area described as flat to gently undulating where the guidance advises "limited scope" for larger turbines. It further advises that turbines should:
- concentrate and consolidate with existing development;
 - maintain open, clear and direct views, which allow the appreciation for the wild landscape, particularly from the A9;
 - be designed so that the logical relationship between development scale and landscape character is maintained.
- 8.7 The accordance with this advice is primarily assessed in the Design, Landscape and Visual Impact (including Wild Land) section of this report. Where proposals meet with this guidance

Caithness and Sutherland Local Development Plan Proposed Plan (CASPlan)

- 8.8 The Caithness and Sutherland Local Development Plan Proposed Plan does not contain any specific land allocations related to the proposed development. Paragraph 74 of the CASPlan sets out that the Special Landscape Area boundaries have been revised for CASPlan to ensure "key designated landscape features are not severed and that distinct landscapes are preserved." The

boundaries set out in CASPlan are supported by a background paper which includes citations for the Special Landscape Areas. Policies 28, 57, 61 and 67 of the HwLDP seek to safeguard these regionally important landscapes. The impact of this development on landscape is primarily assessed in the Design, Landscape and Visual Impact (including Wild Land) section of this report.

National Policy

- 8.9 There is strong support for renewable energy development in national policy. The Scottish Government has a target of 50% of Scotland's electricity demand generated from renewable resources by 2015 and 100% of demand by 2020. These targets are not a cap. As the technology is well developed it is expected that the majority of this energy will come from on-shore wind farms.
- 8.10 Notwithstanding the overarching context of support, SPP recognises that the need for energy and the need to protect and enhance Scotland's natural and historic environment must be regarded as compatible goals. The planning system has a significant role in securing appropriate protection to the natural and historic environment without unreasonably restricting the potential for renewable energy. National policies highlight potential areas of conflict but also advise that detrimental effects can often be mitigated or effective planning conditions can be used to overcome potential objections to development.
- 8.11 Criteria outlined within SPP for the assessment of applications include landscape and visual impact; effects on heritage and historic environment; contribution to renewable energy targets; effect on the local and national economy and tourism and recreation interests; benefits and dis-benefits to communities; aviation and telecommunications; development with the peat environment, noise and shadow flicker; and cumulative impact.

Energy and Economic Benefits

- 8.12 The Council continues to respond positively to the Government's renewable energy agenda. Nationally onshore wind energy capacity at end of Quarter 1, 2017 was 6,767MW. Highland onshore wind energy projects in operation/under construction or approved as of January 2017 have a capacity to generate 2,059MW; approximately 30.4% of the national installed capacity. There is a further 2,126MW off-shore wind constructed, under-construction and consented.
- 8.13 While the Council has effectively met its own 2015 target, as previously set out in the Highland Renewable Energy Strategy, it remains the case that there are areas of Highland capable of satisfactorily absorbing renewable developments without significant effects. However, equally the Council could take a more selective approach to determining which wind farm developments should be supported, consistent with national and local policy. This is not treating targets as a cap or suggesting that targets cannot be exceeded; simply recognition of the balance that is called for in both national and local policy.

- 8.14 Notwithstanding any significant impacts that this proposal may have upon the landscape resource, amenity and heritage of the area, the development could be seen to be compatible with Scottish Government policy and guidance and increase its overall contribution to the Government, UK and European energy targets.
- 8.15 The proposed development anticipates a construction period of 12-18 months, 25 years of operation prior to several months of decommissioning. Such a project can offer significant investment / opportunities to the local, Highland, and Scottish economy including businesses ranging across construction, haulage, electrical and service sectors.
- 8.16 There is also likely to be some adverse effects caused by construction disruption (traffic). Representations have raised the economic impact that turbines may have on tourism. These adverse impacts are most likely to be within the service sector particularly during the construction phase when abnormal loads are being delivered to site.
- 8.17 Representations have also highlighted potential adverse impacts on recreation in the outdoors. These concerns have been raised in relation to the disturbance to the opportunities to access the outdoors particularly in relation to the forest.
- 8.18 Representations raise concerns with the potential visual impact on users of the North Coast 500 route which runs to the north of the site. The visual impact of the development on users of this route is considered elsewhere in this report.
- 8.19 The assessment of socio-economic impact by the applicant identifies that the development is unlikely to have a significant adverse impact on tourism. The applicant notes that there will be economic benefits to the local community and economy arising from the community benefit fund and additional expenditure in the local economy. This is disputed by those making representations.

Construction

- 8.20 The construction phase of the development is anticipated to last 12-18 months. Further works may be required for any interim site restoration, in addition to decommissioning and site restoration at the end of the operational period of the wind farm. The key impacts for local residents and road users through construction will be the additional traffic movements of the work force and deliveries including abnormal loads associated with turbine deliveries. By using best practice construction management, the anticipated impacts on local communities and residential properties in proximity to the development and those living near to road access routes can be minimised.

- 8.21 In addition to the requirement for submission and agreement on a Construction Environment Management Document, the Council will require the applicant to enter into legal agreements and provide financial bonds with regard to its use of the local road network (Wear and Tear Agreement) and a final site restoration (Restoration Bond). In this manner the site can be best protected from the impacts of construction and for disturbed ground to be effectively restored post construction and operational phases. This would include the full restoration of any new access tracks and other associated infrastructure.
- 8.23 Developers have to comply with reasonable operational practices with regard to construction noise so as not to cause nuisance, which is then tackled via Section 60 of the Control of Pollution Act 1974 which can set restrictions in terms of hours of operation, plant and equipment used and noise levels etc. Should the application be granted an informative should be set out to invite the developer discuss the construction noise with relevant Environmental Health Officer.
- 8.24 Should the development be granted consent, a Community Liaison Group could be set up to ensure that the community council and other stakeholders are kept up to date and consulted before and during the construction period.

Roads and Transport

- 8.25 The development will bring increase traffic and activity on the local road network, with use of the trunk road network as well. The increase in traffic will be principally during construction. There will be limited or no impacts on the trunk road network. The transport chapter of the ES considers the potential impacts of the development. Four borrow pits are proposed on site and the rock from these will be used in the formation of tracks, thus reducing any impact on the trunk road network. The ES likely provides an assessment of the worst case scenario. Neither THC Transport Planning nor Transport Scotland have objected to the application.
- 8.26 The construction activity involving the largest number of vehicle movements would be access track construction. This would involve 196 HGV movements per day across 2 months of the construction period (months 11-12).
- 8.27 The site will be accessed from an upgraded access onto the C1053. The access will require upgrades as set out in the ES. Transport Planning has recommended that prior to the commencement of construction that the principle roads to be used in the construction of this development are assessed in detail to identify mitigation required. A Construction Traffic Management Plan will also be required to manage the impact of construction on the road network. Given the potential disruption to the road network during construction, there will be a need for a liaison group to ensure the community are informed of any traffic issues prior to them coming into force. This can be secured by condition.
- 8.28 The preferred port for delivery is Wick. This harbour has successfully accommodated turbine deliveries in the past. Temporary mitigation to the local road network out of this area is however required due to the size of the components being transported to the site.

Water, Flood Risk, Drainage and Peat

- 8.29 The Environmental Statement is clear that a Construction Environmental Management Document / Plan (CEMD) will be in place to ensure that potential sources of pollution on site can be effectively managed throughout construction and in turn during operation; albeit there will be fewer sources of pollution during operation. A draft CEMD has been submitted.
- 8.30 The CEMD needs to be secured by planning condition. This will ensure the agreement of construction methodologies with statutory agencies following appointment of the wind farm balance of plant contractor and prior to the start of development or works.
- 8.31 In order to protect the water environment a number of measures have been highlighted by the applicant for inclusion in the CEMD including the adoption of sustainable drainage principles, and measures to mitigate against effects of potential chemical contamination, sediment release and changes in supplies to Ground Water Dependant Terrestrial Ecosystems. This includes setbacks from water courses. SEPA support this approach however conditions are sought to secure further details of these matters.
- 8.32 The wider site is home to Ground Water Dependent Terrestrial Ecosystems (GWDTEs). The positioning of the tracks and turbines have generally avoided the most sensitive GWDTEs. SEPA is satisfied that the proposed development has been designed to avoid impacts on GWTEs. Watercourse crossings will need to be designed to cope with a 1 in 200 year flood event, the detailed design of which can be secured by condition.
- 8.33 The development proposes the use of Sustainable Drainage Systems (SuDS) to attenuate run off and filter out any potential pollutants. Details of the SuDS plan can be secured by condition to allow final assessment by SEPA and the THC Flood Risk Management Team.
- 8.34 The majority of the site contains peat. Further information has been submitted following a request from SEPA regarding the lack of information on peat disturbance. Additional peat probing has been undertaken, however in the vicinity of Turbines 10 and 15 there has been no probing and the results are interpolated. SEPA have withdrawn their objection following the submission of further information but remain concerned that peat disturbance is high on the site. SEPA has removed its objection on the basis of the restoration of over 204ha of peatland at the woodland edge. It is requested that a peat management plan is to be secured by condition to help ensure the resource is appropriately safeguarded through the construction and restoration period. Other organisations, including RSPB, SNH and Forestry Commission Scotland have raised peat as a potential issue through representations to the application. In particular Forestry Commission Scotland consider that this would require additional compensatory planting.
- 8.35 THC Environmental Health has identified that private water supplies may be affected by the development if there is a hydrological link. Mitigation may need to be secured by condition.

Natural Heritage including ornithology

- 8.36 The Environmental Statement has identified and assessed impacts on protected species, ornithology, ecology and designated sites.
- 8.37 There is connectivity between the site of the proposed development and the Caithness and Sutherland Peatlands Special Protection Area (SPA). SNH has set out that the development can be progressed with appropriate mitigation. This includes securing a Habitat Management Plan based upon the principles of the submitted draft Habitat Management Plan to reduce collision risk to hen harrier, short-eared owl and merlin.
- 8.38 SNH has also advised that the proposed development is unlikely have a likely significant impact on the qualifying features of the East Caithness Cliffs SPA. Mitigation in terms of the roosting hen harrier is required in line with current guidance during construction. This would be in the form of a Species Protection Plan and can be secured as part of a Construction Environment Management Document condition.
- 8.39 In relation to Caithness Lochs SPA, SNH has advised that there will be likely significant effect on wintering geese and swans, however it does not consider that the effect will adversely affect the integrity of the site.
- 8.40 As there is potential for the proposal to impact on connected sites designated at a European level, the proposal needs to be assessed against the 'Habitats Directive' which is translated into Scots law through the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended). Ministers will require to be satisfied that this is completed prior to making a decision on the application.
- 8.41 The site supports a number of valued habitats and protected species. The Environmental Statement has identified the ecological receptors that are present within and outwith the site. Through the design of the development, it is considered that the applicant has avoided or minimised the impact on these ecological receptors. With that said, mitigation is proposed in order to further reduce the potential for adverse effects. This includes undertaking further baseline monitoring of the ecology and implementation of species protection plans. A Habitat Management Plan would be produced and implemented. The implementation of a Habitat Management Plan, which should be supported by a habitat management group to review progress, and employment of an Ecological Clerk of Works during construction can be set by condition.
- 8.42 Of particular note in relation to this site is the potential impact on Scottish Wildcat. SNH has advised that the survey undertaken has been carried out in line with their guidance. It is acknowledged that the fact that Golticlay is an operational forest may have had an impact on the results of the survey. SNH suggest that continued monitoring should be progressed throughout the ore-construction and construction period. If signs of suspected wildcats are found then further consultation and site specific mitigation would be required to be agreed with SNH.

- 8.43 Ospreys have also been spotted in the vicinity of the site. SNH agree with the outcome of the applicant's assessment, which states that the pair of osprey is unlikely to be lost as a result of the development. SNH recommend that mitigation is agreed in advance of commencement of development.
- 8.44 SNH requested further information in relation to the impacts on Artic Skua. On receipt of this information, SNH have advised that the proposal is unlikely to affect the conservation status of Artic Skua in Natural Heritage Zone 5 either alone or in combination with other developments.
- 8.45 SNH has advised that a Deer Management Plan should be produced and implemented in partnership with adjacent landholdings and interests to better manage the population of deer across the area. This can be secured by condition.

Built and Cultural Heritage

- 8.46 The area in which the wind farm sits contains no built and cultural heritage features. The wider area contains a modest number of Scheduled Monuments and Listed buildings. No designated sites will be directly affected as a result of the proposed development, however there is potential for indirect impacts. This includes a number of Scheduled brochs and cairns. Historic Environment Scotland has not objected but raises concerns in regard to the impacts on two brochs. The Council's Historic Environment Team has objected in relation to the impact on the Scheduled Grey Cairns of Camster. The visual impact from cultural features is considered in Appendix 2 (Assessment against Landscape and Visual Assessment Criteria contained within Section 4 of the Onshore Wind Energy Supplementary Guidance), Criteria 3. It is considered that the threshold for that criteria has not been met.
- 8.47 It is considered that there will be impacts on the setting of a number of scheduled monuments. Historic Environment Scotland has not objected. SPP paragraph 145 states, "Where there is potential for a proposed development to have an adverse effect on a scheduled monument or on the integrity of its setting, permission should only be granted where there are exceptional circumstances." Historic Environment Scotland has intimated through its consultation responses that the impacts are not of national significance. THC Historic Environment Team do however consider that there will be significant impacts on the setting of the Grey Cairns of Camster. They argue that the introduction of *"large scale industrial elements in views from and towards these monuments, will significantly impact the ability to appreciate, experience and understand this cultural landscape."* As set out in appendix 2 there will be a visual impact, however it is not immediately apparent that this would have an adverse effect on the integrity of the setting of the Grey Cairns of Camster. Scottish Ministers will be required to consider if there are any exceptional circumstances, if they are of the view that the development will have an adverse effect on the integrity of the setting, and if they outweigh the adverse effects, if they are minded to grant consent.
- 8.48 There will be a visual impact at Viewpoint 1 (Camster Cairns) as set out in Appendix 2. To help mitigate this, it is considered that the height of the most prominent turbine (Turbine 10) is reduced. The applicant has informally submitted

wirelines showing a reduction in hub height to 70m which would allow for the energy yield from the turbine to be the same but with a reduced visual impact as this would take the hub height below the skyline when viewed from Viewpoint 1.

- 8.49 In addition to the above, a scheme of improved interpretation and provision of interpretation at other impacted historic sites could be secured by condition. This would help to off-set the impacts set out in the Historic Environment Team response in relation to impacts on historic environment initiatives in the area.
- 8.50 There is further potential for buried archaeology on the site. It is considered that a scheme for the investigation, preservation and evaluation of archaeological remains is agreed with the Planning Authority prior to the commencement of development and the mitigation set out in the ES is implemented. This can be secured by condition.

Design, Landscape and Visual Impact (including Wild Land)

- 8.51 A total of 24 viewpoints across a study area of 35km have been assessed with regard to landscape and visual impact. These viewpoints are representative of a range of receptors including recreational users of the outdoors, road users and residents. The expected impact of the development in isolation can be seen with the ZTV to Blade Tip with Viewpoints (Figure 7.4(a)) in the Environmental Statement.
- 8.52 The methodology for the Landscape and Visual Impact Assessment generally follows that set out in Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3). However it does not set a threshold for significance, instead relying solely on professional judgement to identify when the threshold of an effect is significant. As set out in para 3.32 of GLVIA 3 the “LVIA should always clearly distinguish clearly between what are considered to be significant and non-significant effects.” From the methodology it is not clearly set out what the assessor considers to be a significant effect following the combination of judgements (Sensitivity and Magnitude). Figure 7.2 (Volume 3, Appendix 7.1 of the Environmental Statement) sets out the indicative level of effect diagram which applicant has used to attribute significant effects. Generally, it appears that the applicant has applied a threshold of anything being of moderate impact or below as being not significant. It has therefore considered anything of moderate / major and above to be a significant effect. THC is of the view that Moderate effects can be significant but this needs to be considered on a viewpoint by viewpoint basis. This has been done in Appendix 3 to this report.
- 8.53 In the assessment of each viewpoint, the applicant has come to a judgement as to whether the effect is significant or not. This is undertaken on a viewpoint by viewpoint and case by case basis. In assessing visual impacts in particular, it is important to consider that the viewpoint is representative of particular receptors i.e. people who would be at that point and experiencing that view of the landscape not just in that single view but in taking in their entire surroundings.
- 8.54 A key consideration in the effects on receptors of wind energy development is the sequential effect when travelling through and area on the local road network both

by individuals who live and work in the area and tourists. Those travelling scenic routes, whether designated as such or not, have a higher sensitivity to views. While a driver of a vehicle is likely to be concentrated on the view immediately in front, passengers have a greater scope for looking at their surroundings. In addition the area is regularly frequented by cyclists. As such it is considered that road users are high susceptibility receptors. The applicant has referred to road users as medium sensitivity receptors.

Design and location

- 8.55 The development will predominantly be viewed from the south east and north west as an array of 19 turbines. The design of the wind farm has had to balance: landscape character and visual amenity; environmental constraints; topography and ground conditions; as well as technological and operational requirements. The design of the development is best demonstrated by the visuals from VP6 – Bayview Hotel, Lybster.
- 8.56 The design process started with a proposed development of 47 turbines up to 130m to blade tip height. This was reduced to 27 turbines at 130m to blade tip height taking in the Latheron, Lybster and Clyth Community Development Company's proposed development area (Rumster Forest Wind Farm). Further work was then undertaken on technical matters and visual impacts reducing the number of turbines to 22. The final layout was established following feedback from members of the public about the impact on residents within Roster. This reduced the number of turbines to 19. The height of the turbines appears to have been consistent at 130m to tip throughout the design process.
- 8.57 The Caithness and Sutherland LCA considers that the Sweeping Moorland landscape character type (LCT) is dominated by its wide open space, resulting in a high degree of exposure, affording extensive visibility. The LCA discusses the very gradual transition between this LCT and those surrounding it. The guidance for wind energy development for this LCT explains that wind farms will tend to appear most appropriate where it is located within the wide open areas of this LCT so that the turbines appear inferior to the scale of the surrounding space. Generally, it is considered that the location of the wind farm has led to the turbines being of an inferior scale. This is due to the development sitting in an open area, containing very little elevation and being set away from roads and other wind energy developments.
- 8.58 The guidance included within the Caithness and Sutherland LCA points out that "the layout will appear most rational when it is arranged in a clearly ordered manner". For the most part, except where highlighted in Appendix 2 and 3 of this report, this is the case.
- 8.59 It appears that views from south east, around settlements, were the key design drivers for the development. The turbines from these views appear to be well spaced and provide cohesive design solution. The scale, both in number and height of turbines is an acceptable solution for the landscape in which the development sits.

- 8.50 The relationship with other wind energy schemes in the area, can be seen from viewpoints in the middle distance and has been relatively well considered. Further discussion on this matter is contained in Appendix 2 to this report. In short, the location and design of the scheme has maintained an appropriate separation from other wind energy development allowing them to maintain their own setting when viewed from the majority of viewpoints. There are very few opportunities in which Golticlay will add to visual stacking of wind turbines with other consented or operational developments. The matter of cumulative and sequential impact is more of a concern as one travels through the area on the principal road network but due to the separation between Golticlay and other schemes is not necessarily problematic.
- 8.51 In terms of design of the other infrastructure on the site (control building, substation and tracks), these appear to have been well sited with those elements of greatest visual impact set back from the road. However, the design of these require to be progressed from the standard uninspiring designs as shown indicatively in the ES. This could be secured by condition. It is welcomed that the applicant proposes to use turbines with internal transformers.
- 8.52 Generally, it is considered that the design and location of the scheme has taken into consideration the position of surrounding developments in the landscape and represents a scheme that fits with the pattern of development in the area. This is discussed further in Appendix 2 of this report.

Landscape

- 8.53 The ES identifies that the effect on the localised parts of the LCT where the development takes place would be significant but overall not significant.
- 8.54 The ES has also identified significant effects on the character of the Moorland Slopes and Hills LCT due to the increase in the influence of tall engineered structures, SNH believe that they spread of this impact has been underplayed. The same effects have been identified for localised areas of the Small Fars and Crofts LCT.
- 8.55 The ES has not identified significant effects on any other LCA in the study area.
- 8.56 The landscape character effects as a result of the presence of the turbines will be reversible. However, as set out in Scottish Planning Policy (Paragraph 170), wind farm sites should be suitable in perpetuity. Therefore it is considered reasonable to assess all landscape character effects as non-reversible in that context.
- 8.57 The applicant has stated in the ES that the introduction of the development into the landscape would not affect the special qualities of the nationally and regionally designated sites. These include those set out in paragraph 2.13 and 2.14 of this report. The assessment is not disputed.

Wild Land

- 8.58 No element of the proposed development is within a wild land area, however it is in relative proximity to Wild Land Area 36 – Causeymire and Knockin Flows (WLA 36). The impact on Wild Land Area 39 – East Halladale Flows (WLA 39), was scoped out due to the intervening distance. As it is not within a Wild Land Area it is considered that Paragraph 215 of Scottish Planning Policy does not apply, but the general test considering the effects on wild land as set out in Paragraph 169 of SPP and reflected in Policy 67 of the Highland-wide Local Development Plan and the Onshore-Wind Energy Supplementary Guidance. This policy requires consideration of the impacts on the wild land area. In considering this matter, the impacts on the wild land area need to be considered. These are as follows:
- Introduction of turbines and other infrastructure into views from the wild land area; and
 - Introduction of a dominant contemporary land use visible from the wild land area affecting the perceptual qualities of wildness.
- 8.59 A Wild Land Assessment has been carried out by the applicant and SNH have commented on this. SNH consider that the impact on WLA 36 has been underplayed but they agree with the outcome of the assessment. SNH do not object to the development.
- 8.60 Scottish Natural Heritage published descriptors for each of the 42 Wild Land Areas across Scotland in January 2017. These descriptors set out wild land qualities for each of the Wild Land Areas and are based on the particular combinations of the wild land attributes and influence when experienced. The applicant has not undertaken a wild land assessment following the new methodology as published by SNH in January 2017, assessing the proposal against the impact on the Wild Land Attributes. However, SNH has not required them to do so. Scottish Ministers will need to consider this matter further when coming to a view on the application. Following is the case officers short appraisal of the impacts on the Wild Land Area attributes:
- An awe-inspiring simplicity of landscape at the broad scale, with a strong horizontal emphasis, ‘wide skies’ and few foci - The simplicity of the landscape can be experienced when one views the area from Scaraben. Here one is at an elevated position and one can experience the strong sense of awe as described in the special qualities. Golticlay would not create a new focus in the landscape and while not in the wild land area, it would however introduce further modern elements into the landscape but these would not be immediately in one’s view when looking toward the more prominent features of the wild land.
 - Irregular peatland and dubh lochan, comprising a complex mix of hidden pools, bogs and lochans that contribute to perceived naturalness and limit access – it is not considered that Golticlay would affect this given its position outwith the wild land area and within an area of commercial forestry.

- An extensive remote interior with few visitors in contrast to the margins of the area from which many people view into the WLA - the interior is experienced in this way and the visualisations clearly demonstrate this. The Wild Land Area is difficult to access. The sense of remoteness is slightly diminished by the visibility of human interventions but generally these are of a small scale or are at some distance. Golticlay would bring additional large moving objects into view and this would reduce the sense of remoteness but not to a point where the extensive interior would have an adverse affect on the integrity of the wild land area.
- Wide glens containing meandering rivers that limit access and are often the focus for isolated historic features - it is not considered that Golticlay would have an adverse impact on this key characteristic.
- Rolling, interlocking hills in the south containing remote, sheltered glens with limited visibility - it is not considered that Golticlay would have an adverse impact on this key characteristic.

8.61 Following consideration of the SNH consultation response, the applicant's assessment and site visits to the area, it is considered that the applicant has slightly understated the impacts on the perceptual qualities of the wild land area. It is not considered that the impacts on the qualities of the wild land area could be mitigated by changes to the layout, scale or the design of the scheme however they not of the scale which would have a significant adverse impact on the wild land area.

Visual Impact

8.62 The applicant's assessment draws upon the supportive elements of how the proposal could be viewed within the landscape. The ZTV demonstrates that the scheme will be predominantly visible from areas to the south east, north west and north. The development would extend the theoretical visibility of turbines beyond that already experienced as a result of the operational wind farms in the area. However the extent to which the visibility of wind energy will not be extended significantly. This is particularly the case when considering the influence of off - shore wind energy projects.

8.63 The visual receptors for the development have all been assessed in the Environmental Statement. This states that receptors at Viewpoints 1-6 and 8-10 have the potential to be significantly affected by the proposed development. These viewpoints range in their proximity to the site and in most cases a stark new element is introduced into the view in close proximity to the receptor. The views from the remaining 15 viewpoints have not been assessed as significant by the applicant.

8.64 The Council considers visual impact using the criterion set out in Section 4 of the Onshore Wind Energy Supplementary Guidance. The assessment against these criterion is contained in Appendix 2 to this Report and comes to a view as to whether the threshold set out in the guidance is met or not. To support this, a viewpoint appraisal has also been undertaken. This is contained within Appendix 3 to this report.

- 8.65 Unsurprisingly, as visual impact assessment is largely subjective and dependant on the application of professional judgement, there is a difference between the applicant's assessment and that of the Planning Authority. The information in Appendix 2 and 3, combined with matters set out earlier in this report, explain the difference between the outcomes of the assessments.
- 8.66 While there are differences, visually, the development is considered to be an appropriate solution for the landscape in which it sits.
- 8.67 The ES has assessed a total of 25 residential properties within 2.5km of the proposed development for impacts on residential visual amenity, 21 of these have been assessed in detail. The results for the properties are not disputed but it is considered that the impact on residential amenity has been understated as the assessment appears to have focussed on the orientation of the property, views from principle garden areas, and the effects of screening.
- 8.68 The turbines, as viewed from these properties, would appear to be stark new features that dominate views due to the proximity. It is appreciated that the houses in this area do not all face directly onto the wind farm, however residents will be aware of the turbines and will see them as they use the external space and travel to and from their properties. It is however accepted that the effects would not render the properties as what may be regarded as unattractive places to live. It should be noted that residential amenity also should consider other factors such as noise and shadow flicker. These are covered elsewhere in this report.
- 8.69 Matters in relation to the sequential impact as one travels through the area is discussed in Appendix 2 to this report.

Forestry

- 8.70 As the development is located within a commercial forestry plantation, it is considered that there will be a significant loss of trees as a result of this development to enable delivery of the development. The applicant anticipates that 19.98ha of woodland will be removed as a direct result of the development. Further, peat bog restoration would be taken forward at the edge of the woodland, this would result in the loss of 231.92ha of woodland. The woodland will continue to be managed during the operation of the development.
- 8.71 Forestry Commission Scotland consider that all of the woodland lost will require to be compensated. This is in line with the Scottish Government's Control of Woodland Removal Policy, the removal of trees should be compensated where public benefit is not demonstrated. This may or may not be in the same location as the loss of trees but should certainly be as close as practicably possible to the loss. The compensatory planting can be secured by condition. The removal of trees will also lead to the creation of forest waste. A Forest Residual Waste Management Plan will be sought to ensure this waste is appropriately dealt with in line with good practice.

Access and Recreation

- 8.72 The site, like most land in Scotland, is subject to the provisions of the Land Reform (Scotland) Act 2003. There are paths running through and around the site and the wider area is rich in opportunities to access the outdoors. The most likely direct impact is during the construction phase where some access will be restricted. Any impacts arising through the construction or operational phases of development can be managed through outdoor access management which should cover both construction and operation of the wind farm. This could be secured by condition.
- 8.73 Representations have raised the impact on the amenity of those using the core paths in the area, including for horse riding. It is accepted that there is likely to be an effect on the amenity of those using these paths as the perceived tranquillity of the surroundings will be affected by the construction and operation of the wind farm.

Noise and Shadow Flicker

- 8.74 The applicant has submitted a noise assessment in support of the application. This identifies predicted levels from the wind farm exceed the simplified ETSU standard of 35dB LA90 at two locations, Bulreanrob and Gamekeeper's Cottage. There are also cumulative impacts from other wind turbine developments. The applicant has suggested that these matters can be addressed via a noise management and mitigation scheme which would include mode management of the turbines. This is accepted and can be secured by condition. This will allow the Council's noise limits of 35dB (daytime) and 38dB (night time) to be met.
- 8.75 In terms of shadow flicker it is not anticipated that this will be an issue for this development either individually or cumulatively given the location of the development in relation to properties. However, as a precautionary approach a scheme for mitigation via mode management could be secured by condition.

Telecommunications

- 8.76 No concerns have been raised in relation to potential interference with radio / television networks in the locality. A condition should nonetheless be sought to secure a scheme of mitigation should an issue arise.

Aviation

- 8.77 The application has raised no concerns with regard to aviation interests in relation to the Civil Aviation Authority and Ministry of Defence. Should the proposal be granted consent, a condition can be applied to secure suitable mitigation in terms of aviation lighting and notification to the appropriate bodies of the final turbine positions.

- 8.78 National Air Traffic Control Services (NATS) and Highlands and Islands Airports Limited (HIAL) have highlighted that the turbines may have an impact on approach radar. NATS has objected to the application but HIAL have requested a condition to address the infrastructure which is likely to be affected. It is understood the applicant is in active discussions with aviation interests in relation to proposed solutions.
- 8.79 Planning Authorities have been encouraged to progress with the determination of applications leaving such matters of a proven radar solution to be addressed within a planning condition. This pre-supposes that a resolution is likely. HIAL's response does suggest a technical solution may be possible and have previously advised that it needs to be made clear that the cost for the discharge of any such condition would need to be borne in full by the developer(s).

Other material considerations

- 8.80 Given the complexity of major developments, and to assist in the discharge of conditions, the Planning Authority seek that the developer employs a Planning Monitoring Officer (PMO). The role of the PMO, amongst other things, will include the monitoring of, and enforcement of compliance with, all conditions, agreements and obligations related to this permission (or any superseding or related permissions) and shall include the provision of a bi-monthly compliance report to the Planning Authority.
- 8.81 In line with Council policy and practice, community benefit considerations are undertaken as a separate exercise and generally parallel to the planning process.
- 8.82 The applicant has sought to deliver an element of community ownership of the scheme. This has been taken forward in line with Scottish Government guidance on the matter. This will be in the form of a share issue. Community ownership can deliver a consistent stream of funding to the communities in the area to deliver projects of benefit to the community. Policy 68 of the HwLDP is clear that initially the same level of assessment will apply to community schemes as it will to commercial schemes. The policy then goes on to state that if the impacts of the development solely limited to the community which will benefit from the proposal, then community ownership will be a material consideration. In the case of this proposal, it is considered that the proposal has wider impacts than the community in which the project is based and of which may benefit from community ownership.
- 8.84 Representations raise the impact of the development on dark skies. This is not a designated dark skies park. Aviation lighting will be required in relation to public safety. However, it may be possible that this could be infra-red which would reduce the impact. This is a technical issue that needs to be agreed with aviation interests.
- 8.85 There are no other relevant material factors highlighted within representations for consideration of this application.

9. CONCLUSION

- 9.1 The Scottish Government gives considerable commitment to renewable energy and encourages planning authorities to support the development of wind farms where they can operate successfully and where concerns can be satisfactorily addressed. Highland has been successful in accepting many renewable energy projects in recent years and many more applications are in the planning process. This project will make a modest, but worthwhile, 64.6 MW contribution.
- 9.2 The application has attracted a significant level of objection from members of the public. There are objections from statutory consultees but these can be addressed by conditions. It is important to consider the benefits of the proposal and the potential drawbacks and when assessing it against the policies of the Development Plan.
- 9.3 The application has not raised fundamental objections from those statutory agencies involved with local infrastructural networks (road, telecommunications, etc.) and environmental resources (water, soils, peat, etc.). Parties have recognised the potential mitigation proposed by the applicant. Most have requested planning conditions to safeguard local assets such as local and trunk roads. The adoption of good construction practices through a CEMD can help minimise risk to local ecological, ornithological and habitat resource.
- 9.4 The development is likely to give an economic boost to the area through the construction period and make a contribution to meeting renewable energy targets. Policy 67 - Renewable Energy Developments highlights the balance that the Council has to strike between the delivery of proposals which make a contribution towards meeting the renewable energy generation targets and the protection of natural resources which contribute to the overall character of the Highland area.
- 9.5 As with any development of this type, it will have a visual impact. The scale of turbines presented in this application are large however it is considered that they can be accommodated due to the scale of the landscape and the separation from other wind energy developments in the area. The Landscape Sensitivity Appraisal has not identified any strategic capacity for onshore wind farms in Caithness, this is to say that it has not been possible to identify any large swathes of land to which onshore wind energy developments can be guided towards in line with Scottish Government Guidance.. The recently published Caithness and Sutherland Landscape Sensitivity Appraisal has stated that there is limited capacity in this area for further large scale wind energy development. It is considered that development of the scale proposed can be accommodated in the landscape.

- 9.6 It is considered that the design of the development needs some further consideration, to lessen the impact of the scheme when viewed from the Grey Cairns of Camster. In particular the reduction in height of Turbine 10 would have significant benefit. While this would not remove the visual influence of turbines it would reduce the prominence of the scheme from this promoted tourist asset. The impact here must also be considered in the context of the wider experience where Camster Wind Farm is also visible. A scheme for enhanced interpretation and promotion of the historic environment could also be secured to offset, but not mitigate, the impact.
- 9.7 The Council's response to this application is considered against the policies set out in the Development Plan, principally Policy 67 of the Highland-wide Local Development Plan with its eleven tests which are expanded upon with the Onshore Wind Energy Supplementary Guidance. This policy also reflects policy tests of other policies in the plan, for example Policy 28. This policy also draws in the range of subject specific policies as also contained within the HwLDP as listed in section 6.1 above. Given the above analysis the application would, on balance, accord with the Development Plan, however it is considered that there needs to be further consideration of the design of the development.
- 9.8 Schedule 9 of the Electricity Act requires sets out what an applicant shall do in relation of the preservation of amenity. It is considered that the proposal has had regard to the desirability of preserving natural beauty and has gone some way to mitigate the effects of the development on the natural beauty of the countryside. However, in considering these matters it is not consider that having "regard to" and "in doing what he reasonably can" to mitigate these effects mean that the effects of the development are acceptable.
- 9.9 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and subject to the following mitigation:
- Reduction in height of Turbine 10 so that the hub is below the skyline when viewed by receptors at Viewpoint 1 – Camster Cairns.

10. IMPLICATIONS

- 10.1 Resource: Not applicable
- 10.2 Legal: Not applicable
- 10.3 Community (Equality, Poverty and Rural): Not applicable
- 10.4 Climate Change/Carbon Clever: Not applicable
- 10.5 Risk: Not applicable
- 10.6 Gaelic: Not applicable

11. RECOMMENDATION

It is recommended that The Highland Council Raise No Objection subject to the mitigation at paragraph 9.9 and the following deemed planning permission conditions and reasons:

1. Design and operation of turbines

No turbines shall be erected until details of the proposed wind turbines have been submitted to, and approved in writing by, the planning authority. These details shall include:

- i. The make, model, design, power rating and sound power levels of the turbines to be used; and
- ii. The external colour and/or finish of the turbines to be used (including towers, nacelles and blades) which should be non-reflective pale grey semi-matt.
- iii The turbines must have internal transformers.

Thereafter, development shall progress in accordance with these approved details and, with reference to part ii above, the turbines shall be maintained in the approved colour, free from external rust, staining or discolouration, until such time as the wind farm is decommissioned.

Reason: To ensure that only the turbines as approved are used in the development and are acceptable in terms of visual, landscape, noise and environmental impact considerations.

2. Advertisement on Infrastructure

None of the wind turbines, anemometers, power performance masts, switching stations or transformer buildings / enclosures, ancillary buildings or above ground fixed plant shall display any name, logo, sign or other advertisement (other than health and safety signage) unless otherwise approved in advance in writing by the Planning Authority

Reason: To in the interests of the visual amenity of the area and compliance with Town and Country Planning (control of advertisements) (Scotland) regulations 1984.

3. Design of sub-station and ancillary development

No development shall commence on the control building, substation and or ancillary infrastructure until final details of the location, layout, external appearance, dimensions and surface materials of all buildings, compounds, parking areas, as well as any external lighting, fencing, walls, paths and any other ancillary elements of the development, have been submitted to, and approved in writing by, the planning authority. Thereafter, development shall progress in accordance with these approved details. For the avoidance of doubt, details relating to the control

building and substation buildings shall include additional architectural design, landscape and visual impact assessment and other relevant assessment work, carried out by suitably qualified and experienced people, to ensure that they are sensitively scaled, sited and designed.

Reason: To ensure that all ancillary elements of the development are acceptable in terms of visual, landscape, noise and environmental impact considerations.

4. Micro-siting

All wind turbines, buildings, masts, areas of hardstanding and tracks shall be constructed in the location shown on plan reference Figure 4.1. Wind turbines, buildings, masts, areas of hardstanding and tracks may be adjusted by micro-siting within the site. However, unless otherwise approved in advance in writing by the Planning Authority (in consultation with SEPA and SNH, micro-siting is subject to the following restrictions:

- a. No wind turbine foundation shall be positioned higher, when measured in metres Above Ordnance Datum (AOD), than the position shown on Figure 4.1 ;
- b. No wind turbine, building, mast or hardstanding shall be moved more than 50m from the position shown on the original approved plans;
- c. No access track shall be moved more than 50m from the position shown on the original approved plans;
- d. No micro-siting shall take place within areas of peat of greater depth than the original location;
- e. No micro-siting shall take place within areas hosting Ground Water Dependent Terrestrial Ecosystems;
- f. No element of the proposed development should be located closer than 50m to the top of the bank of any watercourse; and
- g. All micro-siting permissible under this condition must be approved in advance in writing by the Environmental Clerk of Works (ECoW).

No later than one month after the date of First Commissioning, an updated site plan must be submitted to the Planning Authority showing the final position of all wind turbines, masts, areas of hardstanding, tracks and associated infrastructure forming part of the Development. The plan should also specify areas where micro-siting has taken place and, for each instance, be accompanied by copies of the ECoW or Planning Authority's approval, as applicable.

Reason: to control environmental impacts while taking account of local ground conditions.

5. Borrow Pits – Scheme of Works

No development shall commence until a site specific scheme for the working and restoration of [the/ each] borrow pit forming part of the Development has been submitted to and approved in writing by the Planning Authority in consultation with SEPA. The scheme shall include;

- a. A detailed prioritisation plan for all borrow pits on site;
- b. A detailed working method statement based on site survey information and ground investigations;
- c. Details of the handling of any overburden (including peat, soil and rock);
- d. Drainage, including measures to prevent surrounding areas of peatland, water dependant sensitive habitats and Ground Water Dependant Terrestrial Ecosystems (GWDTE) from drying out;
- e. A programme of implementation of the works described in the scheme; and
- f. Full details of the reinstatement, restoration and aftercare of the borrow pit(s) at the end of the construction period, to include topographic surveys of pre-construction profiles, and details of topographical surveys to be undertaken of the restored borrow pit profiles.

The approved scheme shall thereafter be implemented in full.

Reason: To ensure that excavation of materials from the borrow pit(s) is carried out in a manner that minimises the impact on road safety, amenity and the environment, and that the mitigation measures contained in the Environmental Statement accompanying the application, or as otherwise agreed, are fully implemented. To secure the restoration of borrow pit(s) at the end of the construction period.

6. Borrow Pits – Blasting

Blasting shall only take place on the site between the hours of [10.00 to 16.00 on Monday to Friday inclusive and 10.00 to 12.00 on Saturdays], with no blasting taking place on a Sunday or on national public holidays, unless otherwise approved in advance in writing by the planning authority.

Ground vibration from blasting shall not exceed a peak particle velocity of 6mm/second at agreed blasting monitoring locations. The measurement shall be the maximum of three mutually perpendicular directions taken at the ground surface.

Reason: To ensure that blasting activity is carried out within defined timescales to control impact on amenity and in accordance with best current practice.

7. Planning Monitoring Officer¹

No development shall commence until the Planning Authority has approved in writing the terms of appointment by the Company of an independent and suitably qualified environmental consultant to assist the Planning Authority in monitoring compliance with the terms of the deemed planning permission and conditions attached to this consent (“PMO”). The terms of appointment shall;

- a. Impose a duty to monitor compliance with the terms of the deemed planning permission and conditions attached to this consent;

- b. Require the PMO to submit a monthly report to the Planning Authority summarising works undertaken on site; and
- c. Require the PMO to report to the Planning Authority any incidences of non-compliance with the terms of the terms of the deemed planning permission and conditions attached to this consent at the earliest practical opportunity.

The PMO shall be appointed on the approved terms throughout the period from Commencement of Development to completion of post construction restoration works.

Reason: To enable the development to be suitably monitored to ensure compliance with the consent issued.

8. Ecological Clerk of Works

There shall be no Commencement of Development unless the Planning Authority has approved in writing the terms of appointment by the Company of an independent Ecological Clerk of Works (ECoW) in consultation with SNH and SEPA. The terms of appointment shall;

- a. Impose a duty to monitor compliance with the ecological and hydrological commitments provided in the environmental statement and other information lodged in support of the application, the Construction and Environmental Management Plan, the Habitat Management Plan approved in accordance with condition 13, [any species or habitat management plans identified in the Environmental Statement] and other plans approved (“the ECoW works”);
- b. Require the EcoW to report to the Company’s nominated construction project manager any incidences of non-compliance with the ECoW works at the earliest practical opportunity;
- c. Require the ECoW to submit a monthly report to the Planning Authority summarising works undertaken on site;
- d. Have power to stop to the job / activities being undertaken within the development site when ecological interests dictate and/or when a breach or potential breach of environmental legislation occurs to allow for a briefing of the concern to the Company’s nominated construction project manager; and
- e. Require the ECoW to report to the Planning Authority any incidences of non-compliance with the ECoW Works at the earliest practical opportunity.

The EcoW shall be appointed on the approved terms throughout the period from Commencement of Development, throughout any period of construction activity and during any period of post construction restoration works approved.

No later than 18 months prior to decommissioning of the Development or the expiration of this consent (whichever is the earlier), the Company shall submit details of the terms of appointment by the Company of an independent ECoW throughout the decommissioning, restoration and aftercare phases of the Development to the Planning Authority for approval in consultation with SNH and SEPA. The ECoW shall be appointed on the approved terms throughout the decommissioning, restoration and aftercare phases of the Development.

Reason: To secure effective monitoring of and compliance with the environmental mitigation and management measures associated with the Development.

9. No development shall commence until a finalised Construction Environmental Management Document is submitted to and agreed in writing by the Planning Authority in consultation with SEPA and other appropriate consultees as appropriate. The document shall include provision for :
- a. An updated Schedule of Mitigation (SM).
 - b. Processes to control / action changes from the agreed Schedule of Mitigation.
 - c. The following specific Construction and Environmental Management Plans (CEMPs):
 - I. Details of the construction works, construction methods and surface treatment for all hard surfaces and tracks;
 - II. Method of construction of the crane pads;
 - III. Method of construction of the turbine foundations;
 - IV. Method of working cable trenches;
 - V. Method of construction and erection of the wind turbines and meteorological masts;
 - VI. details of watercourse crossings designed to 1 in 200 year flood risk event plus 20% for climate change;
 - VII. Residual Forest Waste Management Plan;
 - VIII. Details of the temporary site compounds, for the storage of materials and machinery, including the areas designated for offices, welfare facilities; fuel storage and car parking;
 - IX. Peat Management Plan – to include details of all peat stripping, excavation, storage and reuse of material in accordance with best practice advice published by SEPA and SNH. This should also highlight how sensitive peat areas are to be marked out on-site to prevent any vehicle causing inadvertent damage.
 - X. Water Quality Management Plan - highlighting drainage provisions including monitoring / maintenance regimes, water crossings, surface water drainage management (SUDs) and development and storage of material buffers (50m minimum) from water features, unless otherwise agreed in writing by SEPA and The Highland Council's Flood Risk Management Team;
 - XI. Public and Private Water Supply Protection Measures Plan;
 - XII. Pollution Prevention Plan
 - XIII. Site Waste Management Plan
 - XIV. Construction Noise Mitigation Plan.
 - XV. Species Protection Plan(s): - including hen harrier, osprey and Scottish wildcat.

The pre construction survey for legally protected species is carried out at an appropriate time of year for the species, at a maximum of 12 months preceding commencement of construction, and that a watching brief is then implemented by the Ecological Clerk of Works (ECOW) during construction. The species that

should be surveyed for include, but are not limited to, breeding birds, wild cat, otter and water vole for example. The area that is surveyed should include all areas directly affected by construction plus an appropriate buffer to identify any species within disturbance distance of construction activity and to allow for any micro-siting needs;

Provision of a communication plan to ensure all contractors are aware of the possible presence of protected species frequenting the site and the laws relating to their protection;

The notification and a stop the job commitment requirements set out below:

Should an otter holt be found during construction, all works within 250m of the holt shall stop immediately and the SNH Golspie office be notified and asked for advice.

Should a wild cat den be found during construction, all works within 200m of the den shall stop immediately and the SNH Golspie office be notified and asked for advice.

Should any water vole activity be found during construction, all works within 10m of the nearest burrow shall stop. Work may progress if it is in excess of 10m of the nearest burrow, otherwise work shall stop immediately and the SNH Golspie office be notified and asked for advice.

- XVI. Site Construction Decommissioning Method Statement highlighting restoration/ reinstatement of the working areas not required during the operation of the Development, including construction access tracks, borrow pits, construction compound, storage areas, laydown areas, access tracks, passing places and other construction areas. Wherever possible, reinstatement is to be achieved by the careful use of turfs removed prior to construction works. Details should include all seed mixes to be used for the reinstatement of vegetation;
- VII. A Construction Method Statement for the approval of the Planning Authority in consultation with SNH and SEPA incorporating the mitigation measures set out in Technical Appendix 8.1 and Section 8.9.10 of the Peat Landslide Risk Assessment.
- VIII. A Construction Environment Management Plan incorporating the mitigation contained in Table 6 of the Ground Water Dependent Terrestrial Ecosystem Assessment.

Unless otherwise agreed in writing by the Planning Authority the development shall then proceed in accordance with the approved CEMD.

Reason: To secure the final detailed information on the delivery of all on-site mitigation projects and to protect the environment from the construction and operation of the development.

10. Traffic Management Plan

No development shall commence until a Construction Traffic Management Plan (CTMP) has been submitted to, and approved by, the Planning Authority in consultation with the relevant Roads Authority(s) and Transport Scotland. The CTMP, which shall be implemented as approved during all period of construction and decommissioning, must include:

i. A description of all measures to be implemented by the developer in order to manage traffic during the construction phase (incl. routing strategies), with any additional or temporary signage and traffic control undertaken by a recognised suitably qualified traffic management consultant;

ii. The identification and delivery of all upgrades to the public road network, including but not limited to upgrades to the local and trunk road network to make it suitable for construction traffic, to ensure that it is to a standard capable of accommodating construction related traffic (including the formation or improvement of any junctions leading from the site to the public road) to the satisfaction of the Roads Authorities, including;

Access via the A99 and C1053 only;

An initial route assessment report for abnormal loads and construction traffic, including swept path analysis and details of the movement of any street furniture, any traffic management measures and any upgrades and mitigations measures as necessary;

An assessment of the capacity of existing bridges and other structures along the construction access routes to cater for all construction traffic, with upgrades and mitigation measures proposed and implemented as necessary;

A videoed trial run to confirm the ability of the local road network to cater for turbine delivery. Three weeks notice of this trial run must be made to the local Roads Authority who must be in attendance;

No deliveries by abnormal indivisible loads shall take place until a final assessment of the capacity of existing bridges and structures along the abnormal indivisible load delivery route is carried out and submitted to and approved by the Planning Authority and full engineering details and drawings of any works required to such structures to accommodate the passage of abnormal indivisible loads have been submitted to and approved by the planning authority, thereafter the approved works shall be completed prior to the abnormal indivisible load deliveries to the site.

iii. A risk assessment for the transportation of abnormal loads to site during daylight hours and hours of darkness;

iv. A contingency plan prepared by the abnormal load haulier. The plan shall be adopted only after consultation and agreement with the Police and the respective roads authorities. It shall include measures to deal with any haulage incidents that may result in public roads becoming temporarily closed or restricted.

v. A procedure for the regular monitoring of road conditions and the implementation of any remedial works required during construction / decommissioning periods.

vi. A detailed protocol for the delivery of abnormal loads/vehicles, prepared in consultation and agreement with interested parties. The protocol shall identify any requirement for convoy working and/or escorting of vehicles and include arrangements to provide advance notice of abnormal load movements in the local media. Temporary signage, in the form of demountable signs or similar approved, shall be established, when required, to alert road users and local residents of expected abnormal load movements. All such movements on Council maintained roads shall take place outwith peak times on the network, including school travel times, and shall avoid local community events.

vii. A detailed delivery programme for abnormal load movements, which shall be made available to Highland Council and community representatives.

viii. Details of any upgrading works required at the junction of the site access and the public road. Such works may include suitable drainage measures, improved geometry and construction, measures to protect the public road and the provision and maintenance of appropriate visibility splays.

ix. Details of appropriate traffic management which shall be established and maintained at the site access for the duration of the construction period. Full details shall be submitted for the prior approval of Highland Council, as roads authority.

x. Wheel washing measures to ensure water and debris are prevented from discharging from the site onto the public road;

xi. Appropriate reinstatement works shall be carried out, as required by Highland Council, at the end of the turbine delivery and erection period.

xii. Measures to ensure that construction traffic adheres to agreed routes.

xiii. A concluded agreement in accordance with Section 96 of the Roads (Scotland) Act 1984 under which the developer is responsible for the repair of any damage to the local road network that can reasonably be attributed to construction related traffic. As part of this agreement, pre-start and post-construction road condition surveys must be carried out by the developer, to the satisfaction of the Roads Authority(s). It will also require the submission of an appropriate financial bond acceptable to the Council in respect of the risk of any road reconstruction works.

Reason : To maintain safety for road traffic and the traffic moving to and from the development, and to ensure that the transportation of abnormal loads will not have any detrimental effect on the road network.

11. Community Liaison Group

No development shall commence until a community liaison group is established by the developer, in collaboration with The Highland Council and affected local Community Councils. The group shall act as a vehicle for the community to be kept informed of project progress and, in particular, should allow advanced dialogue on the provision of all transport-related mitigation measures and to keep under review the timing of the delivery of turbine components. This should also ensure that local events and tourist seasons are considered and appropriate measures to co-ordinate deliveries and work with these and any other major projects in the area to ensure no conflict between construction traffic and the increased traffic generated by such events / seasons / developments. The liaison group, or element of any combined liaison group relating to this development, shall be maintained until the wind farm construction has been completed and is fully operational.

Reason: To assist project implementation, ensuring community dialogue and the delivery of appropriate mitigation measures for example to minimise potential hazards to road users, including pedestrians, travelling on the road networks.

12. Outdoor Access Management Plan

No development shall commence until an Access Management Plan, has been submitted to, and agreed in writing by, the Planning Authority. The plan should ensure that public access is retained in the vicinity of Caplich Wind Farm during construction, and thereafter that suitable public access is provided during the operational phase of the wind farm. The plan as agreed shall be implemented in full, unless otherwise approved in writing with the Planning Authority.

Reason: In the interests of securing and enhancing public access rights.

13. Habitat Management Plan

There shall be no Commencement of Development unless a habitat management plan has been submitted to and approved in writing by the Planning Authority in consultation with SNH and SEPA. The habitat management plan be based on the principles of the draft Habitat Management Plan (June 2017) shall set out proposed habitat management of the wind farm site during the period of construction, operation, decommissioning, restoration and aftercare of the site, and shall provide for the maintenance, monitoring and reporting of sward height across any permanent, long term, open areas that are within 500m of wind turbines.

The approved habitat management plan will include provision for regular monitoring and review to be undertaken to consider whether amendments are needed to better meet the habitat plan objectives. In particular, the approved habitat management plan will be updated to reflect ground condition surveys undertaken following construction and prior to the date of Final Commissioning and submitted to the Planning Authority for written approval in consultation with SNH and SEPA.

Unless otherwise agreed in advance in writing with the Planning Authority, the approved habitat management plan shall be implemented in full.

Reason: In the interests of good land management and the protection of habitats.

14. Deer Management Statement

No development shall commence until a deer management statement has been submitted to and approved in writing by the Planning Authority in consultation with SNH. The deer management statement shall set out proposed long term management of deer using the wind farm site and shall provide for the monitoring of deer numbers on site from the period from Commencement of Development until the date of completion of restoration.

The approved deer management statement shall thereafter be implemented in full.

Reason: In the interests of good land management and the management of deer.

15. Programme of Archaeological Works

No development shall commence until the Planning Authority has approved the terms of a programme of archaeological works to be observed during construction of the Development, to include measures to be taken to protect and preserve any features of archaeological interest in situ and the recording and recovery of archaeological features which cannot be so preserved. The approved scheme of archaeological works shall thereafter be implemented in full.

Reason: To ensure the protection or recording of archaeological features on the site.

16. No development shall commence until a Forestry Management Plan / Scheme has been agreed with the Forestry Commission and is submitted to and approved in writing by The Planning Authority. The Plan / Scheme shall include :

- a. Proposals for compensatory planting to replace existing planting areas felled to accommodate development infrastructure of no less than 19.98ha;
- b. Proposals for compensatory planting to replace existing planting areas felled to accommodate habitat improvement of no less than 291.92ha;
- c. Detailed information on the creation of forest keyholes to accommodate the wind turbines, including the minimum area necessary for construction and the minimum area necessary for operational purposes;

The approved Plan / Scheme shall be implemented in full, unless otherwise agreed in writing by the Planning Authority after consultation with Forestry Commission Scotland Conservator.

Reason: To comply with Scottish Government Policy on replacement tree planting.

17. Peat Landslide Management

No development shall commence until a detailed peat landslide risk assessment, addressing construction phase of the development and post-construction monitoring, has been approved in writing by the Planning Authority.

The peat landslide risk assessment shall comply with best practice contained in "Peat Landslide Hazard and Risk Assessments: Best Practice Guide for Proposed Electricity Generation Developments" published by the Scottish Government in January 2007, or such replacement standard as may be in place at the time of submission of the peat landslide risk assessment for approval. The peat landslide risk assessment shall include a scaled plan and details of any mitigation measures to be put in place.

The approved peat landslide risk assessment shall thereafter be undertaken in full prior to Commencement of Development.

Prior to Commencement of Development, the Company shall appoint and pay for an independent and suitably qualified geotechnical engineer acceptable to the Planning Authority, the terms of whose appointment (including specification of duties and duration of appointment) shall be approved by the Planning Authority.

The Company shall undertake continuous monitoring of ground conditions during the construction and deforestation phases of the Development. Continuous analysis and call out services shall be provided by the geotechnical engineer throughout the construction phase of the Development. If a risk of peat failure is identified, the Company shall install such geotechnical instrumentation to monitor ground conditions as is recommended by the geotechnical engineer and shall monitor ground conditions. Any remediation work considered necessary by the geotechnical engineer shall be implemented by the Company to the satisfaction of the geotechnical engineer. Monitoring results shall be fed into risk analysis reports to be submitted to the planning authority on a quarterly basis during the construction and deforestation phases of the Development.

Reason: To minimise the risk of peat failure arising from the Development.

18. Shadow Flicker

No development shall commence until a scheme for the avoidance or mitigation of any shadow flicker experienced by residential and commercial properties situated within 11 rotor diameters of any turbine forming part of the Development and which lawfully exist or for which planning permission has been granted at the date of this consent has been submitted to and approved in writing by the Planning Authority. The approved mitigation scheme shall thereafter be implemented in full.

Reason: To offset impacts of shadow flicker on residential and commercial property amenity.

19. Television Reception

There shall be no Commencement of Development unless a Television Reception Mitigation Plan has been submitted to, and approved in writing by, the Planning Authority. The Television Reception Mitigation Plan shall provide for a baseline television reception survey to be carried out prior to the installation of any turbine forming part of the Development, the results of which shall be submitted to the Planning Authority.

For the avoidance of doubt the scheme shall include, but not be limited to:

- Details of publication and publicity for the scheme;
- Timescale for investigation of any claims within a reasonable timescale; and
- details for reporting mechanism to the planning authority the number of complaints / claims;
- details of the length of the operation of the mitigation scheme. This shall be no less than 18 months of the first export of electricity from the site;
- details of the bond to be placed with the planning authority to ensure funds are available to deliver the mitigation plan.

The approved Television Reception Mitigation Plan shall thereafter be implemented in full.

Any claim by any individual person regarding television picture loss or interference at their house, business premises or other building, made during the period from installation of any turbine forming part of the Development to the date falling twelve months after the date of Final Commissioning, shall be investigated by a qualified engineer appointed by the Company and the results shall be submitted to the Planning Authority. Should any impairment to the television signal be attributable to the Development, the Company shall remedy such impairment so that the standard of reception at the affected property is equivalent to the baseline television reception.

Reason: To ensure local television services are sustained during the construction and operation of this development.

20. Private Water Supplies

No development shall commence until a method statement has been submitted to and approved in writing by the Planning Authority, detailing all mitigation measures to be delivered to secure the quality, quantity and continuity of water supplies to properties which are served by private water supplies at the date of this consent and which may be affected by the Development. The method statement shall include water quality sampling methods and shall specify abstraction points. The approved method statement shall thereafter be implemented in full.

Reason: To maintain a secure and adequate quality water supply to all properties with private water supplies which may be affected by the development.

21. Redundant turbines

The Wind Farm Operator shall, at all times after the First Export Date, record information regarding the monthly supply of electricity to the national grid from the site as a whole and electricity generated by each individual turbine within the development and retain the information for a period of at least 12 months. The information shall be made available to the Planning Authority within one month of any request by them. In the event that:

i. any wind turbine installed and commissioned fails to supply electricity on a commercial basis to the grid for a continuous period of 6 months, then unless otherwise agreed, the wind turbine, along with any ancillary equipment, fixtures and fittings not required in connection with retained turbines, shall, within 3 months of the end of the said continuous 6 month period, be dismantled and removed from the site and the surrounding land fully reinstated in accordance with this condition; or

ii. the wind farm fails to supply electricity on a commercial basis to the grid from 50% or more of the wind turbines installed and commissioned and for a continuous period of 12 months, then the Wind Farm Operator must notify the Planning Authority in writing immediately. Thereafter, the Planning Authority may direct in writing that the wind farm shall be decommissioned and the application site reinstated in accordance with this condition. For the avoidance of doubt, in making a direction under this condition, the Planning Authority shall have due regard to the circumstances surrounding the failure to generate and shall only do so following discussion with the Wind Farm Operator and such other parties as they consider appropriate.

All decommissioning and reinstatement work required by this condition shall be carried out in accordance with the approved detailed Decommissioning and Reinstatement Plan (DRP), or, should the detailed DRP not have been approved at that stage, other decommissioning and reinstatement measures, based upon the principles of the approved draft DRP, as may be specified in writing by the Planning Authority.

Reason: To ensure that any redundant wind turbine is removed from site, in the interests of safety, amenity and environmental protection.

22. Aviation Safety

No development shall commence until the Company has provided the Planning Authority, Ministry of Defence, Defence Geographic Centre and NATS with the following information, and has provided evidence to the Planning Authority of having done so;

- the date of the expected commencement of each stage of construction;
- the height above ground level of the tallest structure forming part of the Development;

- the maximum extension height of any construction equipment; and
- the position of the turbines and masts in latitude and longitude.

Reason: In the interests of aviation safety.

23. Aviation Lighting

No development shall commence until the Company has submitted a scheme for aviation lighting for the wind farm to the Planning Authority for written approval. The scheme shall include details of infra-red aviation lighting to be applied. No lighting other than that described in the scheme may be applied at the site, other than as required for health and safety, unless otherwise agreed in advance and in writing by the Planning Authority.

No turbines shall be erected on site until the scheme has been approved in writing. The Development shall thereafter be operated fully in accordance with the approved scheme.

Reason: In the interests of aviation safety.

24. Site Decommissioning, Restoration and Aftercare

No development or works (excluding preliminary ground investigation which shall be permitted) shall commence until an Interim Decommissioning and Restoration Plan (IDRP) for the site has been submitted to, and approved in writing by, the Planning Authority in consultation with SEPA. Thereafter:

i. not later than 3 years prior to the decommissioning of the Development, the IDRP shall be reviewed by the Developer, to ensure that the IDRP reflects best practice in decommissioning prevailing at the time and ensures that site specific conditions, identified during construction of the site, and subsequent operation and monitoring of the Development are given due consideration. A copy shall be submitted to the Planning Authority for its written approval, in consultation with SNH and SEPA; and

ii. not later than 12 months prior to the decommissioning of the Development, a detailed Decommissioning and Restoration Plan (DRP), based upon the principles of the approved interim plan, shall be submitted to, and approved in writing by, the Planning Authority, in consultation with SNH and SEPA. The IDRP and subsequent DRP shall include, unless otherwise agreed in writing with the Planning Authority and in accordance with legislative requirements and published best practice at time of decommissioning details about the removal of all elements of the Development, relevant access tracks and all cabling, including where necessary details of (a) justification for retention of any relevant elements of the Development, b) the treatment of disturbed ground surfaces, c) management and timing of the works, d) environmental management provisions and e) a traffic management plan to address any traffic impact issues during the decommissioning period. The DRP shall be implemented as approved. In the event that the Final DPR is not approved by The Highland Council in advance of the decommissioning, unless otherwise agreed by the Planning Authority the Interim IDRP shall be implemented.

Reason: To ensure that all wind turbines and associated Development are removed from site should the wind farm become largely redundant; in the interests of safety, amenity and environmental protection.

25. Financial Guarantee

No development shall commence until:

i. Full details of a bond or other financial provision to be put in place to cover all of the decommissioning and site restoration measures outlined in the Decommissioning and Restoration Plan approved under condition <insert> of this permission have been submitted to, and approved in writing by, the Planning Authority; and

ii. Confirmation in writing by a suitably qualified independent professional that the amount of financial provision proposed under part (i) above is sufficient to meet the full estimated costs of all decommissioning, dismantling, removal, disposal, site restoration, remediation and incidental work, as well as associated professional costs, has been submitted to, and approved in writing by, the Planning Authority; and

iii. Documentary evidence that the bond or other financial provision approved under parts (i) and (ii) above is in place has been submitted to, and confirmation in writing that the bond or other financial provision is satisfactory has been issued by, the Planning Authority.

Thereafter, the Wind Farm Operator shall:

i. Ensure that the bond or other financial provision is maintained throughout the duration of this permission; and

ii. Pay for the bond or other financial provision to be subject to a review five years after the commencement of development and every five years thereafter until such time as the wind farm is decommissioned and the site restored.

Each review shall be:

a) conducted by a suitably qualified independent professional; and

b) published within three months of each five year period ending, with a copy submitted upon its publication to both the landowner(s) and the Planning Authority; and

c) approved in writing by the Planning Authority without amendment or, as the case may be, approved in writing by the Planning Authority following amendment to their reasonable satisfaction.

Where a review approved under part (c) above recommends that the amount of the bond or other financial provision should be altered (be that an increase or decrease) or the framework governing the bond or other financial provision requires to be amended, the Wind Farm Operator shall do so within one month of

receiving that written approval, or another timescale as may be agreed in writing by the Planning Authority, and in accordance with the recommendations contained therein.

Reason: To ensure financial security for the cost of the restoration of the site to the satisfaction of the Planning Authority.

26. Salmon

No development or works shall take place within 50m of a water course during salmon spawning season.

Reason: In the interests of nature conservation to avoid impact on the Salmon.

27. Water Quality and Fish Population Monitoring

No Development shall commence until an integrated hydrochemical and macroinvertebrate scheme for water quality monitoring and monitoring fish populations has been submitted to and approved in writing by the planning authority.

This shall include, but not necessarily be limited to:

- i. Frequency of monitoring, not less than once a month;
- ii. Reporting mechanism to the Planning Authority, Marine Scotland and SEPA being not less than quarterly;
- iii. Proposed method for agreeing mitigation required.

Thereafter, any mitigation identified shall be implemented.

Reason: In the interests of water quality management and protection and enhancement of the water environment.

28. Sustainable Drainage Systems

No development shall commence until full details of all surface water drainage provision within the application site (which should accord with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in Sewers for Scotland Third Edition, or any superseding guidance prevailing at the time) have been submitted to, and approved in writing by, the Planning Authority. Thereafter, only the approved details shall be implemented and all surface water drainage provision shall be completed prior to the first occupation of any of the development.

Reason: To ensure that surface water drainage is provided timeously and complies with the principles of SUDS; in order to protect the water environment.

29. Noise

The rating level of noise immissions from the combined effects of the wind turbines hereby permitted (including the application of any tonal penalty), when determined in accordance with the attached Guidance Notes, shall not exceed the values for the relevant integer wind speed set out in or derived from Tables 1 and 2 attached to these conditions.

- (A) Where there is more than one property at a location specified in Tables 1 and 2 attached to this condition, the noise limits set for that location shall apply to all dwellings at that location. In the event of a noise complaint relating to a dwelling which is not identified by name or location in the Tables attached to these conditions, the wind farm operator shall submit to the Planning Authority, for written approval, proposed noise limits to be adopted at the complainant's dwelling for compliance checking purposes. The submission of the proposed noise limits to the Planning Authority shall include a written justification of the choice of limits. The rating level of noise immissions resulting from the combined effects of the wind turbines when determined in accordance with the attached Guidance Notes shall not exceed the noise limits approved in writing by the Planning Authority for the complainant's dwelling.
- (B) Prior to the First Export Date, the wind farm operator shall submit to the Planning Authority for written approval a list of proposed independent consultants who may undertake compliance measurements in accordance with this condition. Amendments to the list of approved consultants shall be made only with the prior written approval of the Planning Authority.
- (C) No development shall commence until a Noise Measurement and Mitigation Scheme has been submitted to, and approved in writing by, the Planning Authority. The scheme shall include:
- A framework for the measurement and calculation of the rating level of noise immissions from the wind farm (including the identification of any tonal component) to be undertaken in the event of a complaint in accordance with ETSU-R-97 and its associated Good Practice Guide and Supplementary Guidance Notes.
 - Noise limits, agreed with the Planning Authority including any trigger limits for cumulative noise which will determine the need for a further assessment.
 - Options for long term mitigation measures to be enacted, along with a timetable(s) for implementation in the event that the agreed noise limits are exceeded.
 - Details of the short term mitigation measures to be implemented within one week of identifying that the agreed noise limits are exceeded which will ensure that those limits are complied with.

- (D) Within 21 days from receipt of a written request of the Planning Authority, following a complaint to it alleging noise disturbance at a dwelling, the wind farm operator shall, at its expense, employ an independent consultant approved by the Planning Authority to assess the rating level of noise immissions from the wind farm at the complainant's property in accordance with the approved Noise Measurement & Mitigation Scheme. The written request from the Local Planning Authority shall set out at least the date, time and location that the complaint relates to and any identified atmospheric conditions, including wind direction, and include a statement as to whether, in the opinion of the Local Planning Authority, the noise giving rise to the complaint contains or is likely to contain a tonal component.

Within 14 days of receipt of a written request from the Planning Authority, the wind farm operator shall provide the Planning Authority with the information relevant to the complaint logged in accordance with paragraph (H) of this condition.

The independent consultant's assessment must be undertaken in accordance with the approved Noise Measurement & Mitigation Scheme and must relate to the range of conditions which prevailed during times when the complainant alleges there was disturbance due to noise, having regard to the information provided in the written request from the Planning Authority and such other conditions as the independent consultant considers necessary to fully assess the noise at the complainant's property.

The wind farm operator shall provide to the Planning Authority the independent consultant's assessment of the rating level of noise immissions within 2 months of the date of the written request of the Planning Authority, unless the time limit is extended in writing by the Planning Authority. All data collected for the purposes of undertaking the compliance measurements shall be made available to the Planning Authority on the request of the Planning Authority. The instrumentation used to undertake the measurements shall be calibrated in accordance with Guidance Note 1(a) and certificates of calibration shall be submitted to the Planning Authority with the independent consultant's assessment of the rating level of noise immissions.

- (E) Where a further assessment of the rating level of noise immissions from the wind farm is required to assess the complaint, the wind farm operator shall submit a copy of the further assessment within 21 days of submission of the independent consultant's assessment to the Planning Authority unless the time limit for the submission of the further assessment has been extended in writing by the Planning Authority.
- (F) Within one week of the Planning Authority receiving an assessment which identifies that the wind farm noise levels are exceeding any of the limits in Tables 1 & 2 attached to this condition, the wind farm operator will implement mitigation measures which will ensure that those limits are complied with. These measures will remain in place until a long term mitigation strategy is submitted and approved by the Planning Authority.

- (G) The wind farm operator shall continuously log power production, wind speed and wind direction, all in accordance with Guidance Note 1(d). These data shall be retained for a period of not less than 24 months. The wind farm operator shall provide this information in the format set out in Guidance Note 1(e) to the Planning Authority on its request, within 14 days of receipt in writing of such a request.

Note: For the purposes of this condition, a “dwelling” is a building within Use Class 9 of the Use Classes Order which lawfully exists or had planning permission at the date of this consent.

Table 1: Between 07:00 and 23:00 hours (Noise Level in dB LA90, 10-min)

Location	Wind Speed at Ten Metres Height, m/s, within the site averaged over 10-minute periods								
	4	5	6	7	8	9	10	11	12
	L _{A90} Decibel Levels								
TBA	35	35	35	35	35	35	35	35	35
TBA	35	35	35	35	35	35	35	35	35
TBA	35	35	35	35	35	35	35	35	35
TBA	35	35	35	35	35	35	35	35	35
TBA	35	35	35	35	35	35	35	35	35

Table 2: Between 23:00 and 07:00 hours (Noise Level in dB LA90, 10-min)

Location	Wind Speed at Ten Metres Height, m/s, within the site averaged over 10-minute periods								
	4	5	6	7	8	9	10	11	12
	L _{A90} Decibel Levels								
TBA	38	38	38	38	38	38	38	38	38
TBA	38	38	38	38	38	38	38	38	38
TBA	38	38	38	38	38	38	38	38	38
TBA	38	38	38	38	38	38	38	38	38
TBA	38	38	38	38	38	38	38	38	38

Table 3: Coordinate locations of the properties listed in Tables 1 and 2

Location	Easting	Northing
TBC	TBC	TBC
TBC	TBC	TBC
TBC	TBC	TBC
TBC	TBC	TBC
TBC	TBC	TBC
TBC	TBC	TBC

Note to Tables 1 & 2: The wind speed standardised to 10 metres height within the site refers to wind speed at 10 metres height derived in accordance with the method given in the attached Guidance Notes.

Note to Table 3: The geographical coordinate references set out in these tables are provided for the purpose of identifying the general location of dwellings to which a given set of noise limits applies.

30. No development shall commencement until, a radar mitigation scheme is submitted to and approved in writing by the Planning Authority in consultation with the operator of Inverness Airport. This will include the submission of a Safety Case to the Civil Aviation Authority for approval.

No turbine shall be erected until the approved radar mitigation scheme has been implemented in full at the expense of the developer. Once operational the development shall be operated in accordance with the approved radar mitigation scheme for the lifetime of the development.

In this condition “Radar mitigation scheme” means a scheme designed to mitigate the impact of the wind farm upon the operation of the primary surveillance radar (“the radar”) and the air traffic control operations which are reliant upon the radar. The radar mitigation scheme must set out the appropriate measures to be implemented to mitigate the impact of the development on the radar and shall be in place for the operational life of the development.

These measures shall include (but will not be limited to) the compatibility and interoperability with the Inverness radar; the proven effective range and coverage; the proven effectiveness of filtering out the turbines without loss of aircraft returns; the reliability of the mitigation; the security arrangements in place to protect any installation or equipment associated with the radar mitigation scheme.

Reason: Turbines are likely to be visible to the radar and would pose an unacceptable operational constraint to air traffic movements. Mitigation is required to ensure that there will be no unacceptable impacts on the safe operation of aircraft radar.

31. Private Water Supplies

No Development shall commence until an comprehensive protection plan for private water supplies has been submitted and approved in writing by the planning authority. Any mitigation identified shall thereafter be implemented prior to commencement of development unless otherwise agrees in writing by the planning authority.

Reason: In the interests of protection of water quality in private water supplies.

32. Wildcat Monitoring

No development shall commence until the Planning Authority has approved in writing a scheme for the ongoing monitoring of Scottish wildcat within and adjacent to the wind farm site. This shall include regular reporting to Scottish Natural Heritage of the findings of the monitoring and identify any mitigation which may be required if Scottish Wildcat is found on site.

Reason: To enable the impact on wildcat to be suitably monitored.

33. Ornithological Monitoring

No development shall commence until the Planning Authority has approved in writing a scheme for the ongoing monitoring of Ornithology, including flight paths within and adjacent to the wind farm site. This shall include regular reporting to Scottish Natural Heritage and RSPB of the findings of the monitoring.

Reason: To enable the flight patterns of birds to be suitably monitored.

34. Historic Environment Impact Offset

No development shall commence until the Planning Authority has approved in writing a scheme for the off setting of impacts on historic environment assets. This shall include, but not be limited to, the provision of enhanced interpretation at the Grey Carns of Camster and other historic sites identified as being impacted in the Environmental Statement. Thereafter the proposed scheme shall be implemented within 12 months of the first export of electricity from the site.

Reason: To offset the impact on historic environment .

REASON FOR DECISION

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

Signature: Dafydd Jones

Designation: Area Planning Manager – North

Author: Simon Hindson (01463 255196)

Background Papers: Documents referred to in report and in case file.

Relevant Plans: Figure 1.1 - Location Plan

Figure 4.1 - Final Layout and Constraints

Appendix 1 – Letters of Representation

Objectors

1.	Mr Trevor Procter, Meikle Mochrum, Castle Douglas, DG7 3PD,	17/11/16
2.	Rose Dimes & Mark Taylor, The Old Croft, Lybster, KW3 6BX, ,	01/12/16
3.	Mrs Frances Hall, Cambusmoon Cottage, Gartocharn, Dunbartonshire, G83 8RT,	02/12/16
4.	Mr David Poupard, 108 Bedford Road, Aberdeen, AB24 3LQ,	08/12/16
5.	Sheila Cormack, Wester Park, Brough, Thurso, KW14 8YE, ,	09/12/16
6.	Douglas Green, The Bungalow, Keiss Mains, Keiss, Wick, KW14XF, ,	09/12/16
7.	David Petrie, Westhouse, Warth, Tuatt, Kirkwall, Orkney, KW172JQ,	09/12/16
8.	Caroline Window, Roadside Cottage, Roster, Occumster, Lybster, KW3 6BD, ,	09/12/16
9.	Christopher Window, Roadside Cottage, Roster, Occumster, Lybster, KW3 6BD, ,	09/12/16
10.	Vera Sutherland, The Anchorage, Harbour Road, Lybster, KW3 6AH, ,	09/12/16
11.	Kenneth Sutherland, The Anchorage, Harbour Road, Lybster, KW3 6AH, ,	09/12/16
12.	Robbie Mclvor, The Hill House, Newton, Lybster, KW3 6BT, ,	09/12/16
13.	Hilda Eddleston, Annfield, Norland Road, Lybster, KW3 6AD, ,	09/12/16
14.	Tom Eddleston, Clashmaharribeg, Lybster, KW3 6AT, ,	09/12/16
15.	Amy-Louise Mclvor, The Hill House, Newton, Lybster, KW3 6BT, ,	09/12/16
16.	Esther Saterson, Achavar, Occumster, Lybster, KW3 6AU, ,	09/12/16
17.	W J Williams, Mildon, Newton, Lybster, KW3 6BT, ,	09/12/16
18.	Douglas Sutherland, Sunnyholme, Harbour Road, Lybster, KW3 6AH, ,	09/12/16
19.	Catherine Carter, 4 Jeffrey Street, Lybster, KW3 6AF, ,	09/12/16
20.	Robert Carter, 4 Jeffrey Street, Lybster, KW3 6AF, ,	09/12/16
21.	Lawrence Message, Newlands Of Forse, Lybster, KW3 6BX, ,	09/12/16
22.	Jennifer Eddleston, Clashmaharribeg, Lybster, KW3 6AT, ,	09/12/16
23.	Patricia Message, Newlands Of Forse, Lybster, KW3 6BX, ,	09/12/16

24.	Debra Dixon, Sunnyholme, Harbour Road, Lybster, KW3 6AH, ,	09/12/16
25.	Janet Cowin, Braeval Farm Cottage, Occumster, Lybster, KW3 6BD, ,	09/12/16
26.	Peter Cowin, Braeval Farm Cottage, Occumster, Lybster, KW3 6BD, ,	09/12/16
27.	Joanne Bowd, Braeval Farm Cottage, Occumster, Lybster, KW3 6BD, ,	09/12/16
28.	Dr George M REEVES, Lybster House, Lybster Mains, Lybster, KW3 6AS,	12/12/16
29.	Sally Marshall, Cordonald, Forse, Lybster, KW3 6BX, ,	29/11/16
30.	G Newson, Trigor Croft, Hillhead, Lybster, KW3 6AS, ,	23/11/16
31.	Mr Peter Eddleston, Clashmaharribeg, Lybster, KW3 6AT,	09/12/16
32.	Mrs Brenda Herrick, Sandmill, Harbour Road, Castletown, Thurso, KW14 8TG,	30/11/16
33.	Dunbeath Preservation Trust, Per: Meg Sinclair, Dunbeath Heritage Centre, Old School, Dunbeath, Caithness, KW6 6ED, ,	29/11/16
34.	Denise & John Brown, Upper Larel Farm, Larel, Halkirk, KW12 6UZ, ,	01/12/16
35.	Sue Hopkinson, Grianan, Rhue, Ullapool, IV26 2TJ, ,	01/12/16
36.	Ben MacGregor, Curlew Cottage, Hilliclay Mains, Weydale, Thurso, Caithness, KW14 8YN, ,	01/12/16
37.	Ronald Webster, Roadside , Harpsdale, Halkirk, KW12 6UL, ,	04/12/16
38.	Mrs Rita Runicles, 5 Southend, Lybster, KW3 6AN, ,	18/11/16
39.	Jasmine Oag, Whitecairn, Sarclet, Thrumster, Wick, KW1 5TU, ,	08/12/16
40.	Alan Oag, Whitecairn, Sarclet, Thrumster, Wick, KW1 5TU, ,	08/12/16
41.	Marian Owen, 9 Tormsdale Place, Thurso, KW14 8PZ,	08/12/16
42.	Carolyn Bilyard, 2 Pennyland Drive, Thurso, KW14 7PA,	08/12/16
43.	Sarah Williamson, 83 Seaforth Avenue, Wick, KW1 5NE, ,	08/12/16
44.	Janette Shelley, 11 Finlayson Place, Thrumster, Wick, KW1 5TT, ,	08/12/16
45.	Angus Scott, Lenzie House, 3 High Street, Ayton, TD14 5QN,	08/12/16
46.	S Taylor, 7 Stewart Crescent, Thrumster, Wick, KW1 5TS, ,	08/12/16
47.	Evelyn Pilkington, 28 MacKay Street, Castletown, Thurso, KW14 8UL,	08/12/16

48.	Eswyl Fell, 21 Willowbank, Wick, KW1 4NY,	08/12/16
49.	A Pirie, 5 East End, Wick, KW1 5HZ, ,	08/12/16
50.	Mark Miller, 4 Henderson Square, Watten, KW1 5YW,	08/12/16
51.	Isobel Leask, 14 Port Dunbar, Wick, KW1 4JJ, ,	08/12/16
52.	Dorothy Bremner, Kohima, 11 Port Dunbar, Wick, KW1 4JJ, ,	08/12/16
53.	Carlene Rosie, 8 Pennyland Place, Thurso, KW14 7QT,	08/12/16
54.	Josh Bramley, Lochside, Thrumster, KW1 5TU,	08/12/16
55.	Morag Ogg, 6 Glebe Terrace, Helmsdale, KW8 6LG, ,	08/12/16
56.	Steve Reilly, 18 Battery Road, Wick, KW1 5HX, ,	08/12/16
57.	Gordon Traill, 6 Glebe Terrace, Helmsdale, KW8 6LG, ,	08/12/16
58.	Mr Kerry Fyffe-Rounsevell, 9 Anderson Crescent, Bishopmill, Elgin, IV30 4HS,	08/12/16
59.	Dianne Marie, Northern Winds, Occumster, KW3 6AX,	08/12/16
60.	Marjory Stephen, 7 Jefferies Street, Lybster,	08/12/16
61.	Jeremy Martel, The Croft, Achow, KW3 6BY,	08/12/16
62.	Pamala Martel, Grannie's Wing, Upper Swiniey, Achow, KW3 6BY,	08/12/16
63.	David Foreman, Old Crook Steading, Bilbster, Wick, KW1 5TA, ,	08/12/16
64.	June Campbell, Stable Cottage, Hayfield, Castletown, KW14 8SN,	08/12/16
65.	C. A. Hendry, 1 Harrow Terrace, Wick, KW1 5BS, ,	08/12/16
66.	Nibis Manson, 46 Henrietta Street, Wick, KW1 4DZ, ,	08/12/16
67.	Alexander Glasgow, 11 Tower Hill Road, Thurso, KW14 8TG,	08/12/16
68.	Gillian Watt, 22 Kinnaird Street, Wick, KW1 5BD, ,	08/12/16
69.	Karen Brookes, 2 Bain Place, Watten, Wick, KW1 5XQ, ,	08/12/16
70.	Margaret Mclean, 13 St Olaf Road, Thurso, KW14 7LY,	08/12/16
71.	Nigel Woolley, 2 Bain Place, Watten, Wick, KW1 5XQ, ,	08/12/16

72.	Gillian Barnetson, 37 Glamis Road, Wick, KW1 4HR, ,	08/12/16
73.	Sophie Ruby, Lochside, Thrumster, KW1 5TU,	08/12/16
74.	Robert Roy, Auckengill House, Watten, Wick, KW1 5UP, ,	08/12/16
75.	Heather Thompson, Isauld Cottage, Reay, KW14 7RW,	08/12/16
76.	Linda Russell Winthorpe, Thistle Cottage, Roster, Lybster, Caithness, KW3 6BD,	08/12/16
77.	Mr C E Gilmour, Shenaval, Altass, Lairg, IV27 4EU,	05/12/16
78.	Stuart Young, The Larches, Laggan Bridge, Newtonmore, PH20 1AH,	09/12/16
79.	Joanne Young, The Larches, Laggan Bridge, Newtonmore, PH20 1AH,	10/09/16
80.	James Richardson, Kyes, Mid Clyth, Lybster, KW3 6BA, ,	09/12/16
81.	Lara Green, The Bungalow, Keiss Mains, Keiss, Wick, KW1 4XF, ,	09/12/16
82.	Will Cormack, Wester Park, Brough, Thurso, KW14 8YE, ,	09/12/16
83.	Isobel A Farquhar, 13 Portland Place, Lybster, KW3 6BL, ,	05/12/16
84.	Freddie And Sybil Gregory, Meadow Cottage, Hillhead, Lybster, Caithness, KW3 6AS,	05/12/16
85.	G Munro, Ornum, Main Street, Lybster, KW3 6AE,	05/12/16
86.	Nicola Stewart, Appin, Smerle Road, Lybster, KW3 6DA,	05/12/16
87.	Kelvin Self, Joan Self, Joyce Rudland, Orchid Villa, Hillhead, Lybster, KW3 6AS, ,	05/12/16
88.	Mr John Dunbar, Burrige Forse, Lybster, KW3 6BX,	05/12/16
89.	David And Christine Mackay, Hillview, Main Street, Lybster, KW3 6AE, ,	05/12/16
90.	Mr Keith H. Hedley, The Forge, Invershin, By Lairg, IV27 4RZ,	05/12/16
91.	Janice Bannister, 391 Drumanairgeid, Rogart, IV28 3YD,	05/12/16
92.	Dorcas Sinclair, Weydale Farm South, Thurso, KW14 8YJ,	05/12/16
93.	Emily Wilson, 37 Mackay Street, Castletown, KW14 8UL,	05/12/16
94.	N. Winter, 51 Malcolm Road, Peterculter, Aberdeen, AB14 0XA,	05/12/16
95.	G Window, 51 Malcolm Hill, Peterculter, Aberdeen, Ab14 0XA,	05/12/16

96.	Mr Donald Gunn, Torran Reach, Mid Clyth, Lybster, KW3 6BA,	05/12/16
97.	Mr Colin Mackay, 11 Elzy Road, Staxigoe, Wick, KW1 4QU, ,	05/12/16
98.	Kris Wilson, 46 Glamis Road, Wick, Caithness, KW1 4HR,	05/12/16
99.	Alison Kirk, 12 Shelligoe Road, KW3 6AW,	05/12/16
100.	Mr Robert McGechan, 10 Shelligoe Road, Lybster, KW3 6AW, ,	05/12/16
101.	Mr Richard Macleod, The Bungalow, Gillivoan, Latheron, KW5 6DJ, ,	05/12/16
102.	Sheila Gibson, Bridgend Cottage, Bilbster, Wick, KW1 5TA, ,	05/12/16
103.	Deirdre Rennie, Athenry Schoolfield, Janetstown, By Thurso, KW14 7XF,	05/12/16
104.	Emma Taylor, Craigmuir, Thrumster, Wick, KW1 5TX, ,	05/12/16
105.	Sarah Holman, Fairview, Mybster, Wick, KW1 5XW,	05/12/16
106.	Mr Stephen Gibson, Bridgend Cottage, Bilbster, KW1 5TA,	05/12/16
107.	Katharine Lee, 77B George Street, Halkirk, KW12 6YE,	05/12/16
108.	Glynis Lee, Monygairn, Clayock, Halkirk, KW12 6UZ, ,	05/12/16
109.	Marie MacKenzie, Rihan House, Borgue, Berriedale, KW7 6HA,	05/12/16
110.	Annie Wilson, Croft House, Swiney, Lybster, KW3 6BT,	05/12/16
111.	Mrs Mandy Weissenborn, 2 Althorpe Court, Lybster, Caithness, KW3 6BQ,	05/12/16
112.	Leslie And Jessica Leonard, Norse Cottage, Lybster, KW3 6BX, ,	05/12/16
113.	Andrew Wilson, Crofthouse B&B, Swiney, Lybster, KW3 6BT,	05/12/16
114.	Neil Taylor, Ard Lochan, Upper Lybster, Lybster, KW3 6AT,	05/12/16
115.	Oakley Cundall, The Bungalow, Gillivoan, Latheron, KW5 6DJ, ,	05/12/16
116.	Valerie Amin, Ceshakur, Lower Forse, Latheron, KW5 6DG,	05/12/16
117.	Younes Amin, Ceshakur, Lower Forse, Latheron, KW5 6DG,	05/12/16
118.	Martin Bundy, Zalushki, Reay, Thurso, KW14 7RE, ,	12/12/16
119.	Jillian Bundy, Zalushki, Reay, Thurso, KW14 7RE, ,	12/12/16

120.	John & Ann Cullop, Newton House, Lybster, KW3 6BS, ,	16/12/16
121.	Stewart Ganson, Lhaid Croft, Occumster, Lybster, KW3 6BD, ,	19/12/16
122.	William Budge, 2 Morayview Terrace, Occumster, Lybster, KW3 6AZ, ,	19/12/16
123.	Paul Johnston, Rhidorroch House, Ullapool, IV26 2XQ, ,	02/12/16
124.	Mr Ian Price, Eriska, Achow, Lybster, KW3 6BY,	07/12/16
125.	Helen Freeston, Glenburn, Lybster, KW3 6AS,	08/12/16
126.	Robert Freeston, Glenburn, Lybster, KW3 6AS,	08/12/16
127.	John Sutherland, 9 North View, Wick, KW1 5JG, ,	08/12/16
128.	Mary Sutherland, 9 North View, Wick, KW1 5JG, ,	08/12/16
129.	Peter Sinclair, Crook House, Bilbster, Watten, KW1 5TB,	08/12/16
130.	Mrs E. Sinclair, 12 Shore Lane, Wick, KW1 4NT, ,	08/12/16
131.	Margaret Allan, 2 Nordwall Park, Reiss, KW1 4GA,	08/12/16
132.	M Mowat, 11 Bexley Terrace, Wick, KW1 5HQ, ,	08/12/16
133.	Phillip Siviter, 17 Cairndhuna Terrace, Wick, KW1 5BJ, ,	08/12/16
134.	Dr Ian H. Farquhar, Woodcot, Thurso Road, Wick, KW1 5SR,	08/12/16
135.	Jim Cameron, 21 Park Avenue, Thurso, KW14 8JP,	08/12/16
136.	Jacqueline Osborn, Moleside, Gills, Canisbay, KW1 4YB,	08/12/16
137.	Barry Osborn, Moleside, Gills, Canisbay, KW1 4YB,	08/12/16
138.	Diane Sutherland, Granton Views, Bower, Wick, KW1 4TW,	08/12/16
139.	Sean Redmond, 7 Sinclair Drive, Wick, KW1 4JB, ,	08/12/16
140.	Lillian Mulraine, 6 Queens Square, Wick, KW1 5NG,	08/12/16
141.	Brian A. S. Wilson, Craigdarroch, Gillock, KW1 5UL,	08/12/16
142.	Andi Roy, Auckengill House, Watten, Wick, KW1 5UP, ,	08/12/16
143.	Ann Ross, Bonnygates, Killimster, Wick, KW1 4RX, ,	08/12/16

144.	Patricia Gordon, 18 Newton Road, Wick, KW1 5LH,	08/12/16
145.	I. Oag, 10 Howe Cottage, Lyth, KW1 4AQ,	08/12/16
146.	Nicole Clydesdale, 4 Auckergill Crescent, Wick, KW1 4DU,	08/12/16
147.	Gemma Robertson, 6 Robertson Crescent, Keiss, KW1 4XA,	08/12/16
148.	Ray Trosty, 12 Huddart Street, Wick, KW1 5HE, ,	08/12/16
149.	Nicola Watts, Dwarick Cottage, Dunnet, KW4 8XD,	08/12/16
150.	Robin Watts, Dwarick Cottage, Dunnet, KW1 8XD,	08/12/16
151.	Anne Bain, 2 Mowat Place, Lybster, KW3 6AJ,	08/12/16
152.	Mrs D. K. Miller, Old School, Ackergill, Wick, KW1 4RG,	08/12/16
153.	Valerie Henderson, 19 Murchison Street, Wick, KW1 5HW, ,	08/12/16
154.	Kimberly Durrand, 12 Baron's Well, Wick, KW1 4PA,	08/12/16
155.	David Grant, 10 Station Road, Wick, KW1 5YN,	08/12/16
156.	Mrs J Taylor, Whindyke, South Keiss, Wick, KW1 4XG,	08/12/16
157.	Patricia Reid, Caradon, Kirk, Wick, KW1 4TR, ,	08/12/16
158.	John Macleod, 16 Thistle Park, Wick, KW1 5JA, ,	08/12/16
159.	Robert Gordon, Cairn Lochies, Lybster, KW2 6AA,	08/12/16
160.	Carol Hill, 11 Baron's Well, Wick, KW1 4PA,	08/12/16
161.	James Ellis, 17 Ormlie Road, Thurso, KW14 7DW, ,	08/12/16
162.	Elizabeth Innes, 4 Hill Avenue, Wick, KW1 4DP,	08/12/16
163.	Turnbull, 3 Battery Road, Castletown, KW14 8TF,	08/12/16
164.	Margaret Sully, 2 Bridgend, Gillock, Wick, KW1 5UT, ,	08/12/16
165.	Colin Begg, 4 Moray Street, Wick, KW1 5QF, ,	08/12/16
166.	Andrew Grevitt, 4 Hallum, Forss, Thurso, KW14 7YZ,	08/12/16
167.	Gwen Sandison, Lower Bower Tower, Bower, KW1 4TT,	08/12/16

168.	Rzepecki Darius, 62 Macrae Street, Wick, KW1 5QW, ,	08/12/16
169.	M M Hansard, The Old Police House, Lybster, KW3 6BN,	08/12/16
170.	Amber Macleod, 12 Stewart Crescent, Thrumster, KW1 5TS,	08/12/16
171.	Patricia Hendry, Newlands Of Forss, Lybster, KW3 6BX,	08/12/16
172.	G Kennedy, 9 Robertson Square, Wick, KW1 5NF, ,	08/12/16
173.	Ms E Kennedy, 68 Macrae Street, Wick, KW1 5QW, ,	08/12/16
174.	J O'Doherty, Roadside Cottage, Thrumster, KW1 5TX,	08/12/16
175.	Connor O'Doherty, Roadside Cottage, Thrumster, KW1 5TX,	08/12/16
176.	Dawn Grant, 9 Newton Road, Wick, KW1 5SA,	08/12/16
177.	David Miller Douglas, 8 Thura Place, Bower, Wick, KW1 4TS, ,	08/12/16
178.	Margaret Damer, 21 Provost Sinclair Road, Thurso, KW14 7AS, ,	08/12/16
179.	Margaret Chappell, 31 Henderson Street, Thurso, KW14 7GD,	08/12/16
180.	B Farmer, 21 Lord Thurso Court, Thurso, KW14 7SH, ,	08/12/16
181.	Rosy Almond, 8 Sinclair Terrace, Wick, KW1 5AD, ,	08/12/16
182.	Joseph McCormack, 59 Kennard Street, Falkirk, FK2 9EJ,	08/12/16
183.	P. J. Horner, Lane House, Occumster, KW3 6BD,	08/12/16
184.	Helen Timbrell, 94 Smith Terrace, Wick, KW1 5HD,	08/12/16
185.	Pete Almond, 8 Sinclair Terrace, Wick, KW1 5AD, ,	08/12/16
186.	I Bremner, 7 Oldfield Court, Thurso, KW14 8NF, ,	08/12/16
187.	R Bremner, 7 Oldfield Court, Thurso, KW14 8NF, ,	08/12/16
188.	Stephen Foley, Garren House, Lybster, KW3 6AX,	08/12/16
189.	A Parkin, 1 Forss Road, Thurso, KW14 7PB,	08/12/16
190.	Dave Parkin, 1 Forss Road, Thurso, KW14 7PB,	08/12/16
191.	Margaret Farquhar, 47 Girnigoe Street, Wick, KW1 4HP, ,	08/12/16

192.	George Farquhar, 47 Girnigoe Street, Wick, KW1 4HP, ,	08/12/16
193.	Vida Sinclair, 28 Brown Place, Wick, KW1 5QQ,	08/12/16
194.	G Sinclair, 28 Brown Place, Wick, KW1 5QQ,	08/12/16
195.	David Keith, 27 Traill Street, Castletown, KW14 8UJ,	08/12/16
196.	E Tait, The Bungalow, Harrogill, Wick, KW1 5BW,	08/12/16
197.	Cecilia Macnab, 8 Lindsay Place, Wick, KW1 4PE,	08/12/16
198.	Anna Cormack, 14 Robertson Crescent, Keiss, Wick, KW1 4XA, ,	08/12/16
199.	Karen Singer, 33 Ormlie Road, Thurso, KW14 7DW, ,	08/12/16
200.	Mae Macdonald, 61 Kinnaird Street, Wick, KW1 5BB, ,	08/12/16
201.	James Bremner, 4 Henrietta Terrace, Wick, KW1 4HF, ,	08/12/16
202.	Ernest Ross, 4 Henrietta Terrace, Wick, KW1 4HF, ,	08/12/16
203.	Sandra Hope, 9 Howe Cottages, Lyth, By Wick, KW1 4UQ,	08/12/16
204.	Allan Hope, 9 Howe Cottages, Lyth, By Wick, KW1 4UQ,	08/12/16
205.	Jean Mackay, 2 Miller Place, Scrabster, KW14 7UH,	08/12/16
206.	Tom Bungay, Jarlshoff, Sarclet, Thrumster, Wick, KW1 5TU, ,	08/12/16
207.	Mrs Veronica Foley, Garren House, Lybster, KW3 6AY,	08/12/16
208.	Kerri Rosie, 8 Pennyland Place, Thurso, KW14 7QE,	08/12/16
209.	Moira Webster, Roadside, Harpsdale, Halkirk, KW12 6UL,	08/12/16
210.	Brian Reid, 9 Primrose Avenue, Thurso, KW14 7QX, ,	08/12/16
211.	Mike Lock, Murray's Croft, Ramscaigs, Dunbeath, KW6 6EY, ,	08/12/16
212.	Mrs Jean Stewart, Achlona, Main Street, Lybster, KW3 6AE, ,	28/11/16
213.	David Bowley, Foresters House, Bullavrochan, Lybster, KW3 6AT, ,	28/11/16
214.	Paul Tingle, Anlaby House, Niandt, Latheron, KW5 6DG, ,	02/12/16
215.	Irene -King, Gracequoy, Halkirk, KW12 6UY, ,	04/01/17

216.	Keith Rye, Gushetneuk, Forse, Lybster, KW3 6BX, ,	10/01/17
217.	Mrs Elaine Procter, Meikle Mochrum, Castle Douglas, DG7 3PD,	17/11/16
218.	Mrs Cath Whittles, Roseleigh House Latheronwheel Harbour Road, Latheronwheel, Latheron, Highland, KW5 6DW,	03/12/16
219.	Mr George Cormack, Wester, Brough, Thurso, KW14 8XP,	07/12/16
220.	Mr Keith Whittles, Roseleigh House Latheronwheel Harbour Road, Latheronwheel, Latheron, Highland, KW5 6DW,	07/12/16
221.	Merran Gunn, The Old School House, Dunbeath, KW6 6ED,	30/11/16
222.	Mr Roy Lambert, Avalon, Main Street, Lybster, KW3 6BJ, ,	05/12/16
223.	R Lambert, Avalon, Lybster, KW3 6BJ,	05/12/16
224.	Mr David Hawkes, Ballachrick, Harbour Road, Lybster, KW3 6AH, ,	05/12/16
225.	Mr & Mrs John F. And Olive M. Firth, Hillside, Lingland, Occumster, Lybster, KW3 6BB, ,	05/12/16
226.	Mr & Mrs D. Blaxill, Teggs Croft, Occumster, Lybster, KW3 6AU, ,	05/12/16
227.	Mr A McCrea, 7 Harbour Road, Lybster, KW3 6AH, ,	05/12/16
228.	J Stewart, Reisgill, Lybster, KW3 6BT,	05/12/16
229.	Donald Henderson, Heatherview, Lybster, KW3 6AQ,	05/12/16
230.	W. Brook, The Old Manse, Lybster, KW3 6BS, ,	05/12/16
231.	Caroline And Raymond Forbes, 77 Glamis Road, Wick, KW1 4HZ, ,	05/12/16
232.	Mr Liam Stewart, 59 Roxburgh Road, Wick, KW1 5HP, ,	05/12/16
233.	Nadine Coghill, 42 Robertson Crescent, Keiss, Wick, KW1 4XA, ,	05/12/16
234.	Sheila Macleod, Cairnroich, Lybster, Caithness, KW3 6BT,	05/12/16
235.	Mrs Pauline Jones, Tigh-Chailan, Latheronwheel, KW5 6DW,	05/12/16
236.	Mr Andrew Foulis, Muiresk, Achow, Lybster, KW3 6BY, ,	05/12/16
237.	Marea Suzanne Gerrard Foulis, Muiresk, Achow, Lybster, KW3 6BY, ,	05/12/16
238.	Mr Ian Stewart, Reisgill, Lybster, KW3 6BT,	05/12/16
239.	Mr Derek Froom, Pebbledell, Occumster, Lybster, KW3 6AU, ,	05/12/16

240.	Mr Brian Fenlon, Fenwills Cottage, Lannergil, Watten, Wick, KW1 5XN,	05/12/16
241.	Mr Donald A. Manson, Allandale, 31 Larel, Halkirk, Caithness, KW12 6UZ,	05/12/16
242.	Susan Simpson, Allandale, 31 Larel, Halkirk, Caithness, KW12 6UZ,	05/12/16
243.	Mary Otterwell, Ard Lochan, Upper Lybster, KW3 6AT,	05/12/16
244.	Mrs Elizabeth Joiner, Taigh An T'Saoir, Lybster, KW3 6AT,	06/12/16
245.	Sheena Nicolson, Skerry Mor, Occumster, Lybster, KW3 6AX, ,	06/12/16
246.	Mrs M. Sinclair, Balnabruich House, Dunbeath, KW6 6ET, ,	06/12/16
247.	Donald Mackenzie, Balnabruich, Dunbeath, Caithness, KW6 6ET,	06/12/16
248.	James D Sinclair, Nottingham Mains, Latheron, KW5 6DG, ,	06/12/16
249.	Tamara Sinclair, The Cottage, Nottingham Mains, Latheron, KW5 6DG, ,	06/12/16
250.	Mrs D & S Streight, Upper Thrumster Farm, Thrumster, KW1 5TR,	06/12/16
251.	Jenny Beaumont, Mill Of Forse, Latheron, Caithness, KW5 6DG,	06/12/16
252.	Mrs Victoria Pope, Stroma, Norland Road, Lybster, Caithness, KW3 6AD,	06/12/16
253.	Robert Pope, Stroma, Norland Road, Lybster, KW3 6AD, ,	06/12/16
254.	Susan Douthit, St Clair, Norland Road, Lybster, KW3 6AD, ,	06/12/16
255.	Charles Douthit, St Clair House, Norland Road, Lybster, KW3 6AD,	06/12/16
256.	Peter Winthorpe, Thistle Cottage, Roster, Lybster, Caithness, KW3 6BD, ,	25/11/16
257.	Alexander Montgomerie Lamont, Seaview, Mid Clyth, Lybster, KW3 6BA, ,	25/11/16
258.	Thelma Broadhurst, Larkins, Upper Lybster, Lybster, KW3 6AT, ,	25/11/16
259.	Nigel Shelton, Larkins, Upper Lybster, Lybster, KW3 6AT, ,	25/11/16
260.	Miss Jillian Astle, Eriska, Achow, Lybster, KW3 6BY,	08/11/16

Supporters

None.

Appendix 2 - Assessment against Landscape and Visual Assessment Criteria contained within Section 4 of the Onshore Wind Energy Supplementary Guidance

Criterion 1 is related to relationships between settlements / key locations and the wider landscape. The nearest settlement identified within the Local Development Plan is Lybster. At present other onshore wind energy schemes can be seen on the approach to Lybster. In addition there will be visibility of the off-shore wind energy scheme currently under construction. However, due to the orientation of the settlement and the houses within it there will be very limited views toward wind energy developments including the proposed wind farm. From the dispersed communities which are common in this area, topography plays a significant role in reducing visibility of the scheme. While on plan this scheme will look as if Lybster and the rural dispersed settlements are encircled, in the third dimension this will not be the case. Given the turbines are set back from main access routes to the settlements, while in relatively close proximity, they will not be visually prominent. Considering the above, it is concluded that the threshold for this criteria is met.

Criterion 2 is related to the transitional nature of key gateway locations and routes. The Caithness Landscape Sensitivity Appraisal identifies a number of key routes which may be affected by this development. Of particular note is the impact of the development from approximately 17.7km as identified by the photomontage for Viewpoint 17 on the A99. When travelling this north, one has travelled through the enclosed landscapes around Berridale where the landscape opens out. At this point one would be able to appreciate the vastness of the Caithness Flows at the same time as views along the coast. While at some 17.7km distance to the nearest turbine, the turbines will be a stark new feature. The impact is somewhat mitigated by the presence of other wind energy development, however given the elevation of the site, there is an adverse affect. It should be noted that the turbines would drop out of view fairly swiftly following this initial view due to a drop in the road level. The turbines would then largely be out of view until just south of Lybster, where the turbines would once more be visible; albeit set back from the road and not in ones immediate view. It should be recognised that drivers of cars will be concentrating on the road but passengers will be taking in their surroundings. The impact will be greatest on the A99 when travelling north, albeit there will be points travelling south (as represented by VP16 - Loch Hempriggs) where there will be impacts. At a key transitional point north of Latheron on the A99, there will be an adverse impact on the transitional nature of the route due to the location of the proposed scheme. It is considered that due to this impact, despite the mitigating circumstances set out above, the threshold for this criteria is not met.

Criterion 3 is related to valued natural and cultural landmarks. In terms of natural landmarks, the lone mountains of Morven and Scaraben are the key natural landmarks. There is a clear visual impact from the summit of both of these hills, albeit it is more pronounced from Scaraben due to it being closer to the development. In addition as one has full view of the development, which appears from here as an engineered rather than designed layout, the visual impact is more pronounced. However, when looking toward the hill, from places where receptors are likely to see the hills, the development would not sit in front of the hills, therefore not affecting the setting of the lone mountains.

There are a significant number of cultural features in the area from which the proposed development can be viewed. This includes a number of brochs and the Grey Cairns of Camster. The visual impacts vary but are most prominent from the brochs, as demonstrated by VP 8. However, particular attention should be paid to the visual impact at the Grey Cairns of Camster given they are a promoted tourist asset.

For some, the only view of the cairns they will experience will be from the roadside, at the layby which contains interpretation panels and from where the photograph was taken for the photomontage at this viewpoint. Here one turbine (Turbine 10) is seen to hub height and a large proportion of the remaining turbines have their blade tips visible, albeit the scale of the impact from these is lower.

When arriving at this viewpoint, one would have already experience wind energy development, therefore one may expect to see further turbine development including those turbines at Camster. The turbines at Golticlay would be directly in one's view at this point albeit largely screened by topography and at a distance of 4.1km. The movement of the turbines would draw ones eye. The enclosure provided by the forestry, and the prominence of the cairns in ones view would go some way to mitigating the impact. It is not considered that the turbines would reduce the prominence of the cairns. In addition when one steps down off the road and moves toward the cairns, visibility of the turbines reduces due to topography. If Turbine 10 is reduced in height, through a reduction in hub height, this would reduce the visual impact of the development by ensuring only blade tips were visible.

Overall, the threshold is not achieved however, through mitigation it is considered that the visual impact from the Grey Cairns of Camster can be reduced.

Criterion 4 is related to the amenity of key recreational routes and ways. For this scheme this would include the North Coast 500 and the core paths in the area .

The turbines will be visible from the North Coast 500 route but would not be dominant features given that they are set back from the route. As the route is predominantly travelled from Inverness in a clockwise direction the turbines will be visible for a limited period on the A99 south of Wick, however for a longer period if the route is travelled in an anticlockwise direction. Overall, it is not considered the character of the route will be undermined if this development was consented.

Some core paths in the area will have visibility of the scheme. The Yarrows Archaeological Trail is one such path. From here one would have visibility of the scheme from a distance of approximately 6.8km, with Burn of Whilk Wind Farm occupying the immediate field of view as demonstrated by the visualisations from VP12. However, there would only be visibility from a very small section of the path. The other core paths in the area from where there would be visibility

A number of the other core paths in the area have theoretical visibility, however they are within forestry plantations, where there will be no actual visibility. It is however accepted that trees in commercial plantations will be removed at some time during the lifetime of the development.

Overall, it is considered that while there will be some impacts, the threshold has been met as the turbines would not overwhelm, or otherwise significantly detract from the visual appeal of the recreational routes and ways in the area.

Criterion 5 is related to the amenity of transport routes. This report considers that save for specific views from the road network the findings of the ES in relation to routes as a whole are accepted. The lack of visibility from the A9 between Latheron and Tacher is of particular note and as are the views as experienced from VP13 (A9 at Tacher). Between Mybster and Tacher, the development will be more prominent as it will appear above the forestry. However, Achlathan Wind Farm will appear in the foreground and be the dominant feature; as demonstrated by VP18 (A9, Mybster).

There will be an impact receptors travelling on the A99 is limited but is discussed in more detail under Criteria 2 above.

The threshold is not achieved at particular viewpoints such as VP17 on the A99 but for the routes as a whole the threshold is achieved.

Criterion 6 is related to pattern of development. The pattern of development is discussed under Criteria 1 above in so far as it relates to encirclement.

The existing pattern of development is of wind farms set within the Sweeping Moorland and Flows Landscape Character Types. There is visual separation between most schemes which can be demonstrated at VP14 (Watten Crossing), VP17 (A9, Newport) and VP19 (Lyth). The proposed development will reduce the visual separation between wind energy developments but will still retain an appropriate visual break, thus providing this scheme with its own setting and not adversely affecting the setting of other wind energy developments. This has been possible due to the mitigation by design exercise undertaken by the applicant.

The development, in terms of turbine heights, of the scheme does not, on paper, accord with the pattern of development in the area. The maximum height of consented onshore wind energy schemes in the area is 120m at Camster Wind Farm. Other wind energy developments vary between 75m (Boulfruich) and 114.9m (Burn of Whilk) to blade tip. The consented offshore schemes range from 150m (Beatrice Demonstrator) to 204m (MORL) to blade tip height. Golticlay would be the tallest turbines within Caithness (subject to the outcome of the Public Local Inquiry for Limekiln Wind Farm). However, given the visual separation from other schemes and the positions from which the turbines will be viewed, the increased height is not considered to be problematic.

It is considered that the development will contribute positively to the existing pattern due to the siting and design of the scheme, when viewed by receptors. The threshold is met.

Criteria 7 and 9 are related to the separation between development / and or clusters both in visual and landscape terms. In most views Golticlay will appear with other wind farms. This is discussed under Criteria 6 above. The Caithness Landscape Sensitivity Study concludes that any development in this Landscape Character Type should be related to existing clusters of development.

The proposed development is at the southern most point of an existing cluster of development between the A9, A99 and A882. The Rumster Forest Wind Farm was previously granted permission in this area for a three turbine scheme (up to 75m to blade tip). The applicant has made a commitment that they would provide turbines to the community in place of the construction of the Rumster Forest Wind Farm. Golticlay would not be considered as an extension to Rumster Forest but a scheme instead of it. The importance of the Rumster scheme in relation to this criteria is establishing the principle of wind energy development in this area, albeit at a much smaller scale.

Overall, the proposed Golticlay Wind Farm would retain appropriate and effective separation between existing developments and relates well to the existing landscape setting. It would not increase the visual prominence of surrounding wind farms in most views. On balance, the thresholds are met.

Criterion 8 is related to perception of landscape scale and distance. Where the turbines appear with other wind energy developments, they appear behind other wind energy development but in the distance, beyond at least one layer of topography. For the most part, the turbines do not create a focal point in the view and they do not diminish the scale of the landforms which it is situated on or behind.

Criterion 10 is related to distinctiveness of landscape character. For the avoidance of doubt this does not relate to landscape designations. Consideration should be given to the variety of landscape character as one travels through the area and how that changes and transitions as one moves through the area. It is not considered that this is adversely affected save at VP17 (A9, Newport). Overall, it is considered that the threshold is achieved.

Appendix 3 – Viewpoint Assessment Appraisal – Visual Impact

Viewpoint		Receptor	Susceptibility	Viewpoint Value	Sensitivity	Magnitude	Overall	Notes
1 – Grey Carins of Camster (Specific)	APP	Tourists	High	High	High	Small to Medium	Minor / Moderate	Turbine 10 prominent but reduction in height would reduce impact. Applicant has underplayed the impact by overplaying the existing impact of the Rumster transmission mast.
		Road Users	Medium					
	THC	Tourists	High	High	High	Medium	Moderate	
		Road Users	High					
2 – Roster (Representative)	APP	Residents	High	Medium / High	High	Large	Major	The turbines would appear as a stark new feature, visible not just from homes but on the routes to and from homes. The applicant has slightly underplayed the value of the receptors but this does not have an affect on the overall findings of significant effect.
	THC		High	High	High	Large	Major	
3 – Hill of Mid Clyth (Representative)	APP	Road Users	High	Medium / High	Medium	Large	Moderate / Major	The turbines would be a stark new feature visible for a proportion of the route. While road users are generally of higher sensitivity that suggested by the applicant, due to the geographical extent of the effect it is not considered that the effect is higher than Moderate / Major
	THC		High	High	High	Large	Moderate / Major	
4 – Upper Lybster (Representative)	APP	Residents	High	Low / Medium	Medium	Medium / Large	Moderate / Major	Broad agreement with the applicant's assessment.
		Road Users	Medium					
	THC	Residents	High	Medium	High	Medium / Large	Moderate / Major	
		Road Users	High					

Viewpoint		Receptor	Susceptibility	Viewpoint Value	Sensitivity	Magnitude	Overall	Notes
5 – A99, West of Lybster (Representative)	APP	Residents	High	Medium / High	High	Medium to Large	Moderate / Major	Broad agreement with the applicant's assessment. However, it is considered that the impact of the existing elements on the skyline have been overplayed by the applicant.
		Road Users	Medium					
	THC	Residents	High	Medium / High	High	Large	Moderate / Major	
		Road Users	High					
6 – Bayview Hotel, Lybster (Representative)	APP	Residents	High	Medium / High	High	Medium to Large	Moderate / Major	Broadly agree with the applicant's assessment. There would be limited properties within Lybster that would have a direct or peripheral view of the proposed development due to the orientation of the settlement.
		Tourists	High					
	THC	Residents	High	Medium / High	High	Medium to Large	Moderate / Major	
		Tourists	High					
7 – A99, Burigill (Representative)	APP	Residents	High	Low / Medium	Medium	Medium	Moderate	The applicant has overplayed the impact of the existing elements in the view. The movement of the turbines will draw they eye. Further the applicant has not recognised that views from the rear of the property may be as important as views from the front of the property.
		Road Users	Medium					
	THC	Residents	High	Medium / High	High	Medium to Large	Moderate / Major	
		Road Users	High					
8 – Rhianrivach Broch (Representative)	APP	Motorists	Medium	Low / Medium	Medium	Large	Moderate / Major	Broad agreement with the applicant's assessment. The applicant has intimated that the some of the existing forestry will be removed in the coming years. This will lead to a larger extent of view from of the turbines
	THC		High	Medium	Medium	Large	Moderate / Major	

Viewpoint		Receptor	Susceptibility	Viewpoint Value	Sensitivity	Magnitude	Overall	Notes
								from this point.
9 – Osclay (Representative)	APP	Residents	High	Low / Medium	Medium	Large	Major	Broad agreement with the applicant's assessment.
		Road Users	Medium					
	THC	Residents	High	Medium	Medium	Large	Major	
		Road Users	High					
10 – Golticlay (Representative)	APP	Road Users	Medium	Low / Medium	Medium	Large	Major	Broad agreement with the applicant's assessment.
	THC		High	Medium	Medium	Large	Major	
11 – Badlipster (Representative)	APP	Road Users	Medium	Medium	Medium	Medium	Moderate	Broad agreement with the applicant's assessment. The presence of existing turbines has an adverse impact, the setting of the Golticlay Wind Farm would not significantly add to the visual impact of turbines from this viewpoint.
	THC		High	Medium	Medium	Medium	Moderate	
12 – Yarrows Archaeological Trail (Specific)	APP	Walkers	High	High	High	Small to Medium	Minor to Moderate	While the applicant has taken into account the wider view available, there is not a significant distance to the proposed development from this viewpoint. The turbines at Burn of Whilk will be much more prominent. The view of turbines from the trail as a whole would be very limited.
	THC		High	High	High	Medium	Moderate	
13 – A9, Tacher (Representative)	APP	Road users	Medium	Low / Medium	Medium	Small to Medium	Minor to Moderate	There will be limited visibility of the turbines from this part of the A9 due to topography.
	THC		High	Medium	Medium	Medium	Moderate	
14 – Watten Railway Crossing (Representative)	APP	Road and Rail Users	Medium	Low / Medium	Medium	Small	Minor	The turbines will fill a gap between existing wind energy developments. However, in doing so they will not adversely impact the
	THC		High	Medium	Medium	Medium	Moderate	

Viewpoint		Receptor	Susceptibility	Viewpoint Value	Sensitivity	Magnitude	Overall	Notes
								setting of the other schemes and will be at a greater distance.
15 – Tesco Car Park, Wick (Specific)	APP	Shoppers	Low to Medium	Medium	Medium	No Change	No effect	Distance, topography and forestry currently mitigate impacts. The removal of the forestry will lead to visibility of some tips of turbines being visible. With that said the impact would be negligible due to the limited amount of blade tip visible of 10 of the turbines.
		Road Users	Low to medium					
	THC	Shoppers	Low	Medium / Low	Medium	Negligible	Negligible	
		Road Users	Medium					
16 – A99, Loch Hempriggs (Representative)	APP	Road users	Medium	Low / Medium	Medium	Small	Minor	
	THC		High	Medium	Medium / High	Medium	Moderate	

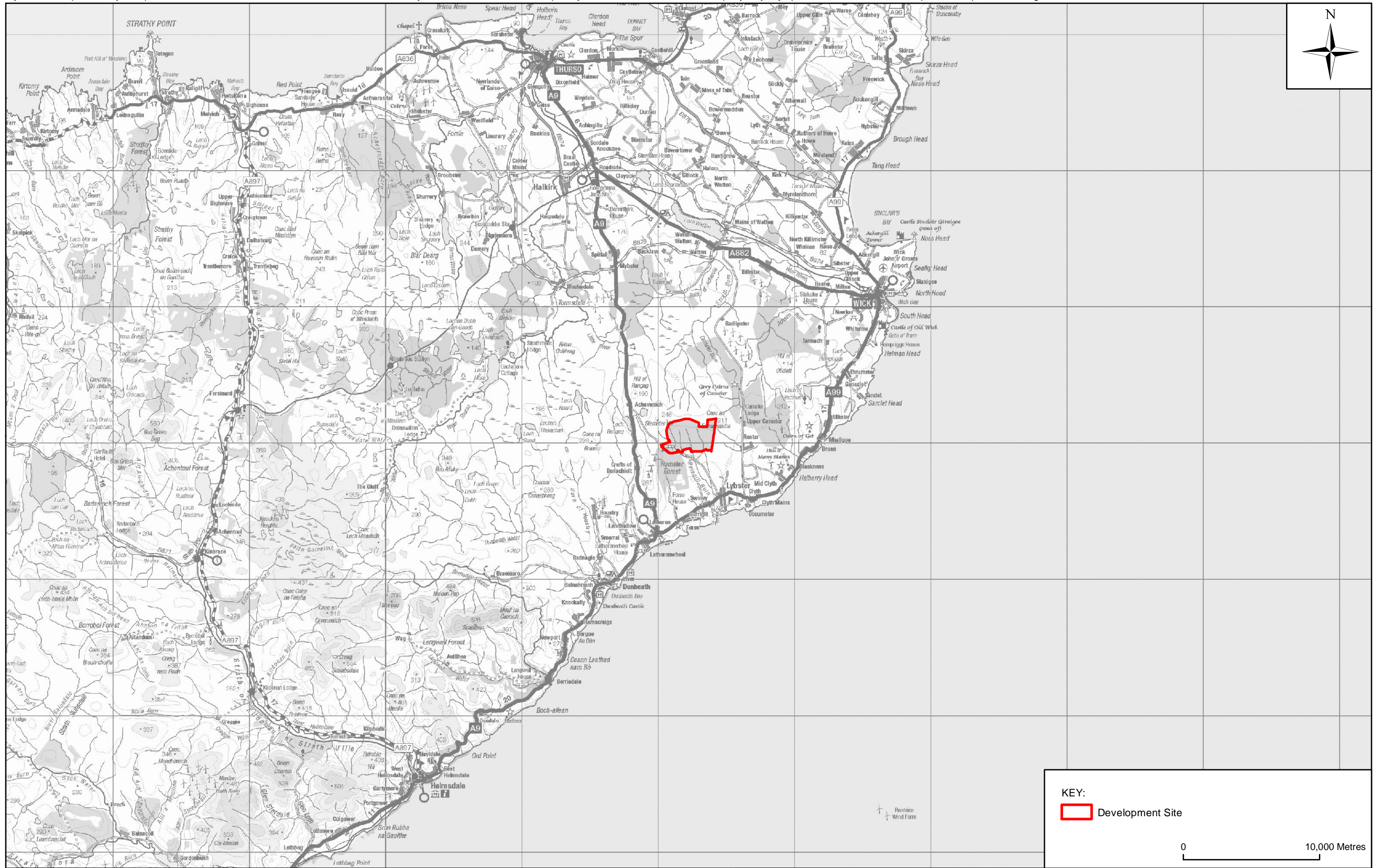
Viewpoint		Receptor	Susceptibility	Viewpoint Value	Sensitivity	Magnitude	Overall	Notes
								a feature as one travels along the A99.
17 – A9 , Newport (Representative)	APP	Road users	Medium	Medium	Medium / High	Small	Minor	At a key transitional point north of Latheron on the A99, there will be an adverse impact on the transitional nature of the route due to the location of the proposed scheme. This matter is expanded further in Appendix 2, Criteria 2 of this report.
	THC		High	Medium / High	High	Medium	Moderate	
18 – Mybster (Representative)	APP	Residents	High	Low / Medium	Medium	Small	Minor	The turbines would appear on the skyline in the middle distance. The scheme from this view contains much stacking and uneven gaps, leading to a somewhat disjointed array. The distance to the turbines from this point is not a mitigating factor, however the distance over which a view such as this will be somewhat limited.
		Road Users	Medium					
	THC	Residents	High	Medium	Medium	Medium	Moderate	
		Road Users	High					
19 – Lyth (Representative)	APP	Road Users	Medium	Low / Medium	Medium	Small	Minor	The effects experienced at this viewpoint would be similar to those experienced at VP14 albeit at a greater distance. The scheme would still appear to remain in its own setting and not adversely affecting the setting of other wind energy developments. Despite other
	THC		High	Medium	Medium	Small to Medium	Minor / Moderate	

Viewpoint		Receptor	Susceptibility	Viewpoint Value	Sensitivity	Magnitude	Overall	Notes
								schemes being present in the foreground.
20 – A99, Keis (Representative)	APP	Residents	High	Medium	Medium / High	Small	Minor	Broadly agree with the applicant's conclusion.
		Road Users	Medium					
	THC	Residents	High	Medium	High	Small	Minor	
		Road Users	High					
21 – Scaraben (Specific)	APP	Walkers	High	High	High	Small to Medium	Minor / Moderate	This is a prominent hill in Caithness which is relatively well walked. The turbines will be visible for a proportion of the walk to and from the summit which includes a lengthy ridge. Distance is a mitigating factor in terms of impact as will the influence of other wind energy development. The layout of the development appears discordant from this viewpoint due to stacking, uneven gaps and a perceived lack of response to topography.
	THC		High	High	High	Medium	Moderate	
22 – Ben Alisky (Specific)	APP	Walkers	High	High	High	Small to Medium	Minor / Moderate	This summit is within a wild land area which increases its sensitivity. The design of the development, as demonstrated by the photomontage, is relatively neat. The height of the turbines fit well with the wider landscape and would not have an adverse impact on the perception of depth of
	THC		High	High	High	Medium	Moderate	

Viewpoint		Receptor	Susceptibility	Viewpoint Value	Sensitivity	Magnitude	Overall	Notes
								the landscape despite presence of other wind energy developments to the rear.
23 – Ben Dorrery (Specific)	APP	Walkers	High	High	High	Small	Minor	Broadly agree with the applicant's conclusion.
	THC		High	High	High	Small to Medium	Minor	
24 – Hill of Orlig (Specific)	APP	Walkers	High	High	High	Small to Medium	Minor / Moderate	Broadly agree with the applicant's conclusion.
	THC		High	High	High	Medium	Minor / Moderate	

Interpretation notes

- The methodology followed is the same as that set out by the applicant in Volume 3, Appendix 7.1 of the Environment Statement.
- The applicant's assessment in terms of the susceptibility, viewpoint value, sensitivity, magnitude and overall significance has been taken from Volume 3, Appendix 7.7 of the Environment Statement.
- APP is short for Applicant
- THC is short for The Highland Council
- Where text is highlighted in bold in the column titled "Overall", this means that a significant effect has been identified.



KEY:
 Development Site

0 10,000 Metres

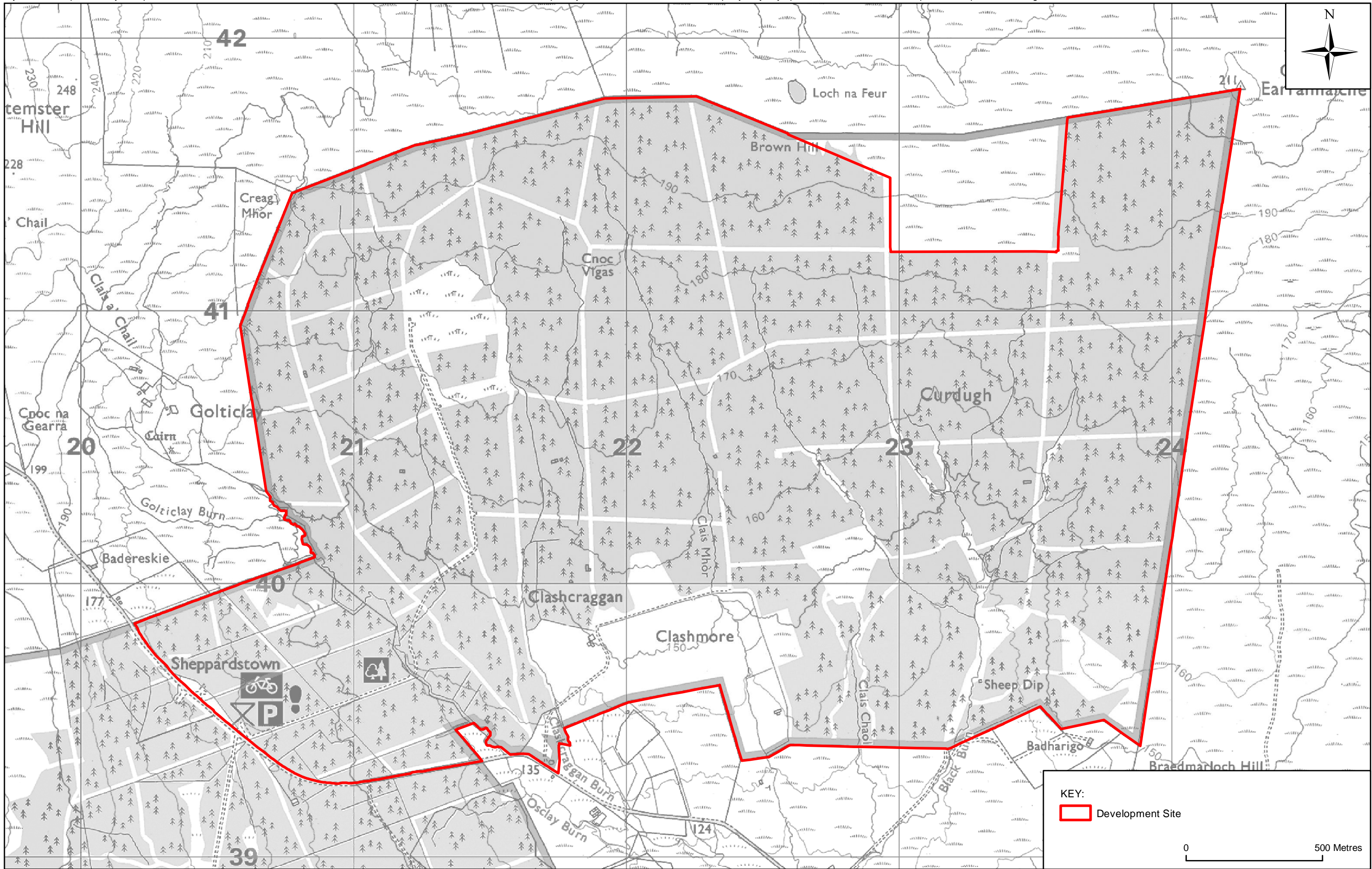
Client: **e-on**

Project: **GOLTICLAY WIND FARM ENVIRONMENTAL IMPACT ASSESSMENT**

Title: **FIGURE 1.1 DEVELOPMENT LOCATION PLAN**

AECOM
 One Trinity Gardens
 Quayside
 Newcastle, NE1 2HF
 Tel +44 (0) 191 224 6500
 Fax +44 (0) 191 224 6599
 www.aecom.com

Drawn: LC	Checked: LC
Verified: CS	Approved: NT
Date: JUNE 2016	Scale at A3: 1:250,000
Drawing Number: G_160628_ES1.1_v1	A3



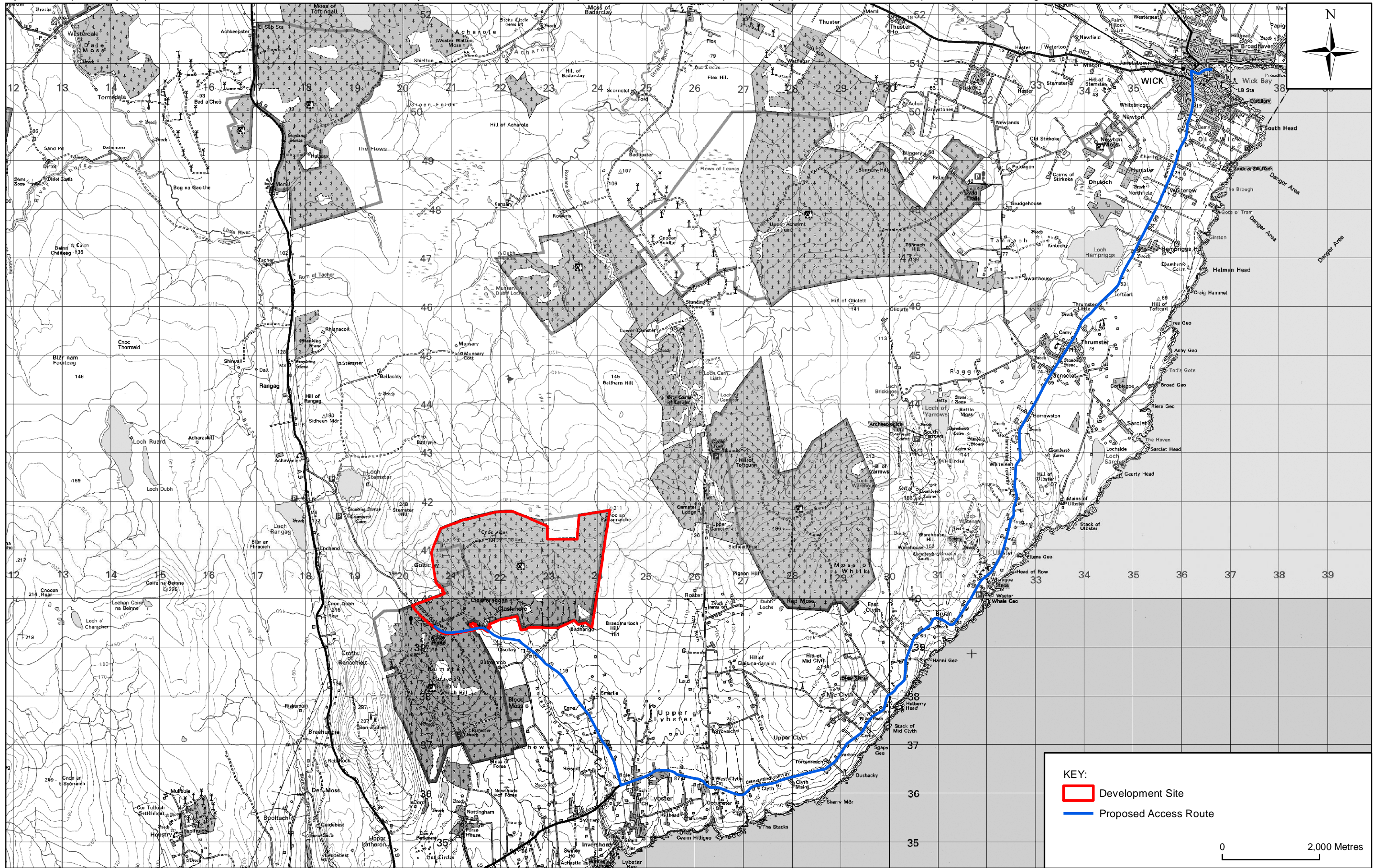
Client: **e-on**

Project: **GOLTICLAY WIND FARM ENVIRONMENTAL IMPACT ASSESSMENT**

Title: **FIGURE 1.2 SITE BOUNDARY PLAN**

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 Fax +44 (0) 191 224 6599
 www.aecom.com

Drawn: LC	Checked: LC
Verified: CS	Approved: NT
Date: JULY 2016	Scale at A3: 1:12,500
Drawing Number: G_160726_ES1.2_v1	A3



KEY:
 Development Site
 Proposed Access Route

0 2,000 Metres

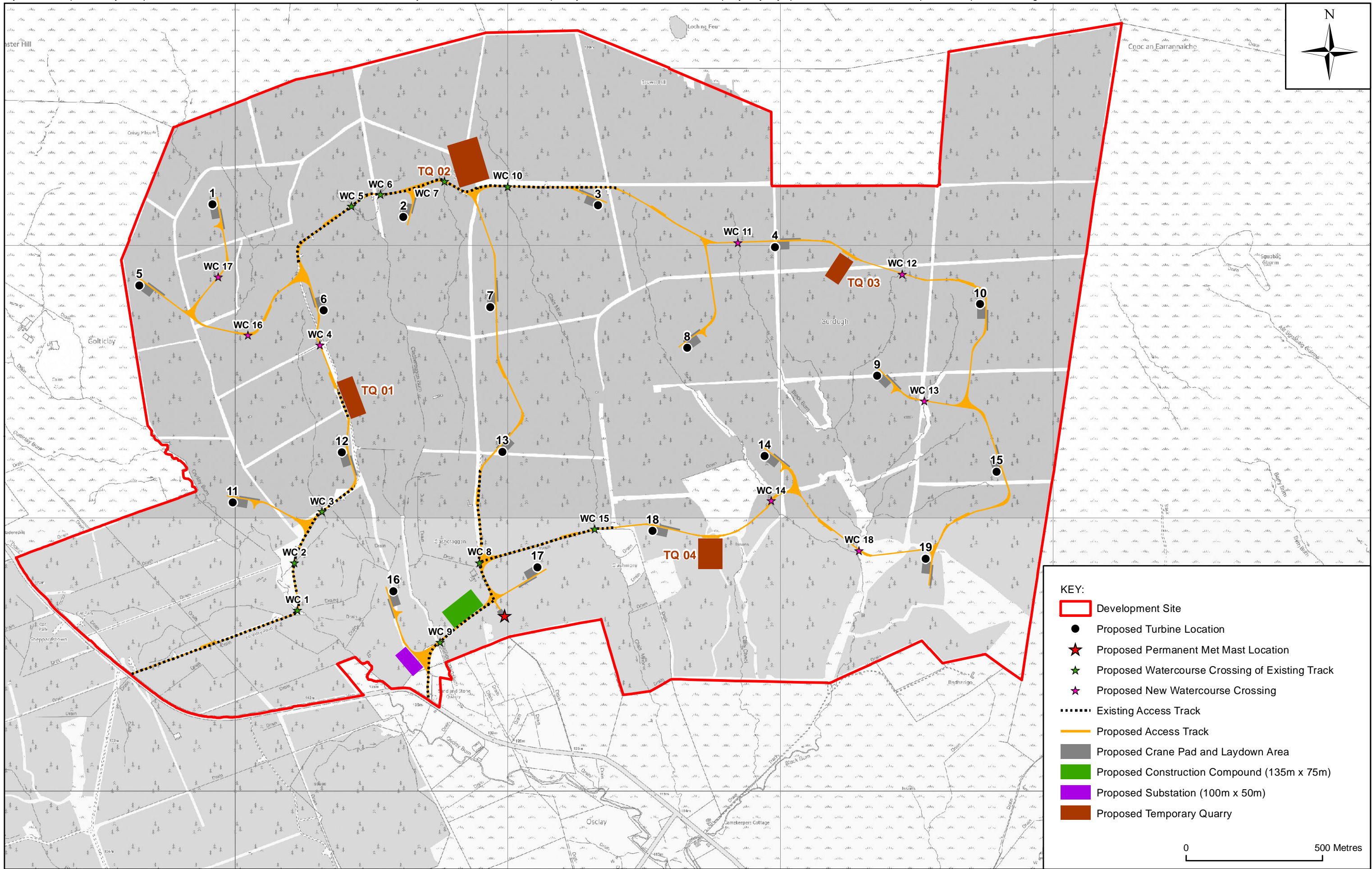
Client: **e-on**

Project: **GOLTIKLY WIND FARM ENVIRONMENTAL IMPACT ASSESSMENT**

Title: **FIGURE 1.3 PROPOSED ACCESS ROUTE**

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Drawn: LC	Checked: LC
Verified: CS	Approved: NT
Date: JULY 2016	Scale at A3: 1:70,000
Drawing Number: G_160726_ES1.3_v1	A3



Client: **e-on**

Project: **GOLTICLAY WIND FARM ENVIRONMENTAL IMPACT ASSESSMENT**

Title: **FIGURE 4.1 FINAL LAYOUT**

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 www.aecom.com

Drawn: LC	Checked: LC
Verified: CS	Approved: NT
Date: JULY 2016	Scale at A3: 1:12,500
Drawing Number: G_160721_ES4.1_v2	A3