Agenda Item	**6.2**
Report No	**PLS-53-24**

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 01 October 2024

Report Title: 23/03311/S36: Chrathaich Renewables LLP

Land 3615M NW Of Burnside, Bhlaraidh, Glenmoriston

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Chrathaich Wind Farm - Erection and operation of a wind farm for a period of 30 years, comprising of 14 wind turbines with a maximum blade tip height of 149.9m, access tracks, borrow pits, substation, control building, and ancillary infrastructure

Ward: 12 – Aird and Loch Ness

Development category: National Development (Section 36 Application)

Reason referred to Committee: National Development (Section 36 Application)

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.

Recommendation

Members are asked to agree the recommendation to **RAISE NO OBJECTION** to the application 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 Unit (ECU) on an application made under Section 36 of the Electricity Act 1989 (as amended). The proposed development comprises:

- 14 turbines up to 149.9m to blade tip, each with an output of up to 5MW, giving a total output of up to 70MW;
- crane hardstandings with dimensions of 42m x 25m located next to each turbine foundation;
- 11km of new permanent access track consisting of either cut and fill or floating tracks to avoid impacting areas of deeper peat;
- electrical and communication underground cables running along sections of the access track;
- an onsite substation compound, comprising a substation and control room. The control room and substation will be single storey and on an area of 35m x 30m;
- three onsite borrow pits; and
- 10 watercourse crossings.

Additionally, the construction phase requires the following temporary facilities with these areas to be reinstated:

- construction compound (100m x 50m) with storage and welfare facilities; and
- assembly areas (42m x 18m) located beside the crane hardstandings and are required to store the tower sections and blades.

1.2 The development would access the public road network via the existing Corrimony Wind Farm access track onto the A831. This access would be upgraded to facilitate the delivery of the abnormal loads. The preferred access strategy proposes that the port of entry for abnormal loads would be from Inverness Harbour, along the A82 to Drumnadrochit and then onto the A831.

1.3 Whilst access to the wind farm would be partially facilitated by the Corrimony wind farm access track, new access tracks are required, consisting of typical 4m running width with associated drainage. All tracks would remain in situ for the operational life of the development for regular maintenance and metering visits.

1.4 The grid connection from the on-site substation would be subject to a separate consent application by the Network Operator. Details of the connection are undefined, but the applicants' state that a connection to the Fasnakyle Grid Supply Point is an option.

1.5 The applicant has requested a micro-siting allowance of 50m for site infrastructure (tracks, turbine locations, underground cables and crane hard standing areas). This is to avoid or minimise environmental or engineering constraints identified during pre-construction ground investigation or construction phase excavation

works. The final design of the turbine (colour and finish), infrared aviation lighting, ancillary electrical equipment, landscaping and fencing etc. are also to be agreed with the Planning Authority by condition, at the time of project procurement. Whilst indicative drawings for these elements are set out in the application, turbine manufacturers regularly update the designs that are available, thereby necessitating the need for some flexibility in the approved design details.

1.6 Whilst public consultation for Section 36 applications is not mandatory, the applicant held six in person consultation events between 2021 and 2022, these where split over the three venues of Glenmoriston Hall, Glenurquhart Hall and Cannich Hall. In addition, two online events were held at the wind farms dedicated website in November 2021 and October 2022. Feedback on the consultation events is contained within the submitted Pre-Application Consultation Report (PAC).

1.7 The applicant anticipates that the wind farm construction period will last 18 months. A Construction Environment Management Plan (CEMP) will be in place during the construction phase. This would also include a programme of site reinstatement which would allow for the rehabilitation of disturbed areas as early as possible. An Environmental Clark of Works (EnvCoW) would be in place to monitor the works.

1.8 The wind farm has an expected operational life of 30 years. Following this a further planning application would be required to determine any future re-powering proposal the site, which may include retention of the development. If the decision is made to decommission the wind farm, the detailed method and extent of the decommissioning activities would need to be agreed via a decommissioning method statement. Decommissioning is expected to take approximately 8-12 months. The applicant is committed to producing a Decommissioning and Restoration Plan (DRP), which shall follow the principles of the waste hierarchy to contribute to Scotland's Zero Waste Plan (2010), and so components of the site will be reused or recycled where possible. It is considered that impacts associated with the decommissioning phase will be similar to those experienced during the construction phase of the development.

1.9 The applicant sought formal pre-application advice from the Planning Authority in 2021/22 (21/05617/PREMAJ). The scheme presented at the pre-application stage was for 14 turbines up to 149.9m to tip. This was a reduced scheme when compared to the previous 17 turbine, 180m to tip layout as presented at the Scoping Opinion stage. The Planning Authorities pre-application response noted that the reduction in the height and number of turbines together with a reconfigured layout when compared to the scoping layout was welcomed. Key considerations identified, were impacts upon the Glen Affric National Scenic Area (NSA), wild land areas to the north and west, from the summit of Meall Fuar-mhonaidh which is a key viewpoint within the Loch Ness and Duntelchaig Special Landscape Area (SLA) and from Loch Ness. There is a need for the scheme to integrate well with the pattern of existing development and not undermine mitigation secured at nearby sites. NatureScot advised that turbines should not be introduced in views from around Loch Affric and the key routes leading to and from this important part of the NSA. Other matters advised to be addressed related to peat impacts, biodiversity enhancement, ornithology, cumulative

pressures on the roads network, wider public access improvements and the ability to use shared infrastructure.

1.10 The application is supported by an Environmental Impact Assessment Report (EIAR) which includes chapters on the EIA Process and Methodology, Planning Policy; Site Selection Design and Alternatives; Carbon Balance; Landscape and Visual Impacts (including ZTVs, wireframes and visualisations); Noise, Shadow Flicker, Ecology, Ornithology, Aviation and Telecommunication Infrastructure, Hydrology, Cultural Heritage, Traffic and Transport, Socio-Economics and a Schedule of Mitigation. The application is also accompanied by Technical Appendices, a Pre-Application Consultation Report, an EIA Non-Technical Summary (NTS), a Design and Access Statement and a Planning Statement.

1.11 Variations: No variations were made to the application during the course of the application's determination. Further Environmental Information (FEI) was however submitted during the course of the application comprising:

- updated references to traffic and transport guidance published in 2023, worst-case scenario predicted traffic levels for aggregate import and updated visibility splays;
- additional recreation access management details, including a Draft Recreation Access Management Plan;
- updated cumulative wirelines and Zone of Theoretical Visibility (ZTV) drawings showing Chrathaich Wind Farm and the proposed Loch Liath Wind Farm;
- improved visualisations for Viewpoints (VP) VP1, VP2, VP4, and VP15;
- updated noise information which includes the proposed Loch Liath Wind Farm;
- revised figures regarding the socio-economic impact of the proposals;
- a revised assessment of Private Water Supplies, applicable buffer zones and mitigation measures;
- further mitigation in relation to Black Grouse lekking and Golden Eagle Topographical (GET) modelling; and
- information regarding biodiversity net gain in line with NPF4 Policy 3, inclusive of a peatland habitat survey, details of peatland loss, restoration, a stability risk assessment, and revised Peat Management and Habitat Management Plans.

2. SITE DESCRIPTION

2.1 The site is located approximately 7km southeast of Cannich, 7km northwest of Invermoriston, 12km north of Fort Augustus, and 13km southwest of Drumnadrochit. It is located on the slopes around and beneath Meall a' Chràthaich, Carn na Ruighe Duibhe, Loch a' Mhuilinn, Loch na Leirisdein, and Loch nam Meirleach, which vary in elevation between 430m-679m Above Ordinance Datum (AOD). The proposal is approximately 9km northwest of Loch Ness and the Great Glen. To the west the land ascends into larger mountains, to

the north and south the land descends into wooded area of Glen Urquhart to the north, Glen Moriston to the south and the farmed Strathglass valley to the northwest.

2.2 The proposal is in an area of predominantly upland heath habitat interspersed with a variety of lochs and lochans. Loch ma Stac and Loch a' Chrathaich are two lochs close to the development. There is a watershed boundary in the approximate centre of the site with the River Enrick flowing north, and a number of unnamed watercourses flowing south into Loch ma Stac, which is situated adjacent to the site's southwest boundary.

2.3 There are several existing wind farm developments, both operational and under construction in the 40km study area for the EIAR. The nearest to the site is Bhlaraidh Wind Farm which is around 1km to the east and southeast of the site. A subsequent extension to Bhlaraidh has also been granted by Scottish Minsters with this being located approx. 1.5km to the east. Corrimony Wind Farm is also located around 2.5km to the north. The proposed development seeks to utilise and extend the Corrimony Wind Farm track linking with the A831.

Environmental Designations and Habitats

2.4 The site does not form part of any statutory or non-statutory designated site for nature conservation. The following designations are within 10km:

International Ecological Designations

- River Moriston Special Area of Conservation (SAC) - approximately 5.2km to the south-southeast. The qualifying interests include freshwater pearl mussel and Atlantic salmon.
- Strathglass Complex SAC - approximately 5.5km to the northwest. The qualifying interests include alpine and subalpine heaths, blanket bog, bog woodland, plants in crevices on base-rich rocks, Caledonian forest, dry heaths, tall herb communities, otter, wet heathland with cross-leaved heath Erica tetralix, clear-water lakes or lochs with aquatic vegetation and poor to moderate nutrient levels, montane acid grasslands, plants in crevices on acid rocks, acidic scree, and mountain willow Salix sp. scrub.

National Ecological Designations

- Glen Affric Site of Special Scientific Interest (SSSI) - 5.5km to the northwest. The site is designated for its native pinewood, breeding bird assemblage, lichen assemblage and dragonfly assemblage.
- Levishie Wood SSSI - 5.6km to the southeast. The site is designated for its upland birch Betula sp. woodland, with juniper Juniperus communis a notable local feature in the understorey layer.
- Glen Strathfarrar SSSI - 6.6km north. It is designated for its extensive native pinewood habitats which are important for assemblages of associated lichens, breeding birds, dragonflies and vascular plants.
- Glen Affric National Nature Reserve (NNR) - 5.0km to the northwest. It is designated for its Caledonian forest.

2.5 These designations were taken forward for formal assessment and are reported in the EIAR. The habitats across the site have the potential to support protected species. Following survey work, a full assessment of the potential impact of the proposal on bats, otter and water vole is also detailed in the EIAR.

2.6 In terms of ornithological designations, there are five Special Protection Areas (SPAs) with avian qualifying features within 10km of the development; two more with qualifying interests for geese lie just within 20km. There are eight SSIS within 20km. Of these, two of are designated for an assemblage of bird species, five are designated for rare breeding aquatic birds and a further site is designated for important populations of nonbreeding wildfowl. There is also one National Nature Reserve a local non statutory nature reserve. Following survey work, the following designations were brought forward for further assessment, the results are contained within Chapter 11 of the EIAR:

- Glen Affric to Strathconon SPA and Affric – Cannich Hills SSSI – 3.3km from the site and designation for golden eagles;
- Glen Affric SSSI - 4.8km from the site, designated for assemblages of crested tit, Scottish crossbill and capercaillie;
- Glen Affric NNR - 5.0km from the site, supporting a range of bird species including Golden eagle, Osprey, Scottish crossbill, Crested tit, Capercaillie and Black grouse;
- Glen Strathfarrar SSSI –6.6km from the site, designated for crested tit and Scottish crossbill; and
- Corrimony Nature Reserve - 0.8km from the site, a non-statutory site managed by RSPB supporting Black grouse, Scottish crossbill, Crested tit and Golden eagle.

2.7 The site and surrounds have been surveyed for breeding birds and transient birds; of those recorded, eight species have been taken forward within the EIA for further assessment. These are: golden plover, curlew, dunlin, greenshank, red-throated diver, black-throated diver, golden eagle and black grouse.

2.8 The dominant habitats present across the site are identified as blanket mire and wet heath. Detailed assessment of M15 Trichophorum germanicum – Erica tetralix wet heath; and - M17 Trichophorum germanicum – Eriophorum vaginatum blanket mire habitats was undertaken and reported in the EIAR.

Landscape Designations, Wild Land and Landscape Character

2.9 The site itself is not covered by any statutory international, national, regional or local landscape-related designations.

2.10 The nearest National Scenic Area (NSA) is Glen Affric 8.6km west of the nearest proposed turbine. There are two other NSA’s within 40km, however, due to limited theoretical visibility and the existing development in the area, these have been scoped out are not considered further. Similarly, the Cairngorms National Park is situated 29.4km south and owing to there being no theoretical visibility from the park, it has also been scoped out of further assessment.

2.11 In terms of local designations, the closest are: Loch Ness and Duntelchaig Special Landscape Area (SLA) 6.2km east of the closest turbine; Strathconon Monar and Mullardoch SLA 7.5km northwest; and Loch Lochy and Loch Oich 17.5km southwest. Three other SLA's are located within 40km of the proposed development, but again due to distance and the influence of existing wind turbines next to the site, these other SLAs are not considered further.

2.12 The nearest Wild Land Area (WLA) is WLA 24: Central Highland, 6.7km west of the nearest turbine. There are four other WLA's within 40km, but due to limited theoretical visibility, distance to the proposal and the existing development in the area, these have been scoped out / not been considered further within the EIAR. There is no theoretical visibility from any Gardens and Designed Landscapes (GDL) within the 40km study area.

2.13 There are forty-six individual Landscape Character Types (LCT) identified within the study area, of which 13 LCTs are considered further in the EIAR (refer to EIAR Figure 7.3a). The site itself is situated within the NatureScot Landscape Character Type (LCT) 222 Rocky Moorland Plateau.

2.14 The site is also located within the boundary of the Loch Ness Landscape Sensitivity Appraisal Area. This appraisal forms part of the Councils statutorily adopted Onshore Wind Energy Supplementary Guidance (2016). The turbine envelope for this application falling within the Landscape Character Area (LCA) LN10 Separation of Glen Urquhart and Glen Moriston, Rocky Moorland Plateau. Further consideration of this LCA is contained within the Landscape and Visual section of this report and within Appendices 2 and 3 of this report.

Built Heritage

2.15 There are no Scheduled Ancient Monuments, Listed Buildings or Conservation Areas within 500m of the wind farm footprint. Between 500m and 5km there is one Category C Listed Building. Between 5km and 10km there are four Category A Listed Buildings, twenty three B Category B Listed Buildings, twenty Category C Listed Buildings and five Scheduled Monuments.

Cumulative Development

2.16 Appendix 1 of this report provides details of operational, consented / under construction, and in planning wind farm projects within 40km of the application site. Since the original EIAR was written in May 2023, the cumulative wind energy picture has changed. To reflect this, further environmental information was provided in June 2024. Cloiche, Corriegarth 2, and Bunloin Wind Farms which were in planning pending consideration at the time of submission have since been consented. Loch Liath, Dell 2 (redesign) and Culachy Wind Farms which were at scoping stage at the time of submission have now been submitted as formal applications and are now pending consideration. Glen Kyllachy which was under construction at the time of submission is also now operational.

3. PLANNING HISTORY

3.1	09.03.2022	21/05617/PREMAJ: Chrathaich Wind Farm - Erection and operation of a wind farm	Pre-Application advice issued
3.2	18.06.2021	21/02152/SCOP: Chrathaich Wind Farm - Erection and Operation of a Wind Farm for a period of 25 years, comprising of 17 Wind Turbines with a maximum blade tip height of up to 180m, access tracks, borrow pits, substation, control building, and ancillary infrastructure	Consultation response issued to ECU to inform their EIA Scoping Response

4. PUBLIC PARTICIPATION

4.1 Advertised: Section 36 Application / EIA Development

Date Advertised: The Edinburgh Gazette - 14 July 2023 and The Inverness Courier - 7 July 2023 and 14 July 2023

Additional Information Date Advertised: The Edinburgh Gazette – 25 June 2024 and The Inverness Courier - 25 June 2024

Representation Deadline: 2 August 2024

Representations received by The Highland Council	22 objections 0 in support
Representations received by Energy Consents Unit	17 objections 7 in support

4.2 Material considerations raised are summarised as follows:

Objection comments:

- Landscape and visual impacts (including cumulative) from Glen Affric NSA, NSR, Wild Land Area, Meall Fuar-mhonaidh, Millness, Meall-Fuar-Mhonaidh, Meall Mhor and Creag Dubh.
- Quality of baseline photography and landscape and visual assessment.
- Impacts upon tourism and transport routes – A831, Affic and Kintail Way.
- Socio-economic case not been made.
- Impacts upon flora, fauna, ornithology and peat.
- Risk of fire.
- Already met energy targets.
- Noise impacts.
- Chemicals used in making the blades and no plans for the disposal of blades at end of life.
- Built heritage impacts, including Corrimony Cairn.

- Not in accordance with the development plan.

Support comments:

- Local ownership and local investments with employment and business opportunities.
- No negative impacts on tourism.
- Not visually unacceptable.
- Environmental benefits and will help Scotland meet its climate change targets.

4.3 Non-Material considerations raised:

- Lack of grid capacity.
- Oversupply of renewable energy generation in the north of Scotland.
- Community benefit.

4.4 All letters of representation received by the Council are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam .

Those representations received by the Scottish Government's Energy Consents Unit can be accessed via www.energyconsents.scot

It should be noted that some representations may have been submitted to both The Highland Council and Energy Consents Unit.

5. CONSULTATIONS

Consultations undertaken by The Highland Council

5.1 **Glen Urquhart Community Council** object to the application. Concerns raised include landscape and visual impacts, particularly in relation to Meal Fuar-mhonaidh and the cumulative effects. To fully assess the landscape and visual impacts of the proposal it requests that 3D modelling is carried out for this development which includes the adjacent existing and proposed wind farm schemes. Other issues raised relate to impacts upon peat, ecology, ornithology, noise, grid capacity and community benefits.

5.2 **Access Officer** does not object to the scheme. Their previous objection was on the basis of proposed unacceptable restrictions to public access during the construction phase. In addition, no information was submitted in relation to an additional footpath link which was requested at the pre-application stage. In response the applicant submitted an outline Recreational Access Management Plan (RAMP) and an indicative footpath link. Following further discussions and clarification, the objection was withdrawn subject to conditions securing a final RAMP, to include the design, specifications, wording and location of access management signs and gates to facilitate public access during construction and operation. The routing and specification of a new recreational path to link with a track at Loch ma Stac and tracks at the operational Bhlaraidh Wind Farm can also be secured by condition.

5.3 **Development Plans Team** do not object to the application. It outlines the applicable Development Plan policies and wider policy assessment.

5.4 **Environmental Health** do not object to the application subject to conditions securing further details regarding noise. This can be secured through a Construction Environmental Management Plan (CEMP) which shall include provision for liaison with neighbouring residents. In addition, methods for dust suppression and a Water Quality Management Plan detailing the protection measures for any private water supply identified as being at risk are also requested by condition.

5.5 **Flood Risk Management Team** do not object to the application and have no comments to make.

5.6 **Forestry Team** do not object to the application. The section of proposed new track around the northern side of Corrimony Farm avoids trees. The wind turbine locations and the remainder of associated infrastructure is in open ground so there is no adverse impact on trees or woodland.

5.7 **Historic Environment Team** do not object to the application. The EIAR contains an appropriate level of information and assessment and concludes that the impacts to historic environment assets would be minimal. An archaeological watching brief is not justified as the potential for buried remains to survive is low. Good practice measures and a protocol in the event of the discovery of previously unrecorded assets can be secured within the CEMP.

5.8 **Landscape Officer** does not object to the application. Confirms that the additional information is acceptable and the landscape impacts arising from the development remain within acceptable limits.

5.9 **Transport Planning Team** do not object to the application. In the event that the proposed three borrow pits do not provide sufficient aggregate, further information regarding methodology and the predicted traffic levels for importation was sought. Transport Planning confirmed that it was content with the additional information but requested that the final Construction Traffic Management Plan (CTMP) includes updated predicted construction traffic numbers produced in response to ground investigation work undertaken to determine the suitability of the development being supplied by on-site won materials. It also requested a condition to ensure all construction and commercial vehicle access is from the east and the A82(T) at Drumnadrochit, with no commercial vehicles accessing the site from the west via Cannich. A CTMP is to be conditioned with this to be reviewed throughout the works and be informed via the establishment of a Community Liaison Group (CLG). The developer requires to enter into a Section 96 Wear and Tear Agreement. An assessment for the movement of abnormal loads between the port of entry and the site can be conditioned and finally, the layout, visibility and construction form of the enhanced private access from the A831 can be secured by condition.

Consultations Undertaken by The Scottish Government's Energy Consents Unit

5.10 **Strathglass Community Council** object to the application. Concerns raised include landscape and visual impacts, including cumulative, particularly in relation to views from the Affric-Kintail Way, Glen Affric NSA and NNR. These assets have a pivotal role in the local economy, including tourism and negative impacts would affect the local community. It also raises concerns in relation to Comar Wood Dun which is Scheduled Ancient Monument. Concerns are also raised in relation to biodiversity, in particular the lack of enhancement and impacts upon Golden Eagles. Finally, it raises the lack of information on how the turbine blades will be disposed of at end of life.

5.11 **British Telecom** do not object to the application as the proposal doesn't interfere with BTs current and presently planned radio network.

5.12 **Crown Estate Scotland** do not object to the application and have no further comment.

5.13 **Fisheries Management Scotland** do not object to the application. They have notified the local fisheries board which is the Ness District Salmon Board and reference should be made to their guidance.

5.14 **Highlands and Islands Airport Limited** do not object to the application.

5.15 **Historic Environment Scotland** do not object to the application. It is content with the EIAR assessment methodology and agree with its findings that the proposed development both in isolation and cumulatively will not have a significant effect on the setting of scheduled moments or category A listed buildings within its remit.

5.16 **Ironside Farrar (Peat Landslide Hazard Risk Assessment Checking Report)** following the submission of a Stage 2 Peat Landslide Hazard Risk Assessment To date no response has been received in relation to the acceptability of the Stage 2 assessment.

5.17 **Joint Radio Company** do not object to the application and does not foresee any potential problems based on known interference scenarios.

5.18 **Marine Scotland Science** do not object to the application subject to a condition requiring a Water Quality and Fish Monitoring Programme (WQFMP) and the appointment of an Ecological Clerk of Works.

5.19 **Ministry of Defence** do not object to the application but request a condition requiring the submission of an aviation lighting scheme specifying prior notification of the commencement of development and perimeter turbines being fitted with 25cd visible aviation safety lights and/or infra-red (IR) beacons.

5.20 **Mountaineering Scotland** do not object to the application and have no further comment.

5.21 **National Air Traffic Services Safeguarding** do not object to the application as

the proposal does not conflict with its safeguarding criteria.

5.22 **NatureScot** do not object to the application. Following submission of additional habitat assessment and a revised outline Habitat Management Plan (HMP) their previous objection has been withdrawn. Concerns however remain due to the impacts on priority peatland and the outline HMP currently proposed requires enhancement to adequately compensate for these impacts. This must contain a substantially more peatland restoration than is currently proposed which can be secured by condition and/or legal agreement.

In relation to Glen Affric NSA, the effects on the special landscape qualities are not of a severity or extent that would compromise the overall integrity of the NSA.

With regards to the River Moriston SAC, subject to a CEMP / Pollution Prevention Plan these measures should ensure there is no risk of sediments / pollutants entering the River Moriston SAC. In relation to otters, bats and water vole, conditions can secure mitigation measures including a final Schedule of Mitigation, pre-construction surveys, and Species Protection Plans.

In terms of ornithology, for black grouse, conditions are advised to: monitor leks in the 12 months prior to construction commencing, but also on a weekly basis during construction; and to impose restrictions on the time and dates in the year for the use and construction of the access tracks. In terms of golden eagles and the Glen Affric to Strathconon SPA, the core foraging range of golden eagle is 6km and the nearest SPA territory centre is more than 7km from the nearest turbines so there will be no adverse effects on the SPA. The calculated collision risk mortality is low and would not have an adverse impact on the conservation status of golden eagle at a Natural Heritage Zone (NHZ) level. This applies both to this proposal and cumulatively with other wind farms in the NHZ. The limited reduction in high quality foraging habitat resulting from this proposal would not adversely affect the conservation status of golden eagle at an NHZ level.

5.23 **Royal Society for the Protection of Birds (RSPB)** object in relation to golden eagles and habitat restoration and enhancement measures.

Whilst welcoming the submission of an additional assessment in relation to golden eagles in the form of Golden Eagle Topographical (GET) modelling, it considers that that there is an active eagle within the 6km foraging range, and the results of the GET model indicate that turbines will likely increase displacement impacts from Bhlaraidh Wind Farm. Additional measures should be used to reduce impacts such as turbine removal and/ or consideration of contributing to a Golden Eagle Conservation Management Plan for the area.

In relation to lekking black grouse, it confirms that the additional mitigation proposed in the form of restricting the use / construction time of the access track during certain times and dates in the year is acceptable and should be secured by a condition.

5.24 **Scottish Forestry** do not object to the application. It is noted that felling of trees for access is being avoided and that the wind farm does not impact on woodlands.

5.25 **Scottish Water** do not object to the application. The proposed development is located within a drinking water catchment where a Scottish Water abstraction is

located. However, it considers that this is a relatively large catchment, and the activity is sufficient distance from the intake that it is likely to be low risk. Water quality must still be protected during the construction activity and thereafter and mitigation measures are required. Scottish Water have produced guidance on these matters and these requirements can be secured through the CEMP condition.

5.26 **Scotways** object to the application. Consider that there is an incomplete baseline and that the impacts on recreational users have not been fully assessed.

5.27 **Scottish Environment Protection Agency** do not object to the application. Following the submission of additional information in relation to private water supplies, their previous objection has been withdrawn, subject to a condition securing water quality monitoring for the private water supplies. Further planning conditions are advised including: no micro-siting to place infrastructure on areas of deeper peat, or within buffers for water features or private water supplies without further consultation; the use of floating tracks and drainage measures to mitigate impacts upon Groundwater Dependant Terrestrial Ecosystems (GWDTEs); mitigation measures for the water environment and crossings; no land-raising associated with any future track upgrades without further consultation; and a Borrow Pit Restoration and Monitoring Plan. It also confirms that following the submission of an updated Outline Peat Management Plan this has addressed all matters raised in its initial response.

6. DEVELOPMENT PLAN POLICY

6.1 Appendix 2 of this report provides details of the documents that comprise the adopted Development Plan, including details of pertinent planning policies as well as adopted supplementary guidance, and other material policy considerations which are relevant to the assessment of the application.

PLANNING APPRAISAL

7.1 This application has been submitted to the Scottish Government 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). Although not a planning application, the Council processes S36 applications in a similar manner given that planning permission may be deemed to be granted.

7.2 Schedule 9 of The Electricity Act 1989 contains considerations in relation to the impact of proposals on amenity and fisheries. These considerations mean the developer requires to:

- 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.

7.3 It should be noted that for applications under the Electricity Act 1989 that the Development Plan is just one of several considerations, and therefore Section 25 of the Town and Country Planning (Scotland) Act 1997 which requires planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise, is not engaged. That said, the application still 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

7.4 The key considerations in this case are:

a) Compliance with the Development Plan / Other Planning Policy
b) Energy and Economic Benefits
c) Design, Landscape and Visual Impacts
d) Construction
e) Roads, Transport and Access
f) Water, Flood Risk, Drainage and Peat
g) Natural Heritage (including ornithology)
h) Built and Cultural Heritage
i) Noise and Shadow Flicker
j) Telecommunications
k) Aviation
l) Other Material Considerations

Compliance with the Development Plan/Other Planning Policy

7.5 The Development Plan comprises National Planning Framework 4 (NPF4), the adopted Highland-wide Local Development Plan (HwLDP), the adopted Inner Moray Firth Local Development Plan 2 (IMFLDP2), and all statutorily adopted supplementary guidance, including the Onshore Wind Energy Supplementary Guidance (OWESG).

7.6 Appendix 3 of this report provides an assessment of compliance with the Development Plan / Other Planning Policy.

7.7 In summary, the principle of wind farm development is established in national policy, with the proposed development being of national importance for the delivery of the national Spatial Strategy. NPF4 considers that Strategic Renewable Electricity Generation and Transmission Infrastructure will assist in the delivery of the Spatial Strategy and Spatial Priorities for the north of Scotland, and that Highland can continue to make a strong contribution toward meeting Scotland's ambition for net zero. Alongside these ambitions, the strategy for Highland aims to protect environmental assets as well as to stimulate investment in natural and engineered solutions to address climate change. This aim is not

new and will clearly require a balancing exercise to be undertaken, which is reflected throughout NPF4. At the regional level, HwLDP also offers support for renewable development proposals where they are located, sited and designed such as they will not be significantly detrimental overall, individually or cumulatively with other developments. To inform this assessment, the OWESG provides a methodology for a judgement to be made on the likely impact of a development on assessed "thresholds" in order to assist the application of HwLDP policy.

Energy and Economic Benefits

7.8 The applicants' assessment of the likely socio-economic impacts of the proposed development is contained within Chapter 16 of the EIAR.

7.9 The Council continues to respond positively to the Government's renewable energy agenda. Installed onshore wind energy developments in Highland account for around 30% of Scotland's installed onshore wind energy capacity, with a substantial number of onshore wind farm applications pending consideration at present. While The Highland Council has effectively met its own target, as previously set out in the Highland Renewable Energy Strategy, it remains the case that there are areas of Highland capable of absorbing renewable developments without significant widespread effects.

7.10 Notwithstanding any 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, with the development anticipated to generate up to 70 MW of electricity (turbine model dependent). Based on a typical capacity factor, the development is likely to generate approximately 162,498 MW hours per year, the equivalent of powering approximately 40,600 homes.

7.11 There will also be carbon losses as a result of the development, including those related to turbine manufacture and impacts on peat. The expected total net emissions of carbon dioxide (CO2) associated with the proposed development has a total value of 103,391 tonnes of CO2. However, the applicant expects that the potential carbon emission savings for the development against a fossil fuel mix of electricity would be 70,199 tonnes of CO2 or against a grid mix of electricity generation it would be 31,424 tonnes of CO2. The calculations of total CO2 emission savings and carbon payback time for the proposed development is expected to be 1.5 years when compared to the fossil fuel mix of electricity generation and 3.3 years when compared to a grid mix of electricity generation.

7.12 The proposed development anticipates a construction period of approximately 18 months and an operational period of 30 years. Such projects can offer investment/opportunities to the local, Highland, and Scottish economy, including businesses ranging across the construction, haulage, electrical and service sectors. The socio-economic assessment primarily focuses at three scales, regional with is the Highland Council administrative boundary, rest of Scotland and the rest of the UK. It also includes a tourism and recreational assessment.

7.13 The applicant has identified that the capital cost of the development is estimated to be approximately £91 million, based on an indicative figure of £1.3-1.4m per MW installed. The assessment refers to The Onshore Wind: Direct and Wider Economic Impacts research paper which states 47% of the average construction costs are spent in the UK, with 12% spent in the local area, and 35% spent in the region. This equates to a UK total of £42.7M based on £1.3M per MW installed. However, the assessment departs from the research paper when attributing the likely sourcing and expenditure for the local/regional area; this is based on professional judgement and knowledge of the local and regional location, and the likelihood of balance of plant and grid connection works being undertaken by local contractors. The applicant estimates that £24.5million could be within the Highland area and £15.6million within Scotland and the rest within the UK. The assessment also expects that during the construction phase of the project there will be approximately 266 'job years' created, 166 of these in Highland. In addition, there will be a GVA economic impact of approximately £10.8M in the region.

7.14 Overall, the socio-economic impact offered by the applicant suggests that during the construction phase the impact in relation to the economy and employment of the area will have a minor magnitude of change that is positive with an overall moderate effect, but not significant. In terms of tourism and recreation, the assessment highlights that the expected impacts are likely to be indirect, resulting from operations on the site and their by-products such as noise, dust creation, travel disruption and visual impact. Most of these are short term in nature and the overall significance of effect is considered to be minor-moderate and not significant.

7.15 Operation and maintenance spend is estimated to be up to £4.2 million, which excludes any community benefit payments and non-domestic rates. It is estimated that the Highland area could secure 42% of operation and maintenance contracts worth £1.76 million a year, with the rest of Scotland securing a further 16% worth £670,000 a year. As with the construction phase, the contract values awarded in each of the study areas represents an increase in turnover in those areas. The economic impact of the increase in turnover on employment is estimated to result in 16 'job years' in the Highlands and a £1.15million Gross Value Added (GVA) per job year created. The applicant's assessment indicates that this represents a moderate positive magnitude of impact and a moderate economic impact overall in the Highland area.

7.16 In relation to tourism and recreation, during the ongoing operational phase the assessment indicates that the impact to the current baseline of the area is not considered to be altered by the addition of the proposal, in terms of its draw for tourists, and their likely reasons for visiting the area. It also points to research that indicates there is no pattern between onshore wind development and a detrimental impact on the tourism sector. Overall, a slight negative magnitude of impact is predicted, leading to a minor-moderate impact overall. While the Council's own experience has not shown significantly adverse effects from wind farm development on tourism thus far, there is little in the literature regarding the potential for a critical mass of development and to conclude whether there is indeed a tipping point where wind farm development will ultimately discourage

tourism in Highland. The development's visual impact on recreational and visitor resources, although related, is a separate issue considered in more detail as a specific visual impact.

7.17 NPF4 Policy 11c, requires schemes to maximise community socio-economic benefits, with NPF4 Policy 25 enabling support to be given to schemes which contribute towards a local or regional wealth building strategy or have an element of community ownership. It is understood from the applicants that they have drawn up a Memorandum of Understanding with Soirbheas. As part of this, a commitment has been made to the opportunity of shared ownership of up to 5% of the wind farm. This is proposed to be secured by way of condition, albeit that officers are awaiting legal advice from the Energy Consents Unit to ensure this is the most appropriate mechanism for securing a scheme for community ownership. Similarly, a condition is also to be imposed to require a Local Employment Scheme for the construction of the development which refers to the provisions set out within the socio-economic assessment contained within the EIAR.

7.18 Since the application has been submitted, the Council has also published, in June 2024, its Social Value Charter for Renewables Investment. This has been brought to the applicant's attention. Owing to the nature of this document relating to community benefit, which is voluntary in nature, the applicant's response to the charter is not documented within this Report on Handing as community benefit is not deemed to be a material planning consideration. Nevertheless, the applicant's response to the charter has been communicated to the Council's Community Support and Engagement Officer and the Council's Economy and Regeneration service who will be liaising directly with the applicants on this matter.

Design, Landscape and Visual Impacts

7.19 The applicant's assessment is outlined in Chapter 7 of the EIAR. A total of 25 viewpoints (VP) across a 40km study area (EIAR Figure 7.1, Vol 3a) have been assessed in relation to landscape and visual effects. These viewpoints are representative of a range of receptors including recreational users of the outdoors and road users and are at different distances, directions, and elevations from the site. The EIAR contends that the viewpoints have been used in the development of the design strategy and in the assessment of landscape and visual effects arising from the proposal. The expected bare earth visibility of the development can be appreciated from the ZTV to Blade Tip with Viewpoint Locations (EIAR Figure 7.7). This data does not reflect the screening effect of vegetation or built structures and so the visibility shown on the ZTVs is more extensive than would actually be experienced on the ground.

7.20 In response to third party comments and concerns raised by officers, the applicants provided amended visualisations; VPs 2, 4, 15 and 17. As part of this package of additional information, updated wirelines and ZTVs showing Chrathaich Wind Farm in relation to submitted layout for Loch Liath Wind Farm, located around 1km northeast, was also submitted. Sufficient information has now been provided to undertake an assessment of landscape and visual impact and the quality of the visual information provided is now considered acceptable.

7.21 The aim of the LVIA is to identify, predict and evaluate potential significant effects arising from the proposal. As detailed in EIAR Chapter 7, wherever possible impacts are quantified, but the nature of such assessments requires professional judgement and interpretation. In order to provide a level of consistency to the assessment, sensitivity to change, the prediction of magnitude of impact and assessment of significance of the residual effects has been based on pre-defined criteria, the level of effects being determined by a comparison of the sensitivity of receptors and the magnitude of impact arising from the development. The criteria is outlined in EIAR Chapter 7 Paras 7.2.3.4 to 7.2.3.7. The methodology for the LVIA follows that set out in Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA 3). As set out at GLVIA Para 3.32 "LVIA should always clearly distinguish clearly between what are considered to be significant and non-significant effects." EIAR Chapter 7 Para 7.2.3.7 states that significant residual effects are major or major/moderate. The Planning Authority are of the view that Moderate effects can also be significant, but this needs to be considered on a viewpoint by viewpoint basis.

7.22 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. As such it is considered that road users are usually high sensitivity receptors, particularly through a landscape such as that where the proposed development is located.

Siting, Design and Layout Evolution

7.23 The site is not located within any landscape designations but is located relatively close to the Glen Affric and Glen Strathfarrar NSA, the Loch Ness and Duntelchaig SLA and Strathconon, Monar and Mullardoch SLA, and the Central Highlands WLA. As noted in the NatureScot Siting and Designing Wind Farms in the Landscape Guidance, it can be particularly challenging to accommodate multiple wind farms in an area. However, as detailed in EIAR Chapter 4, one of the main drivers in the schemes design has been to limit the increase in the extent of visible wind farm development from the closest NSA, as requested by NatureScot, and from the SLAs. In addition, from the perspective of officers it is also important for the design and layout to limit visual confusion, reinforce the appropriateness of each development for its location and present a balanced and rationale composition.

7.24 Key considerations in coming to a judgement on the scheme are also derived from The Loch Ness Landscape Sensitivity study contained within the Onshore Wind Energy Supplementary Guidance (OWESG). This study identifies that any remaining capacity for larger scale development should be focused around existing clusters that are generally found in rolling uplands, rugged massif and rocky moorland Landscape Character Types. However, the development should be well designed, and the turbines should be:

- Set back from key routes (e.g The Great Glen Way, the A82 and the A887

around Dundreggan).

- Preserve mitigation established by current schemes.
- Maintain the landscape setting of each existing scheme.
- Respect spacing and scale of existing development pattern.
- Minimise visual confusion from higher ground to the west and north and with Meall Fuar-mhonaidh and avoid a perception of the peak being encircle by development.

7.25 A key consideration in the consented pattern and design of wind energy development in the area has been managing the impacts upon the popular and accessible summit of Meall Fuar-mhonaidh (VP4). Officers have continually sought to minimise impacts, for instance, three turbines were deleted from the Bhlaraidh Wind Farm extension scheme to resist the substantial encroachment towards the summit. Whilst the present scheme would intensify the numbers of turbines visible from this summit, the layout as shown on the VP4, allows the scheme to read as an extension to the operational Bhlaraidh Wind Farm and does not introduce turbines that would appear visually closer to the receptor than the consented Bhlaraidh Wind Farm extension. Although there is some lateral extension of the turbine array, this is relatively contained with the turbines set back from the receptor. All of which minimises the perceived encirclement of the summit.

7.26 Another established pattern of wind farm development in this area is for schemes to be set back and well contained from Loch Ness and routes along the Great Glen. For schemes on both sides of Loch Ness, officers have sought to avoid/minimise visibility both on the water and along the surrounding loch level routes and approaches. This aspect is considered important as Loch Ness is a world-renowned tourist attraction, which is frequented daily by tourists travelling to and from Urquhart Castle. The mitigation to date has largely been achieved through the refusal of select poorly sited wind farm proposals, and by securing appropriate mitigation by design, including turbine deletions and careful consideration of the scale of turbines. When viewed from the water, the scale of the proposed turbines, at 149.9m to tip, will again largely restrict visibility to a limited number of additional blade tips. When viewed from land routes next to the loch, as represented by VP15 which is from the Lochside picnic layby on B852, the scheme would again only be presented as a limited number of blade tips, which is commensurate with the existing pattern of visibility.

7.27 Notwithstanding the smaller scheme of Corrimony Wind Farm, officers have sought to minimise impacts from visible aviation lighting, this was successful at Bhlaraidh Wind Farm extension. Unlike other schemes pending determination, this development is for turbines under 150m to blade tip so there is no requirement for visible aviation lighting so no impact during hours of darkness. This is considered to be important given the popularity of the wider area for overnight camping.

7.28 In line with the EIA and the OWESG requirements, the applicant has illustrated and explained the steps, rationale, and influences for the evolution and design of the site. EIAR Chapters 4 and 7 provide an overview of how the design of the

scheme has evolved, in terms of turbine numbers, layout and reduction in the site area. Figure 4.2 details the evolution of the layout and Figures 4.3 – 4.6 (VPs 3, 5, 8 and 12) details comparative wireframes from several viewpoints to illustrate the effect of the changes. The main stages of this process are summarised below.

- Initial studies of the available land suggested there was scope to develop up to 22 turbines and 180m to blade tip height.
- Following a review of phase 1 peat surveys and the initial landscape and visual appraisal, 5 of the most prominent turbines when viewed from Glenurquhart were removed from the scheme. A layout showing 17 turbines and 180m to blade tip height was presented for a Scoping Opinion (21/02152/SCOP) and the first round of public consultation events.
- Following this, further landscape and visual analysis was undertaken, a key driver was to reduce impacts on the Glen Affric NSA. This reduced the number of turbines down to 14 and they were reduced in height to 149.9m to blade tip. The impact of this was to reduce the theoretical visibility of the wind farm from landscape designations to the west of the site, and to also reduce night-time impacts by removing the need for visible aviation lighting, which could impact upon the dark night skies in the surrounding area. This was presented to officers at the pre-application stage (21/05617/PREMAJ).
- The final layout retains the same number of turbines, but there were alterations to the location of the associated infrastructure, this was driven by further assessment of the peat impacts and from further consultation with SEPA. This design was presented at the second round of public consultations and is the subject of this application.

7.29 The potential landscape and visual impacts on receptors and how the development would relate to the existing landscape character, designations, other wind farm schemes, and ecological matters (in particular peat) were key elements in the schemes design evolution. From a landscape and visual perspective EIAR Chapter 7 details that the priority siting, layout and design considerations included ensuring that the development:

- is sited in a larger scale upland moorland and forested locations that are more capable of accommodating wind turbines than smaller scale landscapes;
- is in a landscape that is already subject to ongoing modification or change and which contains existing or consented wind farm developments;
- is away from distinctive landscape features, the scale and form of which could be compromised;
- it should not increase the extent of visible wind farm development from the closest NSA and SLA;
- appears recessed from the more settled straths and key route corridors and avoids, wherever possible, interrupting views of key landmark landscape features;
- reduces its visibility and prominence from key sensitive receptor locations, including main settlements, glens and key transportation and tourist/scenic

routes and recreational routes;

- appears as a coherent extension to Bhlaraidh Wind Farm, with the preference for turbines of a size that would limit any incongruity between the proposal and Bhlaraidh and its consented extension;
- does not require visible aviation lighting to respect the dark night skies;
- utilises existing infrastructure;
- borrow pits should not be visible from within the Glen Affric NSA;
- adoption of turbine sizes that would maximise yield whilst simultaneously minimising the proposed development's footprint and infrastructure requirements, thereby reducing impacts on the landscape fabric of the site;
- minimisation of the amount of site infrastructure and ancillary elements required, and careful positioning and design to ensure that such elements are screened from the majority of external receptor locations; and
- careful siting and design of proposed substation to minimise visibility from external receptor locations.

7.30 The EIAR contends that the resulting layout which is presented in the current submission is the best viable option with respect to environmental constraints and civil engineering feasibility.

Ancillary Infrastructure

7.31 The applicant has identified that a grid connection will be required and has applied for a substation. The substation and control room (indicative design Figure 5.10) will be a single storey pitched roofed building. The final design and external material palette and the compounds and perimeter fencing can be secured by condition. Connection to the grid from the substation will be the subject of a separate application and consent under Section 37 of the Electricity Act 1989 and will require its own assessment. That assessment must consider the cumulative effect of the grid connection with the wind farm development.

7.32 The final colour/finish on the turbines can be secured by a planning condition. The development will require high voltage electrical and fibre optic communications cabling. In order to minimise ground disturbance, the cabling trenches will follow the course of the access tracks from each turbine to the on-site substation. The turbine transformers will be located within the turbine towers and there would be no requirement for external buildings, which reduces clutter and creates a simpler site image.

7.33 Once the wind farm has been commissioned, the site restoration will involve landscaping and replanting disturbed areas that are not part of the permanent works of the development. This will include the landscaping and re-profiling of the access track verges and reinstatement of disturbed areas adjacent to the substation, the temporary construction compound, assembly areas and between the crane hardstandings, turbine foundations and adjacent peatland.

7.34 Up to three borrow pit search areas have been identified (Figure 5.2b, Volume 3a). The EAIR states that these locations were selected to minimise the visibility particularly from the NSA and prominent exposed slopes / ridgelines or highly distinctive topographical forms that might make sympathetic restoration difficult. A restoration scheme for the borrow pits can be secured by condition.

Landscape Impact

7.35 There are several aspects to consider in determining whether this development represents an acceptable degree of impact on landscape character, including:

- impacts on the Landscape Character Type (LCT) as a whole and on neighbouring LCTs;
- direct impacts on landscape designations; and
- impacts on surrounding landscape designations.

7.36 The development lies within the Rocky Moorland Plateau – Inverness Landscape Character Type (LCT 222). This LCT, is found in two locations in the detailed study area: to the north and south of Glen Urquhart. This LCT is characterised by open, gently rolling and undulating moorland plateaux with distinct edges, containing small hills formed by rocky outcrops and low areas of varying scale. The landform, has been created by weathering and glacial erosion, is divided by glens following the easterly direction of ice flows, and later rivers. Rocky heather moorland dominates the hilltops and upper slopes, and small lochans and areas of bog occupy depressions mainly on the extensive surface peat deposits in the southwest. Regenerating pine, birch and gorse is concentrated along glens with rivers, with sporadic patches occurring on hillsides. Much of this LCT is sparsely inhabited, with any settlements tending to be located along the edges or in adjacent LCTs, although there are a few isolated small farms and crofts in the east. There is an overall sense of scale, openness, exposure and degree of remoteness on the open plateau within this LCT, where there are extensive views of the surrounding landform. The pattern and ground texture of the majority of this landscape tends to appear random, which creates a landscape with no dominant visual movement or clear focal points. There is existing infrastructure within this LCT, including hydro infrastructure, the Beauly-Denny overhead line and Corrimony and Bhlaraidh Wind Farms. A small part of this LCT falls within the Loch Ness and Duntelchaig SLA.

7.37 The landscape character of the Rocky Moorland Plateau LCT is described further within the NatureScot 2019 Landscape Character Assessment. The key characteristics are:

- Open, gently rolling moorland plateau with distinct edges descending to adjoining straths and glens or rising to merge with Rugged Massif.
- Plateau with a patchy texture of small rocky outcrop hills, bogs and lochans in no clear hierarchy or discernible pattern.
- Hilltops and upper slopes dominated by rocky heather moorland, except in the northeast where extensive, contrasting conifer forests dominate.
- Regenerating trees and scrub in glens with rivers and sheltered lower

hillsides.

- Strong contrast in landcover and settlement between the plateau and adjoining straths and glens.
- Sparsely inhabited and little evidence of active land use.
- A few historic sites indicating past settlement and land use.
- Orientation is difficult due to the lack of hierarchy, pattern and foci in the landform and landcover.
- Within the plateau distance and scale are generally difficult to perceive due to the lack of elements of known size.
- Distinct edges isolate the plateau from adjacent areas and give the sense of a vast, remote, upland moor.
- At the plateau edges, expansive views over inhabited straths and glens create surprise.
- Eastern areas have a semi-exposed character with occasional views of distant hills framed by the distinct edges of conifer forests.
- Perception of remoteness on the open plateau, from the rugged patchy texture and absence of obvious human artefacts.

7.38 The applicant's assessment on LCTs is reported in Technical Appendix 7.4 and a blade tip height ZTV with the LCTs overlaid is detailed in Figure 7.3b. Of the thirteen LCTs considered in the assessment, residual significant effects on landscape character were identified in parts of four LCTs, these are summarised below:

- **NS 222 Rocky Moorland Plateau:** Host LCT so there would be a direct physical effect upon it. VPs 4, 9 and 19 are located within this LCT. As detailed in the ZTV, the proposed turbines would be visible from a large proportion of this host LCT. The development would in part benefit from partial screening by intervening topography and appear behind and partially overlapped by the Bhlaraidh and Bhlaraidh Extension turbines, which would reduce its magnitude of effect. It would result in the intensification of wind energy development and parts of the LCT it would sit to the side of the Bhlaraidh scheme thus increasing the horizontal spread and the extent of the view occupied by wind energy development. The EIA reports that the magnitude of impacts would vary considerably from None to Substantial, the greatest impacts occurring at the Site (Substantial) and summits such as Meall Fuar-mhonaidh (Moderate, VP4). The EIAR reports a residual level of effect ranging from no effect to Major/Moderate (significant), this accounts for the change to the character and appearance of the landscape (within the site boundary) as well as an intensification of wind energy in the LCT, which could reduce the degree of remoteness of the plateau.
- **LCT220 Rugged Massif – Inverness:** VPs 5, 6, 10, 13, 14, 20, 22 and 23 are located within this LCT. From the north and northwest, the proposed development would be seen within the existing cluster of turbines of Bhlaraidh and its consented extension and would represent a modest

addition to this established pattern of development and intensification of development visible to the south and southeast. From a small number of open summits to the west, the proposal would be more prominent, forming a lateral extension to the existing / consented Bhlaraidh turbines, widening the proportion of the view that contains wind turbines; this is illustrated at VP6 on the summit of Creag Dubh. The residual effect is reported as ranging from none to moderate across the majority of the LCT, but with localised Major/Moderate (significant) effects evident at a small number of locations west of the site where the influence of wind energy developments would be intensified, resulting in additional effects on the perceived remoteness of this landscape.

- **LCT226: Wooded Glen–Inverness**: VPS 3, 8, 12 are located in this LCT. The LCT bounds the host LCT to the north. As shown on the ZTV and detailed in the applicant's assessment, there is limited visibility from within this LCT, where visibility occurs it is mainly on elevated glen sides, where there are often extensive woodlands or forests which constrains visibility further. The residual effect is reported as being moderate/minor and not significant but with highly localised Major/Moderate (significant) effects in the vicinity of Millness (e.g. VP3). However, the applicant contends that the development would represent little to no discernible change to the form, scale or pattern of constituent elements in this LCT.
- **LCT230 Interlocking Sweeping Peaks – Inverness**. The development would be seen distantly from elevated locations between Loch Affric and Loch Mullardoch. The proposal would be viewed within the context of the existing turbine cluster of Bhlaraidh and the consented extension and would represent a modest addition to this established pattern of development and intensification of development visible to the east and southeast. The EIA reports that given the schemes distance from this LCT and the existing wind energy development, the magnitude of impact would be Slight, with highly localised Moderate impacts at summits to the west. Overall, the residual effect is identified as none to Major/Moderate. Localised significant effects are predicted relating to intensification of existing/consented development and consequent reductions on perceived wildness and remoteness.

7.39 The greatest effects would be on LCT222 Rocky Moorland Plateau which is the host LCT. However, overall, the effects were, noted to be localised and most notable where the proposed wind farm would form a lateral extension to the existing and consented Bhlaraidh arrays and/or would result in an intensification of existing/consented development. Significant in-combination effects were identified as more widespread, occurring in all but three of the LCTs assessed. However, the applicant contends that the proposed development would largely play a minor role in such effects on the basis of its geographical and overlapping position relative to existing wind farms, and its comparatively limited visibility and prominence in views from the majority of LCTs.

7.40 As detailed above and outlined in Appendices 2 and 3, the site is located within the area covered by the Loch Ness study (contained within the OWESG), with the turbine envelope falling within the Landscape Character Area (LCA) LN10:

Separation of Glen Urquhart and Glen Moriston, Rocky Moorland Plateau. In terms of landscape sensitivity, the appraisal notes that most of the Landscape Character Area lies outside the SLA designation; Meall Fuar-mhonaidh (VP4) itself is included and is an attraction in its own right and affords views of SLA and wider area. The experience of the landscape from the summit of Meall Fuar-Mhonaidh would be degraded if there were a perception of the peak being encircled by development. As detailed above, this has been a central consideration for nearby wind farm developments and a key driver when securing mitigation. The scale of the proposed turbines allows the scheme to be read as an extension to the operational Bhlaraidh Wind Farm and set back from Bhlaraidh Extension. Whilst there is some lateral increase of the turbine array, this is relatively contained and will not overwhelm the landscape, thus limiting perceived effects of encirclement at the summit.

7.41 The applicant's reported level of impact is broadly agreed with. The Council's Landscape Officer has no objection and confirms that the landscape impacts identified are within acceptable limits. NatureScot have not raised concerns with this element of the scheme's effects.

Designated Landscapes – Glen Affric National Scenic Area (NSA)

7.42 The applicant has assessed the proposal on the Special Landscape Qualities (SLQs) of Glen Affric NSA. The proposal lies outside the Glen Affric NSA, with the closest turbine being some 8.6km from the eastern boundary. This is a nationally valued landscape, which is appreciated for its scenic qualities and natural heritage. It is therefore considered to have a high landscape value. As such limiting impacts upon the NSA (including limiting aviation lighting) is a constraint for wind energy development in the area and was raised by officers at the pre-application stage. As detailed in the applicant's assessment minimising impacts upon the NSA has been a key design driver for this scheme. This is demonstrated through the comparative wireframes (Figure 4.6) submitted for VP12: Path by Loch Affric, which details the reduction in the overall horizontal array of the turbines and the reduction in their height from the initial feasibility stage through to scoping and the scheme as presented. Several representations have raised concerns about the proposals impact on the NSA.

7.43 There are nine Special Qualities (SQ) associated with Glen Affric. The applicant assessment is outlined in EIAR Technical Appendix 7.5. The SLQs are often experienced in combination such that there is an intensity of experience, which can be heightened by the journey to the NSA. Each of the overarching qualities are experienced across the NSA, whereas the 'Beautiful Loch Affric' SLQ8 is only experienced where Loch Affric can be appreciated.

- **SQ1: One of the most beautiful glens in Scotland;**
- SQ2: A glen of transition, from dense forest to exposed moorland;
- SQ3: A journey into wildness;
- SQ4: The prominence of water;
- SQ5: A glen for all seasons;

- **SQ6: A historic and popular route through the Highlands;**
- SQ7: Venerable pine forest;
- **SQ8: Beautiful Loch Affric;** and
- SQ9: The baronial Affric Lodge.

7.44 NatureScot advise that the SQs highlighted in bold are the most likely to be affected by the proposal and there is a clear interaction between them and each a key component of the journey through the glen and the hills.

7.45 As summarised by NatureScot, the ZTV (Fig. 7.5b) indicates visibility of the proposal within the NSA would generally coincide with areas of visibility of other wind energy development from the NSA, introducing additional visibility principally from the elevated slopes/summits, but also from limited parts of the glen where it is not at present influenced by this scale of development.

7.46 The applicant's assessment (EIAR Technical Appendix 7.5) considers that the residual effects of the development on the NSA ranges from no effect, across much of the NSA, increasing to Moderate (non-significant) effects on the beauty of the glen and Loch Affric at a small number of locations along the northern side of the glen at elevated summits such as Toll Creagach (VP11). Whilst the glen interior would not be affected directly and none of the key aspects identified would be lost, the proposed development would add to the intensification of the developed backdrop. In terms of cumulative effects, the applicant considers that that there would be significant in combination effects with other developments, but this is greatly intensified by the inclusion of the proposed Loch Liath (in planning) and Fiodhag (at scoping) as these would form the most prominent developments and drawn turbines closer to receptors in the NSA. However, the assessment considers that proposed scheme would only play a minor role in such effects on the basis of its geographical and overlapping position relative to existing wind farms, and its comparatively limited visibility and prominence in views from the designation.

7.47 NatureScot contend that both the northern mountains and the low level routes are important receptors due to the number of people likely to visit, their focus on the landscape and desire to experience the view from this location, as well as the status these hills/routes have in the hillwalking/walking community. There would be visibility of the proposal over the south facing slopes and summits which form the northern extent of the NSA, including representative elevated views from Meall Mor VP5 and Toll Creagach VP11. From this direction the proposed turbines would be seen spread over the higher slopes in front of Bhlairaidh and Bhlaraidh extension. NatureScot contends that they would appear more prominent due to their elevation and lack of screening or containment by landform. Adding that in these elevated views, the extent of the NSA is currently unclear with no perceived edge, the proposal would visually link Corrimony and Bhlaraidh wind farms creating a band of turbines and a perceived edge to the NSA.

7.48 Whilst acknowledging the potential significant effects, the applicant has also made substantial changes in design to reduce impacts from elevated summits when

viewed from mountains to the west. In particular, reduction in turbine numbers, containment in its lateral spread, reduction in tip height and maximising the space between the proposed turbines and the operational Corrimony turbines.

7.49 With regards to the lower glen routes, NatureScot consider that while the design has largely avoided visibility from the lower lying extents of the glen, the proposal introduces visibility of larger scale turbines from the promoted Loch Affric circular walk. There would be visibility of 1 turbine and blade tips from THC Core Path (northern shore) part of Loch Affric circular walk as represented by VP 12 Core Path at Loch Affric. NatureScot state that while there is a low level of development on the containing hills (Corrimony), this is below the skyline, relatively small scale, visually contained and surrounded by completely undeveloped areas. As such it does not strongly affect the undeveloped perception of the area. However, further development, of the scale and location proposed, will create a new focus, detracting from the distinctive and largely undeveloped character of the glen.

7.50 The applicants have sought to minimise the effects from the lower glen routes as was a key driver in the design revisions. The comparative wireframe submitted for VP12 indicates that the horizontal spread has been significantly reduced from 10 turbines and 4 blade tips visible at the initial stages, down to 4 turbines and 5 tips at 180m high to the current scheme which presents 1 turbine (lower tip height) and 4 tips.

7.51 Whilst NatureScot has concerns and suggests that the impact of the proposal could be reduced with the removal of turbine 14, it raises no objection to the scheme advising that there is likely to be a significant adverse effect on the SLQs of Glen Affric NSA, however, these effects are not of a severity and extent that would compromise the overall integrity of the NSA. Owing to the lack of objection from NatureScot, the deletion whilst advisable, is not considered pivotal to the landscape and visual effects of the scheme, with several concessions already having been made in the design evolution process, resulting in a cohesive array when viewed from several other receptor locations.

Special Landscape Areas

7.52 Loch Ness and Duntelchaig SLA is located approximately 6.2km southeast of the proposed development and covers the part of the Great Glen which encloses Loch Ness. It includes the bounding hill slopes on the loch's western and eastern shores, the prominent hill Meall Fuar-mhonaidh on the loch's western side and the elevated interior moorland and agricultural plateau to the east of Loch Ness which contains Lochs Ashie, Duntelchaig, and Ruthven. There are three special qualities identified for this SLA; the dramatic Great Glen; the contrasting intimate plateau; and the historic landscape. The applicant's assessment (EIAR Appendix 7.5) concludes that there will be no significant residual effects impacts upon the three Special Qualities identified for this SLA, either in isolation is cumulatively with other schemes.

7.53 There will be restricted effects in relation to intervisibility with lower slopes and the shoreline areas of Loch Ness due to the limited coverage and wooded context identified on the ZTV (Figure 7.4b). However, views within this SLA are available from some higher areas east and west of Loch Ness, including VP 8 the Suidhe

viewpoint. In terms of the dramatic Great Glen, the applicants contend that this special quality is most readily experienced from parts of the B862 (VP 17 south of Dorres), B852 (VP 15 lochside picnic layby), B851 and the A82, however, the development is not readily visible from the A82 and would only be visible from short sections on the B851, B852 (VP 15) and B862 (VP 17). In addition, the applicant considers that the proposed development would not result in significant effects on the dramatic 'v' shape or form of the SLA and would not detract from the few prominent summits such as VP 4 Meall Fuar-mhonaidh that form focal points along the skyline. Officers consider that whilst there will be some adverse effect from Meall Fuar-mhonaidh, its role "as a vantage point" would not be significantly affected as the scheme would not interrupt key views down the Great Glen.

7.54 Strathconon, Monar and Mullardoch SLA is located to the northeast of the Great Glen, approximately 7.5km from the site and comprises a range of large, remote hills, cut by long winding glens. As shown on the ZTV (Figure 7.4b) for a large proportion of the SLA there would be no intervisibility with the turbines, but they will be visible from summits along the eastern boundary of the SLA (e.g. VP 5 Meall Mor, VP 13 Sgurr na Ruaidhe and VP 22 Sgorr na Diollaid. However, the applicant's assessment states that from these vantage points the greatest degree of wildness and remoteness is experienced in views towards the interior of the SLA and WLA 24, which are in the opposite direction to the proposal. There would also be some effect on some interior elevated areas such as VP 6 Creag Dubh. Overall, the EIA reports that there would be localised moderate (not significant) effects along the eastern edges of the SLA and at a small number of summits within the interior of the SLA, including Creag Dubh. Elsewhere, the SLA would be unaffected, thus preserving the integrity of the SLA.

7.55 The EIA however reports some possible significant in-combination cumulative effects on this SLA, arising from the Proposed Development with existing and consented wind farms and also when the proposed Fiodhag and Tomchrasky wind farm schemes are taken into account. However, officers understand that Fiodhag will no longer be coming forward as an application. Similar effects are also reported for the Loch Lochy and Loch Oich SLA which is located 17.5km to the southwest. However, the assessment considers that the proposed development would only play a minor role in these in-combination effects, due to its overlapping position relative to existing wind farms, and its comparatively limited visibility and prominence in views. Overall, officers agree with the assessment undertaken for the SLAs with the Council's Landscape Officer having no objection to the application.

Wild Land Area (WLA)

7.56 The proposed development is not located within a Wild Land Area (WLA) with the nearest being WLA24: Central Highland 7km to the west. The applicant's assessment is outlined in Technical Appendix 7.6 and identifies that the main effects would be on the WLAs perceived remoteness and the undeveloped character of the elevated summits in the eastern and south-eastern parts of the WLA. However, the assessment contends that the majority of the WLA would be subject to no impact as a result of the proposal. Where it is visible, it would be seen distantly, in the context of numerous existing and consented wind energy

developments, and away from the interior of the WLA and its characteristic mountains. Overall, the EIA reports no significant effect on the WLA. The findings of the assessment are not contested, with NatureScot also not raising any WLA concerns.

Visual Impact

7.57 This Council considers visual impact using the criterion set out in Section 4 of the OWESG, with assessment against the criterion and view as to whether the threshold set out in the guidance is met or not (see Appendix 6 to this report). The OWESG criterion is a useful tool to inform wind farm design and to generally guide development to appropriate places. The OWESG criterion are not however absolute policy requirements, with these reflecting the time of the OWESG's publication which pre-dates NPF4.

7.58 The ZTV demonstrates that the proposal would be principally visible from the uplands lying close to the site, from the elevated platform of hills and lochs south of Loch Ness, in long views south-west down Loch Ness in the Dores area and from the higher hill tops in the Glen Affric, Glen Cannich and Strathfarrar area. Visibility would be generally restricted from roads and settlement which tends to be located within valleys due to a combination of landform and often dense woodland.

7.59 When considering the additional visibility of turbines, beyond that experienced as a result of the consented and operational wind farms, the ZTVs demonstrate that the wind developments in the cumulative baseline scenarios already have relatively widespread visibility. All the wind developments included within the cumulative baseline scenario show some level of theoretical visibility from most of the prominent hilltops within the wider study area. The cumulative developments also form several distinct clusters within the wider study area, to which this application site is part of one with Bhlaraidh Wind Farm.

7.60 As EIAR Figure 7.5 demonstrates there are very limited new areas of visibility where Chrathaich has the potential to be viewed in isolation. There are some small pockets of additional visibility to the north along Strathgalss and north of Cannich, north-east on the south-facing land around Glen Urquhart and to the south of Drumnadrochit and west of Loch Beinn a Mheadhoin and north of Affric Lodge. However, it must be noted that the ZTV presents a worst-case scenario and does not include elements such as trees and buildings which would reduce visibility in some locations. It is also acknowledged that where the development will be experienced in combination with the operational development then although it won't add to new areas of visibility, it will increase the intensity of wind energy development.

7.61 Whilst a large scale wind energy scheme would be expected to result in significant visual impact effects, the Council, through the OWESG, also acknowledges that significant effects does not automatically translate to unacceptable effects. Following a review of the applicant's Landscape and Visual Impact Assessment (LVIA), there are limited areas of difference between the assessment of officers and that of the applicant. The scheme has gone through

substantial revision since the initial feasibility to scoping/pre-application stages.

7.62 A summary of the applicant's assessment and officer appraisal of this assessment, which highlights the differences and any concerns with regard to visual impact, can be found in Appendix 5. The EIAR includes a visual impact assessment from each of the 25 viewpoints, with most viewpoints considered to be used by receptors of high sensitivity and susceptibility to wind energy development, although it is acknowledged that not all receptors experiencing the development from all viewpoints would have a high sensitivity to the development. What follows is a summation of the visual impacts grouped by receptors. Consideration of each viewpoint based on the applicant's methodology is contained within Appendix 5 of this report.

Impact on Recreational Users of the Outdoors

7.63 No significant effects were identified on the National Cycleway 78 (albeit that some visibility would occur along the B862 e.g. VP 7 and VP 8), core paths, Great Glen (VP 15 and VP 17), Great Glen Way (VP 19) or the Caledonian Canal (no visibility). The latter two routes are identified as key routes for recreational users in the OWESG. In addition, the OWESG also identifies The Great Glen Canoe Trail (closer to shores than routes used by larger and commercial craft) as a key recreational route. The ZTV indicates that there will be minimal visibility along the entirety of the trail apart from a small area on Loch Ness which will be the subject to a few blade tips.

7.64 Whilst the proposal would be visible from a number of key Munro and Corbett summits, however, the applicant contends that the proposed development would be seen distantly in the context of established wind energy development and would consequently not be overwhelming, constitute a significant visual effect, or detract from the visual amenity of the summits.

7.65 The applicant's assessment includes photomontages / wireframes from several mountain summits (VP 4, 5, 6, 10, 11, 13, 14, 16, 18, 22, 23, 24 and 25), which the ZTV indicates would be the subject of extensive visibility. However, this visibility is already largely influenced by existing or consented wind energy developments. In particular, the EIAR identifies significant individual effects at VP4 Meall Fuar-mhonaidh, VP5 Meall Mor and VP6 Creag Dubh. Officers generally concur but consider that significant effects are likely to also be experienced at VP11 Toll Creagach.

7.66 When the scheme is viewed from the east, the proposed turbines generally sit to the rear of the Bhlaraidh wind farm array (e.g. VP 16, 18, 24) which reduces visual effects. However, effects of the scheme are more noticeable when the proposed turbines are seen from summits in the west. From this direction the scheme is seen as a lateral extension to the operational turbines at Bhlaraidh, for instance at the elevated summit VPs of 5, 6 and 11. As detailed previously, the applicant has sought to reduce impacts from this direction. This is evidenced by the comparative wireframe submitted for VP5 detailing the design changes between the initial feasibility, scoping and the current planning application stages. This demonstrates that the lateral spread has been substantially contained; the turbines have reduced in tip height and a greater gap with Corrimony has been

preserved.

7.67 In terms of cumulative effects, the EIA reports that the majority of the summit VPs are considered to be subject to significant in combination effects with the existing and consented scheme, this would also be the case if the in planning wind energy developments are also factored in. However, the applicant contends that only a limited number of these viewpoints will be caused by the in-addition effects of this proposed development. With the exception of VP4 Meall Fuar-mhonaidh and VP6 Creag Dubh, officers generally accept this assessment but consider that significant in-addition effects are also evident at VP 5 (Meall Mor) and VP11 Toll Creagach.

7.68 EIAR Figure 7.6c detail the recreation and transport routes against theoretical visibility. The OSWESG identifies the Great Glen Way, the Caledonian Canal and The Great Glen Canoe Trail (closer to shores than routes used by larger and commercial craft) as a key recreational route. There are no predicted effects on the Caledonian Canal. In relation to the Great Glen Canoe Trail, the ZTV indicates that there will be minimal visibility along the entirety of the trail apart from a small area on Loch Ness which will be the subject to a few blade tips due to its height being kept below 150m. This effect is commensurate with the existing baseline and maintains the mitigation measures secured through previous schemes which has sought to set schemes back to minimise visibility from the loch. Whilst not on the loch, VP15 is from a lochside picnic layby along the B852 which illustrates this effect with the minor addition of several blade tips.

7.69 National Cycleway 78 is a promoted cycle route from Campbeltown to Inverness and is referred to as the Caledonia Way. The majority of the route is not subject to visibility. However, as outlined in the 'impact on road users' section below some visibility will be available along parts of the B862. This is represented by VP7 and VP8, some localised significant in combination cumulative effects are identified. However, the addition of this development to the operational/ consented baseline is not considered to be significant.

7.70 In relation to the Great Glen Way, which is a 75 mile long promoted recreational route, the ZTV indicates that for the vast majority of the route there would be no visibility. However, views would be afforded on an elevated section of the trail in the vicinity of VP19. The proposed turbines would be seen as a lateral extension to the operational Bhlaraidh Wind Farm, which will extend the horizontal envelope of wind energy. However, the turbines would be partially screened and viewed at a distance of 25km, as such officers consider that this would not be a significant effect and concur with the applicant's assessment.

7.71 In terms of core paths and other recreational routes, the EIA reports that core paths within 10 km of the Proposed Development would be subject to limited visibility due to a combination of intervening topography and vegetation. It references the tree cover which limits visibility at VP1 (core path IN05.01, the Coire Loch Trail, in Glen Affric) and its significance.

7.72 As detailed above, NatureScot has raised concerns, although do not object, about visibility at lower levels in Glen Affric, citing the visibility of 1 turbine and blade tips from the THC Core Path (northern shore) part of Loch Affric circular walk as

represented by VP 12 Core Path at Loch Affric. The significance of this effect is disputed and owing to this relating to the visibility of one turbine, its scale being <150m, the distance from the receptor and the presence of other wind farm development in this narrow portion of the view, its presence can be accommodated.

7.73 The Affric Kintail Way is a fully signposted cross-country route for walkers and mountain bikers stretching almost 44 miles from Drumnadrochit on Loch Ness to Morvich in Kintail by Loch Duich. The route links a number of rights of way, forest trails and footpaths. The ZTV indicates that for much of the route there will be no visibility of the proposed turbines, but some visibility is predicted on the IN02.04 (VP 2) and IN05.11 sections of the routes. These localised effects on this section are considered to be significant, albeit that this wouldn't be the case elsewhere along this route.

Impact on Road Users

7.74 The OWESG identifies 'Key Routes' as the A82, B862 at Stratherrick, B851 Strathnairn and Loch Ness Side, A9, A833 Glen Convith, A831 Glen Urquhart, A887 Glen Moriston, A87 above Loch Garry, B851 Tombreck-Inverness, B852 South Loch Ness Shore, Dunain-Blackfold-Abriachan, Minor Road Caiplich (UC1072) and the minor road Bunloit. A number of the submitted VPs are representative of road users:

- A831: VP2 Affric-Kintail Way, near Lochan Dubh and VP3 A831 Millness.
- A833: VP9 A833 above Milton.
- B862: VP7 B862 south of Dorres, VP8 Suidhe Viewpoint, and VP17 B862 south of Dores.
- B852: VP15 B852 lochside picnic layby.

The views from these routes would be experienced transiently by road users (mainly drivers and passengers, and cyclists) who would experience the wind farm as part of the changing sequence of views experienced from the road. As detailed above, the scheme has evolved in terms of layout, numbers and turbine design. The applicant sought to reduce its visibility from the glens and key transportation and bring forward a scheme that appears recessed from the more settled straths and key route corridors. This is evident by the comparative wireframes submitted in respect of VP3 A831 Millness (Figure 4.3) and VP8 Suidhe on the B862 (Figure 4.5).

7.75 The ZTV indicates and the assessment concludes that there would be no or very limited views of the proposed development from the following key routes identified in the OSWESG; A9, A82, A87 and A887. This is due to the screening effect of intervening topography and vegetation. In terms of the other key routes, significant localised effects are outlined in the EIAR on the following roads:

- **A831:** (VP2 is near but not on the A831 and VP3) Whilst the majority of this route would be subject to no views of the proposed development, significant but localised effects have been identified in the vicinity of Millness (VP3). However, as shown in EIAR Figure 4.3, the applicants through design evolution have reduced the impact from this VP. The

turbines although would be partially screened but they would present as a prominent feature on the skyline. Corrimony turbines are also visible from this VP but are set apart from the proposed turbines.

7.76 Cumulative effects:

- **B862:** which runs along the eastern side of Loch Ness. The ZTV indicates that a substantial proportion of this route would be subject to no views of the proposed development due to the screening effects of intervening topography and vegetation. Views would be afforded in the vicinity of Foyers (VP7) and Suidhe (VP8), however, these are only representative of this particular section of the road and not representative of views from the length of the B862. As demonstrated by the photomontages, at VP7 the scheme would be presented as two tips set behind the operational and consented Bhlaraidh Extension turbines. Whilst from VP8, up to 7 turbines will be visible ranging from tips to hubs, but again the scheme will be set behind the more prominent Bhlaraidh extension turbines and set amongst these operational turbines. It will intensify the turbine numbers but will be set back from the receptor are their visual scale will appear commensurate with the existing/ consented turbines, so not significant.

7.77 The EIAR reports major/moderate (significant) in combination cumulative effects at VP7 and major (significant) effects at VP8. However, the in-addition cumulative effects of adding the proposed turbines to the existing and consented Bhlaraidh turbine cluster, would result in moderate/minor (not significant) effects.

Residential Receptors

7.78 The visual effects likely to be experienced from settlements include consideration of residential areas, the public realm and public open spaces within the settlement boundaries that would be frequented by people. The sensitivity of residential receptors is assessed as High in the EIAR. A Residential Visual Amenity Assessment (RVAA) is required to access views from properties within 2km of turbines, however, in this case the nearest residential property is located over 5km, so an RVAA is not required. The closest concentrated settlements within the Great Glen are connected by the A82 along the western shore of Loch Ness include, Fort Augustus (11km to the site), Invermoriston (7km southwest) Drumnadrochit and Kilmore (13km northeast). There are also a small number of village settlements along the eastern shore of Loch Ness including Dores (27km northeast) and Foyers (15km east).

7.79 As denoted in the EIAR the site has been positioned within the interior of the uplands, away from prominent edges that overlook settled glens and straths. The effect of this is seen in the blade tip ZTV (Figure 7.7) with the majority of settlements and dwellings screened by intervening topography. That said, theoretical visibility is identified at:

- Millness (8km north);
- Scattered rural settlement to the east of Loch Ness and along Stratherrick (14-15km east);

- Newmore (34km northeast); and
- Tore (37km northeast).

Due to distance and vegetation cover the EIA reports that there would be no significant effects on the views from any settlements within the study area.

7.80 In relation to cumulative effects, the EIAR identifies that the majority of settlement subject to cumulative views are located over 30km from the site. At this distance the proposed turbines would a small-scale feature amidst the existing/consented Bhlaraidh arrays and not prominent. In relation to closer residential receptors along Stratherrick, most would see the additional turbines at a distance in excess of 14-15km and again would be viewed through the existing Bhlaraidh Wind Farm and its consented extension. Although more turbines would be visible, it would not substantially affect the lateral scope or be viewed as dominant additions within this wind energy cluster. Consequentially, the magnitude of in-addition impacts at these dwellings would be Negligible equating to Moderate/Minor in-addition cumulative effects on the amenity of these settlements, so not significant.

Construction

7.81 It is anticipated that the construction period would be 18 months, inclusive of site reinstatement works. A Construction Environment Management Plan (CEMP) would be in place during the construction phase, which is necessary to identify pollution risks associated with construction activities, and would include: a Pollution Prevention Plan, a Drainage Management Plan, an Accident Management Plan (to detail emergency spillage plans), and a Site Waste Management Plan. SEPA have requested that a Water Quality Monitoring Plan (WQMP) is also secured by condition and included with the CEMP.

7.82 Due to the scale of the development SEPA would control pollution prevention measures relating to surface water run-off via a Controlled Activities Regulations Construction Site Licence. This will also be required in relation to any groundwater dewatering during excavations of the wind turbine foundations, excavated access tracks and underground cables. An Environmental Clerk of Works (EnvCoW) will also be employed by the developer to oversee construction and restoration works.

7.83 The new access tracks will be constructed using both cut and fill and floating designs to limit impacts on deep peat. SEPA is content and support this approach. A revised Outline Peat Management Plan has been submitted which includes further information on the handling and reusing of amorphous peat and the use of peat in borrow pit restoration. SEPA is content with the additional information, but still recommend conditions in relation to ground water dependent terrestrial ecosystems (GWDTE) mitigation measures, water environment, water crossings, flood risk and borrow pit restoration.

7.84 A Construction Traffic Management Plan (CTMP) will also be secured to manage the impacts upon the local road network throughout the construction period. The CTMP should be reviewed throughout the works and informed by feedback from ongoing engagement with the community, through a Community Liaison Group. This will ensure that the community council and other stakeholders are kept up to

date and consulted before and during the construction period.

7.85 In addition, the developer will be required to enter into a legal agreement and provide financial bonds with regard to its use of the local road network (a Wear and Tear Agreement). The Council will also require the applicant to provide a financial bond regarding final site restoration in the event of non-wind turbine operation. The applicant is content to agree a site restoration bond with the Council and thereby providing assurance that the owner of the wind farm can access funds to complete the decommissioning phase.

7.86 The applicant is also committed to ensuring that best practice mitigation measures are adopted to manage noise emissions during construction, and these will form part of the CEMP. Environmental Health note that the submitted construction noise assessment identified several properties close to the proposed access track upgrade works which may potentially be impacted by construction noise, one of which has a financial involvement with the scheme. The applicant's assessment includes some mitigation measures, however, Environmental Health has recommended that a more detailed scheme is required which demonstrates how best practicable measures will be implemented. This can be secured as part of the CEMP. Environmental Health has also recommended that a scheme for the suppression of dust during construction is secured by a planning condition.

7.87 The EIAR states that construction is likely to be scheduled from 07.00–19.00 Monday to Friday, 07.00-14.00 on Saturday with no Sunday working but these maybe reduced during the winter months. At this stage Environmental Health recommends that the construction hours start at 08.00 rather than 07.00. Developers need to comply with reasonable operational practices with regard to construction noise so as not to cause nuisance. Section 60 of the Control of Pollution Act 1974 sets restrictions in terms of hours of operation, plant and equipment used and noise levels etc. and is enforceable via Environmental Health and not Planning.

7.88 The applicant has requested a micro-siting allowance of 50m for site infrastructure (tracks, turbine locations, underground cables and crane hard standing areas). Micro-siting is acceptable to address unforeseen onsite constraints. Anything in excess of 50m may have a significant effect on the composition of a development. Any movements from the consented locations should be subject to approval by the EnvCoW; this can be secured by a planning condition. SEPA ais content with this distance subject to any siting within this allowance not being located on peat deeper than presented and infrastructure is not micro-sited within the agreed buffers for water features or private water supplies without further consultation with them.

7.89 To overcome SEPAs original objection in relation to private water supplies, the applicant has provided further information. SEPA is content with the additional information and have withdrawn their objection, but request that the proposed water quality monitoring is secured by the following condition. Environmental Health have no objection. The applicant is committed to producing a more detailed water quality management plan prior to construction commencing. Environmental Health are content with this approach and request that a Water Quality Management Plan detailing the protection measures for any private water

supply identified as being at risk is secured by a condition.

7.90 Scottish Water has confirmed that the proposed development is located within a drinking water catchment where a Scottish Water abstraction is located. It has no objection to the application, the catchment is relatively large, and the activity is sufficient distance from the intake that it is likely to be low risk. However, it recommends that water quality mitigation measures in accordance with its guidance is secured through the CEMP.

7.91 Should the development be granted consent, it is recommended that the establishment of a Community Liaison Group is conditioned to ensure that the community council and other stakeholders are kept up to date and consulted before and during the construction period.

Roads, Transport and Access

7.92 Chapter 15 of the EIAR assesses the expected impact of this development, particularly through the construction phase and is supported by a Transport Assessment (TA). Third party representations have highlighted concerns regarding the level of traffic and the transport implications of the proposed development.

7.93 The EIAR details that all construction access needs are anticipated to be taken from the east and the A82(T) at Drumnadrochit. Transport Planning support the approach that no construction related traffic is proposed to and from the west at Cannich as these roads are not agreed routes by the Timber Transport Forum for the movement of large commercial goods vehicles. Their current form and condition would warrant significant improvements to support increased use by large commercial vehicles. Transport Planning recommend that this agreed routing should be secured by a planning condition.

7.94 Abnormal turbine loads are proposed to originate from Inverness Harbour. This will then exit Inverness Harbour via Longman Drive, left onto Stadium Road and then onto A82 Longman Road, fourth exit onto Telford Street, cross the Caledonian Canal on the Muirtown Swingbridge onto Clachnaharry Road, at the junction with King Brude Road turn left then continue until onto General Booths Road until reaching the A82 Roundabout at Glenurquhart Road, first exit right on Glenurquhart Road, continue on the A82 towards Drumnadrochit, turning right at the junction at Nessieland onto the A831. Access to the site is from the existing Corrimony Wind Farm site entrance on the A831. The AIL route is illustrated in Figure 15.1 in Volume 3a of the EIAR. As the precise turbine component parts are yet to be sourced, Transport Planning recommend that a finalised Abnormal Loads Assessment is secured. This should include any accommodation measures required for the abnormal loads, including the removal of street furniture, junction widening, traffic management.

7.95 The main site access will be via an existing access from the A831. It is proposed to upgrade the junction to accommodate the swept path for the abnormal loads and construction vehicles. Updated details regarding the visibility splays achievable and confirmation that the developer has sufficient control of the land required for the visibility splays has been submitted. Transport Planning has no

objection, subject to the final details of the upgraded assess being secured by a condition. This will include suitable surfacing, drainage measures and once the construction phase is completed the oversized access should be reduced and the land reinstated.

7.96 The EIA reports that the proposed development would lead to a temporary increase in traffic volumes on the road network during the construction phase. The total vehicles required in connection with construction will be 14,247 over the 18 month construction period, 6870 will be non HGV traffic and 7377 will be HGV. The peak traffic movements are identified for month 7 of the construction phase. With an anticipated daily maximum increase in 'All vehicles' of 81 and a daily increase in 'HGV' flows of 17. The predicted traffic levels assumed that all of the aggregates needed for the proposal would be sourced on site. However, Transport Planning sought further clarification on the traffic implications if this had to be imported by road. The HGV flow per day will increase by 70 (this worse case it anticipated in month 7) which is an increase of between 13% and 101% at the identified traffic count points.

7.97 Overall, this will result in the maximum increase in daily traffic flows of 85, which equates to an overall increase of 1.19% at count point 4 location, 3.04% at point 5 and 7.73% at point 6. This still accounts for less than a 10% increase, which the applicants state is negligible as defined by the IEMA Guidance: Environmental Assessment of Traffic and Movement - July 2023. The Councils Transport Planning Team have assessed the Additional Information and are satisfied, subject to a condition requiring that the final Construction Traffic Management Plan (CTMP) includes any updated predicted construction traffic numbers produced in response to ground investigation work undertaken to determine the suitability of the development being supplied by on-site won materials.

7.98 The Transport Planning Team has confirmed that development traffic can be accommodated on the road network, subject to several aforementioned conditions and a Construction Traffic Management Plan (CTMP). This document should be reviewed throughout the works and informed by feedback from any ground investigation works in relation to the suitability of on-site won materials and local community groups engage through an ongoing Community Liaison Group. It should also include the following:

- Avoidance of HGV routing past schools during their opening/ closing times.
- No convoying of HGV or site staff vehicles. Drivers will be asked to resolve convoys by spacing out if this arises during routing to/from the site.
- Agreed routes to be used by all site staff, contractor, sub-contractor and deliveries unless origin/destination from elsewhere within the local area. Set out the steps to be taken for deterring / preventing construction traffic using non-designated routes to and from the site.
- Providers of products and materials to this development (e.g. aggregate or concrete, staff minibuses if used etc) should mark their vehicles with a unique number identifier on the front, sides and rear of the vehicles and a Chrathaich WF identifier. This enables easy identification in the event of problems arising and helps to avoid issues with traffic from other

developments being wrongly associated with this proposal.

- Set up a single point of contact for local residents to use in the event of problems or concerns.
- Toolbox talks established with all suppliers, contractors, site staff etc. to encourage careful and courteous driving at all times. Particular attention should be made to driving through villages and settlements, with cognisance of relevant speed restrictions and local conditions/limitations.
- Details of any traffic management measures for the local public road network be included in the document, along with clarification what their intended purpose is and their likely duration.
- Details for any physical improvements deemed necessary to the local public road network to safely accommodate the predicted increase in construction related traffic.

7.99 In addition, a formal Wear and Tear Agreement with Highland Council, in accordance with Section 96 of the Roads (Scotland) Act 1984. This will include both the abnormal loads and also the sections of the local public road network also impact by standard construction vehicles.

7.100 In terms of wider public access, the Council's Access Officer originally had concerns as the development appeared to propose unacceptable restrictions to public access during the construction phase. In addition, no information was submitted in relation to an additional footpath link requested at the pre-application stage. This link was intended to provide an enhanced public recreational link from the site to the south bank of Loch ma Stack and the tracks at the operational Bhlaraidh Wind Farm. In response the applicant submitted an outline Recreational Access Management Plan (RAMP) and an indicative footpath link. Following further discussions and clarification, the Access Officer has withdrawn the outstanding objection subject to conditions securing a final RAMP, this will include the design, specifications, wording and location of access management signs, public access gates and further details regarding the facilitation of public access during both the construction and operation periods. Whilst further refinement and survey work is required in relation to the link path, the applicants are committed to engaging with the Access Officer early on if development is granted. The Access Officer is content that the final route and specification can be secured by condition.

Water, Flood Risk, Drainage and Peat

7.101 The results of the applicant's assessment are outlined in Chapter 13 of the EIAR. Additional information regarding peat and private water supplies is outlined in an updated Chapter 13 report and AI Technical Appendices 13.1-13.4. Mitigation by design has been used as far as practical, for instance the use of buffers from watercourses and the avoidance of deep peat.

7.102 To protect the water environment several measures have been highlighted by the applicant for inclusion in the CEMP. This includes the adoption of sustainable drainage principles and measures to mitigate against effects of potential chemical contamination/sediment release. The applicant is committed to providing a Water

Quality Monitoring Plan (WQMP) within the CEMP and SEPA request that this is secured by a condition. The EnvCoW will undertake a programme of baseline water quality and quantity monitoring surveys prior to construction, and thereafter during construction. SEPA will control pollution prevention measures relating to surface water run off via a CAR construction site licence.

7.103 SEPA agree that the predicted potential effect of the development on flood risk is low, however it requests no land-raising associated with any track future upgrades are undertaken without further consultation and request this is secured by condition. The Council Flood Risk Management Team have no objection to the proposed development. A 50m buffer has been applied to watercourses with the exception of the ten proposed watercourse crossings and T8, which will instead have a 30m buffer zone. SEPA have no objection and accept the reduced 30m buffer for T8 in order for the turbine and associated infrastructure to be located off deep peat. SEPA request this is secured by condition. In relation to the proposed watercourse crossings, these will be bottomless stone arch culverts. SEPA are content that the final details are secured by condition, with adherence to the mitigation outlined in EIAR chapter 13 and that the final design is sized to include a 40% climate change flood risk allowance.

7.104 In relation to groundwater dependant terrestrial ecosystem (GWDTE), SEPA is content with the survey results showing only two potentially moderate GWDTEs within the development area. Potential direct and indirect impacts have been assessed and concluded as not significant and these will be minimised by use of floating tracks where peat is over 1m and measures relating to track drainage mentioned as part of the Drainage Management Plan. SEPA request the mitigation measures are secured by condition.

7.105 In relation to private water supplies (PWS), the applicants initial desk-based assessment identified that three of the ten PWS identified are groundwater sources within 250m of the proposed development, which is within buffer zone set out in SEPA's Land Use Planning System Guidance Note 31 as well as two other PWS that may be located within 250m of the proposed development. SEPA requested further information in relation to: the applicable buffer zones from the nearest infrastructure to the PWS; the location details and type of the PWS sources; confirmation as to whether the water quantity and quality monitoring is at the groundwater source location rather than, or in addition to, the supply locations; a justification for the pre-construction water monitoring duration; and any contingency plans.

7.106 In response, the applicant submitted an updated EIAR Chapter 13 and AI figures 13.3 and 13.4, this followed on from further on-site assessment/ walkover survey and consultation with the Councils Environmental Health Team. This concluded that three PWS are within the 100m or 250m buffer zones and will be included within a WQMP for water quality and level monitoring, pre, during and post construction and contingency plans will also be developed. Based on this additional information SEPA has withdrawn its objection subject to the proposed final water quality monitoring plan being secured by a condition. Environmental Health is also content subject to the monitoring plan being secured.

7.107 The EIA reports that peat surveys show extensive peat deposits with over 65% of the main site covered in peat. Much of the peat is less than 1.5m deep with significant areas having peat deeper than 3m, especially north of Loch ma Stac and Loch a Mhuillin. There are also substantial areas with no peat or peaty soil. Areas with no peat occur in the east, northeast and the north. 1650 peat probes were undertaken across the site, 46.5% of the probes encountered peat depths of 0 < 0.5, whilst the greatest depth of peat >2m was found in 4.3% of the probes.

7.108 As detailed in the Natural Heritage section of this report, NatureScot originally objected to the proposal due to its impact upon peatland habitat. In response, additional peatland surveys were undertaken to characterise the peatland condition and carry out peat coring to characterise the nature of the peat subsurface. Potential areas for additional peatland restoration were also surveyed following ongoing discussion with NatureScot to increase the area of peatland restoration to achieve greater offsetting habitat impacts. Whilst SEPA had no objection to the scheme they did request a condition which secured further measures as part of a final Peat Management Plan. As part of the package of Additional Information submitted to cover NatureScot objection, an updated Outline Peat Management Plan has also been produced. In response to comments made by SEPA this provides the identification of appropriate re-uses of peat within the site boundary and associated with habitat restoration and an outline of methodologies for suitable management of peat excavation, storage and re-use, including monitoring.

7.109 As detailed in section 4 of the Outline Peat Management Plan (OPMP), the development has been adjusted and designed in accordance with the peatland mitigation hierarchy. As a result, most of the site infrastructure, including the turbines, are proposed to be located on shallow areas of peat, with an average peat depth of 0.44m across the excavated infrastructure. Sections of track will be floated on peat where the depth is greater than 0.5m, a total length of 4.13km of the 11km access track will be floated. Overall, a total of 29,115m^3 of peat is to be extracted. It is intended that all the excavated peat can be used on-site to restore the temporary construction compound, reinstate track, hardstanding and turbine and substation verges and borrow pit reinstatement. So, there will be no waste peat as a result of the development. SEPA has no objection and welcome the applicant's efforts to avoid deeper areas of peat and the use of the mitigation measure of floating tracks and temporary assembly areas where this hasn't been possible. SEPA also support the updated OPMP and confirm this accords with recommendations that it made in its original consultation response. A final PMP can be secured by condition.

7.110 Habitat creation and enhancement for bog habitats is also proposed under a Habitat Management Plan (HMP). An updated Phase 2 Peat Landslide Hazard and Risk Assessment has been submitted to cover comments raised by Ironside Farrar. The assessment concludes that there is a negligible to low risk of peat instability over most of the site although some areas of high risk have been identified, however, it makes several recommendations, in relation to safety buffers and peat stockpile restriction areas, earthwork design and that construction works shall follow the recommendations of a comprehensive peat and overburden management plan and the CEMP. To date no further response

from Ironside Farrar has been received on the acceptability of the additional information.

7.111 To minimise the volume of imported material brought onto the site, and any associated environmental impact, three onsite borrow pits are proposed, these will be used to source stone for infrastructure construction including access tracks and hardstanding. SEPA is content and welcome the commitment to submit a Borrow Pit Restoration and Monitoring Plan. SEPA request that this is secured by condition and includes the information set out in section 13.9.1.6 of Technical Appendix 13.

Natural Heritage (including ornithology)

7.112 The assessments are outlined in EIAR Chapters 10 Ecology and 11 Ornithology. The residual significance level of identified effects during construction, operation, and decommissioning, either individually or cumulatively, are considered not to be significant, providing that the recommended mitigation measures are implemented. The applicants are committed to ensuring that construction practices will be in line with best practise guidance. Environmental protection measures will be fully detailed in the final CEMP, Peat Management Plan (PMP), Species Protection Plans (SPPs), including pre-construction Protected Species Surveys and Habitat Management Plan (HMP). Works will be overseen by an Environmental Clerk of Works (EnvCoW). The applicant is also committed to undertaking ongoing monitoring during the operational period of the wind farm, this will include the monitoring of birds, raptors and the progress of habitat restoration.

7.113 In terms of ecological site designations, the proposed development is not located within any statutory sites designated for its ecological importance. However, as detailed in section two of this report, there are several designations within 10km of the site and six were taken forward for formal assessment. In relation to the Strathglass Complex SAC, Glen Affric SSSI, Levishie Wood SSSI, Glen Strathfarrar SSSI and Glen Affric NNR, the EIAR states that assuming appropriate pollution control measures are in place during construction, then no significant direct or indirect effects are predicted on the qualifying features. NatureScot are content with the assessment.

7.114 In relation to the River Moriston SAC, which is located approximately 5.2km to the south of the proposed development, the qualifying interests include freshwater pearl mussel and Atlantic salmon. Waterbodies draining south of the proposed development are within the River Moriston Catchment. In the absence of any mitigation, NatureScot advise that the proposal is likely to have a significant effect on the qualifying interests of the SAC. The European status of this site means that the requirements of the Conservation (Natural Habitats) Regulations 1994 as amended (the 'Habitats Regulations') apply, with Scottish Ministers as the determining authority having to undertake an Appropriate Assessment. NatureScot advise that subject to a CEMP and a Pollution Prevention Plan which includes site specific measures to ensure there is no risk of sediments/pollutants entering the River Moriston SAC, then the proposal will not adversely affect the integrity of the site. Marine Scotland Science (MSS) do not object to the application subject to a Water Quality and Fish Monitoring Programme (WQFMP)

and the appointment of an EnvCoW.

7.115 Protected Species Surveys have identified the likely presence of otters, bats and water vole within the study area and impacts upon these are detailed in the EIAR. However, again subject to mitigation measures outlined in EIAR Chapters 10, 17 and Technical Appendix 10.3, which include the use of further pre-construction surveys there will be no significant direct or indirect impacts upon these species. In relation to bats, areas around Corrimony Farm have been identified as suitable for bat box installation. Installing bat boxes increases the number of potential roost sites away from the proposed development and helps to keep bats away from wind turbines and reducing collision risk. The provision of additional bat boxes can be secured through the HMP. NatureScot has no objection but request that the full range of protection measures for otters should be included in the final Schedule of Mitigation (EIAR Chapter 17). In addition, NatureScot also request that the pre-construction surveys should be completed no more than 3 months before the start of works and that any additional mitigation and/or compensatory measures identified as necessary are included within specific Species Protection Plans.

7.116 In relation to birds, as detailed in section 2 of this report, the proposed development is not located within any statutory sites designated for its ornithological importance, but there are number of designations within 10km of the site. In relation to the Glen Affric SSSI, Glen Affric NNR and Glen Strathfarrar SSSI, the applicant's EIAR finds that the proposed development will not give rise to any significant effects with these findings not contested by NatureScot or RSPB.

7.117 The Glen Affric to Strathconon Special Protection Area (SPA) which is designated for golden eagles, is located more than 6km from the proposed turbines. In response to concerns raised by RSPB, additional information has been submitted in the form of GET modelling and analysis to inform the potential impacts on golden eagles. NatureScot has no objection and advise that the core foraging range of golden eagles is 6km and the nearest SPA territory centre is more than 7km from the nearest turbines. Therefore, there will be no adverse effects on the Glen Affric to Strathconon SPA. NatureScot further advise that the calculated collision risk mortality is low and will not have an adverse impact on the conservation status of golden eagle at a Natural Heritage Zone (NHZ) level. This applies both to this proposal and cumulatively with other wind farms in the NHZ. There will be a limited reduction in high quality foraging habitat, however, NatureScot advise that the proposal also does not appear to be within the core foraging range of any active golden eagle territories resulting from this proposal will not adversely affect the conservation status of golden eagle at an NHZ level.

7.118 Whilst welcoming the additional modelling information, RSPB however consider that the site is within the core territory of an active golden eagle. As such additional measures are advised to reduce potential impacts on this species. For example, removal of turbines from areas where eagle use is modelled to be high and or/consideration of contributing to a Golden Eagle Conservation Management Plan for the area. In response, the applicants have stated that additional assessments were provided for RSPB, which showed that even allowing for their belief of an active nest (which NatureScot did not concur with), it is still considered

that although there will be increased displacement effects, there would remain sufficient foraging ground for the golden eagle territory. This conclusion aligns with the findings of NatureScot as set out in its original consultation response.

7.119 It will ultimately be for Scottish Ministers to consider the impacts upon golden eagles, but officers recommend a condition securing a scheme for the protection and enhancement of the golden eagle population, this shall deliver aims and objectives which complement those of the Regional Eagle Conservation Management Plan. This is considered reasonable and commensurate with the HMP secured for the extension to Bhlaraidh Wind Farm.

7.120 There are also several black grouse leks located near the access track. RSPB originally raised concerns in relation to the Black Grouse at its Corrimony Reserve which is located 2.2km to the nearest turbine. However, the applicant has now agreed to the additional mitigation measures requested by the RSPB in the form of restrictions on the use of the track during construction and operations during certain dates and times in the year. RSPB has confirmed this element of the application is now acceptable, subject to this being secured by a condition. NatureScot has no objection subject to conditions in relation to use of the access track and the monitoring of the leks in the 12 months prior to construction commencing but also on a weekly basis during construction.

7.121 For all other important Annex 1 bird species, the applicant's EIAR finds that the proposed development will not give rise to any significant effects with these findings not contested by NatureScot or RSPB.

7.122 In relation to trees, the route of the proposed access track around Corrimony farm has been designed to avoid all existing trees. A suitable separation distance / buffer zone will be established in accordance with BS: 5837 (2012) – Trees in Relation to Design, Demolition and Construction. The Councils Forestry Officer and Scottish Forestry have no objection to the application.

7.123 With regard to habitat impacts, the EIA report suggests that priority peatland is within the proposed development site as evidenced through the habitat assessment and an outline Habitat Management Plan (HMP) provided with the application. NatureScot however considered that further assessment work was required in relation to peatland habitats. In addition, both NatureScot and RSPB raised concerns about the offsetting and the scale of enhancement measures being proposed. To address these objections the applicant submitted additional assessment information and an updated outline HMP.

7.124 In response to the additional information, NatureScot confirmed that the impacts on priority peatland from this proposal raises issues of national interest and the outline Habitat Management Plan currently proposed is not sufficient to compensate for these impacts. A total loss of 43.97ha of peatland habitat is anticipate with 163ha of peatland restoration proposed (1:3.7 loss to restoration ratio). This is significantly less than NatureScot's guidance of 1:10 loss: restoration ratio and an additional 10% for enhancement. In addition, NatureScot raise concerns regarding the techniques proposed to overcome the impacts, such as the use of catotelmic peat in the peat dams, backfilling of ditches in and the

seeding of scrapes created for pools with local sphagnum.

7.125 RSPB also share NatureScot's concerns with the level of habitat enhancement proposed and suggests that either additional land is identified for restoration, or alternative appropriate enhancement measures are identified in the HMP, such as montane woodland or upland woodland creation areas, diver rafts etc. In relation to deer management, NatureScot and RSPB welcome this aspect of the HMP, but NatureScot consider that the deer management plan should not only be informed by the numbers of deer on the site but the impact they are having, as such it requests that an Herbivore Impact Assessment is secured which will be used to inform management targets.

7.126 Whilst NatureScot do raise concerns, it considers that there is sufficient scope to offset this with a further and more appropriate habitat management. Additional peatland restoration out with the site boundary may therefore be needed. As such, NatureScot has withdrawn its objection subject to a revised HMP which delivers substantial amount more peatland restoration than is currently proposed. If this cannot be secured appropriately then Scottish Minsters will need to treat NatureScot's response as an objection. Whilst it is ultimately a decision for Scottish Ministers, officers have sought further reassurances from the applicant on the points raised. In response. The applicant has confirmed that there is land out with the application site boundary available in common land ownership across the wider Corrimony Estate that can be assessed for further peat works. The estate comprises approximately 2,000ha which the landowner has confirmed can be explored by the developer for further peat restoration opportunities. Should consent be granted, the developer is committed to working with NatureScot to determine the extent of further works and identify key areas for improvements to offset the impacts of the scheme on priority peatland habitats.

Built and Cultural Heritage

7.127 The results of the applicant's assessment are outlined in EIAR Chapter 14 which is supported by a walkover survey (Vol 4, Appendix 14.1). Three Study Areas were identified: Area A: land within 500m of the wind farm infrastructure; Area B: between 500m and 5km from each turbine; and Area C: between 5km and 10km from each turbine. No significant impacts on any built heritage asset are reported.

7.128 There are no designated sites within Study Area A, but three non-designated heritage features were identified through the walkover survey.

- Site 1a–c: degraded stone structures and dyke, Sliabh an Ruighe Dhuibh.
- Site 2: a ruinous hunting lodge on an island situated in Loch ma Stac.
- Site 3: a stone-built dam or causeway bridging the river at the west end of Loch a'Mhuilinn.

These features are post-medieval in date and appear to relate to the agricultural, hunting and fishing practises at Corrimony Estate. These features will not be directly affected by the proposed turbines or associated infrastructure. There would also be no direct cumulative effects on any cultural assets. In relation to unknown subterranean remains, the EIAR contends that due to unfavourable ground conditions which consists of open heather-cover ground with peat hags

and stream run-offs the potential within this area is low.

7.129 The Council's Historic Environment Team has no objection and considers that the EIAR contains an appropriate level of information and assessment. An archaeological watching brief is not justified as the potential for buried remains to survive is low but recommends that a protocol in the event of the discovery of previously unrecorded assets is included within the CEMP. Historic Environment Scotland (HES) also has no objection to the proposed development and confirms that there will be no direct physical effects on any assets within its remit.

7.130 Indirect effects can occur when the development results in a change to the setting of a heritage feature. Third parties and Strathglass Community Council have raised concerns, particularly in relation to Corrimony Cairn and Comar Wood Dun. A number of heritage assets were identified at the Scoping Stage and requested to be included in the EIAR. This included Corrimony, chambered cairn 600m ESE of (SM90081), Levishie Cottage, fort and earthwork 1050m northeast of (SM4567), Invermoriston, home farm and former barn to rear (LB15021) and Foyers Hydroelectric Power Scheme, former aluminium smelter, powerhouse and smelter (LB1880). The ZTV however demonstrates that these assets will have no theoretical visibility of the proposed turbines and have been excluded from any further assessment.

7.131 Within study area A, there are no sites of national importance found. Within Area B, there are no sites or cultural relics of national or local importance which are subject to theoretical visibility of the proposed development. Within Area C there are two listed buildings and two scheduled ancient monuments which are subject to theoretical visibility of the scheme and have been further assessed in the EIAR and detailed below.

7.132 Listed Buildings: Corrimony Grange Barn (LB14997) is a late 17th - early 18th century category A listed building and located 6.7km to the nearest turbine. Small parts of six of the proposed fourteen wind turbine blade tips would be theoretically visible from this point as depicted in Figure 14.5 which is wireframe from the barn. The EIAR reports that there is significant screening from intervening landform to the lower tower sections, hubs and a significant majority of the turbine blade length. When looking from the building towards the turbine blades there is significant screening from mature tree cover to the south and forestry on the intervening hill slopes. The assessment reports a negligible, not significant impact.

7.133 Old Corrimony (LB15000) is a category B listed dwelling house built in 1740 and is located 6.5km to the nearest turbine. Due to intervening landform only three of the fourteen wind turbine blade tips would theoretically be visible, this is shown in the wireframe in Figure 14.6. However, from the building there is significant screening from mature tree cover to the south and forestry on the intervening hill slopes which will reduce the effects of the turbine blades. The assessment reports a negligible, not significant impact. In addition, there are no reported significant cumulative impacts.

7.134 Scheduled Monuments: Badger Fall still (SM13577) comprises the remains of a late 18th/ early 19th century illicit still, which is located 7.4km to the nearest

turbine. The ZTV indicates that four of the proposed fourteen wind turbine blade tips would be theoretically visible from the monument. However, in reality due to the intervening landform and the monument's position within a gully being surrounded by forestry there will be minimal visibility. This is shown the wireframe in Figure 14.7. The assessment reports a negligible and not significant impact.

7.135 Comar Wood, dun 830m SW of Comar Lodge (SM13578) is an enclosed Iron Age (circa 600-400AD) dun, located 7.8km from the nearest turbine. The EIA reports that the blade tips of two turbines are theoretically visible with the hub and blade of a single turbine showing as visible with no screening assumed, as shown by the wireframe in Figure 14.8. The assessment contends that the turbines would be set back over 7km from the monument and set behind landform and existing development diminishing their visible extent and apparent scale. Overall, the assessment reports a slight magnitude of change is considered to occur due to the separation and extent of visibility being minor resulting in a moderate effect that is not considered to be significant. In addition, there are no reported significant cumulative impacts.

7.136 The objections from Strathglass Community Council and third parties are noted, however, there will be no visibility from Corrimony and the impacts upon Comar Wood Dun are not reported as significant. HES are content with the methodology and level of detail presented in the application. It agrees with the findings of the EIAR in that there would be no significant adverse effect on the setting of the scheduled monuments and category A listed buildings, nor would there be any significant cumulative effects. Consequentially, HES do not object to the proposed development. The Council's Historic Environment Team have no objection.

Noise and Shadow Flicker

7.137 The applicant has submitted a noise impact assessment in support of the application. In terms of operational noise, the noise assessment includes three noise sensitive receptors, but these are located over 5km from the nearest proposed turbine. Due to the separation distance the predicted operational noise level at all three locations is low, less than 20dB LA90 which is well below the simplified ETSU criteria of 35dB LA90. Additional information was submitted in June 2024 which included an updated cumulative noise assessment to account for the proposed Loch Liath Wind Farm which remains pending consideration at present. The updated cumulative noise assessment still identifies that levels at the three noise sensitive locations would remain below the simplified ETSU limit. Environmental Health have assessed the report and do not anticipate that operational noise will be a significant issue both individually and in combination with the existing operational, consented or in planning wind farms. This is due to the distance between the development and noise sensitive properties. However, Environmental Health has requested that operational noise limits are secured by condition to ensure that individual and cumulative noise can be monitored and enforced should an issue arise.

7.138 In terms of construction noise, the assessment includes ten additional potential sensitive residential receptors over the three already included in the operational

noise assessment. This is due to the position of these properties in relation to the proposed access track works and not to the turbines themselves. The most affected properties will be The Grange and Millness Cottage. It is understood The Grange has a financial involvement with the development. Environmental Health has no objection and notes that as the work progresses, noise from the access track construction will reduce as it moves away from the noise sensitive receptor. However, Environmental Health recommend that a more detailed scheme of mitigation which demonstrates how the contractor will employ the best practicable means to reduce the impact of noise from construction activities at all times is secured as part of the CEMP. This should include a scheme for liaising with neighbouring residents.

7.139 Shadow flicker may occur under certain combinations of geographical position and time of day, when the sun passes behind the rotors of a wind turbine and casts a shadow over neighbouring properties. As the blades rotate, the shadow flicks on and off, an effect known as shadow flicker. The effect can only occur inside buildings, where the flicker appears through a window opening. The Scottish Government's guidance is that shadow flicker is generally only experienced within 10 rotor diameters of a wind farm, however, the Council consider that it is appropriate to extend this limit to 11 rotor diameters, due to the area's northerly latitude. There are no residential properties within 11 rotor diameters (1,265m) or 1,315m if you include the requested 50m micro-siting allowance. Therefore, shadow flicker is not a constraint for this development.

Aviation and Radar

7.140 Chapter 12 of the EIAR assesses the possible effects of the proposal on existing communications infrastructure and aviation safeguarding facilities. There are no objections with regards to aviation interests with no outstanding concerns being raised by the Ministry of Defence, Highlands and Islands Airport or National Air Traffic Services. Should the proposal be granted permission, a condition can be applied to securing infra-red aviation lighting only on the perimeter turbines and notification to the appropriate bodies of the final turbine positions. Owing to the turbine's height remaining below 150m no lighting visible to the naked eye would be required.

Telecommunications

7.141 The application states that due to the distance of telecommunication links from the nearest proposed turbines, no significant effects are anticipated on telecommunication links. It concludes that there are no necessary mitigation measures over and above embedded design mitigation already in place, and that potential effects from the proposed development are not significant. No concerns have been raised in relation to potential interference with radio/television networks. However, a condition should nonetheless be sought to secure a scheme mitigation should an issue arise.

Other Material Considerations

7.142 The applicant has sought permission to operate the wind farm for 30 years. As with any wind farm, it is requested that any permission includes a clear description of development which specifies the precise number of turbines to be developed, the maximum blade tip height, the rotor diameter and includes details of all associated ancillary infrastructure with such matters not being left to planning conditions, which could lead to scope for further redesign or re-powering without requiring a full fresh consent.

7.143 At the end of its operational life, usual decommissioning and restoration requirements should therefore be secured. If the decision is made to decommission the wind farm, all components, track access and associated infrastructure requires to be removed from the site. The Council's approach requires that, while foundations can remain, exposed concrete would be removed to a depth of 1m below the surface, graded with soil and replanted. Cables also require to be cut away below ground level and sealed. It would be expected that any new tracks or areas used for constructing the wind farm would be reinstated to the approximate pre-development condition, unless otherwise agreed with the Planning Authority.

7.144 The requirements to decommission at its end of life is relatively standard and straight forward, with any request for re-powering to be considered with the submission of a relevant future application. It is important to ensure that any approval of this project secures by condition a requirement to deliver a draft Decommissioning and Restoration Plan for approval prior to the commencement of any development and ensure an appropriate financial bond is put in place to secure these works. This bond will provide assurance that the owner of the wind farm can access funds to complete the decommissioning phase.

7.145 A finalised Decommissioning and Restoration Plan (DRP) for the site, reflecting best practice measures at its time of preparation, would also be required. The finalised DRP would be expected to be submitted to, and approved in writing by, the Planning Authority in consultation with NatureScot and SEPA no later than 12 months prior to the final decommissioning of the site. The detailed DRP would then be implemented within 18 months of the final decommissioning of the development unless otherwise agreed in writing with the Planning Authority.

7.146 Given the complexity of major developments, and to assist in the satisfaction and compliance with 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.

Non-Material Considerations

7. 147 Non-material considerations raised in representations related to the lack of current grid capacity, and perceived oversupply of renewable energy generation in the north of Scotland. Such matters are not material to the determination of this

application, with the Scottish Government having declared a climate and nature crisis, and current grid capacity not being a determining matter as set out within NPF4. Similarly, in relation to community benefit, whilst this can aid the just transition towards net zero, this is currently a voluntary arrangement as previously explained in the socio-economic section of this report.

8. MATTERS TO BE SECURED BY LEGAL AGREEMENT

8.1 A wear and tear agreement for the impact on the local road network, a decommissioning and restoration financial guarantee and a scheme for community benefit can be secured by condition. Therefore, no further legal agreements are required should consent be granted.

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 be situated in appropriate locations. The project has potential to contribute to addressing the climate emergency through additional renewable energy generation. In this regard it is anticipated to contribute an additional 70MW of installed capacity and would still make a meaningful contribution toward addressing climate change on the road to net zero. As with all applications, a balancing exercise must be undertaken. The benefits of the proposal must be weighed against potential drawbacks and then considered in the round, taking account of the relevant policies of the Development Plan, which includes NPF4, as well as all other material planning considerations.

9.2 Notwithstanding the nature and scale of the proposal, the Planning Authority has received 22 letters of objection. The Energy Consents Unit have also received 17 objections and 7 letter of support. There is two outstanding objection from a non-statutory consultee (RSPB, Scotways). Glen Urquhart Community Council and Strathglass Community Council object. No other statutory consultees have raised any objection following submission of further environmental information, and subject to the application of conditions.

9.3 The application site is set adjacent to existing and consented schemes and will result in the intensification of this cluster. However, Zone of Theoretical Visibility modelling demonstrates that the wind developments in the cumulative baseline scenarios already have relatively widespread visibility of wind turbines. As such there will be very limited new areas of visibility where Chrathaich has the potential to be viewed in isolation. In terms of landscape character the greatest impacts would be on the host Landscape Character Type (LCT) 222 Rocky Moorland Plateau. Significant in-combination effects were identified as more widespread. However, the applicant contends that the proposed development would largely play a minor role in such effects on the basis of its geographical and overlapping position relative to existing wind farms, and its comparatively limited visibility and prominence in views from the majority of the LCTs assessed. In relation to Glen Affric National Scenic Area (NSA), NatureScot advise that there is likely to be a some significant adverse effects on its Special Landscape Qualities. That said, these effects are not of a severity and extent that would compromise the integrity

of the designation and NatureScot have not objected. Effects have been noted on the closest Special Landscape Areas, with some possible significant in-combination cumulative effects reported. However, the proposed development would only play a minor role in these in-combination effects, due to its overlapping position relative to existing wind farms, and its comparatively limited visibility and prominence in views.

9.4 In addition, some significant visual impacts are anticipated which is expected given the nature of the development. However, it is clear from the EIAR that the applicant has sought to reduce potential landscape and visual effects through the proposed design and layout of the turbines. This has created a more contained development both laterally and also in height/scale with the turbines being restricted to 149.9m to blade tip having been reduced from 180m, following the advice given by the Planning Authority at the pre-application stage. The proposal is considered to strike an appropriate balance, with the resultant landscape and visual impacts successfully accommodated in the majority of views. It has also preserved the mitigation identified in previous schemes in relation to views at Loch Ness and Meall Fuar-mhonaidh, and results in a scheme which avoids the need for visible aviation lighting.

9.5 The application has been assessed against the policies set out in NPF4 and the Development Plan, including Policy 67 of the Highland wide Local Development Plan with its eleven tests which are expanded upon with the OWESG. This policy also reflects policy tests of other policies in the plan, for example Policy 28. The proposal can be considered to benefit from an in-principle support, with the extent of localised landscape and visual effects being outweighed by the contribution the development would make toward tackling climate change. The applicant is committed to working further with the consultees such as NatureScot to develop a most robust and ambitious management and enhancement plan and should be appropriately conditioned.

9.6 The applicant is committed to working with communities and has a memorandum of understanding in place, with up to 5% shared ownership and promoting local employment opportunities. The applicant is committed to working further with the Council Access Officer to improve footpath links within the site. In order to ensure that these benefits are maximised for the local community, it is considered appropriate to secure a scheme for socio economic benefit by condition.

9.7 Schedule 9 of the Electricity Act 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 mitigated the effects of the development in relation to the effects on the natural beauty of the countryside. This is by virtue of the location, setting and design of the wind farm, resulting in landscape and visual impacts which can be accommodated. It is the case that environmental effects of this development can be addressed by way of mitigation, with the suggested conditions incorporating a schedule of mitigation and operational compliance monitoring should permission be forthcoming.

9.8 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.

10. IMPLICATIONS

10.1 Resource: Not applicable

10.2 Legal: If the committee determine that an objection should be raised to the application, the application will be subject to a Public Local Inquiry prior to determination by Scottish Ministers.

10.3 Community (Equality, Poverty and Rural): Not applicable.

10.4 Climate Change/Carbon Clever: The proposal has the ability to make a meaningful contribution toward the production of renewable energy.

10.5 Risk: Not applicable.

10.6 Gaelic: Not applicable.

11. RECOMMENDATION

Action required before consultation response issued: N

It is recommended to **RAISE NO OBJECTION** to the application subject to:

A. Members grant delegated authority to the Area Planning Manager - South to respond to the Scottish Government's Energy Consents Unit regarding any future Further / Supplementary Environmental Information, where that does not: i) materially increase the scale of the proposed development; and ii) result in any additional significant adverse environmental effects; and iii) does not undermine or remove mitigation which was secured within the Council previous consultation response on the application;

B. Members granting delegated authority to the Area Planning Manager-South to agree the finished condition wording, with any substantive amendments to be subject to prior consultation with the Chair of the South Planning Applications Committee; and

C. The following conditions and reasons.

Conditions and Reasons

1. **Notification of Date of First Commissioning**

Written confirmation of the Date of First Commissioning and the Date of Final Commissioning shall be provided to the Planning Authority and the Scottish Ministers no later than one calendar month after those dates.

Reason: To allow the Planning Authority and Scottish Ministers to calculate the date of expiry of the consent.

2. **Commencement of Development**

(1) The Commencement of development shall be no later than 5 years from the date on which this consent is granted, or in substitution, such other period as the Scottish Ministers may hereafter direct in writing.

(2) Written confirmation of the intended date of Commencement of development shall be provided to the Planning Authority and the Scottish Ministers no later than one calendar month before that date.

Reason: To ensure that the consent is implemented within a reasonable period and to allow the Planning Authority and the Scottish Ministers to monitor compliance with obligations attached to this consent and deemed planning permission as appropriate.

3. **Non-assignation**

(1) This consent shall not be assigned without the prior written authorisation of the Scottish Ministers. The Scottish Ministers may authorise the assignation, with or without conditions.

(2) The Company shall notify the Planning Authority and the Scottish Ministers in writing of the name of the assignee, principal named contact and contact details within fourteen days of the consent being assigned.

Reason: To safeguard the obligations of the consent if transferred to another company.

4. **Serious Incident Reporting**

In the event of any breach of health and safety or environmental obligations relating to the Development during the period of this consent, the Company will provide written notification of the nature and timing of the incident to the Planning Authority and the Scottish Ministers, including confirmation of remedial measures taken and/or to be taken to rectify the breach, within 24 hours of the incident occurring.

Reason: To keep the Scottish Ministers informed of any such incidents which may be in the public interest.

Conditions Attached to Deemed Planning Permission

5. **Commencement of Development**

(1) The development must be begun not later than the expiration of 5 years beginning with the date of this permission.

(2) Written confirmation of the intended date of Commencement of development shall be provided to the Planning Authority and the Scottish Ministers no later than one calendar month before that date.

Reason: To comply with section 58 of the Town and Country Planning (Scotland)

Act 1997.

6. **Implementation in Accordance with Approved Plans**

(1) Except as otherwise required by the terms of the section 36 consent and deemed planning permission, the Development shall be undertaken in accordance with the application:

(a) including the approved drawings listed within the Environmental Impact Assessment Report (EIAR), Volumes 3 and 4, submitted July 2023;

(b) the EIAR, submitted July 2023; and

(c) other documentation lodged in support of the application including Additional Information submitted June 2024 and the Schedule of Mitigation contained within EIAR Chapter 17.

Reason: To ensure that the Development is carried out in accordance with the approved details.

7. **Site Enabling Works**

The Site Enabling Works shall not commence until a detailed scheme of all Site Enabling Works (including off-site and on-site works) has been submitted to and approved in writing by the Planning Authority. This shall include a timetable for all enabling works and shall be submitted a minimum of one month in advance of the proposed date of commencement of any Site Enabling Works.

Reason: To ensure the final details of the Site Enabling Works have regard for the rural setting of the Development Site and the potential impact of such works on the infrastructure of the area.

8. **Design and Operation of Wind Turbines**

1) No development, with the exception of the Site Enabling Works, shall commence until full details of the proposed wind turbines hereby permitted, have been submitted to and approved in writing by the Planning Authority. These details shall include:

(a) the make, model, design, direction of rotation (all wind turbine blades shall rotate in the same direction), power rating, sound power level and dimensions of the turbines to be installed which shall have internal transformers;

(b) the external colour and/or finish of the wind turbines to be used (including towers, nacelles and blades) which shall be non-reflective, pale grey semi-matte;

(c) no text, sign or logo shall be displayed on any external surface of the wind turbines, save those required for operational Health and Safety reasons or by law under other legislation;

(d) the application of a turbine blade pitch control system which pitching the blades out of the wind (“feathering”) to reduce rotation speeds below 2rpm while idling to reduce bat collision risk.

2) thereafter, the wind turbines shall be installed and operate in accordance with these approved details and, with reference to part (b) above, the wind turbines

shall be maintained in the approved colour and monitored to ensure no significant rust, staining or dis-colouration occurs until such time as the wind farm is decommissioned.

Reason: To ensure the Planning Authority is aware of the wind turbine details and to protect the visual amenity of the area.

9. **Signage**

No anemometer, power performance mast, switching station, transformer building, or enclosure, ancillary building or above ground fixed plant shall display any name, logo, sign or advertisement (other than health and safety signage) unless and until otherwise approved in writing by the Planning Authority.

Reason: In the interests of the visual amenity of the area.

10. **Design of Substation, Ancillary Buildings and other Ancillary Development**

(1) No development, with the exception of the Site Enabling Works, shall commence, unless and until final details of the external appearance, dimensions, and surface materials of the substation building, associated compounds, construction compound boundary fencing, external lighting and parking areas have been submitted to, and approved in writing by, the Planning Authority.

(2) The substation building, associated compounds, fencing, external lighting and parking areas shall be constructed in accordance with the details approved under paragraph (1).

Reason: To safeguard the visual amenity of the area.

11. **Micro-siting**

(1) All wind turbines, buildings, masts, areas of hardstanding and tracks shall be constructed in the location shown on Environmental Impact Assessment Report Figure 5.2b Site Layout Site Layout. However, unless otherwise approved in advance in writing by the Planning Authority in consultation with NatureScot, SEPA and the Environmental Clerk of Works (EnvCoW) (required by Condition 16), micro-siting is subject to the following restrictions:

(a) the wind turbines and other infrastructure hereby permitted may be micro-sited within 50 metres save that no wind turbine or other infrastructure may be micro- sited to:

(b) within the agreed buffers for water features or private water supplies without further consultation with SEPA;

(c) areas of peat deeper than currently shown in the updated outline Peat Management Plan and Figures submitted June 2024;

(d) no wind turbine foundation shall be positioned higher, when measured in metres Above Ordinance Datum (AOD), than 5m above the position shown on EIAR Figure 5.2b Site Layout Site Layout; and

(e) All micro-siting permissible under this condition must be approved in

advance in writing by the EnvCoW.

(2) A plan showing the final position of all wind turbines buildings, masts, areas of hardstanding, tracks and associated infrastructure forming part of the Development shall be submitted to the Planning Authority within one month of the completion of the development works. The plan shall also specify areas where micrositing has taken place and, for each instance, be accompanied by copies of the EnvCoW or Planning Authority's approval, as applicable.

Reason: To enable necessary minor adjustments to the position of the wind turbines and other infrastructure to allow for site-specific conditions while maintaining control of environmental impacts and taking account of local ground conditions.

12. **Borrow Pit Scheme of Works and Blasting**

(1) No development or Site Enabling Works shall commence unless and until a scheme for the working and restoration of each borrow pit relative to each phase of works has been prepared and submitted in advance of each phase to, and approved in writing by, the Planning Authority (in consultation with SEPA). The scheme shall include:

a) a detailed working method statement based on site survey information and ground investigations;

b) the information set out in section 13.9.1.6 of EIAR Chapter 13 submitted July 2023;

c) details of the handling of any overburden (including peat, soil and rock); drainage measures, including measures to prevent surrounding areas of peatland, water dependent sensitive habitats and Ground Water Dependent Terrestrial Ecosystems (GWDTE) from drying out;

d) a programme of implementation of the works described in the scheme; and

e) details of the reinstatement, restoration and aftercare of the borrow pit(s) to be undertaken at the end of the construction period, including topographic surveys of pre-construction profiles and details of topographical surveys to be undertaken of the restored borrow pit profiles.

(2) The approved scheme shall be implemented in full.

(3) 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 a Public Holiday, unless otherwise approved in advance in writing by the Planning Authority. At least 24 hours prior to any blasting, nearby properties shall be duly notified and temporary signage shall be placed at suitable locations along affected public rights of way.

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 to secure the restoration of borrow pit(s) at the end of the construction period. To ensure that blasting activity is carried out within defined timescales to control impact on amenity.

13. **Watercourse Design and Location**

(1) No development or Site Enabling Works, shall commence, unless and until final details of the final design, location and timetable for the watercourse crossing has been submitted to an approved in writing by the Planning Authority (in consultation with SEPA). The details shall include the following:

(a) All new watercourse crossings shall be oversized bottomless culverts or single span bridges designed to accommodate the 1 in 200 year peak flow with a 40% allowance for climate change;

(b) Compliance with the mitigation measures outline in 13.9.3.1 in EIAR Chapter 13 (with the exception of the climate change allowance which should be in accordance with (a) above);

(2) Thereafter the development shall be carried out in accordance with the approved details.

Reason: In the interests of protecting the water environment and avoiding flood risk elsewhere.

14. **Buffer zone from Watercourses**

No turbines or associated infrastructure shall be located within 50m of any watercourses with the exception of Turbine 8 and associated infrastructure which shall have a 30m buffer zone and up to 10 watercourse crossing as identified in the EIAR submitted July 2023.

Reason: In the interests of protecting the water environment.

15. **Groundwater Monitoring**

(1) The design, construction and maintenance of all infrastructure as shown on EIAR Figure 5.2b Site Layout Site Layout must ensure that the quality and quantity of the groundwater that feeds sensitive receptors (groundwater abstractions and Groundwater Dependant Terrestrial Ecosystems (GWDTE)) downstream from any infrastructure does not statistically significantly change and the development does not act as a preferential pathway to groundwater flow.

(2) This must be demonstrated by on-going monitoring of the groundwater as set out in SEPA Technical Guidance Note 1: The Monitoring of Infrastructure with Excavations Less than 1m Deep within 100m of Sensitive Receptors (Groundwater Abstractions and Groundwater Dependent Terrestrial Ecosystem) (Appendix 4 to SEPA Planning Guidance LUPS-31 Guidance on Assessing the Impacts of Development Proposals on Groundwater Abstractions and Groundwater Dependent Terrestrial Ecosystem).

(3) The monitoring results demonstrating whether the quality of groundwater and/or hydrological connectivity is being maintained must be presented to the Planning Authority in consultation with SEPA annually from the commencement of development in the required format. If monitoring identifies that the requirements are not being met, remedial action must be taken within

6 months in agreement with the Planning Authority in consultation with SEPA.

(4) No excavations greater than 1m deep within 100m of sensitive receptors should take place unless agreed in writing with the Planning Authority in consultation with SEPA.

Informative: Guidance on design and construction is provided in FCE SNH Floating Roads on Peat, 2010 and in SEPA/SNH guidance document "Good Practice during Wind Farm Construction" (Second Edition, 2013). This condition relates to both temporary and permanent infrastructure.

Reason: In order to prevent potential unacceptable environmental impacts to sensitive receptors including groundwater abstractions and/or groundwater dependent terrestrial ecosystems.

16. **Environmental Clerk of Works (EnvCoW)**

(1) No development or Site Enabling Works shall commence unless and until the terms of appointment of an independent Environmental Clerk of Works (EnvCoW) by the Company have been submitted to, and approved in writing by, the Planning Authority. This must include a EnvCoW schedule, detailing when the EnvCoW shall be present on site. For the avoidance of doubt, the EnvCoW shall be appointed as a minimum for the period from the commencement of development to the final commissioning of the development and their remit shall, in addition to any functions approved in writing by the Planning Authority, include (but not be limited to):

(a) Impose a duty to monitor compliance with the environmental commitments provided in the EIA Report as well as the following (the EnvCoW works):

(i) any micrositing under Condition 11;

(ii) the Pre-Construction Survey under Condition 17;

(iii) the Breeding Bird Protection Plan under Condition 19;

(iv) Species and Habitat Protection Plan under Condition 18;

(v) the Construction Environmental Management Plan under Condition 20;

(vi) the Peat Management Plan under Condition 21;

(vii) the Habitat Management Plan approved under Condition 22;

(viii) the Water Quality and Fish Monitoring Plan under Condition 23;

(b) The EnvCoW shall, in accordance with good practice, mark out any GWDTE flush habitats located within 50m of development and ensure that the hydrological pathways to these flush habitats are maintained during construction to avoid damage to flush habitats;

(c) Ensure compliance with the 50m buffer zone to watercourses with the exception of the Turbine 8 and associated infrastructure (which shall have a 30m buffer) and the 10 proposed watercourse crossings identified in the EIAR;

(d) Providing training to the developer and contractors on their responsibilities to ensure work is carried out in strict accordance with environmental protection requirements;

(e) Require the EnvCoW maintain a Register of all inspections and audits, to include an inventory of all measure on the site, their effectiveness, as well as advice provided and submit a monthly report to the construction project manager, developer and Planning Authority summarising works undertaken on site;

(f) Require the EnvCoW to report to the nominated construction project manager, developer and Planning Authority any incidences of noncompliance with the EnvCoW works at the earliest practical opportunity; and

(g) Require a statement that the EnvCoW shall be engaged by the Planning Authority but funded by the developer. The EnvCoW shall be appointed on the approved terms throughout the period from Commencement of Development to completion of construction works and post-construction site reinstatement works.

(2) No later than 18 months prior to the Date of Final Generation or the expiry of this consent (whichever is the earlier), details of the terms of appointment of an EnvCoW by the Company throughout the decommissioning, restoration and aftercare phases of the Development shall be submitted to the Planning Authority for written approval. The EnvCoW shall be appointed on the approved terms throughout the decommissioning, restoration and aftercare phases of the Development.

Reason: To secure effective and transparent monitoring of and compliance with the environmental mitigation and management measures associated with the Development during the construction, decommissioning, restoration and aftercare phases.

17. **Pre-Construction Surveys**

(1) No development or Site Enabling Works shall commence until a pre-construction ecological survey undertaken no more than 3 months prior to works commencing and a report of the survey has been submitted to, and approved in writing by, the Planning Authority (in consultation with NatureScot). The survey shall cover both the application site and an appropriate buffer from the boundary of application site with the report including mitigation measures where any impact, or potential impact, on protected species or their habitat has been identified. It shall also include other related activities such as the proposed restoration or enhancement works linked to the Habitat Management Plan (required by Condition 22).

(2) Development and work shall progress in accordance with any mitigation measures contained within the approved report of survey and the timescales contain therein.

Reason: In the interest of protecting ecology, protected species and habitats.

18. **Species and Habitat Protection Plans**

(1) No development or Site Enabling Works shall commence until protected species surveys have been carried out by a suitably qualified person. The surveys shall inform the mitigation measures, if required, for the protection of such species

which shall be incorporated into a Species Protection Plan.

(2) A Species Protection Plan shall be submitted to and approved in writing by the Planning Authority. A plan shall be produced for each protected species present, or potentially present, on site and incorporate the full range of protection measures identified in the EIA report alongside any additional mitigation and/or compensatory measures identified as necessary as a result of the pre-construction surveys.

(3) The approved Species Protection Plan (as amended from time to time with written approval of the Planning Authority) shall be implemented in full.

Reason: In the interests of nature conservation

19. **Breeding Bird Protection Plan**

(1) No development or Site Enabling Works shall commence until: a breeding bird protection plan has been submitted and approved in writing by the Planning Authority in consultation with NatureScot. This shall include details of proposed pre-construction survey work, records of breeding or foraging birds within disturbance distance of the site; and appropriate mitigation to avoid the risk of disturbance and/or displacement occurring.

(2) for black grouse this shall include the restrictions on the use of the access track during construction and operation as outline in the Additional Information- Volume 2- Chapter 11- Ornithology [Supplementary Information] submitted June 2024.

(3) a nesting bird survey has been undertaken no more than 24 hours prior to the commencement of development if this coincides within the main bird breeding season (March- August inclusive) and throughout the breeding bird season if new areas are being developed or there has been a break in construction.

Reason: Construction works have the potential to disturb nesting birds or damage their nest sites, with all wild bird nests are protected from damage, destruction, interference and obstruction under the Wildlife and Countryside Act 1981 (as amended).

20. **Construction Environmental Management Plan**

(1) No development or Site Enabling Works shall commence until a works specific Construction Environmental Management Plan (CEMP) related to the phase or phases of works or development to be undertaken has been submitted to and approved in writing by the Planning Authority (and where appropriate in consultation with SEPA and NatureScot). The CEMP shall outline site specific details of all on-site construction works, post- construction reinstatement, drainage and mitigation, together with details of their timetabling.

(2) The CEMP for each phase of works or development shall include (but is not limited to):

(a) an updated Schedule of Mitigation highlighting amendments made to the existing schedule of mitigation set out at Environmental Impact Assessment Report Chapter 17 (submitted July 2023), the Additional

Information submitted June 2024 and the conditions of this consent;

(b) details of the formation of the construction compound, welfare facilities, any areas of hardstanding, turning areas, internal access tracks, car parking, material stockpiles, oil storage, lighting columns, and any construction compound boundary fencing;

(c) details and timetable for phasing of construction works;

(d) risk assessment of potentially damaging construction-type activities on the environment;

(e) a Site Waste Management Plan (dealing with all aspects of waste produced during the construction period other than peat), including details of contingency planning in the event of accidental release of materials which could cause harm to the environment;

(f) a Pollution Prevention Plan (PPP) and mitigation measures, including a surface water and groundwater management and treatment plan with mitigation measures demonstrating how all surface water run-off and wastewater arising during and after development is to be managed and prevented from polluting any watercourses or sources (including the River Moriston Special Area of Conservation). The PPP shall also provide prevention and mitigation measures to protect habitats and ecological resources on site, which shall include measures to maintain hydrological connectivity of Groundwater Dependent Terrestrial Ecosystems.

(g) a Drainage Management Plan which is in accordance with 13.9.3.4 in EIAR Chapter 13;

(h) a Water Crossing Method Statement to include details of the design of all water crossing structures;

(i) an emergency site access/egress plan which takes into account the flood extent of the River Enrick;

(j) confirmation that no landraising associated with any track future upgrades are undertaken without further consultation and agreement with SEPA;

(k) a Water Quality Mitigation and Monitoring Plan, including, but not limited to, any affected private water supplies;

(l) Pre-construction Surveys, Species and Habitat Protection and Monitoring Plans (as required by Conditions 17 though to 23);

(m) details of on-site storage and off-site disposal of all imported or excavated material, including maximum stockpile heights and locations;

(n) details of all internal access tracks, turning areas, including accesses from the public road and hardstanding areas – floating tracks shall be used where peat is over 0.5m in depth;

(o) details of the construction of the access into the site and the creation and maintenance of associated visibility splays, location of gates and the means to avoid the migration of loose material onto the public road network;

(p) cleaning of site entrance, wheel washing facilities, site tracks and the adjacent public road and the sheeting of all HGVs taking spoil or

construction materials to/from the site to prevent spillage or deposit of any materials on the public road;

(q) details of an archaeological protocol in the event of the discovery of previously unrecorded assets;

(r) a dust suppression management plan;

(s) peat management and mitigation in relation to a finalised Peat Landslide Hazard and Risk Assessment;

(t) details of temporary site illumination;

(u) measures to minimise noise and vibration from construction related activities (including a scheme for liaising with neighbouring residents);

(v) the method of construction of the crane pads, wind turbine foundations, working cable trenches, and the method of construction and erection of the wind turbines and any meteorological masts;

(w) details for the provision of the submission of a quarterly report summarising work undertaken at the site and compliance with the conditions imposed under the Deemed Planning Consent during the period of construction and post construction reinstatement; and

(x) details of post-construction 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, all of which are to be provided no later than 6 months prior to the date of first commissioning, unless otherwise agreed in writing by the Planning Authority. 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.

(3) The approved CEMP shall be implemented throughout the construction, post-construction site reinstatement and operational phases in full unless otherwise approved in advance by the Planning Authority.

Reason: To ensure that all construction operations are carried out in a manner that minimises their impact on road safety, amenity and the environment, and that mitigation measures contained in the Environmental Impact Assessment Report (July 2023 and Additional Information submitted June 2024) which accompanied the application, or as otherwise agreed, are fully implemented.

21. **Peat Management Plan**

No development or Site Enabling Works shall commence until a works specific finalised Peat Management Plan (PMP), related to the phase or phases of works or development to be undertaken, has been submitted to and approved in writing by the Planning Authority in consultation SEPA.

The PMP shall include:

(a) taking account of site and ground investigations to minimise the loss of

peatlands and reduce carbon loss;

(b) be in accordance with the principles contained within the revised Outline Peat Management Plan submitted June 2024;

(c) adhere to recognised best practice and demonstrate how layout modifications, and any other techniques, have been used to further reduce peat disturbance and carbon loss, and recalculate volumes of peat that will be disturbed as a result of the above work, demonstrating that no waste peat will be generated by the development;

(d) include actions (including micrositing) to minimise excavated peat volumes and reuse peat in an appropriate manner, with the inclusion of a specific section outlining measures such as micrositing, limiting the footprint, and use of floating track to reduce disturbance; and

(e) show all tracks on peat in excess of 0.5m constructed of a floating construction unless otherwise agreed with the planning authority in consultation with SEPA.

(2) The PMP shall thereafter be implemented as approved.

Reason: To ensure that a plan is in place to deal with the storage and reuse of peat within the application site, including peat stability and slide risk.

22. **Habitat Management Plan**

No development or Site Enabling Works shall commence unless and until a finalised Habitat Management Plan (HMP) has been submitted to, and approved in writing by the Planning Authority (in consultation with NatureScot). Unless otherwise agreed in wring by the Planning Authority, the finalised HMP shall as a minimum:

(i) Set out the proposed habitat management of the site including all mitigation, compensation, enhancement measures and mechanism for the restoration of an area no less than a 1:10 (loss: restoration) ratio of peatland, plus 10% during the period of construction and operation, and shall detail the long term management regimes of the compensation and enhancement measures required;

(ii) Provide a scheme for the protection and enhancement of the Golden Eagle population has been submitted to and approved in writing by the Planning Authority. For the avoidance of doubt the scheme shall deliver aims and objectives which complement those of the Regional Eagle Conservation Management Plan. Thereafter the approved scheme shall be implemented through the construction, operation and decommissioning of the development;

(iii) Provide information on the monitoring and management of deer and other herbivores numbers to ensure the habitat acts as a functioning system capable of achieving effective carbon capture;

(iv) Provide enhancement measures for bats;

(v) The establishment of a habitat management group;

(vi) Provide a scheme detailing post construction breeding bird survey,

breeding raptor survey and habitat monitoring; and

(vii) Make 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 shall be updated to reflect ground condition surveys undertaken following construction and prior to the date of Final Commissioning and submitted for the written approval of the Planning Authority in consultation with NatureScot and SEPA.

Unless and until otherwise agreed in advance in writing with the Planning Authority, the approved HMP (as amended from time to time) shall be implemented in full through the construction, operation and decommissioning of the Development.

Reason: In the interests of protecting ecological features and to ensure that the development secures positive effects for biodiversity.

23. **Water Quality and Fish Monitoring Plan**

(1) No development or Site Enabling Works shall commence until an integrated Water Quality and Fish Monitoring Plan (WQFMP) has been submitted to and approved in writing by the Planning Authority in consultation with Ness District Salmon Fishery Board.

(2) The WQFMP must take account of Marine Scotland Science's guidance and shall include:

a) Provision that water quality sampling should be carried out at least 12 months prior to construction commencing, during construction and for at least 12 months after construction is complete.

b) The water quality monitoring plan should include key hydrochemical parameters, turbidity, and flow data, the identification of sampling locations (including control sites), frequency of sampling, sampling methodology, data analysis and reporting;

c) The fish monitoring plan should include fully quantitative electrofishing surveys at sites potentially impacted and at control sites for at least 12 months before construction commences, during construction and for at least 12 months after construction is completed to detect any changes in fish populations; and

d) Appropriate site specific mitigation measures detailed in the Environmental Impact Assessment Report.

(3) Thereafter, the WQFMP shall be implemented within the timescales set out in the WQFMP.

Reason: To ensure no deterioration of water quality and to protect fish populations within and downstream of the development area.

24. **Recreational Access Management Plan (RAMP)**

(1) No development or Site Enabling Works shall commence until a finalised

and detailed RAMP has been submitted to and approved in writing by the Planning Authority. The purpose of the plan shall be to maintain public access routes to site tracks and paths during construction, and to maintain outdoor access in the long-term. The RAMP shall be informed by a 'red level specification survey' of the public rights of way affected by this development and shall include details showing:

a) all existing access points, paths, core paths, tracks, rights of way and other routes whether on land or inland water), and any areas currently outwith or excluded from statutory access rights under Part One of the Land Reform (Scotland) Act 2003, within and adjacent to the application site;

b) any areas proposed for exclusion from statutory access rights, for reasons of privacy, disturbance or effect on curtilage related to buildings or structures;

c) all proposed paths tracks and other alternative routes for use by walkers, riders, cyclists, canoeists, all-abilities users, etc. and any other relevant outdoor access enhancement (including construction specifications, signage, information leaflets, proposals for on-going maintenance etc; any diversion of paths, tracks or other routes (whether on land or inland water), temporary or permanent, proposed as part of the Development (including details of mitigation measures, diversion works, duration and signage);

d) the location and design for any pedestrian pass gates;

e) full details of the route and the method of construction for the Loch na Stac link path, this shall be to a red level survey and specification and be completed prior to the First Commissioning Date of the Development.

(2) The approved RAMP, and any associated works, shall be implemented in full prior to the commencement of Development or as otherwise may be agreed within the approved plan.

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

25. **Construction Traffic Management Plan (CTMP)**

No development or Site Enabling Works shall commence until a works specific CTMP related to the phase or phases of works or development to be undertaken has been submitted to and approved in writing by the Planning Authority in consultation with the Trunk and Local Roads Authority, the Police and affected Community Councils. The final CTMP shall be submitted no later than two months prior to commencement of the relevant phase. The approved CTMP shall be carried out as approved in accordance with the timetable specified within the approved CTMP. The CTMP shall include (but not be limited to) the provision of:

(a) An Abnormal Loads Assessment;

(b) The proposed route for any abnormal loads on the road network must be approved in advance by the Planning Authority (in consultation with Transport Scotland and Local Roads Authority), prior to the movement of any abnormal load;

(c) A detailed protocol for the delivery of abnormal loads/vehicles, prepared in

consultation with the Planning Authority, Transport Scotland and Local Roads Authority and the affected community councils. 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;

(d) All such movements on roads shall take place out with peak times on the network, including school travel times and shall avoid local community events;

(e) Any accommodation measures required including the removal of street furniture, junction widening, traffic management must similarly be approved in advance by Transport Scotland and the Local Roads Authority;

(f) The developer shall submit proposals for an abnormal loads delivery trial-run to be undertaken with the involvement of Police Scotland and prior to the commencement of abnormal loads deliveries. Trial-run proposals shall be submitted to and approved in writing by the Planning Authority in consultation with the Transport Scotland and the Local Roads Authority;

(g) A contingency plan prepared by the abnormal load haulier;

(h) A risk assessment for transport during daylight and hours of darkness;

(i) Proposed traffic management and mitigation measures along the access routes, as required. Measures such as temporary speed limits, suitable temporary signage, road markings and the use of speed activated signs should be considered and must be undertaken by a recognised Quality Assured traffic management consultant;

(j) This plan shall include any updated predicted construction traffic numbers produced in response to ground investigation work undertaken to determine the suitability of the development being supplied by on-site won materials;

(k) The routeing of all traffic associated with the Development;

(l) Measures to ensure that the specified routes as detailed in the CTMP are adhered to, including monitoring procedures. This will include ensuring that all construction-related goods vehicle access to this development be taken from the east and the A82(T) at Drumnadrochit with no commercial vehicles accessing this site from the west via Cannich;

(m) Avoidance of HGV routing past schools during their opening and closing times;

(n) No convoying of HGV or site staff vehicles;

(o) Providers of products and materials to this development (e.g. aggregate or concrete, staff minibuses if used etc) should mark their vehicles with a unique number identifier on the front, sides and rear of the vehicles and a

Chrathaich WF identifier;

(p) The setting up of a single point of contact for local residents to use in the event of problems or concerns;

(q) The use of Toolbox talks established with all suppliers, contractors, site staff etc to encourage careful and courteous driving at all times;

(r) Confirmation that all Structural Technical Approvals for road structures impacted by the proposed construction access routing have been secured by the relevant Roads Authority, with any mitigation required to individual structures being fully implemented to the satisfaction of the Roads Authority prior to the construction traffic impacting those structures being permitted to use those routes;

(s) All vehicles transporting construction material to and from the proposed development should be sheeted;

(t) The development shall not become operational until vehicle wheel cleansing facilities have been installed and brought into operation on the site, the design and siting of which shall be subject to the prior approval of the Planning Authority in consultation with the Local Roads Authority;

(u) A procedure for the regular monitoring of road conditions and the implementation of any remedial works required as may be reasonably attributable to the project's construction plant and vehicle movements during the construction period, including the provision of a wear and tear agreement for the local road network under Section 96 of the Roads (Scotland) Act 1984 (As Amended);

(v) During the operational stage of the Development, advance written notification and approval of the Planning Authority in consultation with Transport Scotland, THC Roads Authority and affected community councils is required for any Abnormal Load movements during this period; and

(w) The Plan should include mechanisms for review and informed by feedback received from the Community Liaison Group as required by Condition 35.

Reason: In the interests of road safety and to ensure that abnormal loads access the site in a safe manner.

26. **Site Access**

(1) No development or other Site Enabling Works shall commence until the layout and type (and method) of construction for the upgraded site access onto the A831, has been submitted to and approved in writing by the Planning Authority: This shall include

a) the creation and maintenance of 215m visibility splays;

b) at least the first 6m of the access being formed from a suitable bound bituminous material;

c) any gates being sufficiently set back so that vehicles pulling into that access can fully leave the public road before reaching the gate;

d) demonstrate how surface water run-off from this enhanced access is being

managed to avoid it being brought onto the local public road; and

e) Details of how this access will be reduced in width following the construction phase and land reinstatement measures.

(2) Thereafter the approved details shall be implemented in full prior to any other site enabling works taking place.

(3) Following the completion of the construction phase the access shall be reduced in width and the land restored in accordance with details required by 1 (e).

Reason: To ensure that the standard of access layout complies with the current standards and that the safety of the traffic on the road is not diminished.

27. **Aviation Safety – Lighting**

No development, with the exception of Site Enabling Works, shall commence until a scheme for aviation lighting for the Development has been submitted to and approved in writing by the Planning Authority in consultation with the Ministry of Defence (MoD) and the Civil Aviation Authority (CAA). The aviation lighting scheme shall define how the development will be lit throughout its life to maintain civil and military aviation safety requirements, and shall include:

(a) Details of any construction equipment and temporal structures with a total height of 50 metres or greater (above ground level) that will be deployed during the construction of wind turbine generators and details of any aviation warning lighting that will be fitted;

(b) The locations and heights of all wind turbine generators in the development, identifying those that will be fitted with aviation warning lighting and the position of the lights on the wind turbines generators; the types(s) of lights that will be fitted; and the performance specification(s) of the lighting types(s) to be used; and

(c) For the avoidance of doubt the aviation warning lighting shall be infra-red only.

Thereafter, the aviation-lighting scheme shall be implemented as approved. The lighting installed in accordance with the aviation lighting scheme shall remain operational for the lifetime of the development.

Reason: In the interests of aviation safety and landscape and visual amenity.

28. **Aviation Safety Charting and Safety Management**

At least one calendar month prior to the commencement of the erection of the turbines the Company shall provide the Planning Authority, Ministry of Defence, Defence Geographic Centre and National Air Traffic Services (NATS) with the following information and shall provide evidence to the Planning Authority of having done so:

(a) the date of the commencement of the erection of wind turbine generators;

(b) the maximum height of any construction equipment to be used in the erection of the wind turbines;

(c) the date any wind turbine generators are brought into use; and

(d) the latitude and longitude and maximum heights of each wind turbine generator, and any anemometer mast(s).

Reason: In the interests of aviation safety.

29. **Telecommunication**

Within 12 months of the first export date, any claim by any individual person regarding television or telecommunications interference at their house, business premises or other building, shall be investigated by a qualified engineer appointed by the developer and the results shall be submitted to the Planning Authority. Should any impairment of services be attributable to the development, the developer shall remedy such impairment within 3 months.

Reason: To mitigate the potential effect of telecommunications interference on the development.

30. **Operational Noise**

The rating level of noise immisions 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 more than 25dB LA90 at any noise sensitive receptor.

In addition:

(A) Prior to the First Commissioning Date, the Company 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.

(B) 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 Company shall, at its expense, employ an independent consultant approved by the Planning Authority to assess the level of noise immisions from the Development at the complainant's property (or a suitable alternative location agreed in writing with the Planning Authority) in accordance with the procedures described in the attached Guidance Notes.

The written request from the Planning Authority shall set out at least the date, time and location that the complaint relates to. Within 14 days of receipt of the written request of the Planning Authority made under this paragraph (B), the Company shall provide the information relevant to the complaint to the Planning Authority in the format set out in Guidance Note 1(e).

(C) Prior to the commencement of any measurements by the independent consultant to be undertaken in accordance with these conditions, the Company shall submit to the Planning Authority for written approval the proposed measurement location identified in accordance with the Guidance Notes where measurements for compliance checking purposes shall be undertaken.

Where the proposed measurement location is close to the wind turbines, rather than at the complainant's property (to improve the signal to noise ratio), then the Company's submission shall include a method to calculate the noise level from the wind turbines at the complainant's property based on the noise levels measured at the agreed location (the alternative method). Details of the alternative method together with any associated guidance notes deemed necessary, shall be submitted to, and agreed in writing by the Planning Authority prior to the commencement of any measurements.

Measurements to assess compliance with the noise limits of this condition shall be undertaken at the measurement location approved in writing by the Planning Authority.

(D) Prior to the commencement of any measurements by the independent consultant to be undertaken in accordance with these conditions, the Company shall submit to the Planning Authority for written approval a proposed assessment protocol setting out the following:

i. the range of meteorological and operational conditions (the range of wind speeds, wind directions, power generation and times of day) to determine the assessment of rating level of noise emissions.

ii. a reasoned assessment as to whether the noise giving rise to the complaint contains or is likely to contain a tonal component.

The proposed range of conditions shall be those which prevailed during times when the complainant alleges there was disturbance due to noise, having regard to the information provided in the written request of the Planning Authority under paragraph (B), and such others as the independent consultant considers necessary to fully assess the noise at the complainant's property. The assessment of the rating level of noise immisions shall be undertaken in accordance with the assessment protocol approved in writing by the Planning Authority and the attached Guidance Notes.

(E) The Company shall provide to the Planning Authority the independent consultant's assessment of the rating level of noise immisions undertaken in accordance with the Guidance Notes within 2 months of the date of the written request of the Planning Authority made under paragraph (B) of this condition unless the time limit is extended in writing by the Planning Authority. The assessment shall include all data collected for the purposes of undertaking the compliance measurements, such data to be provided in the format set out in Guidance Note 1(e) of the Guidance Notes. 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 emissions.

(F) Where a further assessment of the rating level of noise immisions from the Development is required pursuant to Guidance Note 4(c) of the attached Guidance Notes, the Company shall submit a copy of the further assessment within 21 days of submission of the independent consultant's assessment pursuant to paragraph (E) above unless the time limit for the submission of the further assessment has been extended in writing by the Planning Authority.

(G) The Company shall continuously log power production, wind speed and wind

direction, all in accordance with Guidance Note 1(d) of the attached Guidance Notes. The data from each wind turbine shall be retained for a period of not less than 24 months. The Company shall provide this information in the format set out in Guidance Note 1(e) of the attached Guidance Notes to the Planning Authority on its request within 14 days of receipt in writing of such a request.

(H) In the event that the rating level, after adjustment for background noise contribution and any tonal penalty, is found to exceed the conditioned limits, the Company shall submit to the Planning Authority for written approval, a scheme of mitigation to be implemented within fourteen days of submission of the report identifying the exceedance (as required under paragraph (F) above). The scheme shall define any reduced noise running modes to be used in the mitigation together with sound power levels in these modes and the manner in which the running modes will be defined in the SCADA data.

(I) The scheme referred to in paragraph H above should include a framework of immediate and long-term mitigation measures. The immediate mitigation measures must ensure the rating level will comply with the conditioned limits and must be implemented within 14 days of the submission of the report identifying the exceedance. These measures must remain in place, except during field trials to optimise mitigation, until a long-term mitigation strategy is ready to be implemented.

Guidance Notes for Noise Condition

These notes are to be read with and form part of the noise condition. They further explain the condition and specify the methods to be employed in the assessment of complaints about noise immissions from the wind farm. The rating level at each integer wind speed is the arithmetic sum of the wind farm noise level as determined from the best-fit curve described in Note 2 of these Guidance Notes and any tonal penalty applied in accordance with Note 3 with any necessary correction for residual background noise levels in accordance with Note 4. Reference to ETSU-R-97 refers to the publication entitled "The Assessment and Rating of Noise from Wind Farms" (1997) published by the Energy Technology Support unit (ETSU) for the Department of Trade and Industry (DTI).

Note 1

a) Values of the LA90,10-minute noise statistic should be measured at the complainant's property (or an approved alternative representative location as detailed in Note 1(b)), using a sound level meter of EN 60651/BS EN 60804 Type 1, or BS EN 61672 Class 1quality (or the equivalent UK adopted standard in force at the time of the measurements) set to measure using the fast time weighted response as specified in BS EN 60651/BS EN 60804 or BS EN 61672-1 (or the equivalent UK adopted standard in force at the time of the measurements). This should be calibrated before and after each set of measurements, using a calibrator meeting BS EN 60945:2003 "Electroacoustics - sound calibrators" Class 1 with PTB Type Approval (or the equivalent UK adopted standard in force at the time of the measurements) and the results shall be recorded. Measurements shall be undertaken in such a manner to enable a tonal penalty to be calculated and applied in accordance with Guidance Note 3.

b) The microphone shall be mounted at 1.2 - 1.5 metres above ground level, fitted with a two-layer windshield or suitable equivalent approved in writing by the

Planning Authority, and placed outside the complainant's dwelling. Measurements should be made in "free field" conditions. To achieve this, the microphone shall be placed at least 3.5 metres away from the building facade or any reflecting surface except the ground at the approved measurement location. In the event that the consent of the complainant for access to their property to undertake compliance measurements is withheld, the Company shall submit for the written approval of the Planning Authority details of the proposed alternative representative measurement location prior to the commencement of measurements and the measurements shall be undertaken at the approved alternative representative measurement location.

c) The LA90,10-minute measurements should be synchronised with measurements of the 10-minute arithmetic mean wind speed and wind direction data and with operational data logged in accordance with Guidance Note 1(d) and rain data logged in accordance with Note 1(f).

d) To enable compliance with the conditions to be evaluated, the Company shall continuously log arithmetic mean wind speed in metres per second and wind direction in degrees from north at hub height for each turbine, arithmetic mean power generated by each turbine and any data necessary to define the running mode as set out in the Curtailment Plan, all in successive 10-minute periods. Unless an alternative procedure is previously agreed in writing with the Planning Authority, this hub height wind speed, averaged across all operating wind turbines, shall be used as the basis for the analysis. Each 10-minute arithmetic average mean wind speed data as measured at turbine hub height shall be 'standardised' to a reference height of 10 metres as described in ETSU-R-97 at page 120 using a reference roughness length of 0.05 metres. It is this standardised 10 metre height wind speed data which is correlated with the noise measurements determined as valid in accordance with Note 2(b), such correlation to be undertaken in the manner described in Note 2(c). All 10-minute periods shall commence on the hour and in 10 minute increments thereafter synchronised with Greenwich Mean Time and adjusted to British Summer Time where necessary.

e) Data provided to the Planning Authority shall be provided in comma separated values in electronic format with the exception of data collected to assess tonal noise (if required) which shall be provided in a format to be agreed in writing with the Planning Authority.

f) A data logging rain gauge shall be installed in the course of the independent consultant undertaking an assessment of the level of noise immissions. The gauge shall record over successive 10-minute periods synchronised with the periods of data recorded in accordance with Note 1(d). The Company shall submit details of the proposed location of the data logging rain gauge to the Planning Authority prior to the commencement of measurements.

Note 2

a) The noise measurements should be made so as to provide not less than 20 valid data points as defined in Note 2 paragraph (b).

b) Valid data points are those measured during the conditions set out in the assessment protocol approved by the Planning Authority but excluding any periods of rainfall measured in accordance with Note 1(f).

c) Values of the LA90,10-minute noise measurements and corresponding

values of the 10-minute standardised ten-meter height wind speed for those data points considered valid in accordance with Note 2(b) shall be plotted on an XY chart with noise level on the Y-axis and wind speed on the X-axis. A least square, "best fit" curve of an order deemed appropriate by the independent consultant (but which may not be higher than a fourth order) shall be fitted to the data points to define the wind farm noise level at each integer speed.

Note 3

a) Where, in accordance with the approved assessment protocol noise immissions at the location or locations where compliance measurements are being undertaken contain or are likely to contain a tonal component, a tonal penalty shall be calculated and applied using the following rating procedure.

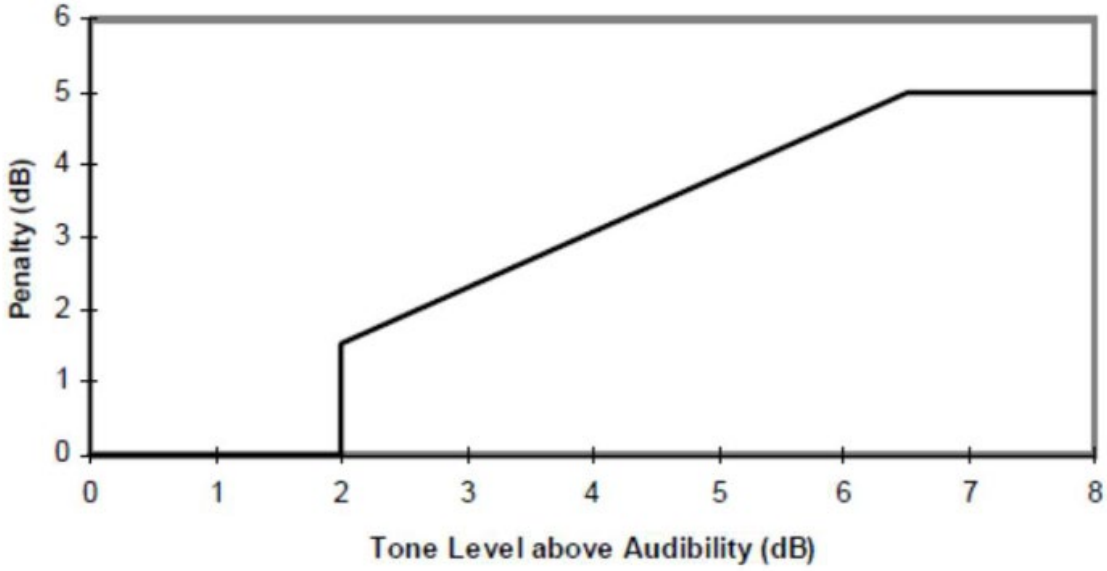
b) For each 10-minute interval for which LA90,10-minute data have been determined as valid in accordance with Note 2, a tonal assessment shall be performed on noise immissions during 2 minutes of each 10-minute period. The 2-minute periods should be spaced at 10-minute intervals provided that uninterrupted uncorrupted data are available ("the standard procedure"). Where uncorrupted data are not available, the first available uninterrupted clean 2-minute period out of the affected overall 10-minute period shall be selected. Any such deviations from the standard procedure shall be reported.

c) For each of the 2-minute samples the tone level above audibility shall be calculated by comparison with the audibility criterion given in Section 2.1 on pages 104 -109 of ETSU-R-97.

d) The tone level above audibility shall be plotted against wind speed for each of the 2-minute samples. Samples for which the tones were below the audibility criterion, or no tone was identified, a value of zero audibility shall be substituted.

e) A least squares "best fit" linear regression shall then be performed to establish the average tone level above audibility for each integer wind speed derived from the value of the "best fit" line fitted to values within ± 0.5m/s of each integer wind speed. If there is no apparent trend with wind speed then a simple arithmetic mean shall be used. This process shall be repeated for each integer wind speed for which there is an assessment of overall levels in Note 2.

f) The tonal penalty is derived from the margin above audibility of the tone according to the figure below derived from the average tone level above audibility for each integer wind speed.



Note 4

a) If a tonal penalty is to be applied in accordance with Note 3 the rating level of the turbine noise at each wind speed is the arithmetic sum of the measured noise level as determined from the best fit curve described in Note 2 and the penalty for tonal noise as derived in accordance with Note 3 at each integer wind speed within the range set out in the approved assessment protocol. If no tonal penalty is to be applied then the rating level of the turbine noise at each wind speed is equal to the measured noise level as determined from the best fit curve described in Note 2.

b) If the rating level lies at or below the noise limits approved by the Planning Authority then no further action is necessary. In the event that the rating level is above the noise limits, the independent consultant shall undertake a further assessment of the rating level to correct for background noise so that the rating level relates to wind turbine noise immission only.

c) The Company shall ensure that all the wind turbines in the development are turned off for such period as the independent consultant requires to undertake the further assessment. The further assessment shall be undertaken in accordance with the following steps:

i) Repeating the steps in Note 2, with the turbines switched off, and determining the background noise (L3) at each integer wind speed within the range set out in the approved noise assessment protocol.

ii) The wind farm noise (L1) at this speed shall then be calculated as follows where L2 is the measured level with turbines running but without the addition of any tonal penalty:

$$L_1 = 10\log\left[10^{L_2/10} - 10^{L_3/10}{}_1\right]$$

iii) The rating level shall be re-calculated by adding the tonal penalty (if any is applied in accordance with Note 3) to the derived noise L1 at that integer wind speed.

iv) If the rating level after adjustment for background noise contribution and adjustment for tonal penalty lies at or below the noise limits approved by the Planning Authority, then no further action is necessary. If the rating level at any integer wind speed exceeds the noise limits approved by the Planning Authority, then the Development fails to comply with the conditions.

Reason: To protect amenity and to ensure that noise limits are not exceeded and to enable prompt investigation of complaints.

31. **Site Decommissioning, Restoration and Aftercare**

(1) The Development will be decommissioned and will cease to generate electricity by no later than the date thirty years from the date of Final Commissioning. The total period for restoration of the Site in accordance with this condition shall not exceed three years from the date of Final Generation without prior written approval of the Scottish Ministers in consultation with the Planning Authority.

(2) No development or Site Enabling Works shall commence unless and until a decommissioning, restoration and aftercare strategy has been submitted to, and approved in writing by, the Planning Authority (in consultation with NatureScot, SEPA and Local Roads Authorities). The strategy shall outline measures for the decommissioning of the Development and restoration and aftercare of the site and shall include proposals for the removal of the Development, the treatment of ground surfaces, the management and timing of the works and environmental management provisions.

(3) Not later than 3 years before decommissioning of the Development or the expiration of this consent (whichever is the earlier), a detailed decommissioning, restoration and aftercare plan, based upon the principles of the approved decommissioning, restoration and aftercare strategy, shall be submitted for the written approval of the Planning Authority in consultation with NatureScot and SEPA.

(4) The detailed decommissioning, restoration and aftercare plan shall provide updated and detailed proposals, in accordance with relevant guidance at that time, for the removal of the Development, the treatment of ground surfaces, the management and timing of the works and environment management provisions which shall include (but is not limited to):

(a) site waste management plan (dealing with all aspects of waste produced during the decommissioning, restoration and aftercare phases);

(b) details of the formation of the construction compound, welfare facilities, any areas of hardstanding, turning areas, internal access tracks, car parking, material stockpiles, oil storage, lighting columns, and any construction compound boundary fencing;

(c) a dust management plan;

(d) details of measures to be taken to prevent loose or deleterious material

being deposited on the local road network, including wheel cleaning and lorry sheeting facilities, and measures to clean the site entrances and the adjacent road network;

(e) details of anticipated impacts on the road networks and vehicle types and movements;

(f) a pollution prevention and control method statement, including arrangements for the storage and management of oil and fuel on the site;

(g) details of measures for soil storage and management;

(h) a surface water and groundwater management and treatment plan, including details of the separation of clean and dirty water drains, and location of settlement lagoons for silt laden water;

(i) details of measures for sewage disposal and treatment;

(j) temporary site illumination;

(k) the construction of any temporary access into the site and the creation and maintenance of associated visibility splays;

(l) details of watercourse crossings;

(m) details of archaeological supervision to oversee the protection / fencing off of all known heritage assets within 50m of the proposed working areas, including all areas to be used by construction vehicles; and

(n) a species protection plan based on surveys for protected species (including birds) carried out no longer than eighteen months prior to submission of the plan.

(5) The Development shall be decommissioned, site restored, and aftercare thereafter undertaken in accordance with the approved plan, unless otherwise agreed in writing in advance with the Planning Authority in consultation with NatureScot and SEPA.

Reason: To ensure the decommissioning and removal of the Development in an appropriate and environmentally acceptable manner and the restoration and aftercare of the site, in the interests of safety, amenity and environmental protection.

32. **Financial Guarantee**

(1) No development or Site Enabling Works shall commence unless and until a bond or other form of financial guarantee in terms reasonably acceptable to the Planning Authority which secures the cost of performance of all decommissioning, restoration and aftercare obligations referred to in Condition 31 is submitted to the Planning Authority.

(2) The value of the financial guarantee shall be agreed between the Company and the Planning Authority or, failing agreement, determined (on application by either party) by a suitably qualified independent professional as being sufficient to meet the costs of all decommissioning, restoration and aftercare obligations referred to in Condition 31.

(3) The financial guarantee shall be maintained in favour of the Planning Authority until the date of completion of all decommissioning, restoration and

aftercare obligations referred to in Condition 31.

(4) The value of the financial guarantee shall be reviewed by agreement between the Company and the Planning Authority or, failing agreement, determined (on application by either party) by a suitably qualified independent professional no less than every five years and increased or decreased to take account of any variation in costs of compliance with decommissioning, restoration and aftercare obligations and best practice prevailing at the time of each review.

Reason: to ensure that there are sufficient funds to secure performance of the decommissioning, restoration and aftercare conditions attached to this deemed planning permission in the event of default by the Company.

33. **Redundant Turbines**

In the event that any wind turbine installed and commissioned fails to produce electricity on a commercial basis to the public network for a continuous period of 12 months, then unless otherwise agreed in writing with the Planning Authority, after consultation with the Scottish Ministers, such wind turbine will be deemed to have ceased to be required. If deemed to have ceased to be required, the wind turbine and its ancillary equipment will be dismantled and removed from the site within the following 12-month period, and the ground reinstated to the specification and satisfaction of the Planning Authority after consultation with the Scottish Ministers.

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

34. **Site Inspection Strategy**

(1) Prior to the Date of Final Commissioning, the Company shall submit an outline Site Inspection Strategy (Outline SIS) for the written approval of the Planning Authority. The Outline SIS shall set out a strategy for the provision of site inspections and accompanying Site Inspection Reports (SIR) to be carried out at 25 years of operation from the Date of Final Commissioning and every five years thereafter.

(2) No later than 24 years after the Date of Final Commissioning, the Company shall submit a final detailed Site Inspection Strategy (Final SIS), based on the principles of the approved Outline SIS for the written approval of the Planning Authority. The Final SIS shall set out updated details for the provision of site inspections and accompanying Site Inspection Reports (SIR), in accordance with relevant guidance at that time, to be carried out at 25 years of operation from the Date of Final Commissioning and every five years thereafter.

(3) At least one month in advance of submitting each SIR to the Planning Authority, the scope of the SIR shall be agreed with the Planning Authority.

(4) The SIR shall include, but not be limited to:

(a) Details to demonstrate that the infrastructure components of the Development are still operating in accordance with Condition 8 and Condition 30; and

(b) An engineering report which details the condition of tracks, turbine foundations

and the wind turbines and sets out the requirements and the programme for the implementation for any remedial measures which may be required.

(5) The SIS and each SIR shall be implemented in full unless otherwise agreed in advance in writing by the Planning Authority.

Reason: To ensure the Development is being monitored at regular intervals throughout after the first 25 years of operation.

35. **Community Liaison Group**

No development or Site Enabling Works shall commence unless and until a Community Liaison Plan has been approved in writing by the Planning Authority after consultation with the relevant local community councils. This plan shall include the arrangements for establishing a Community Liaison Group to act as a vehicle for the community to be kept informed of project progress by the Company. The terms and condition of these arrangements must include that the Community Liaison Group will have timely dialogue in advance on the provision of all transport-related mitigation measures and keep under review the timing of the delivery of turbine components. The terms and conditions shall detail the continuation of the Community Liaison Group until the wind farm has been completed and is fully operational. The approved Community Liaison Plan shall be implemented in full.

Reason: To assist with the provision of mitigation measures to minimise potential hazards to road users including pedestrians, travelling on the road networks.

36. **Planning Monitoring Officer**

(1) There shall be no Commencement of Development unless and until the terms of appointment by the Company of a suitably qualified environmental consultant as Planning Monitoring Officer (PMO) have been submitted to, and approved in writing by, the Planning Authority. The terms of appointment shall:

(a) impose a duty to monitor compliance with the terms of the deemed planning permission and the conditions attached to it;

(b) require the PMO to submit a report to the Planning Authority every 2 months 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 deemed planning permission and conditions attached to it at the earliest practical opportunity.

(2) The PMO shall be appointed on the approved terms throughout the period from Commencement of Development to completion of construction works and post-construction site reinstatement works.

Reason: To enable the development to be suitably monitored to ensure compliance with the permission and the conditions attached to it.

37. **Socio-Economic Benefit**

Prior to the Commencement of Development, a Local Employment Scheme for the construction of the development shall be submitted to and agreed in writing by the Planning Authority. The submitted Scheme shall make reference to the Environmental Impact Assessment Report (EIAR), received November 2022.

The Scheme shall include the following:

a) details of how the initial staff/employment opportunities at the development will be advertised and how liaison with the Council and other local bodies will take place in relation to maximising the access of the local workforce to information about employment opportunities;

b) details of how sustainable training opportunities will be provided for those recruited to fulfil staff/employment requirements including the provision of apprenticeships or an agreed alternative;

c) a procedure setting out criteria for employment, and for matching of candidates to the vacancies;

d) measures to be taken to offer and provide college and/or work placement opportunities at the development to students within the locality;

e) details of the promotion of the Local Employment Scheme and liaison with contractors engaged in the construction of the development to ensure that they also apply the Local Employment Scheme so far as practicable having due regard to the need and availability for specialist skills and trades and the programme for constructing the development;

f) a procedure for monitoring the Local Employment Scheme and reporting the results of such monitoring to the Council; and

g) a timetable for the implementation of the Local Employment Scheme.

Thereafter, the development shall be implemented in accordance with the approved scheme.

Reason: In order to ensure compliance with NPF4 Policy 11c) and to maximise the local socio-economic benefits of the development to the wider community. To make provision for publicity and details relating to any local employment opportunities.

38. **Community Ownership / Wealth Building**

Not later than 6 months prior to the Date of Final Commissioning of the Development, full details of the arrangements for the proposed scheme for community ownership shall be submitted for the prior written approval of the Planning Authority. The scheme shall clearly detail the method and means by which up to 5% community ownership will be offered. The scheme shall be implemented as approved, unless otherwise agreed in writing by the Planning Authority.

Reason: In order to ensure compliance with NPF4 Policy 11c) to maximise the local socio-economic benefits of the development to the wider local community,

and compliance with NPF4 Policy 25 to promote community wealth building.

Signature:	David Mudie
Designation:	South Area Planning Manager
Author:	Peter Wheelan
Background Papers:	Documents referred to in report and in case file.

Relevant Plans:	Plan 1 – Location Plan - EIAR Figure 5.1
	Plan 2 – Site Layout Plan – EIAR Figure 5.2a
	Plan 3 – Site Layout Plan – EIAR Figure 5.2b
	Plan 4 – Typical Turbine Elevation - EIAR Figure 5.4

Appendix 1 – Cumulative Wind Farm Developments

A1.1 This list has been updated by Officers to reflect the most recent position as of August 2024. This excludes all refused applications and those at EIA Scoping stage.

Wind Farm Site Name	No. of Turbines	Max Tip Height (m)	Distance / Direction from Proposed Development
Operational Sites			
Bhlaraidh	32	135m	1km E/SE
Corrimony	5	100m	2.5km N
Millennium	26	115-125m	16km SW
Stronelairg	67	135m	21km SE
Beinneun and Extension	32	136m	22km SW
Corriegarth	19	120m	23km SE
Dunmaglass	33	117.5m	28km E
Glen Kyllachy*	20	110m	30km NE
Fairburn	20	100m	31km N
Auchmore	2	80m	32km NE
Farr	40	100m	38km NE
Consented / under construction			
Bhlaraidh Extension	15	180m	1.5km E
Millennium South	10	132m	17km SW
Dell	14	115.5-130.5m	21km SE
Cloiche**	37	149.9m	21km SE
Corriegarth 2**	14	149.9m	22km SE
Bunloin**	10	200m	26km SW

Aberarder	12	130m	31km E
Application / Appeal Sites			
Loch Liath***	13	180-200m	1km NE
Tomchrasky	14	185m	12km SW
Dell (Redesign)***	9	200m	20km SE
Culachy***	8	200m	20km S

* Site that were under construction, are now operational.

** sites that have since been consented.

*** sites that were at the scoping stage have since been submitted as formal applications.

Appendix 2: Development Plan and Other Material Policy Considerations

DEVELOPMENT PLAN

National Planning Framework 4 (2023)

A2.1 The NPF4 policies of most relevance to this proposal include:

- National Development 3 (NAD3) - Strategic Renewable Electricity Generation and Transmission Infrastructure.
- Policy 1 – Tackling the climate and nature crisis
- Policy 2 – Climate mitigation and adaptation
- Policy 3 – Biodiversity
- Policy 4 – Natural places
- Policy 5 – Soils
- Policy 6 – Forestry, woodland and trees
- Policy 7 – Historic assets and places
- Policy 11 – Energy
- Policy 13 – Sustainable transport
- Policy 22 – Flood risk and water management
- Policy 23 – Health and safety
- Policy 25 – Community wealth benefits
- Policy 33 – Minerals

Highland Wide Local Development Plan 2012

A2.2

- 28 - Sustainable Design
- 29 - Design Quality and Place-making
- 30 - Physical Constraints
- 31 - Developer Contributions
- 36 – Wider Countryside
- 51 – Trees and Development
- 52 – Principle of Development in Woodland
- 53 - Minerals
- 55 - Peat and Soils
- 56 - Travel
- 57 - Natural, Built and Cultural Heritage
- 58 - Protected Species

- 59 - Other important Species
- 60 - Other Importance Habitats
- 61 - Landscape
- 62 - Geodiversity
- 63 - Water Environment
- 64 - Flood Risk
- 66 - Surface Water Drainage
- 67 - Renewable Energy Developments
- 68 - Community Renewable Energy Developments
- 69 - Electricity Transmission Infrastructure
- 72 - Pollution
- 73 - Air Quality
- 74 - Green Networks
- 77 - Public Access
- 78 - Long Distance Routes

Inner Moray Firth Local Development Plan 2 (IMFLDP2) (July 2024)

A2.3 Policy 2 - Nature Protection, Preservation and Enhancement. Developments proposals for national, major and EIA development will only be supported where it is demonstrated that the proposal will conserve and enhance biodiversity, including nature networks within and adjacent to the site, so that they are in a demonstrably better state than without intervention, including through future management.

Onshore Wind Energy Supplementary Guidance (OWESG) (2016)

A2.4 The Onshore Wind Energy Supplementary Guidance (OWESG) provides additional guidance on the principles set out in HwLDP Policy 67 for renewable energy developments. The Guidance sets out the Council's agreed position on onshore wind energy matters, and, although reflective of Scottish Planning Policy at the time of its adoption prior to the adoption of NPF4, the document remains an extant part of the Development Plan and is therefore a material consideration in the determination of onshore wind energy planning applications. Nevertheless, the Spatial Framework included in the document is no longer relevant to the assessment of applications as in effect, the policies of NPF4 (specifically Policy 11, Energy) removes Group 2 Areas of significant protection from consideration by effectively making all land in Scotland either Group 1 Areas where wind farms will not be acceptable, or Group 3, Areas with potential for wind farm development.

A2.5 However, the document also contains the Landscape Sensitivity Appraisals which identifies Key Views, Key Routes and Gateways as well as Landscape Character Area sensitivities and guidance. This appraisal forms part of the

statutorily adopted Onshore Wind Energy Supplementary Guidance. The site falls within the area covered by the Loch Ness study, with the turbine envelope for this application falling within the Landscape Character Area (LCA) LN10 Separation of Glen Urquhart and Glen Moriston, Rocky Moorland Plateau.

Other Highland Council Supplementary Guidance

A2.6

- Biodiversity Enhancement Planning Guidance (May 2024)
- Developer Contributions (Mar 2018)
- Flood Risk and Drainage Impact Assessment (Jan 2013)
- Green Networks (Jan 2013)
- Highland Historic Environment Strategy (Jan 2013)
- Highland's Statutorily Protected Species (Mar 2013)
- Highland Renewable Energy Strategy and Planning Guidelines (May 2006)
- Physical Constraints (Mar 2013)
- Roads and Transport Guidelines for New Developments (May 2013)
- Special Landscape Area Citations (Jun 2011)
- Sustainable Design Guide (Jan 2013)
- Trees, woodland and development (Jan 2013)

OTHER MATERIAL POLICY CONSIDERATIONS

Emerging Highland Council Development Plan Documents and Planning Guidance

A2.7 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 following publication of secondary legislation post NPF4.

A2.8 In addition, the Council has further advice on delivery of major developments in a number of documents. This includes Construction Environmental Management Process for Large Scale Projects (Aug 2010) and The Highland Council Visualisation Standards for Wind Energy Developments (Jul 2016).

Other National Guidance

A2.9

- Onshore Wind Energy Policy Statement (2022)
- Draft Energy Strategy and Just Transition Plan (2023)
- Scottish Energy Strategy (2017)
- 2020 Routemap for Renewable Energy (2011)
- Energy Efficient Scotland Route Map, Scottish Government (2018)
- Siting and Designing Wind Farms in the Landscape, SNH (2017)

- Assessing Impacts on Wild Land Areas, Technical Guidance, NatureScot (2020)
- Wind Farm Developments on Peat Lands, Scottish Government (2011)
- Historic Environment Policy for Scotland, HES (2019)
- PAN 1/2011 - Planning and Noise (2011)
- PAN 60 – Planning for Natural Heritage (2008)
- Circular 1/2017: Environmental Impact Assessment Regulations (2017)

Appendix 3- Compliance with the Development Plan/Other Planning Policy

National Policy

A3.1 National Planning Framework 4 (NPF4) forms part of the Development Plan and was adopted in February 2023. It comprises three parts:

- Part 1 – sets out an overarching spatial strategy for Scotland in the future and includes six spatial principles (just transition / conserving and recycling assets / local living / compact urban growth / rebalanced development / rural revitalisation. Part 1 sets out that there are eighteen national developments to support the spatial strategy and regional spatial priorities, which includes single large-scale projects and networks of smaller proposals that are collectively nationally significant.
- Part 2 – sets out policies for the development and use of land that are to be applied in the preparation of local development plans; local place plans; masterplans and briefs; and for determining the range of planning consents. This part of the document should be taken as a whole in that all relevant policies should be applied to each application.
- Part 3 – provides a series of annexes that provide the rationale for the strategies and policies of NPF4. The annexes outline how the document should be used and set out how the Scottish Government will implement the strategies and policies contained in the document.

A3.2 The Spatial Strategy sets out that we are facing unprecedented challenges and that we need to reduce greenhouse gas emissions and adapt to future impacts of climate change. It sets out that that Scotland's environment is a national asset which supports out economy, identity, health and wellbeing. It sets out that choices need to be made about how we can make sustainable use of our natural assets in a way which benefits communities. The spatial strategy reflects legislation in setting out that decisions require to reflect the long term public interest. However, in doing so it is clear that we will need to make the right choices about where development should be located ensuring clarity is provided over the types of infrastructure that needs to be provided and the assets that should be protected to ensure they continue to benefit future generations. The Spatial Priorities support the planning and delivery of sustainable places, where we reduce emissions, restore and better connect biodiversity; liveable places, where we can all live better, healthier lives; and productive places, where we have a greener, fairer and more inclusive wellbeing economy.

A3.3 The proposed development is of national importance for the delivery of the national Spatial Strategy, whereby in principle support for the development is established. As the proposed development would be capable of generating over

50 MW, it is of a type and scale that constitutes NPF4 National Development 3 - Strategic Renewable Electricity Generation and Transmission Infrastructure.

A3.4 At the national level, NPF4 considers that Strategic Renewable Electricity Generation and Transmission Infrastructure will assist in the delivery of the Spatial Strategy and Spatial Priorities for the north of Scotland, and that Highland can continue to make a strong contribution toward meeting Scotland's ambition for net zero. Alongside these ambitions, the strategy for Highland aims to protect environmental assets as well as to stimulate investment in natural and engineered solutions to address climate change. This aim is not new and will clearly require a balancing exercise to be undertaken, which is reflected throughout NPF4.

A3.5 NPF4 Policies 1, 2, and 3 now apply to all development proposals Scotland-wide, which means that significant weight must be given to the global climate and nature crises when considering all development proposals, as required by NPF4 Policy 1. To that end, development proposals are to be sited and designed to minimise lifecycle greenhouse gas emissions, as far as is practicably possible, in accordance with NPF4 Policy 2, while contributing to the enhancement of biodiversity, as required by NPF4 Policy 3. Further work is required in relation to habitat management and enhancement measures, but NatureScot are content that this can be secured by a condition and/or legal agreement.

A3.6 Specific to this proposal, Policy 11 of NPF4 also supports renewable, low-carbon and zero emission technologies including wind farms. However, any project identified as a national development still requires to be considered at a project site specific level, to ensure all statutory tests are met, as set out in Annex 1 of the NPF4. This includes consideration against the provisions of the entirety of the Development Plan, of which NPF4 is a part of.

A3.7 Complementing those policies is NPF4 Policy 4 Natural Places. It sets out that development proposals, by virtue of type, location, or scale that have an unacceptable impact on the natural environment, will not be supported. The policy goes on to clarify what that means for different designations. It sets out that proposals with likely significant effects on European sites (SACs or SPAs) require an appropriate assessment, and that development proposals that will affect a National Park, National Scenic Area or SSSI shall only be supported where: i) the objectives of designation and the overall integrity of the areas will not be compromised; or ii) any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance. The site is not located within any ecological or ornithological designation and subject to mitigation measures outlined in the EIAR and conditions requested by

consultees the impacts upon any nearby designations will not be significant. The site is also not located within a National Park or NSA.

A3.8 Similarly, sites designated in Development Plans for local nature conservation or Special Landscape Areas (SLAs) are protected in NPF4 Policy 4 unless the development will not result in significantly adverse effects on its qualities or its integrity, or, these effects are clearly outweighed by social, environmental, or economic benefits of at least local importance. In this case the site is not located within an SLA, the closest are the Loch Ness and Duntelchaig SLA which is located 6.2km to the east of the closest turbine, Strathconon Monar and Mullardoch SLA is approx. 7.5km to the northwest. An assessment of the likely impacts upon these local designations is contained within this report.

A3.9 The most significant policy change for Natural Places introduced by NPF4 Policy 4 is with regard to Wild Land Areas (WLA). This policy now states that renewable energy developments that support national targets will be supported in WLAs and that buffer zones around WLAs will not be applied, so that effects of development outwith WLAs will not be a significant consideration. The site itself is not located within any WLAs. The nearest is WLA 24: Central Highland, which is located 6.7km to the west of the nearest turbine. There are four other WLA's within 40km, but due to limited theoretical visibility, distance to the proposal and the existing development in the area, these have been scoped out / not been considered further within the EIAR.

A3.10 NPF4 Policy 7 Historic Assets and Places is intended to protect and enhance historic environment assets, enabling positive change. Policy outcomes include ensuring the historic environment is valued, whilst supporting the transition to net zero, as well as recognising the social, environmental and economic value of the historic environment to our economy and cultural identity. Policy 7 part a) requires proposals with potential significant impacts to be appropriately assessed; with part h) ii) setting out that development proposals will only be supported where significant adverse impacts on the integrity or setting of a scheduled monument are avoided. Part h) iii) of this policy also enables 'exceptional circumstances' to be demonstrated to justify the impact on a scheduled monument and its setting, and where impacts on the monument or its setting have been minimised. The EIAR concluded that there will be no significant direct impacts upon historic assets within the site boundary nor will there be significant indirect impacts upon the setting of any listed buildings or scheduled monuments. Historic Environment Scotland and the Councils Historic Environment Team have no objection to the application.

A3.11 Specific for energy developments, NPF4 Policy 11 states that the principle of all forms of renewable, low-carbon, and zero emission technologies is supported with the exception of wind farm proposals located in National Parks or National

Scenic Areas. Policy 11 Part c) qualifies this position by stating that wind farms should only be supported where they maximise net economic impact, including local and community socio-economic benefits such as employment, associated business, and supply chain opportunities. NPF4 Policy 11 part c) offers support to schemes where community socio-economic benefits are maximised, with NPF4 Policy 25 enabling support to be given to schemes which contribute towards a local or regional wealth building strategy or have an element of community ownership. The developer is committed to a shared ownership of up to 5% of the equity for this proposed development.

A3.12 NPF4 Policy 11 part e) sets out the additional project design and mitigation requirements for energy proposals. This includes a broad range of matters akin to those to be assessed under HwLDP Policy 67. This includes consideration of the landscape and visual impacts and advises that where impacts are localised and / or appropriate design mitigation has been applied such effects will generally be considered acceptable. Members will be aware that the concept of wind energy developments that have only localised impacts as being more likely to be acceptable is not new and is also reflected in previous Highland Council decisions. However, the landscape and visual impacts of a proposal of this scale and height remains challenging to be entirely contained, as reflected in the significant adverse impacts identified by the applicant's EIA and within the landscape and visual section of this report. The adopted NPF4 reflects a stronger presumption in favour of all national scale energy developments, however, judgment still requires to be applied at the project and site-specific level to ensure proposals do not have unacceptable environmental, landscape and visual impacts, even if the contribution to national renewable energy targets is considerable.

A3.13 On that point it is noted that both legislation and planning law indicate that where there may be incompatibility between NPF4 and the Local Development Plan (LDP) (HwLDP, IMFLDP, and Highland Council Supplementary Guidance) published prior to NPF4, then the more recent document shall prevail. Notwithstanding however, in instances of incompatibility, this requirement may not eliminate the provisions of the LDP in their entirety whilst these documents remain an extant part of the adopted Development Plan. That means that the Council may wish to give more weight to the provisions of its LDP over national policies where there is strong justification for doing so, such as where it feels that LDP policy is better equipped to respond to local conditions for example. However, this matter is yet to be tested through the planning system.

Highland wide Local Development Plan (HwLDP)

A3.14 The principal HwLDP policy on which the application needs to be determined is Policy 67 - Renewable Energy. HwLDP 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 HwLDP Policy 67). Such an approach is consistent with the concept of Sustainable Design (HwLDP Policy 28) and the concept of supporting the right development in the right place at the right time.

A3.15 Although HwLDP Policy 67, the OWESG and NPF4 Policy 11 are considered compatible, NPF4 expresses greater support for renewable energy projects outwith National Parks and NSAs and requires greater weight to be attributed to the twin climate and biodiversity crises in the decision-making process, whilst still recognising that a balancing exercise must still be carried out.

Area Local Development Plan: The Inner Moray Firth Local Development Plan 2 (IMFLDP2)

A3.16 Policy 2 Nature Protection, Restoration and Enhancement states that development proposals for national, major and EIA development will only be supported where it is demonstrated that the proposal will conserve and enhance biodiversity, including nature networks within and adjacent to the site, so that they are in a demonstrably better state than without intervention, including through future management. To inform this, proposals should:

- be based on an understanding of the existing characteristics of the site and its local, regional and national ecological context prior to development, including the presence of any irreplaceable habitats or species;
- wherever feasible, integrate and make best use of nature-based solutions, demonstrating how this has been achieved;
- be supported by an assessment of potential negative effects which should be fully mitigated in line with the mitigation hierarchy prior to identifying enhancements;
- provide significant biodiversity enhancements, in addition to any proposed mitigation. take into account the community benefit of biodiversity and nature networks.

A3.17 Biodiversity enhancements proposed through development will require to be delivered within an agreed timescale and should include supporting nature networks, linking to and strengthening habitat connectivity within and beyond

the development, where appropriate. Any submission should include management arrangements for long-term retention and monitoring of the approved biodiversity enhancements, wherever appropriate.

A3.18 This application is supported by an ecological assessments and an outline Habitat Management Plan which includes restoration and enhancement measures. It is considered that a more robust and ambitious scheme which aligns greater with this policy can be secured by condition.

Onshore Wind Energy Supplementary Guidance (OWESG)

A3.19 The Council's OWESG is a material consideration in the determination of planning applications. The supplementary guidance does not provide additional tests in respect of the consideration of development proposals against Development Plan policy. However, it provides a clear indication of the approach the Council towards the assessment of proposals, and thereby aid consideration of applications for onshore wind energy proposals

A3.20 The OWESG approach and methodology to the assessment of proposals is applicable and is set out in the OWESG Para 4.16 - 4.17. It provides a methodology for a judgement to be made on the likely impact of a development on assessed "thresholds" in order to assist the application of HwLDP Policy 67. The 10 criteria are particularly useful in considering visual impacts, including cumulative impacts. An appraisal of how the proposal meets with the thresholds set out in the criteria is included in Appendix 6 of this report.

Landscape Sensitivity Study

A3.21 The OWESG also provides strategic considerations that identify sensitivities and potential capacity for wind farm development. These are called the Landscape Sensitivity Appraisals (LSA) and form part of the statutorily adopted Onshore Wind Energy Supplementary Guidance. The Appraisals identify Key Views, Key Routes and Gateways as well as Landscape Character Area sensitivities and guidance. The site is located within the area covered by the Loch Ness study, with the turbine envelope falling within the Landscape Character Area (LCA) LN10: Separation of Glen Urquhart and Glen Moriston, Rocky Moorland Plateau. The appraisal notes amongst other things that the assessment unit has 'no roads through it, that views are from distance or from within the assessment unit on foot, and that the landscape of this assessment unit provides middle ground foil to the Rugged Massif in views from Meall Fuar-mhonaidh, also that it adds a sense of vastness to perceptions of distance'.

A3.22 Visual receptors of highest sensitivity within LN10 are identified as people at Key Viewpoints, visitors/tourists including cyclists and walkers, whilst those of medium sensitivity include residents within the assessment unit and wider

region and people using key routes. Key Routes identified are

- the Great Glen Way- around Bunloit and Grotaig the route has views into the assessment unit;
- the A82 around Inver Coille to Invermoriston; and
- the A887 around Dundreggan.

A3.23 In terms of sensitivity, the appraisal notes: "Most of the Landscape Character Area lies outside the SLA designation, Meall Fuar-mhonaidh itself is included and is an attraction in its own right and affords views of SLA and wider area. The experience of the landscape from the summit of Meall Fuar-Mhonaidh would be degraded if there were a perception of the peak being encircled by development." For LN10 the degree of landscape character sensitivity to large scale wind farms is scored on a scale of 1-4 as being 3, where 1 being most susceptible to change.

A3.24 The appraisal concludes the following on potential for wind energy development: "No scope for small or medium turbines Limited scope for:

- Micro turbines where closely associated with buildings
- Additional Large turbines within the existing pattern

Turbines should:

- Be set back from Key Routes
- Preserve mitigation established by current schemes
- Maintain the landscape setting of each existing scheme
- Respect spacing and scale of existing development pattern

Minimise visual confusion from higher ground to the west and north and with Meall Fuar-mhonaidh."

Onshore Wind Energy Policy Statement (2022) and Draft Energy Strategy and Just Transition Plan (2023)

A3.25 The Onshore Wind Energy Policy Statement supersedes the previously adopted Onshore Wind Energy Policy Statement which was published in 2017. The document sets out a clear ambition for onshore wind in Scotland and for the first time sets a national target for a minimum level of installed capacity for onshore wind energy, being 20 GW. This is set against a currently installed capacity of 9.4 GW (June 2023). Therefore, a further 10.6 GW of onshore wind requires to be installed to meet the target. It is however acknowledged that targets are not caps. In delivering such a target Scotland would play a significant role in meeting the requirement of 25-30 GW of installed capacity across the UK identified by the Climate Change Committee.

A3.26 Like the previous iteration of the Onshore Wind Energy Policy Statement, the document recognises that balance is required and that no one technology can

allow Scotland to reach its net zero targets. The document is clear that in achieving a balance, environmental and socio-economic benefits to Scotland must be maximised. In taking this approach, this echoes Scotland's Third Land Use Strategy.

A3.27 The document recognises that there may be a need to develop onshore wind energy development on peat. Priority peatland is present on the site, and it is considered that a Peat Management Plan and a more ambitious Habitat Management Plan can be secured by condition.

A3.28 Additionally, the document acknowledges that in order for Scotland to achieve its climate targets and the ambition for the minimum installed capacity of 20 GW by 2030, the landscape will change. However, the OWEPS also sets out that the right development should happen in the right place. Echoing NPF4, the document sets out that significant landscape and visual impacts are to be expected and that where the impacts are localised and / or appropriate mitigation has been applied the effects will be considered acceptable.

A3.29 The role of Landscape Sensitivity Appraisals in considering wind energy proposals is promoted through the document. This highlights the importance of applying those contained within the Council's OWESG when assessing applications.

A3.30 Benefits to rural areas, such as provision of jobs and opportunities to restore and protect natural habitats, are also highlighted in the document. It considers some of the wider benefits and challenges faced by in delivery of ambition and vision for onshore wind energy in Scotland. These include shared ownership, community benefit, supply chain benefits, skills development and financial mechanisms for delivery. The proposed development does lead to such benefits being delivered, however, in relation to maximising socio-economic benefits, there is no current guidance on what that should look like and evidence of a significant shift of requirements is yet to emerge, which Members may expect to see, from what was likely to be offered pre-adoption of NPF4.

A3.31 Finally, the document also highlights technical considerations, those relevant to this application have been considered and mitigation, where required has been secured by condition.

A3.32 The Draft Energy Strategy and Just Transition Plan has been published for consultation. Ministers will likely give consideration to this document in their decision on the application, however, limited weight can be applied to the document given its draft status. Unsurprisingly, the material on onshore wind in the document reflects in large part that contained in NPF4 and the Onshore Wind Energy Policy Statement 2022. A fundamental part of the Strategy is expanding the energy generation sector. Overall, the draft Energy Strategy

forms part of the new policy approach alongside the OWEPS and NPF4 and confirms the Scottish Government's policy objectives and related targets reaffirming the crucial role that onshore wind and enabling transmission infrastructure will play in response to the climate crisis which is at the heart of all these policies.

A3.33 To deliver the ambition for onshore wind, the Onshore Wind Sector Deal for Scotland was introduced in September 2023. The document focuses on necessary high-level actions by Government and the Sector to support onshore wind delivery. Jointly, Government and the Sector are committed to working together to ensure a balance is struck between onshore wind and the impacts on land use and the environment. The document looks to expediate decision making and consent implementation to achieve 20 GW of installation by 2030, meaning we should be seeing faster decisions on applications that are already in the system, with more consents being build out. Again, the sector deal does not detail what the socio-economic commitments should be.

Appendix 5 – Visual Assessment Appraisal (Operational only)

			Proposed Development			Cumulative, with other developments (in combination)		
Viewpoint / distance to development/ type of receptor	App / THC	Sensitivity of the Receptor (Susceptibility / value of the view) High, Medium, Low	Magnitude of change (MoC) (Scale of Change / Extent / Duration) Substantial, moderate, slight, negligible, none	Level of Effect (LoE) (Magnitude of change / Sensitivity of Receptor)	Significance (Major & Moderate are Significant. Minor & Negligible are not significant)	Magnitude of Cumulative Change (MoCC) (Scale / Extent / Duration)	Level of Cumulative Effect (LoCE) (Magnitude of Change / Sensitivity of Receptor)	Significance
VP1 Coire Loch Trail, Glen Affric 7.8 km Illustrative views from a lochside picnic site on the edge of the Central Highlands Wild Land Area (WLA) and the Monar and Mullardoch SLA.	App	High	Negligible	Moderate/Minor	Not significant	Scenario 1- substantial Scenario 2 - substantial	Major	**Significant**
	THC	High	Negligible	Moderate/Minor	Not significant	Scenario 1- moderate Scenario 2 - substantial	Major/moderate Major	**Significant**
	Given the distance at which the Proposed Development would be seen, its partially screened appearance and setting within the context of the existing Corrimony and Bhlaraidh turbines, the magnitude of impact attributed to the Proposed Development would be Negligible. Assessment is accepted. Cumulative – tree cover assists with the existing schemes, but Loch Liath and Fiodhag wind farms would have an effect in terms of visual envelope and prominence. It is understood that Fiodhag will not be coming forward, but Loch Liath will still have a substantial effect from the VP.							
VP2 Affric-Kintail Way, near Lochan Dubh. 8.2 km Updated photomontage submitted Illustrative of views experienced by walkers and A831 road users in Glen Urquhart.	App	High	Moderate	Major/Moderate	**Significant**	Scenario 1- substantial Scenario 2 -substantial	Major	**Significant**
	THC	High	Moderate	Major/Moderate	**Significant**	Scenario 1- substantial Scenario 2 -substantial	Major	**Significant**
	The Proposed Development would be seen distantly and in the context of the existing Corrimony and Bhlaraidh turbines, the magnitude of impact attributed to the Proposed Development would be Moderate. The Affric Kintail Way is a fully signposted cross-country route for walkers and mountain bikers stretching almost 44 miles from Drumnadrochit on Loch Ness to Morvich in Kintail by Loch Duich and links a number of rights of way, forest trails and footpaths. The VP is just to the north of the actual promoted route, but the views are considered to be representative of this section. The turbines would be much more prominent than Bhlaraidh or Corrimony but situated in a low point in the landscape with almost all turbines not being backclothed.							

			Proposed Development			Cumulative, with other developments (in combination)		
Viewpoint / distance to development/ type of receptor	App / THC	Sensitivity of the Receptor (Susceptibility / value of the view) High, Medium, Low	Magnitude of change (MoC) (Scale of Change / Extent / Duration) Substantial, moderate, slight, negligible, none	Level of Effect (LoE) (Magnitude of change / Sensitivity of Receptor)	Significance (Major & Moderate are Significant. Minor & Negligible are not significant)	Magnitude of Cumulative Change (MoCC) (Scale / Extent / Duration)	Level of Cumulative Effect (LoCE) (Magnitude of Change / Sensitivity of Receptor)	Significance
VP3 A831, Millness 8.4 km Illustrative of views experienced by road users on the A831 road users in the wooded Glen Urquhart.	App	High	Moderate	Major/Moderate	**Significant**	Scenario 1- substantial Scenario 2 -substantial	Major	**Significant**
	THC	High	Moderate	Major/Moderate	**Significant**	Scenario 1- Scenario 2 -	Major/moderate	**Significant**
	This is identified as a key route within the OWESG. The Proposed Development, whilst partially screened, would form a prominent new feature on the skyline of the view left of the Corrimony array. Representing a notable, albeit localised change to the view and a Moderate impact. Efforts have been made by the applicant to moderate effects from this VP and are depicted in the site evolution chapter of the EIAR. In terms of cumulative impact, the applicant's assessment accounted for the scoping layout for Loch Liath and Fiodhag. The Additional Information submitted included wireframes which detailed the revised and submitted layout for Loch Liath. From this VP the submitted layout for Loch Liath would have minimal presence and officer understand that the Fiodhag scheme is unlikely to come forward. Consequentially, officers have reduced the cumulative effects from major to major/moderate, albeit still significant.							
VP4 Meall Fuarmhonaidh 8.8 km Updated photomontage submitted. Representative of elevated views from popular local hill summit on the north-western side of Loch Ness, within Loch Ness and Duntelchaig SLA	App	High	Moderate	Major/Moderate	**Significant**	Scenario 1- substantial Scenario 2 - substantial	Major	**Significant**
	THC	High	Moderate	Major/Moderate	**Significant**	Scenario 1- substantial Scenario 2 - substantial	Major	**Significant**
	Elevated and panoramic views across the Great Glen to the east, over Loch Ness, low-lying farmland and forested slopes. Operational Development visible in close proximity to the south-west, and several wind farm clusters visible on the distant skyline to the north, north-east and southwest. The location is noted as a "Key View" within the OSWESG. Mitigation secured through the operational and consented schemes at Bhlaraidh focused on this locally important summit. Part of the mitigation secured through the operational Bhlaraidh scheme with the removal of turbines was to try and limit the 'spill of the turbines over the natural buffer of Carn Tarsuinn'. Working with the landform better resulted in a relatively thin band of turbines. To respect this mitigation and to draw the turbines back from this VP, three turbines were also deleted from the							

			Proposed Development			Cumulative, with other developments (in combination)		
Viewpoint / distance to development/ type of receptor	App / THC	Sensitivity of the Receptor (Susceptibility / value of the view) High, Medium, Low	Magnitude of change (MoC) (Scale of Change / Extent / Duration) Substantial, moderate, slight, negligible, none	Level of Effect (LoE) (Magnitude of change / Sensitivity of Receptor)	Significance (Major & Moderate are Significant. Minor & Negligible are not significant)	Magnitude of Cumulative Change (MoCC) (Scale / Extent / Duration)	Level of Cumulative Effect (LoCE) (Magnitude of Change / Sensitivity of Receptor)	Significance
	Bhlaraidh extension scheme. The OSWESG requires schemes to not undermine mitigation secured through previous schemes. While the proposed development would not intrude on views of the Great Glen, which is a key focus in views from this hill, it would intensify the numbers of turbines visible from this summit. However, the layout allows the scheme to read as an extension to the operational Bhlaraidh Wind Farm and does not introduce turbines that would appear visually closer to the receptor than the consented Bhlaraidh Wind Farm extension. Although there is some lateral extension of the turbine array, this is relatively contained, set back from the receptor and the scale of the turbines are acceptable. All of which minimises the perceived encirclement of the summit. It also ensures that this wind energy cluster remains free of visible aviation lighting. However, the scheme is still rated as having a significant residual effect. Cumulative effects: Major (significant) effects are reported in conjunction with the existing and consented wind farms, and in the context of the proposed wind farms. The pending scheme at Loch Liath would add to these impacts. Major/Moderate (significant) effects are reported when in addition to existing and consented wind farms, reducing to Moderate (not significant) if proposed wind farms are also taken into account.							
VP5 Meall Mor 11.5km Illustrative of elevated views from local high point within Central Highlands WLA, on northern boundary of the GlenAffric NSA and southern boundary of the Monar and Mullardoch SLA	App	High	Moderate	Major/Moderate	**Significant**	Scenario 1- substantial Scenario 2 - substantial	Major Major	**Significant**
	THC	High	Moderate	Major/Moderate	**Significant**	Scenario 1- substantial Scenario 2 - substantial	Major Major	**Significant**
	Proposed Development is in the middle ground of the view amidst the turbines of the existing/consented Corrimony, Bhlaraidh and Bhlaraidh Extension. VPs that show the scheme as a lateral extension to the operational turbines of Bhlaraidh are more prominent as it sits forward of rising land which exposes the receptor to a greater degree of the development and highlights the difference in turbine scale. It also brings the proposed development closer to the Corrimony turbines, although it does preserve a gap between the two schemes the difference in scale between the operational turbines and the proposed development is more noticeable. However, the development would not extend beyond the horizon of the existing/consented wind energy development, but it would intensify the view. Overall, this is regarded as a significant effect.							

			Proposed Development			Cumulative, with other developments (in combination)		
Viewpoint / distance to development/ type of receptor	App / THC	Sensitivity of the Receptor (Susceptibility / value of the view) High, Medium, Low	Magnitude of change (MoC) (Scale of Change / Extent / Duration) Substantial, moderate, slight, negligible, none	Level of Effect (LoE) (Magnitude of change / Sensitivity of Receptor)	Significance (Major & Moderate are Significant. Minor & Negligible are not significant)	Magnitude of Cumulative Change (MoCC) (Scale / Extent / Duration)	Level of Cumulative Effect (LoCE) (Magnitude of Change / Sensitivity of Receptor)	Significance
	The applicant considers that the cumulative in combination effect is Major (significant), in conjunction with existing and consented wind farms, and in the context of proposed wind farms. While the applicant reports a moderate (not significant) in addition cumulative effect, officers consider that this should be rated as significant. It is noted that Loch Liath would have a notable increase in the horizontal spread and prominence from this VP.							
VP6 Creag Dubh 12km Elevated view from hilltop within WLA, with views north across Glen Affric NSA.	App	High	Moderate	Major/Moderate	**Significant**	Scenario 1- substantial Scenario 2 - substantial	Major Major	**Significant**
	THC	High	Moderate	Major/Moderate	**Significant**	Scenario 1- substantial Scenario 2 - substantial	Major Major	**Significant**
	The effects from this VP are similar to those recorded for VP5 Meall Mor, where the proposed development will again be seen as a lateral extension to the operational Bhlaraidh wind farm. This will result in a greater horizontal envelope of wind development than currently consented or built. Agree that this results in significant effects including in addition and cumulative effects.							
VP7 B862, south of Foyers 13.9km Representative of elevated view across Loch Ness from minor Broad, within Loch Ness and Duntelchaig SLA.	App	High	Negligible	Moderate/Minor	Not significant	Scenario 1- moderate Scenario 2 -moderate	Major/Moderate	**Significant**
	THC	High	Negligible	Moderate/Minor	Not significant	Scenario 1- moderate Scenario 2 -moderate	Major/Moderate	**Significant**
	The Proposed Development would appear as two blade tips set behind the Bhlaraidh Extension turbines. The Proposed Development's turbines would not be readily distinguishable and so would constitute a Negligible impact at this viewpoint, so not significant. The EIAR reports major/moderate (significant) in combination cumulative effects at VP8 effects for both scenarios. However, in addition							

			Proposed Development			Cumulative, with other developments (in combination)		
Viewpoint / distance to development/ type of receptor	App / THC	Sensitivity of the Receptor (Susceptibility / value of the view) High, Medium, Low	Magnitude of change (MoC) (Scale of Change / Extent / Duration) Substantial, moderate, slight, negligible, none	Level of Effect (LoE) (Magnitude of change / Sensitivity of Receptor)	Significance (Major & Moderate are Significant. Minor & Negligible are not significant)	Magnitude of Cumulative Change (MoCC) (Scale / Extent / Duration)	Level of Cumulative Effect (LoCE) (Magnitude of Change / Sensitivity of Receptor)	Significance
	cumulative effects of adding the proposed turbines to the existing and consented Bhlaraidh turbine cluster is considered to result in moderate/minor (not significant) effects							
VP8 Suidhe Viewpoint. 14.6km Elevated view from roadside Viewpoint marked on OS maps, on General Wade's military road, within Loch Ness and Duntelchaig SLA.	App	High	Negligible	Moderate/Minor	Not significant	Scenario 1- substantial Scenario 2 - substantial	Major Major	**Significant**
	THC	High	Slight/ negligible	Moderate/Minor	Not significant	Scenario 1- substantial Scenario 2 -substantial	Major Major	**Significant**
	This VP is a popular roadside vantage point located on the B862 on the south-eastern side of Loch Ness and provides open, elevated and panoramic views. The main views are towards the north-east over Loch Ness, forested wide glens and the B862 continuing into the distance. This north-easterly view is also the visual focus on an information board at this viewpoint, that labels key features within the view, including Meall Fuar-mhonaidh, the Great Glen and Loch Ness, Inverness and the Moray Firth, Loch Knockie, Tom na Crioch, Loch Mhor and Beinn Sgurrach. The Proposed Development would appear behind the Bhlaraidh extension turbines and amongst the operational turbines. It will intensify the numbers of turbines visible but are not easily discernible from the existing scheme so resulting in a slight/negligible magnitude of change but not significant. The EIAR reports major (significant) in combination cumulative effects at VP8 effects for both scenarios. However, in addition cumulative effects of adding the proposed turbines to the existing and consented Bhlaraidh turbine cluster is considered to result in moderate/minor (not significant) effects. The pending scheme at Loch Liath would further intensify this cluster.							
VP9 A833, above Milton. 16.5km Illustrative of views experienced by road users on the A833 in Glen	App	High	None	None	None	None	None	None
	THC	High	None	None	None	None	None	None
	APP: The viewpoint is located in the Rocky Moorland Plateau landscape type. OWESG identifies this road as a key route local residents, recreational users from wider highland area tourists. Theoretical visibility is predicted, but visualisations indicate that the turbines would be screened by intervening vegetation and topography. Loch Liath wind farm (in planning) would be visible from this VP.							

			Proposed Development			Cumulative, with other developments (in combination)		
Viewpoint / distance to development/ type of receptor	App / THC	Sensitivity of the Receptor (Susceptibility / value of the view) High, Medium, Low	Magnitude of change (MoC) (Scale of Change / Extent / Duration) Substantial, moderate, slight, negligible, none	Level of Effect (LoE) (Magnitude of change / Sensitivity of Receptor)	Significance (Major & Moderate are Significant. Minor & Negligible are not significant)	Magnitude of Cumulative Change (MoCC) (Scale / Extent / Duration)	Level of Cumulative Effect (LoCE) (Magnitude of Change / Sensitivity of Receptor)	Significance
Convinth, north of milton, as the route descends to Glen Urquhart.	THC: Officers accept that there would be no impact at this location.							
VP10 Meall Dhubh 16.8km Representative of an elevated view from Corbett path, by Millennium Wind Farm.	App	Medium	Negligible	Minor	Not significant	Scenario 1- substantial Scenario 2 - substantial	Major	**Significant**
	THC	Medium	Slight	Moderate/Minor	Not significant	Scenario 1- substantial Scenario 2 - substantial	Major	**Significant**
	The Proposed Development would be seen distantly and would partially overlap with the Bhlaraidh array. Consequently, the Proposed Development would not be prominent and would constitute a barely discernible addition to the baseline and a Negligible impact. Officers do not agree that it would be a barely discernible addition, but instead represents a slight rather than negligible change. The receptor sensitivity is agreed to be medium given its proximity to the Millenium wind farm group. Cumulative – this VP is close to the existing cluster of turbines of Millennium. Views of Tomchrasky and Culuchy would be available, but these cumulative schemes are set out of the view towards the development.							
VP11 Toll Creagach 16.5km Illustrative of elevated views from a Munro on the edge of the Glen Affric NSA and Strathconon, Monar and Mullardoch SLA, within the	App	High	Slight	Moderate	Not significant	Scenario 1- moderate Scenario 2 - substantial	Major/moderate Major	**Significant**
	THC	High	Moderate	Major / Moderate	**Significant**	Scenario 1- moderate Scenario 2 - substantial	Major/moderate Major	**Significant**
	APP: The Proposed Development would be seen distantly and would overlap with the Bhlaraidh and Bhlaraidh Extension arrays. Whilst the Proposed Development would intensify the extent of development in the view, it would consolidate the existing pattern of development. Given the existing developed context and the distance at which the Proposed Development would be seen and its consequent limited prominence, the							

			Proposed Development			Cumulative, with other developments (in combination)		
Viewpoint / distance to development/ type of receptor	App / THC	Sensitivity of the Receptor (Susceptibility / value of the view) High, Medium, Low	Magnitude of change (MoC) (Scale of Change / Extent / Duration) Substantial, moderate, slight, negligible, none	Level of Effect (LoE) (Magnitude of change / Sensitivity of Receptor)	Significance (Major & Moderate are Significant. Minor & Negligible are not significant)	Magnitude of Cumulative Change (MoCC) (Scale / Extent / Duration)	Level of Cumulative Effect (LoCE) (Magnitude of Change / Sensitivity of Receptor)	Significance
Central Highlands WLA.	magnitude of impact attributable to the Proposed Development at this location would be Slight. THC: The magnitude of change is disputed. Whilst the horizontal spread of wind farm development in the view is not substantially increased, the development is and reads as being closer to the viewer than Bhlaraidh adding depth and complexity to this array.							
VP12 Path by Loch Affric. 19.8km Illustrative of worstcase lowlevel views from mountain track to the north of Loch Affric, near junction with core path, situated within Glen Affric NSA and Central Highlands WLA.	App	High	Negligible	Moderate/Minor	Not Significant	Scenario 1- slight Scenario 2 - moderate	Moderate Major/moderate	Significant
	THC	High	Slight / Negligible	Moderate/Minor	Not significant	Scenario 1- slight Scenario 2 - moderate	Moderate Major/moderate	Significant
	APP: With the exception of a single rotor, the Proposed Development would be substantially screened by intervening topography. and would be seen in the context of the existing Corrimony array. Given the distance at which the Proposed Development would be seen and its substantially obscured appearance, the magnitude of impact at this viewpoint would be Negligible. THC: The applicant's findings are not disputed, albeit that the additional turbine in view is a distracting feature, it would be seen alongside existing wind from development in a narrow portion of the view.							
VP13 Sgrr na Ruaidhe. 20.2km Representative of elevated views from a Munro within the Glen Strathfarrar group of hills and views over the Glen Strathfarrar NSA. It is	App	High	Negligible	Moderate/Minor	Not significant	Scenario 1- moderate Scenario 2 -substantial	Major/moderate Major	Significant
	THC	High	Slight	Moderate	Not significant	Scenario 1- moderate Scenario 2 - moderate	Major/moderate Major/moderate	Significant
	APP: The Proposed Development would be seen in the middle distance and would be seen amidst the existing/consented Corrimony, Bhlaraidh and Bhlaraidh Extension and, whilst intensifying the extent of development on the view, would help to consolidate the development pattern. Given the distance at which it would be seen and its developed context (and consequent limited prominence, the Proposed Development would							

			Proposed Development			Cumulative, with other developments (in combination)		
Viewpoint / distance to development/ type of receptor	App / THC	Sensitivity of the Receptor (Susceptibility / value of the view) High, Medium, Low	Magnitude of change (MoC) (Scale of Change / Extent / Duration) Substantial, moderate, slight, negligible, none	Level of Effect (LoE) (Magnitude of change / Sensitivity of Receptor)	Significance (Major & Moderate are Significant. Minor & Negligible are not significant)	Magnitude of Cumulative Change (MoCC) (Scale / Extent / Duration)	Level of Cumulative Effect (LoCE) (Magnitude of Change / Sensitivity of Receptor)	Significance
also located within the Strathconon, Monar and Mullardoch SLA and Central Highlands WLA.	constitute a Negligible impact. THC: The scheme will sit in front of Bhlaraidh, so there will be no lateral extension to the current visual envelope. However, it occupies to the space between Bhlaraidh and Corrimony resulting in a slight magnitude of change. Loch Liath and Fiodhag wind farms would have an effect in terms of visual envelope and prominence, particularly Fiodhag which will occupy a foreground position between the VP and proposed development. However, it is understood that Fiodhag will not be coming forward, so the effect is considered to be significant but major/moderate rather than major.							
VP14 Carn Ghluasaid 21.9km Views from a Munro summit	App	High	Slight	Moderate	Not significant	Scenario 1- moderate Scenario 2 - substantial	Major/ moderate Major	Significant
	THC	High	Slight	Moderate	Not significant	Scenario 1- moderate Scenario 2 - substantial	Major/ moderate Major	Significant
	APP: The Proposed Development would be seen distantly and would form a lateral extension to the Bhlaraidh and Bhlaraidh Extension developments. Consequently, the Proposed Development would form a relatively inconspicuous new development and would not be prominent. Consequently the magnitude of impact at this location would be Slight. Officers generally agree and the effect is reduced due to the distance from the receptor. Cumulative: The proposed Tomchrasky wind farm would be seen closest to the receptor in this angle of view. Loch Liath and Fiodhag wind farms would have an effect in terms of visual envelope and prominence, particularly Fiodhag and Loch Liath on the skyline. However, it is understood that Fiodhag will not be coming forward.							
VP15 B852, lochside picnic layby. 23.1km	App	High	Negligible	Moderate/Minor	Not significant	Scenario 1- slight Scenario 2 - moderate	Moderate Major/moderate	Not significant **Significant**
	THC	High	Slight/negligible	Moderate/Minor	Not significant	Scenario 1- slight Scenario 2 - moderate	Moderate Major/moderate	Not significant **Significant**

			Proposed Development			Cumulative, with other developments (in combination)		
Viewpoint / distance to development/ type of receptor	App / THC	Sensitivity of the Receptor (Susceptibility / value of the view) High, Medium, Low	Magnitude of change (MoC) (Scale of Change / Extent / Duration) Substantial, moderate, slight, negligible, none	Level of Effect (LoE) (Magnitude of change / Sensitivity of Receptor)	Significance (Major & Moderate are Significant. Minor & Negligible are not significant)	Magnitude of Cumulative Change (MoCC) (Scale / Extent / Duration)	Level of Cumulative Effect (LoCE) (Magnitude of Change / Sensitivity of Receptor)	Significance
Updated photomontage submitted. Representative of low level views from shores of Loch Ness, on B-road, within Loch Ness and Duntelchaig SLA.	The Proposed Development would present up to 7 blade tips, with most of the turbine height being substantially screened by intervening topography. It will be seen in the context of the existing and consented Bhlaraidh array and maintains the mitigation measures secured with previous schemes, which has sought to set back schemes from the loch and reduce the visual prominence of wind energy development. Overall the effect is not considered to be significant. In terms of cumulative effects, these are considered to be significant when the proposed Loch Liath scheme is added into the cumulative assessment.							
VP16 Pollgormack Hill 23.5km Representative of elevated mid-range views from summit within Braeroy Glenshirra-Creag Meagadh WLA, with views across the Corrieyarrick Pass.	App	High	Negligible	Moderate/Minor	Not significant	Scenario 1- moderate Scenario 2 -substantial	Major/moderate Major	**Significant**
	THC	High	Negligible/slight	Moderate/Minor	Not significant	Scenario 1- moderate Scenario 2 - moderate	Major/moderate Major/moderate	**Significant**
	The Proposed Development turbines would be visible to the north, in distant panoramic views and would sit behind the Bhlaraidh Extension turbines. Partially obscured by intervening topography and it would be contained within the existing visual turbine envelope. At this distance it is considered the that the increase in turbines may be perceptible, but it would not increase the overall prominence of wind turbines in the area. Result in a slight/negligible effect (not significant) Cumulative effects: applicant identifies Major/Moderate (significant) effects in respect of the Proposed Development, existing and consented wind farms, and proposed wind farms, which includes Loch Liath and Fiodhag wind farms. It is understood that Fiodhag is unlikely to come forward, so in this event officers consider the likely effect to be Major/moderate rather than major, but still significant. When just considering the in addition effects of the proposed turbines with the existing and consented, the applicant considers this to be a Moderate (not significant) effect, this is accepted.							
VP17 B862, south of Dores	App	High	Slight	Moderate	Not significant	Scenario 1- moderate	Major/moderate	**Significant**

			Proposed Development			Cumulative, with other developments (in combination)		
Viewpoint / distance to development/ type of receptor	App / THC	Sensitivity of the Receptor (Susceptibility / value of the view) High, Medium, Low	Magnitude of change (MoC) (Scale of Change / Extent / Duration) Substantial, moderate, slight, negligible, none	Level of Effect (LoE) (Magnitude of change / Sensitivity of Receptor)	Significance (Major & Moderate are Significant. Minor & Negligible are not significant)	Magnitude of Cumulative Change (MoCC) (Scale / Extent / Duration)	Level of Cumulative Effect (LoCE) (Magnitude of Change / Sensitivity of Receptor)	Significance
24.4km Updated photomontage submitted. Representative of views from the B862 road, OWESG identifies this road as a key route local residents, recreational users from wider highland area tourists.						Scenario 2 - substantial	Major	
	THC	High	Slight	Moderate	Not significant	Scenario 1- moderate Scenario 2 - substantial	Major/moderate Major	**Significant**
	The Proposed Development would be seen distantly and adjacent to the existing Bhlaraidh turbines and would be partially obscured by intervening topography. Given its partially screened and distant appearance and its developed context, the Proposed Development would represent a Slight impact. Officers consider that this will create a lateral extension to Bhlaraidh and increase the visual envelope of wind energy development. However, the turbines will visually read as commensurate in scale to the existing turbines. Focal features of Urquhart Castle and Meal Fuar-mhonaidh from this view would not be affected, so the applicant's assessment is generally accepted. In terms of cumulative impact, the applicant reports a Major/Moderate (significant) in respect of the Proposed Development and existing and consented wind farm context, increasing to Major (significant) effects if the proposed wind farms are considered. It is noted that Loch Liath will appear as a more prominent addition from this VP. The addition cumulative effect of the proposal is reported as moderate (not significant) in respect of existing and consented turbines, reducing to Moderate/Minor (not significant) when proposed turbines are included.							
VP18 Carn na Saobhaidhe 24.4km Elevated views from popular Corbett summit on southern side of Loch Ness.	App	High	Negligible	Moderate/Minor	Not significant	Scenario 1- moderate Scenario 2 - substantial	Major/moderate Major	**Significant**
	THC	High	Negligible	Moderate/Minor	Not significant	Scenario 1- moderate Scenario 2 - substantial	Major/moderate Major	**Significant**
	The Proposed Development would be seen in the middle distance and would be seen amidst the existing/consented Corrimony, Bhlaraidh and Bhlaraidh Extension and, whilst intensifying the extent of development on the view. Given the distance at which it would be seen and its developed context (and consequent limited prominence), the Proposed Development would constitute a Negligible impact. This is accepted.							

			Proposed Development			Cumulative, with other developments (in combination)		
Viewpoint / distance to development/ type of receptor	App / THC	Sensitivity of the Receptor (Susceptibility / value of the view) High, Medium, Low	Magnitude of change (MoC) (Scale of Change / Extent / Duration) Substantial, moderate, slight, negligible, none	Level of Effect (LoE) (Magnitude of change / Sensitivity of Receptor)	Significance (Major & Moderate are Significant. Minor & Negligible are not significant)	Magnitude of Cumulative Change (MoCC) (Scale / Extent / Duration)	Level of Cumulative Effect (LoCE) (Magnitude of Change / Sensitivity of Receptor)	Significance
	Cumulative effects: Turbines of Corriegarth Wind Farm notable in the foreground to the west, Dunmaglass Wind Farm to the north-east and in the distance, turbines of Stronelairg, Millennium, Beinneun (and Extension), Corrimony. Major/Moderate (significant) in respect of the Proposed Development and existing and consented wind farm context, increasing to Major (significant) effects if the proposed wind farms are considered. In-addition Moderate/Minor (not significant) in respect of existing and consented turbines. This assessment is accepted.							
VP19 Great Glen Way 25km Illustrative of elevated views from the Great Glen Way. OWESG identifies this as a key route for recreational users.	App		Slight	Moderate	Not significant	Scenario 1- moderate Scenario 2 -moderate	Major/moderate	**Significant**
	THC	High	Slight	Moderate	Not significant	Scenario 1- moderate Scenario 2 -moderate	Major/moderate	**Significant**
	A 75mile long promoted recreational route. The proposed turbines would be seen as a lateral extension to the operational Bhlaraidh wind farm, which will extend the horizontal envelope of wind energy. However, the turbines would be partially screened and viewed at a distance of 25km, as such officers consider that this would not be a significant effect.							
VP20 Track near Dun Fhamhair Fort 25.7km Representative of longer-range views from walking route near Beauly.	App	High	Slight	Moderate	Not significant	Scenario 1- moderate Scenario 2- moderate	Major/moderate	**Significant**
	THC	High	Slight	Moderate	Not significant	Scenario 1- moderate Scenario 2- moderate	Major/moderate	**Significant**
	THC: The Proposed Development would appear in the distance beside the operational Bhlaraidh turbines on the skyline, partially screened by landform, but slightly extending the horizontal field of view although turbines would appear generally commensurate in scale. Overall residual affect identified by the applicant is agreed with.							

			Proposed Development			Cumulative, with other developments (in combination)		
Viewpoint / distance to development/ type of receptor	App / THC	Sensitivity of the Receptor (Susceptibility / value of the view) High, Medium, Low	Magnitude of change (MoC) (Scale of Change / Extent / Duration) Substantial, moderate, slight, negligible, none	Level of Effect (LoE) (Magnitude of change / Sensitivity of Receptor)	Significance (Major & Moderate are Significant. Minor & Negligible are not significant)	Magnitude of Cumulative Change (MoCC) (Scale / Extent / Duration)	Level of Cumulative Effect (LoCE) (Magnitude of Change / Sensitivity of Receptor)	Significance
	Cumulative effects: applicant identifies Major/Moderate (significant) effects in respect of the Proposed Development, existing and consented wind farms, and proposed wind farms (which includes Loch Liath and Fiodhag wind farms). However, when just considering the proposed turbines in conjunction with the existing and consented, the applicant considers this to be a Moderate (not significant) effect.							
VP21 A835, Leanaig Junction. 36.2km Illustrative of the character of the Open Farmed Slopes that abut the Beauly Firth. A835 which is a tourist road.	App	High	None	None	None	None	None	None
	THC	High	None	None	None	None	None	None
	APP: Theoretical visibility is predicted, but visualisations indicate that the turbines would be screened by intervening vegetation and topography. THC: Officers accept that there would be no impact at this location.							
VP22 Sgurr na Diollaid 14.6km Illustrative of elevated views from a summit within the Glen Strathfarrar group of hills and views over Glen Strathfarrar NSA. It is also on the bourndary of the Strathconon, Monar and Mullardoch SLA and Central Highlands WLA.	App	High	Slight	Moderate	Not significant	Scenario 1-moderate Scenario 2 -substantial	Major/moderate Major	**Significant**
	THC	High	Slight/moderate	Moderate	Not significant	Scenario 1- moderate Scenario 2 - moderate	Major/moderate	**Significant**
	APP: The Proposed Development would be seen distantly and would overlap with the Bhlaraidh and Corrimony turbines and would serve to consolidate the development pattern in the vicinity. Given its distant position and developed context, the proposal represents a Slight impact. THC: Whilst the proposal would not extend the horizontal extent of turbines, the proposed turbines will sit in front of the operational turbines of Bhlaraidh and occupy the space between Bhlaraidh and Corrimony. The contrast in the scale of the turbines with Corrimony is also likely to be evident, so the magnitude of change is considered to be higher than the applicant's assessment. However the overall effect is still not significant. In terms of cumulative effects, the applicant has assessed scenario 1 as Major/Moderate (significant) in respect of the Proposed Development							

			Proposed Development			Cumulative, with other developments (in combination)		
Viewpoint / distance to development/ type of receptor	App / THC	Sensitivity of the Receptor (Susceptibility / value of the view) High, Medium, Low	Magnitude of change (MoC) (Scale of Change / Extent / Duration) Substantial, moderate, slight, negligible, none	Level of Effect (LoE) (Magnitude of change / Sensitivity of Receptor)	Significance (Major & Moderate are Significant. Minor & Negligible are not significant)	Magnitude of Cumulative Change (MoCC) (Scale / Extent / Duration)	Level of Cumulative Effect (LoCE) (Magnitude of Change / Sensitivity of Receptor)	Significance
	and existing and consented turbines, increasing to Major (significant) with the inclusion of the proposed wind energy developments. However, officers consider that a large in combination effect is derived from the Fiodhag wind farm proposal (scoping), but it is understood that this scheme is unlikely to come forward, so the likely effect is considered to be Major/moderate rather than major.							
VP23 Beinn a Bha'ach Ard 19.9km Illustrative of elevated views from a prominent summit within the Glen Strathfarrar group of hills and views over Glen Strathfarrar NSA. It is also located close to the Strathconon, Monar and Mullardoch SLA and Central Highlands WLA.	App	High	Slight	Moderate	Not significant	Scenario 1-moderate Scenario 2 -substantial	Major/moderate Major	**Significant**
	THC	High	Slight	Moderate	Not significant	Scenario 1- moderate Scenario 2 - moderate	Major/moderate Major/moderate	**Significant**
	The Proposed Development would be seen distantly and would overlap with the Bhlaraidh and Corrimony turbines and would serve to consolidate the development pattern in the vicinity. Given its distant position and developed context, the Proposed Development would represent a Slight impact. Officers agree with this assessment, although there may be some perceived differences in heights of the turbines. In terms of cumulative effects, for scenario 1 the applicant rates it major/moderate (significant), increasing to Major (significant) with the inclusion of proposed wind energy developments. However, officers consider that a large effect is derived from the Fiodhag proposal, which is at scoping stage, but it is understood that this scheme is unlikely to come forward. Consequentially, the likely cumulative in combination effect is considered to be Major/moderate rather than major, but still significant. However, when considering the in-addition effect of just the development with the existing and consented schemes officers have rated this effect as moderate, but in this case not significant.							
VP24 Geal Charn 30.7km Representative of elevated views from Munro summit,	App	High	Negligible	Moderate/Minor	Not significant	Scenario 1-substantial Scenario 2 -substantial	Major	**Significant**
	THC	High	Negligible	Moderate/Minor	Not significant	Scenario 1- substantial Scenario 2 - substantial	Major	**Significant**

			Proposed Development			Cumulative, with other developments (in combination)		
Viewpoint / distance to development/ type of receptor	App / THC	Sensitivity of the Receptor (Susceptibility / value of the view) High, Medium, Low	Magnitude of change (MoC) (Scale of Change / Extent / Duration) Substantial, moderate, slight, negligible, none	Level of Effect (LoE) (Magnitude of change / Sensitivity of Receptor)	Significance (Major & Moderate are Significant. Minor & Negligible are not significant)	Magnitude of Cumulative Change (MoCC) (Scale / Extent / Duration)	Level of Cumulative Effect (LoCE) (Magnitude of Change / Sensitivity of Receptor)	Significance
on western boundary of CNP and near the boundary of the Monadhliath WLA.	The foreground of the view from Geal Charm summit is dominated by the existing Stronelairg turbines in the Monadhliaths. The Proposed Development would be seen in the distance, across the Great Glen and would be set to the rear of the existing Bhlaraidh and consented Bhlaraidh Extension. The proposal would overlap with the existing and consented Bhlaraidh wind farms arrays, so there would be no lateral extension of turbines, but it would intensify the cluster. However, given its distant position of over 30km the proposed development would represent a negligible impact. In terms of cumulative effects, whilst the in combination effects with all existing and proposed schemes is rated as significant, the amount that this scheme will account for these cumulative effects is moderate/minor (not significant).							
VP25 Ben Wyvis (An Cabar) 44.1km Representative of distant elevated views from a popular hilltop located in Rhiddoroch-Beinn Dearg-Ben Wyvis WLA and Ben Wyvis SLA	App	High	Negligible	Moderate/Minor	Not significant	Scenario 1-moderate Scenario 2 -moderate	Major/Moderate	**Significant**
	THC	High	Negligible	Moderate/Minor	Not significant	Scenario 1-moderate Scenario 2 -moderate	Major/Moderate	**Significant**
	THC: This VP provides elevated panoramic views across upland moorland to the west over lochs and forestry blocks situated on lower slopes, towards distant hill tops. The summit is popular with walkers, recreational users are considered to have a high susceptibility. The middle ground of the view contains the existing Fairburn turbines. However, at 44.1km the proposed turbines would be barely perceptible in the far distance. The scheme will sit in front of the operational Bhlaraidh wind farm and but within its existing visual envelope leading to an intensification in this wind energy cluster with the consented Bhlaraidh WF extension and Corrimony. The in planning Loch Liath scheme would further consolidate and intensify this cluster, occupying the space between Chrathaich WF and Bhlaraidh extension. There are a number of applications noted on the wireframe which are currently at scoping stage (Fairburn extension, Tarvie and Carn Ferna), these schemes will all sit between the receptor and the Chrathaich turbines, so whilst the in combination effects of all the schemes including those at scoping are rated as significant, the proposed turbines are not considered themselves to lead to significant in addition effects.							

Appendix 6 - Assessment against Landscape and Visual Assessment Criteria contained within Section 4 of the Onshore Wind Energy Supplementary Guidance

1	**Relationship between Settlements/Key locations and wider landscape respected.**	Turbines are not visually prominent in the majority of views within or from settlements/Key Locations or from the majority of its access routes. As detailed in the EIAR the Proposed Development has been positioned within the interior of the uplands, away from prominent edges that overlook settled glens and straths. As demonstrated by the ZTV and the visual impact assessment the proposal would not be visible from the vast majority of the main settlements within the study area. The nearest residential property is located over 5km, so a Residential Visual Amenity Assessment (RVAA) is not required. The closest concentrated settlements within the Great Glen are Fort Augustus (11km to the site), Invermoriston (7km SW) Drumnadrochit and Kilmore (13km NE). These would not have visibility of the proposal. In relation to cumulative effects, the majority of settlement subject to cumulative views are located over 30 km from the site, at this distance the proposed turbines would a small-scale feature amidst the existing/consented Bhlaraidh arrays and not prominent. Closer residential receptors along Stratherrick, most would see the additional turbines at a distance in excess of 14-15km but would be viewed through the existing Bhlaraidh wind farm. Although this would intensify the number of turbines it would not substantially affect the lateral scope or be viewed as dominant additions within this wind energy cluster. In terms of key locations, there are no significant effects predicted from Loch Ness, Urquhart Castle, there would be some localised significant effects at Meall Fuar-mhonaidh and some potential cumulative effects along the B862. However, the development would not result in the encirclement of these routes or VPs which would lead to the perception that the user is travelling through or toward an area dominated by wind energy development. The proposed scheme meets the threshold of this criterion.
2	**Key Gateway locations**	Wind Turbines or other infrastructure do not overwhelm or otherwise detract from landscape

	and routes are respected	characteristics which contribute the distinctive transitional experience found at key gateway locations and routes.
		The majority of Key Gateway locations and routes would not be affected by the Proposed Development. There are no key gateway locations specifically identified within the LN10: Separation of Glen Urquhart and Glen Moriston, Rocky Moorland Plateau landscape character assessment. The ZTV indicates and the assessment concludes that there would be no or very limited views of the proposed development from the following key routes identified in the OSWESG; A9, A82, A87 and A887. In terms of the other key routes, significant localised effects are predicted on parts of the A831 around Millnes (VP3) and the B862. The proposed scheme meets the threshold of this criterion.
3	**Valued natural and cultural landmarks are respected**	The development does not, by its presence, diminish the prominence of the landmark or disrupt its relationship to its setting.
		This is considered to include the Great Glen, Meall Fuar-mhonaidh, Loch Ness and cultural landmarks such as Urquhart Castle. Views from Loch Ness are not considered significant and maintains the mitigation secured through previous schemes. Although effects from Meall Fuar-mhonaidh are considered to be significant, the scheme would not intrude on key views down the Great Glen and maintains the mitigation secured through previous schemes. The proposal would not diminish the prominence or disrupt the setting of any cultural heritage landmarks, such as Urquhart Castle. Historic Environment Scotland have no objection. One of the key aims of the applicant for this proposal was to limit the NSA impacts and to limit visibility from the circular walk around Loch Affric. NatureScot have concerns but do not object to the scheme. Overall, the proposed scheme meets the threshold of this criterion.
4	**The amenity of key recreational routes and ways is respected.**	Wind Turbines or other infrastructure do not overwhelm or otherwise significantly detract from the visual appeal of key routes and ways.
		The ZTV indicates mountain summits would be the subject of extensive visibility. However, this

		visibility is already largely influenced by existing or consented wind energy developments. The EIAR identifies significant individual effects at VP4 Meall Fuar-mhonaidh, VP5 Meall Mor and VP6 Creag Dubh. Officers generally concur but consider that significant effects are likely to also be experienced at VP 11 Toll Creagach. There are no predicted effects on the Caledonian Canal. In relation to the Great Glen Canoe Trail, the ZTV indicates that there will be minimal visibility along the entirety of the trail apart from a small area on Loch Ness which will be the subject to a few blade tips due to its height being kept below 150m. Views of the Proposed Development from the Great Glen Way would be confined to the high-level section of this recreational trail (as illustrated by Viewpoint 19). In terms of core paths and other recreational routes, the EIA reports that core paths within 10 km of the Proposed Development would be subject to limited visibility due to a combination of intervening topography and vegetation. It references the tree cover which limits visibility at VP1 (core path IN05.01, the Coire Loch Trail, in Glen Affric) and its significance. NatureScot have raised concerns (although they do not object), about visibility at lower levels in Glen Affric. In particular, citing the visibility of 1 turbine and blade tips from THC Core Path (northern shore) part of Loch Affric circular walk as represented by VP 12 Core Path at Loch Affric. Owing to the limited concerns raised, and the design reiterations undertaken, this criterion has been met.
5	**The amenity of transport routes is respected**	Wind Turbines or other infrastructure do not overwhelm or otherwise significantly detract from the visual appeal of transport routes The ZTV indicates and the assessment concludes that there would be no or very limited views of the proposed development from the following key routes identified in the OSWESG; A9, A82, A87 and A887. In terms of the other key routes, significant localised effects are predicted on parts of the A831 around Millnes (VP3) and the B862. The proposed scheme meets the threshold of this criterion.

6	**The existing pattern of Wind Energy Development is respected.**	The degree to which the proposal fits with the existing pattern of nearby wind energy development, considerations include: • Turbine height and proportions, • density and spacing of turbines within developments, • density and spacing of developments, • typical relationship of development to the landscape, • previously instituted mitigation measures • Planning Authority stated aims for development of area
		It can be particularly challenging to accommodate multiple wind farms in an area, however, the design iterations made during the pre-application stage by the applicants have significantly improved the design, its prominence from a number of VPs and has avoided aviation lighting. The Proposed Development has been sited and designed to form an extension to the operational Bhlaraidh Wind Farm development and consented Bhlaraidh Extension. The height of the turbines has been reduced from 180m to 149.9m to tip this together with the spacing of the scheme and improves its relationship with existing and consented schemes. When the scheme is viewed from the east, the proposed turbines generally sit to the rear of the Bhlaraidh wind farm array (e.g. VP 16, 18, 24) which reduces visual effects. However, effects of the scheme are more noticeable when the proposed turbines are seen summits in the west. From this direction the scheme is seen as a lateral extension to the operational turbines at Bhlaraidh, for instance at the elevated summit VPs of 5, 6 and 11. A key consideration in the consented pattern and design of wind energy development in the area has been managing the impacts upon the popular and accessible summit of Meall Fuar-mhonaidh (VP4). Officers have continually sought to minimise impacts. It does not introduce turbines that would appear visually closer to the receptor than the consented Bhlaraidh Wind Farm extension. Although there is some lateral extension of the turbine array, this is relatively contained and set back from the receptor. All of which minimises the perceived encirclement of the summit.

		Another established pattern of wind farm development in this area is for schemes to be set back and well contained from Loch Ness and routes along the Great Glen. For schemes on both sides of Loch Ness, officers have sought to avoid/minimise visibility both on the water and along the surrounding loch level routes and approaches. When viewed from the water, scale of the proposed turbines at 149.9m to tip will again largely restrict visibility to a limited number of additional blade tips. When viewed from land routes next to the loch, as represented by VP15 which is from the Lochside picnic layby on B852, the scheme was again only be presented as a limited number of blade tips, which is commensurate with the existing pattern of visibility. Another main driver in the schemes design, has been to limit the increase in the extent of visible wind farm development from the closest NSA (as requested by NatureScot) and SLA. Although NatureScot still have some concerns they have not objected to the application. This criterion has been met.
7	**The need for separation between developments and/or clusters is respected**	The proposal maintains appropriate and effective separation between developments and/ or clusters The Proposed Development has been sited and designed to form a rational extension to the operational Bhlaraidh Wind Farm development and to consolidate the pattern of development represented by these two developments. When the scheme is viewed from the east, the proposed turbines generally sit to the rear of the Bhlaraidh Wind Farm array (e.g. VP 16, 18, 24) which reduces visual effects. However, effects of the scheme are more noticeable when the proposed turbines are seen summits in the west. From this direction the scheme is seen as a lateral extension to the operational turbines at Bhlaraidh, for instance at the elevated summit VPs of 5, 6 and 11. Overall, this criterion has been met.
8	**The perception of landscape scale and distance is respected**	The perception of landscape scale and distance is respected The Proposed Development has been positioned to dovetail with the existing Bhlaraidh array and/or the Bhlaraidh Extension and would be overlapped by these developments in views from

		the majority of key receptor locations. The scale of the turbines has reduced from 180m down to 149.9m. In some views where the development sits close to the Corrimony turbines and from views to the west, there can be some issues with perceptions in the scale. That said, the decision to maintain compatible turbine heights with more recent existing and consented turbines in the vicinity has enabled this criterion to be met. Overall the proposed scheme meets the threshold of this criterion.
9	**Landscape setting of nearby wind energy developments is respected**	Proposal relates well to the existing landscape setting and does not increase the perceived visual prominence of surrounding wind turbines. The Proposed Development has been sited and designed to integrate with the existing Bhlaraidh and Bhlaraidh Extension developments. The ZTV demonstrates that the proposal would be principally visible from the uplands lying close to the site, from the elevated platform of hills and lochs south of Loch Ness, in long views south-west down Loch Ness in the Dores area and from the higher hill tops in the Glen Affric, Glen Cannich and Strathfarrar area. When considering the additional visibility of turbines, beyond that experienced as a result of the consented and operational wind farms, Figure 7.5 demonstrates there are very limited new areas of visibility where Chrathaich has the potential to be viewed in isolation. This criterion has been met.
10	**Distinctiveness of Landscape character is respected**	Integrity and variety of Landscape Character Areas are maintained. The greatest effects would be on LCT222 Rocky Moorland Plateau which is the host LCT. However, overall, the effects were, noted to be localised and most notable where the proposed wind farm would form a lateral extension to the existing and consented Bhlaraidh arrays and/or would result in an intensification of existing/consented development. Significant in-combination effects were identified as more widespread, occurring in all but three of the LCTs assessed. However, the applicant contends that the proposed development would largely play a minor role in such effects on the basis of its geographical and overlapping position relative to existing wind farms, and its comparatively limited visibility and prominence in views from the majority of LCTs.

		The proposal is considered to meet the threshold for this criterion.

PROJECT: CHRÀTHAICH WIND FARM

CLIENT: CHRATHAICH RENEWABLES LLP

FIGURE 5.2a

Site Layout

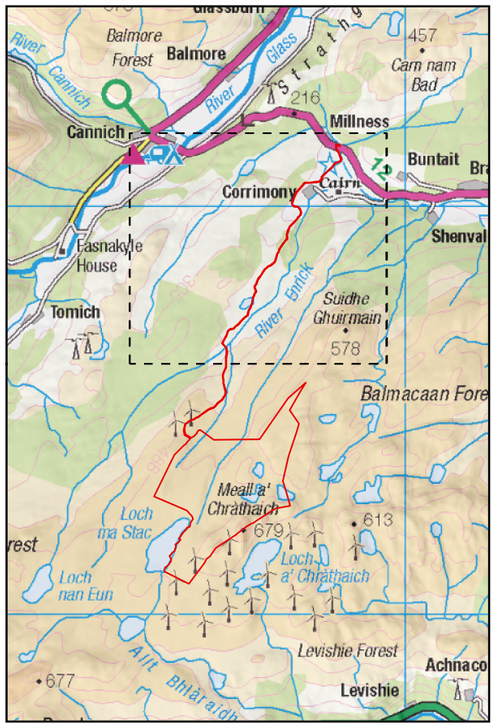
SCALE: 1:20,000 DOCUMENT SIZE: A3

DRAWN BY: AE DATE: 15/12/2022

KEY:

Site Boundary

New Access Tracks



Kilometers

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NORTH

MUIRDEN ENERGY LLP
MUIRDEN
TURRIFF
ABERDEENSHIRE
AB53 4NH

PROJECT: CHRÀTHAICH WIND FARM

CLIENT: CHRATHAICH RENEWABLES LLP

FIGURE 5.1

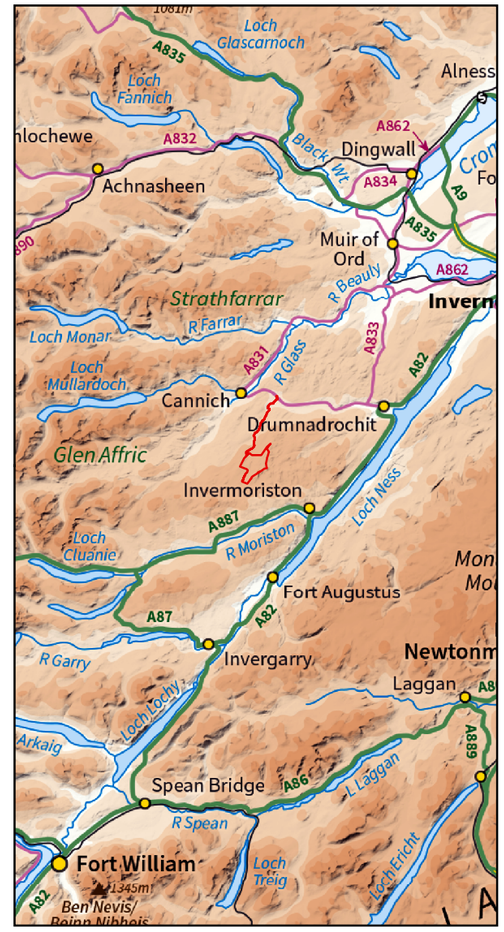
Site Location

SCALE: 1:100,000 DOCUMENT SIZE: A3

DRAWN BY: AE DATE: 15/12/2022

KEY:

Site Boundary



Kilometers

0 3 6

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PROJECT: CHRÀTHAICH WIND FARM

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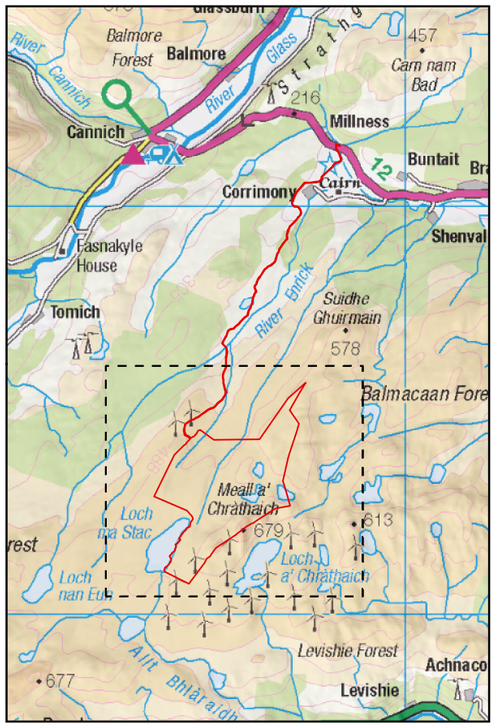
FIGURE 5.2b

Site Layout

SCALE: 1:20,000 DOCUMENT SIZE: A3
DRAWN BY: AE DATE: 15/12/2022

KEY:

- Site Boundary
- New Access Tracks
- Wind Turbine Foundations
- Crane Hardstanding
- Substation
- Temporary Assembly Areas
- Borrow Pit Area of Search
- Temporary Construction Compound



Kilometers
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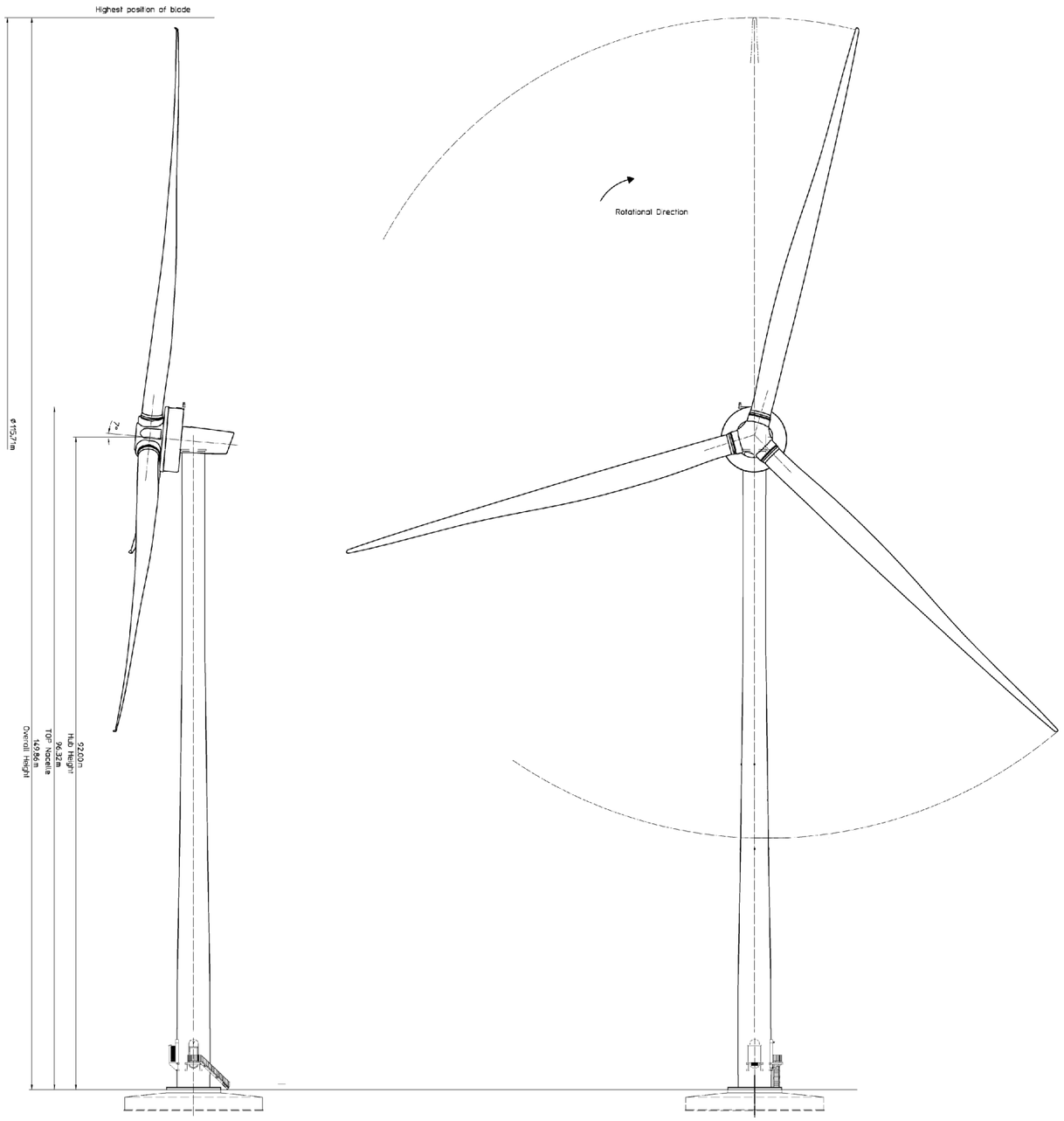

PROJECT: CHRÀTHAICH WIND FARM

CLIENT: CHRATHAICH RENEWABLES LLP

FIGURE 5.4

Indicative wind turbine elevation

SCALE: 1:750 DOCUMENT SIZE: A3

DRAWN BY: AE DATE: 15/12/2022

KEY:

Meters

0 5 10 20 30 40

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