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Red John Pumped Storage Hydro Scheme

Appendix 4.5: Gate Check Report

ILI (Highlands PSH) Ltd.

November 2018

AECOM Imagine it. Delivered.

Red John Pumped Storage Hydro Scheme

Gatecheck Report

September 2018

Quality information

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Revision History

Revision	Revision date	Details	Authorized	Name	Position
0	September 2018	Issued		Catherine Anderson	Associate Director

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1. Introduction

1.1 Overview

This Gate Check Report has been prepared by AECOM on behalf of Intelligent Land Investments (ILI) (Highlands PSH) Ltd (hereafter referred to as the 'Applicant').

The purpose of the Report is to outline and describe how issues and responses provided in the Section 36 Scoping Opinion, pursuant to Regulation 12 of the Electricity Works (Environmental Impact Assessment) (Scotland) Regulations 2017, from the Scottish Ministers, have been addressed within the Environmental Impact Assessment (EIA) Report to be submitted for the proposed Red John Pumped Storage Hydro (PSH) scheme (hereafter referred to as proposed 'Development'). In addition, this Report also details how other consultation undertaken to date by the Applicant has been incorporated into the design process.

1.2 The Applicant

The Applicant has been developing residential and renewable energy projects for nearly 15 years, ranging from large scale wind farms down to the single medium sized wind turbines that benefit from the UK's Feed-in Tariff. In recognition of their success, the Applicant was a finalist at both the 2014 and 2015 Scottish Green Energy Awards.

ILI have now diversified into PSH as they seek to play their part in meeting Scotland's future energy needs. Their proposal to develop three PSH plants in Scotland was acknowledged in the Scottish Governments energy paper, *Scottish Energy Strategy: The future of energy in Scotland*.

1.3 Scope & Structure

This Gate Check Report outlines:

- Any amends to the scope of the EIA Report (EIAR), either as a result:
  - of the Scoping Opinion received; or
  - further to liaison with statutory and non-statutory consultees;
- Any amends to the scope of the EIA as a result of baseline data collection and onsite surveys; and
- How the Development has evolved since that proposed within the Request for Scoping Opinion.

The structure of the Report is as follows:

- Section 2: The Development – details of the surrounding environment and a summarised project description of the proposed Development including the evolution of the proposed Development;
- Section 3: Statutory and Non-Statutory Consultation – details of the statutory and non-statutory consultation undertaken by the Applicant to date, and the Applicant's response to responses received;
- Section 4: Community Consultation – details of the public consultation undertaken by the Applicant to date and the main themes of responses received; and
- Section 5: Next Steps

2. The Development

2.1 Site Description

The proposed Development is located in the Highland region of Scotland, approximately 14 kilometres (km) south-west of Inverness, and is centred on national grid reference (NGR) NH 60169 33087 (as shown on Figure 2.1: Site Location). The Development Site lies within the Dores and Essich Community Council area and borders the Strathnairn Community Council and the Stratherrick and Foyers Community Council areas. The extent of the Development Site is shown on Figure 2.2: The Development Site. The environmental and social features within the red line boundary and surrounding the Development are shown on Figure 2.3: The Surrounding Environment.

The Development Site comprises an area of approximately 950 hectares (ha) and straddles the watershed between the River Ness and River Nairn water catchments. The Development lies within a chain of large lochs including Loch Ness immediately to the west, Loch Ashie immediately to the north-east, and Loch Duntelchaig 0.7 km east of the closest point on the red line boundary. Within 5 km of the Development Site red line boundary there is also:

- Loch Bunachton to the north;
- Dunlichity Fishery and Loch a'Chlachain to the north-east;
- Loch a'Choire and Loch Ruthven to the south-east;
- Loch Ceo Glais to the south; and
- Two small lochs, Loch na Curra and Lochan an Eoin Ruadha, immediately to the south.

There are a number of watercourses that cross the Development Site. These include the Allt a' Mhinisteir, which flows from Loch na Curra down into Loch Ness at Dores and the Allt Dailinn that flows from the centre of the Development Site to Loch Ness. The Allt Dailinn features a small waterfall, which is located in the south-west of the Development Site.

A more detailed site description will be contained within the Chapter 2 of the EIAR but is summarised as follows:

Environmental Setting and Designations

The Development Site contains woodland, some of which is Ancient Woodland Inventory (AWI) listed. The woodland is comprised of a mix of commercial coniferous plantation, semi-natural broad-leaved and mixed woodland. The remaining unwooded area is predominantly shrub heathland with some agricultural and grazing land.

The entirety of the Development Site is within the Loch Ness and Duntelchaig Special Landscape Area (SLA).

There are no statutory ecological designations within the Development Site. There are two designations present within 5 km of the Development Site red line boundary, these are:

Loch Ashie Site of Special Scientific Interest (SSSI) and Special Protected Area (SPA) which is designated for its importance as a passage habitat for the Slavonian Grebe (Podiceps auritus), borders the Development Site to the north.

Loch Ruthven, which is approximately 3.2 km south-east of the closest point on the red line boundary, is designated as a SSSI, SPA, Special Area of Conservation (SAC) and under the RAMSAR convention for its breeding Slavonian grebe population, SAC freshwater habitat and otter population.

Archaeology

There is one scheduled monument within the south-eastern corner of the Development Site. This is the remains of fort Caisteal an Dunriachaidh. Additional archaeological features nearby include:

- The Loch Ashie field system, which is in the north of the Development Site and is not scheduled;
- Merchants Stone off the C1064 is undesignated;
- The West town hut circles and ring cairn, which are scheduled, but outside of the Development Site to the east; and
- The two Achnabat hut circles and the Achnabat Cairn, which are also scheduled, but outside of the Development Site to the south-east.

Within 1 km of the Development Site boundary there a further four scheduled monuments, along with one Category B listed building and two Category C listed buildings. Urquhart Castle, a scheduled medieval castle is 6.3 km south-west of the Development Site on the opposite bank of Loch Ness.

Highway Network and Access

The closest trunk roads to the Development Site are the A82 and the A9. The A82 connects Inverness to Fort Augustus along the northern shore of Loch Ness. The section of the A9 between Inverness and Carrbridge passes 10.5 km to the north-east of the Development Site, at the closest point.

Within the Development Site there are several formal and non-formal roads, namely:

- The C1064, which runs south-east to north-east through the Development Site across Ashie Moor towards Inverness;
- The C1076, which contours around the bottom of Loch Ashie and joins the C1064 in the north-east corner of the Development Site;
- The U1083, known as the Darris Road, which runs north-west through the north of the Development Site;
- The U1081, known as the Erchite Road, that commences at the Kindrummond B862 junction, near the centre of the Development Site and extends just over a mile to the south-west;
- The B852 that follows the shore of Loch Ness passing through the west of the Development Site; and
- The B862 which runs north to south through the Development Site from Dores in the north and heading towards the southern end of Loch Duntelchaig in the south.

Outside of the red line boundary, other notable roads include the B851 between Inverness and Inverarnie, and the B861 which connects Inverness and Fort Augustus south of Loch Ness.

The B852 and the C1064 are part of the General Wade Military Road network. Other routes of interest that pass through the Development Site include the Trail of the Seven Lochs and the South Loch Ness Trail and two Highland Council core paths:

- The IN12.05, Drumashie Moor, which connects the C1064 to the Darris Road through the centre of the Development Site. The Trail of the Seven Lochs utilises the IN12.05 from the centre of the Site and heading north; and
- The IN12.04, Kindrummond to Dirr Wood, which connects from the B862 at Kindrummond to the IN12.05 in the centre of the Development Site.

2.2 Project Description

A detailed project description will be available in the EIAR and will be accompanied by detailed drawings showing the above and below ground infrastructure. This project description is summarised as follows:

Arrangement	Component Part	Description
Above Ground (as shown on Figure 2.4)	Headpond	The Headpond is the upper reservoir and embankment. The Headpond for the Development is situated on flat ground and will be constructed through a combination of excavation and creation of manmade embankments. The existing topography is utilised in the design to reduce embankment size and length as far as practically possible. Component parts of the Headpond include: • Headpond – referring to the waterbody containing 7.1million m^3; • Embankment – the structure retaining the waterbody approximately 1,900m long (from the embankment to embankment toe), approximately 760m wide and approximately 39m high (from the embankment to lowest embankment toe); • Landscape embankment – extension to the embankment that naturalises the Headpond by reducing the slope angle and facilitating planting of tall vegetation (incorporated in to the measurements above). • Headpond inlet/ outlet structure – where the waterways exit the Headpond, the structure will predominantly sit within the embankment with the related mechanical equipment housed within a stone clad frame atop the embankment.
	Tailpond	The Tailpond is the lower reservoir, and in the case of this Development, will be the existing body of Loch Ness. The permanent and temporary components of the Development located within the Tailpond include: • Tailpond inlet / outlet structure (permanent) – where the waterways enter the Tailpond, comprised of a partially submerged structure constructed into Loch Ness with wave walls, screening and cleaning system. The screen will be approximately 90m wide, 30m long and 15m high with a 2mm aperture. • Valve house (permanent) – location approximately 40m east of the inlet / outlet structure and will be 5m in height and 8m long. • Jetty (permanent) – Constructed into Loch Ness and located adjacent to the north of the Tailpond inlet / outlet structure. Will be used for accessing the inlet / outlet structure during operation for maintenance and will be approximately 30m from the shoreline and 20m in width. • Cofferdam and pier (temporary) – a temporary pier will be constructed out into Loch Ness in order to build the cofferdam, which is a water-tight, temporary structure that will encircle the area required for Tailpond works, The area within the cofferdam will be pumped dry to facilitate the construction of the Tailpond inlet / outlet structure.
	Construction Compounds	Areas for equipment and material storage, access to the waterways and access tunnels, site office and welfare facilities. There will be four compounds at various locations across the Development Site to facilitate different construction works. There is no longer a specific spoil storage area.

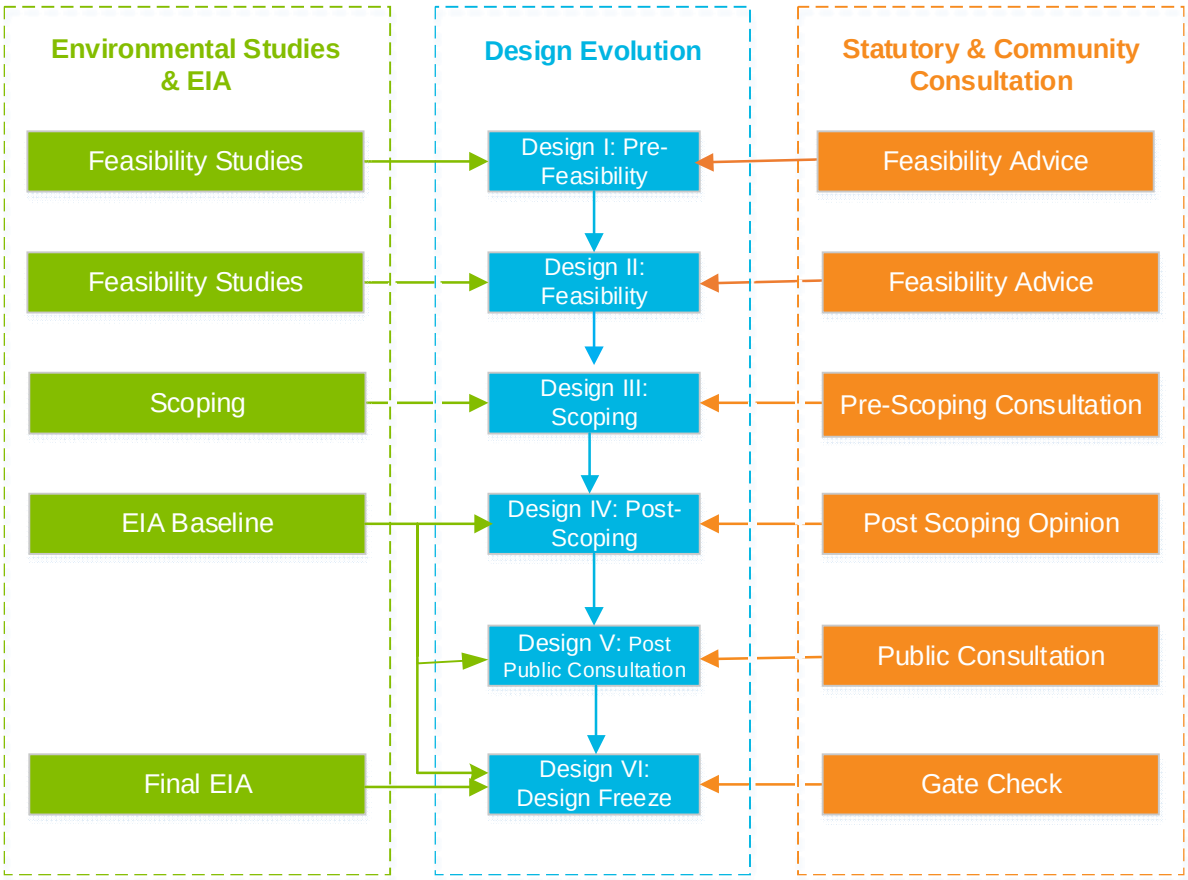
Arrangement	Component Part	Description
	Development Site Access	Where the on-site access joins the public transport network. The Development Site access via the public road network is from the B862 that enters the Development Site from the south. There is also the potential for the cofferdam and the jetty to act as Development Site access for certain deliveries via water from Loch Ness and the Caledonian Canal.
	Access Tracks	Permanent and temporary internal site access tracks. The temporary access track is between outfall and Construction Compound 1. The permanent access track is between the Headpond and Construction Compound 1.
	Replacement Public Road	The realignment of the C1064 public road that currently routes through the Headpond location.
Below Ground (as shown on Figure 2.5)	Waterways	Transfer water between the Headpond and Tailpond within a closed loop system. The waterways consist of: • High pressure tunnel connecting the Headpond to the pump turbines within the powerhouse, approximately 670m in length. • Low pressure tunnel connecting the pump turbines to the outlet/ inlet in the Tailpond, approximately 1,900m in length. • The spillway pipe - a buried pipe with an inlet above the top water level of the Headpond used to drain any excess water from the Headpond. • The scour pipe - a pipe within the trench at the bottom of the Headpond that joins the spillway pipe within a chamber below the Headpond. Along with the spillway, the scour is used for the scouring and draining down of the Headpond in an emergency situation. • Surge chambers associated with the high and low pressure tunnels.
	Powerhouse	Contains the reversible pump turbines. The powerhouse cavern will be underground, measuring approximately 120m long, 25m wide and 50m high. The powerhouse is located approximately 200m underground.
	Transformer Gallery	Contains the transformers and within the Powerhouse cavern.
	Access Tunnels	Tunnels for access and construction from Construction Compound 1 to the Powerhouse, which will also be used in operation.

2.3 Design Evolution

The Development has evolved through an iterative design process where the design has been progressed in parallel with the EIA process through consideration of engineering feasibility, environmental constraints and consultation responses. This has resulted in the proposed Development as presented in section 2.2. Where possible, mitigation has been integrated into the design to reduce any potential significant effects from the Development on identified receptors.

The evolution of the design of the Development is set out in the following sections and is shown in Insert 2.1.

Insert 2.1: Design Evolution Process for the Development



Design I: Pre-Feasibility

The Applicant reviewed potential PSH scheme locations within Scotland and the potential to develop a PSH scheme utilising Loch Ness with Loch Duntelchaig was identified. The proposed location had been previously considered for the development of a hydro scheme, initially by the former North of Scotland Hydro Electric Board in the 1940's and latterly by Scottish Water.

The Applicant developed a preliminary layout that utilised Loch Duntelchaig as the Headpond and Loch Ness as the Tailpond. An initial schematic was produced as shown in Figure 2.6: Design I: Pre-Feasibility.

Design II: Feasibility

Following initial consultation with Scottish Environment Protection Agency (SEPA) and Scottish Water, the presence of invasive non-native species (INNS) in Loch Ness and the risk of transfer between the two separate water catchments and into the waterbody supplying Inverness' drinking water was identified. Therefore it was determined that Loch Duntelchaig was not appropriate as a Headpond for the Development. Lochan an Eoin Ruadha and Loch na Curra were then identified as a suitable alternative Headpond to Loch Duntelchaig. A feasibility straight-line layout was developed incorporating the two small lochs into a Headpond. The Feasibility Design can be viewed on Figure 2.7: Design II: Feasibility.

Design III: Scoping

As part of the design iteration, a high level environmental assessment was undertaken which included desk based review of environmental constraints and a Phase 1 habitat survey in addition to a bathymetric and topographical survey of the two lochs comprising of the proposed Headpond in the Feasibility Design.

The results of the desktop analysis identified the importance of permissive routes such as the Trail of the Seven Lochs and the South Loch Ness Trail, recreational activities and Caisteal an Dunriachaidh (a Scheduled Monument), amongst other receptors that could be affected by the Development. In addition, the Phase 1 survey identified the presence of breeding red throated diver on Lochan an Eoin Ruadha and Loch na Curra. With respect to these findings, the design was amended as follows:

An updated Headpond design utilising the two lochs (known as Option A) while directly avoiding the C1064 and Caisteal an Dunriachaidh;

An alternative Headpond location (known as Option B) located away from the two lochs and further from Caisteal an Dunriachaidh, but located on the C1064, further undesignated archaeological features and partially within Ancient Woodland Inventory (AWI) listed woodland;

To ensure no cross-catchment transfer of water, the underground Waterways for both Headponds were designed as ‘closed loop’ systems. This is to mitigate the risk of operational transfer of INNS from the Ness to the Nairn water catchment. The design implications include the choice of a buried pipeline for the Spillway, which also reduces visual impacts.

Proposed access tracks that utilise the existing forest tracks and road network as much as possible and utilising the fire breaks in the ancient woodland towards Loch Ness to minimise loss;

- Location of Tailpond Inlet / Outlet to avoid the fish farm (although noting that the fish farm is mobile);
- Consideration of transforming any temporary compounds into a permanent visitors centre and to explore the potential for socio-economic and tourism opportunities such as a canoe landing point; and
- A soil disposal area for any excess spoil generated during construction that utilises land of low ecological value.

The scoping design with the two Headpond options can be viewed on Figure 2.8: Design III: Option A and Figure 2.9: Design III: Option B.

Design IV: Post Scoping

On receipt of the Scoping Opinion, it was determined that the Option B Headpond was the favourable of the two options considering ecology, archaeology and, water quality and resources.

After selection of the favoured Headpond, the design was further progressed with the following amendments to the Scoping Design:

To reduce the visual impact of the Headpond Embankment, the Headpond was re-orientated and the maximum height of the dam wall above ground level was lowered. The Embankment slope was also softened and extended to help create a more natural form. There were also minor alterations to the Waterways, Powerhouse, and the access tunnels to accommodate the reorientation of the Headpond.

Excavated material will be used in the Landscape Embankment removing the requirement for permanent on-site spoil storage in the cleared woodland area shown on Figure 2.8 and Figure 2.9.

Maximum area requirements for construction compounds were determined based on distribution of construction activities and corresponding equipment. Compounds were sited to minimise forest removal, limit visibility and to buffer watercourses as far as practically possible.

The access road between the Headpond and the Tailpond was rerouted after consultation with the landowner in order to minimise loss of agricultural land. The updated route traverses the Development Site from the Tailpond to Compound 1 and then from Compound 1 to the Headpond and was selected on account of topographic constraints including avoidance of steep gradients. The updated section of

access road between the Tailpond and Construction Compound 1 will be temporary and will be reinstated post-construction to minimise operational visual impacts.

The Spillway was rerouted to align with the proposed Access Tracks for ease of construction and maintenance and also to minimise the footprint of the project.

A proposed realignment of the C1064 was identified.

The Applicant engaged further with SEPA, THC and SNH in order to clarify responses made within the Scoping Opinion. Further detailed consultation with SEPA (meeting on the 27 April 2018) and SNH confirmed that screening for INNS would not be required following confirmation that the Development was a closed loop system, thereby potential for cross-catchment transfer was negligible. In addition, an INNS risk assessment would be required to be submitted to confirm this agreement. Therefore, a 2 millimetre (mm) aperture screen was selected for the Tailpond Inlet / Outlet to prohibit fish egress.

The updated Option B Headpond scheme was presented for feedback at the public consultation event held at the Dores Community Hall on the 27 and 28 June 2018. This design can be viewed on Figure 2.10: Design IV: Post Scoping.

Design V: Post Public Consultation

Following public consultation, Design V was prepared based on the comments and feedback received from the local community and the landowner. A description of the public consultation conducted and a summary of the feedback received will be available in the PAC Report.

The post public consultation design can be viewed on Figure 2.11: Design V: Post Public Consultation with the following updates from Design IV:

- The red line boundary was updated to reflect the reduced area requirements of the progressed design. The Design V Development Site comprises a reduced area of 950 hectares (ha) and now excludes Lochan an Eoin Ruadha and the area to the south-east around Achnabat.
- The landownership within the Development Site has also been finalised and in addition to the Ach na Sidhe Bed and Breakfast (B&B) on Ashie Moor, other private properties along the B862 and at Balnafoich have been excluded from the red line boundary. There have been some realignment of the below ground works in line with these exclusion areas.
- Realigned routes for core and local paths have been identified in order to retain public access across the Development Site.
- The Tailpond Inlet / Outlet structure was moved northward. This was to allow the landowner to retain access to and use of the field to the north of Baile-a-chladaich on the bank of Loch Ness.
- Based on landowner and public consultation, secondary uses of construction compounds for visitor centres or to facilitate recreation were decided against in favour of reinstating as much of the temporary area in order to retain the tranquillity of the area.

Design VI: Design Freeze

Design VI: Design Freeze is the iteration of the Development design for which s36 consent is intended to be sought and upon which the assessments contained in the EIAR have been based. Design VI can therefore be viewed on Figures 2.4 and 2.5, which show the layouts for the Development and the above ground and below ground components respectively.

Following on from the public consultation event, a design day was held that brought together the environmental technical specialists relevant to the Development for a holistic review of the Development components. The following sets out the updates to the Post Scoping Design IV as a result of refined engineering feasibility requirements and environmental constraints:

- The Landscape Embankment was reshaped, reducing the tail to the north and also extending to the west. The reshaping will provide a larger buffer between the edge of the Embankment and the realignment of the C1064 at the north of the Headpond as well as providing screening to the realigned road along the western side of the Headpond. The screening will be dual function, softening the angle of the incline of the Embankment and allowing trees to be reinstated between the realigned road and the Headpond. The Landscape Embankment will also soften the

appearance of the north-western Headpond Embankment profile in wider views and assist with incorporating the Headpond into the existing landscape.

- The Spillway Inlet was incorporated within the design of the Headpond Inlet / Outlet structure, removing the need a separate Spillway Tower of up to 20 metres (m) in height.
- Compounds were reshaped taking into account topography, watercourses and gradient.
- The maximal dimensions of the Tailpond Inlet / Outlet structure were identified along with the cofferdam required for the construction of the structure. A silt curtain or similar to mitigate impacts from the construction of the Tailpond Inlet / Outlet structure on water quality has been incorporated into the design of the cofferdam.

3. Statutory and Non-Statutory Consultation

3.1 Overview

A Request for a Scoping Opinion was submitted to the Energy Consents Unit on the 29th September 2017, and registered under reference ECU00000488. A Scoping Opinion was received on the 30th November 2017.

The Applicant has undertaken several meetings with the statutory and non-statutory consultees, both prior to submission of the Scoping Report, and following receipt of the Scoping Opinion.

The Scoping Report provided a description of the Development which included two options for the orientation of the Headpond – Option A and Option B – as shown on Design III: Scoping Figures 2.8 and 2.9. These were presented in the Scoping Report submitted in draft for the Highland Council (THC) Major Pre-Application Advice service and then in the finalised Request for Scoping submitted to ECU.

The Applicant met with Scottish Environmental Protection Agency (SEPA). Scottish Natural Heritage (SNH) and THC prior to the submission of the Scoping Report, and has maintained contact during key points of the pre-application process.

3.2 Statutory Consultation Bodies

3.2.1 Meetings

Table 3.1 provides a list of the meetings which have been undertaken to date with statutory consultees:

Table 3.1. Meetings Undertaken

Date	Consultees in Attendance	Discussion
May 2017	SEPA & Scottish Water	Discussion around using Loch Duntelchaig and awareness of invasive species
17th August 2017	SEPA & SNH	Informal meeting to introduce the Development and project team
17th August 2017	The Highland Council (THC)	Informal meeting to introduce the Development and project team
24th August 2017	Energy Consents Unit (ECU)	Introductory meeting to the Applicant and Development
25th September 2017	Historic Environment Scotland	Introductory meeting to the Development and to discuss the Scoping Report chapter. Minutes contained in Appendix A
27th September 2017	Multiple	THC Pre-application meeting – Appendix B
5th April 2018	ECU	Meeting to discuss Scoping Opinion and progress on Section 36 application
27th April 2018	SEPA	Meeting to discuss Scoping Opinion, requirement for invasive species management and screening, and Phase 1 peat probing – minutes provided in Appendix C
22nd June 2018	ECU	Progress meeting on Section 36 Application

Date	Consultees in Attendance	Discussion
27th June 2018	THC	Private viewing of the public exhibition (SEPA and SNH also invited but could not make it).
28th June 2018	Community Councils	Private viewing of the public exhibition where Dores & Essich, Glen Urquhart, Strathnairn, Inverness West and Stratherrick and Foyers Community Councils attended
5th September 2018	Forestry Commission Scotland	To discuss the forestry plan and felling proposals

3.2.2 Post-Scoping Consultation

In addition to the meetings, the Applicant has engaged in consultation and liaison with multiple statutory and non-statutory consultees. Table 3.2 outlines the key points and themes which have been discussed, and a technical response has been provided to demonstrate how this has been incorporated or not.

In relation to public consultation, feedback forms were received from members of the surrounding local community and representatives from the surrounding Community Councils. A technical response has been provided to this as well for completeness.

Table 3.2 outlines the topic specific consultation which has been undertaken after the scoping opinion was received. Where a consultee has not been contacted, this is not to say that their comments have not been incorporated or considered in the EIA.

It is proposed to provide a more detailed Consultation Log within the EIAR and PAC report, and outline where the information requested or clarification has been included within a specific section or technical assessment of the EIAR.

Table 3.2. Summary of Post-Scoping Consultation

Consultee	Summary of Scoping Response Received or Post-Scoping Consultation	Applicant's Response or Post-Scoping Consultation Summary
The Highland Council	Landscape – characteristics, setting, nature of Loch Ness and Duntelchaig Special Landscape Area (SLA)	Consultation has been undertaken with the landscape officer of THC to agree viewpoints and the methodology to be utilised for the landscape and visual assessment. Landscape representation was made during the Pre-Application Advice meeting held on the 27th September 2017 and this continued post-scoping to finalise the viewpoint locations when Option B Headpond was confirmed. Landscape and visual considerations have been a key factor in developing the design. This has resulted in various mitigation measures being embedded into the as submitted design of the Development as demonstrated in Section 2.
	Noise – application of BS4142 and location of noise monitoring locations	Further consultation has been undertaken with the Environmental Health Officer (EHO) regarding the application of BS4142 and the assessment methodology agreed including locations of baseline noise monitoring locations. In response to local community liaison, two short term monitoring locations were added, at Midtown and on the southern point of Dores village.
	Archaeology – comments on scope	Further consultation has continued with the County Archaeologist regarding site visits and the location of viewpoint photography.
	Traffic Impacts – requirement for a Transport Assessment (TA) which must identify routing and access arrangements, cumulative assessment with other projects, agreement with the assumption that the likely largest traffic impacts will be from construction and possibly decommissioning phase	We confirm that this has been included in the assessment.
	Vehicular Access – investigation into routes to site, consideration of existing National Cycle Network Route 78 and over users, welcome proposals for onsite internal tracks avoiding main highway network, realignment of C1064, routing of abnormal loads	We confirm that this has been included in the assessment.
	Structures – require further information on the Headpond orientation and how that relates to the public highway	We can confirm that drawings will be included in the EIAR which show the current and proposed orientation of the diverted C1064 and the Headpond, including landscaping, section orientation and final road condition.
	Parking & Loading – further information required in the TA and also information on transfer of temporary construction compounds to educational and / or tourism purposes	The temporary compound at Loch Ness will be removed (with the exception of the permanent operational compound) with no legacy tourism or educational facilities.

Consultee	Summary of Scoping Response Received or Post-Scoping Consultation	Applicant's Response or Post-Scoping Consultation Summary
	Construction Traffic Management Plan – should be included in TA. A Framework CTMP should also be included	An outline CTMP will be included in the EIAR as an appendix.
	Cumulative sites	The Applicant has been in liaison with THC post-scoping to confirm whether there has been any further potential cumulative sites of an equivalent scale since those proposed in the Scoping Report. THC confirmed that there had been no change to the proposed cumulative sites proposed in the Scoping Report with the exception of Coire Glas extension which will be included in the EIAR.
	Recreational routes	AECOM has consulted with THC Access Officer and discussed potential implications to public access within the Development site and the surrounding area. The Applicant was referred to Policy 77 (public access) and Policy 78 (long distance routes) of the Highland Wide Local Development Plan (HwLDP) and identified core paths as being at the top of the hierarchy. THC advised to minimise the impact to access as much as possible and that THC would expect access to be maintained along core paths and other routes through the Development Site where possible. An Access Management Plan would be required as part of the Application.
Forestry Commission Scotland	Within the Scoping Report response, FCS expressed a preference for an alternative design that would not resort to forestry removal. They also noted policy incompatibility with SG Route Map to 2020.	The Applicant confirmed that Option B Headpond orientation was chosen and this may result in the greater loss of commercial forestry compared to Option A.
	Requirement for Forestry Design Plan	The Applicant and its forestry consultant DGA Forestry are in ongoing discussions over the felling plans and compensatory planting with the Forestry Commission Scotland. A meeting was held on the 5th September 2018 where proposals for the Forestry Design Plan were discussed.
	Compensatory planting is insufficient against the loss of priority woodland habitats and species, and the area is undetermined in the Scoping Report	The EIAR will contain a forestry assessment and associated chapter, and Forestry Design Plan. In addition, there will be an integrated Reinstatement Plan which integrates forestry, landscape and ecology enhancement and reinstatement measures which will be implemented. This is expected to be conditioned as part of the Section 36 consent.
HES	Headpond orientation	The Applicant has confirmed that Option A has not been selected as the chosen orientation and therefore this would minimise the impact on the schedule monuments such as Caisteal an Dunriachaidh fort.

Consultee	Summary of Scoping Response Received or Post-Scoping Consultation	Applicant's Response or Post-Scoping Consultation Summary
	ZTV only to 3km and not 5km, therefore this has the potential to miss assets	AECOM has undertaken consultation with HES to confirm the location of viewpoints required for photomontages. This consultation was by email, and the final viewpoint locations were confirmed on the 21st August. In addition, AECOM has undertaken telephone and email consultation with the Highland Council archaeologist (HCA) in relation to SI works undertaken as part of the design works and in relation to the viewpoint requirement for the photomontages. In late May a telephone consultation was held to discuss the project and the photomontage requirement, and the HCA confirmed she was happy for HES to take a lead on locations, but that she was happy with the proposals to date. Viewpoint photography has been agreed with HES and photos have been taken from: • The top of Caisteal an Dunriachaidh fort, • The C1064 road adjacent to the fort to show the fort and the Development together, and • The B862 to the south of the fort to show the development behind the fort.
	Requirement for visualisations	
Marine Scotland Science	Requirement for fish surveys to be scoped in, especially spawning surveys along the loch shore	The Applicant has prepared a desk based assessment as agreed with SEPA (see Appendix C). On the basis of this agreement and the results of the desk based assessment, no further surveys are anticipated and the full justification will be provided in the EIAR chapter.
	Requirement for non-injurious screening to prevent fish from being drawn into the Development	In discussions with SEPA (Appendix C), a screen with the appropriate aperture has been agreed to avoid ingress of fish into the Development.
	Requirement for the Moriston Special Area of Conservation (SAC) to be assessed	The Applicant can confirm that the Moriston SAC has been included in the Habitats Regulation Screening Assessment which will be submitted with the Section 36 Application.
	Assessment of fish populations in smaller burns	The Applicant has prepared a desk based assessment as agreed with SEPA (see Appendix C). The desk assessment considered that no fish would be present and so no surveys have been undertaken on the burns, with the exception of aquatic invertebrates.
	Assessment of Invasive non-native species (INNS)	The design evolution presented in Section 2 has demonstrated how the Applicant has designed the Development with INNS in mind. An INNS desk study and aquatic invertebrate survey has been undertaken on several burns within the red line boundary. The results have identified the presence of no aquatic INNS so far with only a few samples left to analyse.

Consultee	Summary of Scoping Response Received or Post-Scoping Consultation	Applicant's Response or Post-Scoping Consultation Summary
		This is expected to confirm that no INNS exist within the red line boundary of the Development. Nonetheless, an Outline Biosecurity Management Plan will be prepared and submitted with the EIAR. In addition, discussions with SEPA (Appendix C) have resulted in the agreement to prepare a risk assessment to demonstrate the closed loop system and negate the need for a finer screen at the inlet / outlet.
Ness District Salmon Fishery Board	Entrainment and / or impingement of fish	In discussions with SEPA (Appendix C), a screen with the appropriate aperture has been agreed to avoid ingress of fish into the Development.
	Cumulative assessment on proposed projects but also existing developments such as SE Hydro Dams at Invergarry and Dundreggan, Foyers Power Station and the Caledonian Canal	A cumulative assessment will be undertaken on the project agreed with THC which includes the proposed Coire Glas extension. The existing hydro power and water based schemes will be part of the existing baseline environment.
	Reduction of water levels in Loch Ness and impact at fish pass at Ness Weir	A water balance calculation and an assessment of the proposed impacts to water levels in Loch Ness will be provided in the EIAR. It is not expected that any temporary drop in water levels would adversely affect fish populations in Loch Ness or at the fish pass, as the water is returned to Loch Ness generally within a 24 hour period. In addition, the Development will be regulated through a CAR licence which will determine the hydrological conditions where the Development can discharge and / or abstract (hands off flows).
	Disruption of migratory behaviour resulting from discharge of water from the outlet	Due to the screen, it is not anticipated that the discharge from the Development will adversely impact fish populations which may be present at the point of discharge. The flow will be controlled via the CAR licence and dispersed in a controlled manner. In addition, there is anticipated to be no significant temperature change.
	Requirement for a Fisheries Impact Assessment	The fisheries impact assessment will be incorporated into the Ecological Impact Assessment within the EIAR.
RSPB	Consideration of phasing, timing, access routes, development footprint and construction works in design	The Development has had full consideration of the sensitive ecological features in the wider area as well as other environmental features. The timings of critical works (such as blasting) will be programmed to avoid these sensitive times as far as practically possible. A Construction Environmental Management Plan (CEMP) will be prepared and an Outline CEMP presented in the EIAR as an appendix, and will go into further detail about the timings of works and likely mitigation measures if these cannot be avoided.
	Opposed to Option A due to direct impacts on black-	The Applicant can confirm the Option A is not the chosen orientation of the

Consultee	Summary of Scoping Response Received or Post-Scoping Consultation	Applicant's Response or Post-Scoping Consultation Summary
	throated and red-throated diver. Consider potential of artificial rafts	Headpond. Therefore there will be no direct loss of the two lochs used by the black and red-throated diver. It will not be possible to have artificial rafts within the operational Headpond.
	Requirement for HRA Screening Assessment for proximity to Slavonian Grebe in the Loch Ashie Special Protection Area (SPA)	A HRA Screening Assessment has been prepared and will be submitted with the Section 36 application.
	Impacts on raptors and requirement to liaise with Highland Raptor Study Group (HRSG)	Raptor surveys have been undertaken and HRSG have been consulted.
	Confirmation of Black Grouse on site and requirement for a minimum buffer of 1.5km for the survey	The Applicant can confirm that this survey buffer has been applied in the surveys undertaken.
Scottish Water	Scottish Water noted concerns over a variety of topics, and namely the proximity of the Development to Loch Ashie and Loch Duntelchaig and any potential effects on the lochs which are used for drinking water.	All points noted
	Ecology – concerns over INNS and cross catchment transfer	In addition to changes in the design of the inlet / outlet in Loch Ness, an INNS desk study and risk assessment has been prepared and will be included within the EIAR at submission. In addition, a Biosecurity Management Plan will be prepared to minimise the potential of cross catchment transfer during construction.
	Geology and Hydrogeology – no mention that the Development is located in the catchments of Loch Ashie and Loch Duntelchaig Drinking Water Protection Area (DWPA). Further assessment / information required on interaction and impacts on aquifers. Impact of Option A on local hydrology and water availability in Loch Duntelchaig, and requirement for a study on dewatering Loch na Curra and Lochan an Eoin Ruadha	The EIAR will make reference to these features and it is considered within the EIAR. Option B was chosen as the Headpond orientation and therefore section 8.2.1 of the Scoping Report is not relevant. However potential effects on local hydrology have been considered in the EIAR. A dewatering study of the two lochs which were to be utilised by Option A is not required.
	Loss of Loch Duntelchaig catchment	The EIAR will include figures to show how the final orientation of the Headpond has been adjusted to avoid the Duntelchaig catchment as far as reasonably possible. The EIAR chapter will assess the impact of this loss, although it is anticipated to be Negligible.
	Requirement for Panel Engineer sign off	The Applicant can confirm that a Flood Risk Assessment and breach analysis has been undertaken to inform the EIAR. In addition, the Applicant's

Consultee	Summary of Scoping Response Received or Post-Scoping Consultation	Applicant's Response or Post-Scoping Consultation Summary
		consultant has a registered Panel Engineer within the design team and has had detailed involvement with the design of the Headpond.
	Requirement for construction phase Environmental Manager	The Applicant can confirm that this is a responsibility included within the CEMP and will be responsible for implementing all appropriate mitigation measures as required.
SEPA (comments are made to Appendix 1: Detailed Scoping Requirements)	Site Layout – requirement for detailed plans	The Applicant can confirm that the EIAR will provide detailed plans of the Development in Volume 3 of the Section 36 submission.
	Water Environment (Controlled Activities (CAR)) (Scotland) Regulations 2011 – requirement for information to be contained within the EIAR and twin track the application	The Applicant can confirm that a CAR licence will be submitted shortly after the Section 36 application has been submitted and registered.
	Other Impacts on the water Environment -	The design of the Development has been amended to avoid direct impacts on the water environment as far as reasonably and practically possible. Chapter 2 of the EIAR provides detailed information on the project design and Chapter 3 provides a thorough outline of the design evolution, including embedded mitigation. The associated figures provide the detail requested by SEPA as far as reasonably possible, and have identified where this is indicative / to be finalised by a contractor. The EIAR will be accompanied by a CEMP and Outline Water Management Plan.
	Disturbance and re-use of excavated peat and other carbon rich soils	As discussed with SEPA in Appendix C, phase 1 peat probing has been undertaken and limited peat identified in the areas of main construction works and excavation. Full details of the survey will be provided in the EIAR.
	Disruption to Groundwater Dependent Terrestrial Ecosystems (GWDTE)	An National Vegetation Classification (NVC) survey has been undertaken and the full results provided in the Ecology chapter of the EIAR. There is likely to be some permanent loss of GWDTEs in the location of the Headpond and potential effects on GWDTE near Loch Ness. The EIAR chapter will outline the required mitigation.
	Existing groundwater abstractions	The Applicant has liaised with THC over their records of private water supplies (PWS) and other abstractions to inform the EIAR. In addition, the Applicant also sent out questionnaires to the local community as part of the public consultation to gain further feedback on available and operational PWS. This information will inform the EIAR and also the CEMP which provided details on how these features will be protected during the construction phase.
	Forest removal and forest waste	Given the Headpond orientation, forestry removal will be required during the

Consultee	Summary of Scoping Response Received or Post-Scoping Consultation	Applicant's Response or Post-Scoping Consultation Summary
		construction phase to facilitate the creation of the Headpond, compounds and access tracks. A forestry design plan will be prepared and submitted with the EIAR, in addition to a Reinstatement Plan.
	Borrow Pits	There is an existing borrow pit which will be initially utilised for the excavation of the Headpond. The details required by SEPA will be included in the EIAR.
	Pollution Prevention and Environmental Management	These details will be included in the CEMP.
	Decommissioning	A description of the decommissioning phase is included with the Project Description and assessed where necessary in the EIAR.
Scottish Natural Heritage	Designated Sites	All points noted. A HRA Screening Assessment will be included in the Section 36 submission.
	INNS	The design evolution presented in Section 2 has demonstrated how the Applicant has designed the Development with INNS in mind. An INNS desk study and aquatic invertebrate survey has been undertaken on several burns within the red line boundary. The results so far have identified the presence of no aquatic INNS, with only a few samples left to analyse. This is anticipated to confirm that no INNS exist within the red line boundary of the Development. Nonetheless, an Outline Biosecurity Management Plan will be prepared and submitted with the EIAR. In addition, discussions with SEPA (Appendix C) have resulted in the agreement to prepare a risk assessment to demonstrate the closed loop system and negate the need for a finer screen at the inlet / outlet. The Applicant checked with SNH after the meeting with SEPA and SNH agreed with the approach, subject to receiving and approving the risk assessment.
	Woodland Removal	The Applicant has engaged with the Forestry Commission Scotland and a Forestry Design Plan will be submitted with the Section 36 application.
	Landscape & Visual Impact Assessment (LVIA)	The Applicant has liaised with the landscape officer of SNH to agree viewpoints and the methodology to be utilised for the landscape and visual assessment. Landscape representation was made during the Pre-Application Advice meeting held on the 27th September 2017 and this continued post-scoping to finalise the viewpoint locations when Option B Headpond was confirmed. The Applicant recognises that landscape and visual will be a key factor for the application, and has closely integrated the landscape and visual team into the engineering design team. This has resulted in design changes and various

Consultee	Summary of Scoping Response Received or Post-Scoping Consultation	Applicant's Response or Post-Scoping Consultation Summary
		mitigation measures being embedded into the final design of the Development as demonstrated in Section 2.
	Fisheries	The Applicant prepared a desk based assessment. On the basis of agreement with SEPA (Appendix C) and the results of the desk based assessment, no further surveys are anticipated and the full justification will be provided in the EIAR chapter.
Transport Scotland	No requirement for noise or air quality assessments for trunk road receptors	The Applicant can confirm that these have not been undertaken.

3.3 Non-Statutory Bodies

Table 3.3 outlines either where consultation has been undertaken with non-statutory consultees or where the responses received to the Scoping Report have been incorporated or considered. This will be described in the full consultation log which is included within the EIA and PAC report.

Consultee	Summary of Scoping Response Received or Post-Scoping Consultation	Applicant's Response or Post-Scoping Consultation Summary
AM Geomorphology	Requirement for peat probing survey.	A Phase 1 peat probing survey has been undertaken after the scope was agreed with SEPA (see minutes of meeting Appendix C).
Highlands & Islands Airports Ltd	Cross section / elevation drawings requested in Scoping Opinion due to concern over conflict with approach procedures and instrument landing systems	A cross section and elevation drawing, and an image from the 3D model was provided to HIAL in September 2018. A response is awaited.
Windfarms Team, JRC	Comments relate to a windfarm which is not relevant to this Development.	No further consultation undertaken since receipt of Scoping Report response.
NATS	No conflict with any installation or equipment identified	No further consultation undertaken since receipt of Scoping Report response.
Sustrans	Comments on recreation routes	Response noted. No further consultation undertaken since receipt of Scoping Report response.
Visit Scotland	Request to consider previous research on windfarms and requests a tourism impact assessment	An assessment on tourism has been undertaken in the Socio-Economic chapter of the EIAR. The Applicant has also undertaken independent data collection on the bed availability, local businesses and use of local recreational routes. This analysis will be included in the EIAR.

3.4 Changes to Scope of the EIA

The following sections outline the changes to the scope of the EIA which have been implemented since the receipt of the Scoping Opinion.

3.4.1 New Factors Required by 2017 EIA Regulations

The Applicant has engaged with statutory and non-statutory consultees on the topic specific scope, as outlined in Sections 3.1 to 3.3. The Scoping Report also identified where new factors required by the 2017 EIA Regulations were either integrated into the existing scope of the proposed EIA (Table 3.1 of the Scoping Report) or were not relevant, and therefore were scoped out (paragraphs 3.2.4 – 3.2.6 of the Scoping Report). No comments were received on that proposed scope and therefore the EIA has continued on that basis.

3.4.2 Requirement for an Air Quality Assessment

Section 13 of the Scoping Report outlined the proposed scope for an Air Quality assessment, which primarily focused on the generation of dust and emissions from construction vehicles. There are no proposed emissions during operation and so these were proposed to be scoped out.

No comments were received on the air quality assessment scope proposed in the Scoping Report. In addition, it has been identified that there is limited potential for direct significant effects from dust on human and ecological receptors with the implementation of embedded mitigation. Therefore it is proposed that a formal assessment is not included within the EIAR and that a Dust Management Plan

is prepared and submitted with the EIAR. This will be accompanied by an Outline CEMP which outlines the general good housekeeping requirements to mitigate diesel emissions and PM_{10} generation. It is noted that in SEPA's scoping response that they did not require a CEMP to be prepared as part of the application documents, however an Outline CEMP has been prepared and will accompany the other topic specific management plans which have been identified as part of the impact assessment process.

4. Community Consultation

4.1 Local Community Engagement

The Applicant has engaged with the local community and community councils at a very early stage. A community meeting was held on the 16th August 2017 where an introductory presentation was provided by the Applicant, introducing members of the Applicant team and the project team from AECOM. A representative from CARES also provided a brief presentation regarding community share of the Development.

Approximately 50 members of the local community attended and were invited to view indicative proposals and drawings of the Development, and talk to members of the Applicant and project team. These indicative proposals included Option A and Option B heapdond orientations, and the overwhelming response from the local community was for Option B.

At this point, a project website was created www.redjohnpsh.co.uk

4.1.1 Questionnaires

In order to gain further information about the socio-economic and recreational uses in the area, the Applicant sent out a variety of questionnaires to local businesses, accommodation providers and the local community. The purpose and geographical extent of these questionnaires was as follows:

- Local businesses – sent to local businesses within a 5km radius of the Development with questions related to the nature of their business, use of local recreational facilities for business purposes, number of beds and availability throughout the year if accommodation providers, private water supplies and an opportunity to comment on the Development to the Applicant;
- Accommodation provider – the questionnaire was available at the Public Exhibition and asked questions over the number of beds available and approximate bed availability throughout the year;
- Local access – the questionnaire was available at the Public Exhibition for those who may use the local access tracks in Dirr Wood and surrounding forestry tracks for recreational, business or commuting routes. A figure was provided showing a series of numbered routes with a response sheet; and
- Private water supplies – the local community meeting in August 2017 identified a number of private water supplies. In order to supplement the data search provided by THC, the Applicant undertook its own investigations in order to determine the type, use and location of any other private water supplies.

In total, over 47 business questionnaires were sent out, of which 2 were returned (no known address or unknown party), 36 did not respond and 9 provided a response.

During and after the Public Exhibition, an additional 4 Access Questionnaires were received, 1 Accommodation Questionnaire, 9 Feedback Forms and 2 private water supply questionnaires.

4.1.2 Public Exhibitions

Two public exhibitions were undertaken on the 27th and 28th June 2018, in the Dores Community Hall. The public exhibitions were advertised in Press and Journal (on the 2nd and 16th June 2018) and Inverness Courier (29th May, 12th and 19th June 2018) prior to the public exhibitions (as shown in Appendix D).

Following liaison with the local community representatives, and in addition to the newspaper advertisements, the Applicant provided additional notification via social media pages – the Loch Ness Facebook page and Community Website.

Approximately 105 people attended the exhibitions over the two days, which were open from 3pm to 8pm on the 27th June, and 3pm to 9pm on the 28th June 2018.

A series of exhibitions boards were prepared and are shown in Appendix E. In addition feedback forms and additional copies of the questionnaires (outlined in Section 4.1.2) were made available together with free post addresses and stamps.

Table 4.1 outlines the main key themes which were received at the public consultation events on the 27th and 28th June 2018. The theme has been broken down in to specific elements and the Applicant's response is also provided.

Table 4.1. Key Themes

Theme	Description	Response
Name of the Development	Incorrect Gaelic translation	A number of responses were received (approximately 11 responses both at the exhibitions and through the project website) that advised that the name of the Development was an incorrect direct translation of one of the lochs within the site boundary; Lochan an Eoin Ruadha. Therefore the Applicant has consulted further with the community councils and is planning to take these responses on board and change the name to a more appropriate geographical description. Three names have been presented to the Dores & Essich Community Council, and the final choice will be voted on in September in addition to the Applicant consulting with local schools for their input on a name. Therefore the Development will be renamed prior to submission.
Traffic & Transportation	Use of the B851	The use of the B851 will lessen the perceived impact of construction traffic due to the length of the route; resulting in fewer vehicles passing through settlements each hour. Mitigation measures will be put in place in settlements and sensitive areas on the B851 and B862 to reduce vehicle speeds and to maintain pedestrian and road user safety. Any improvement works that are required for the route will be carried out as part of the enabling works for the project. Measures will also be explored to ensure that construction traffic does not make use of alternative roads such as the C1068 and C1076.
	Justification for not using road through Dores	The village of Dores has been identified as a sensitive area by the Highland Council due to its reliance on tourism and its quiet setting on the shore of Loch Ness. Traffic flows of approximately 2000 vehicles per day have already been observed in the village, therefore the routing of construction traffic through the village has the potential to cause severance to local residents and visitors while causing disruption to the B852 and B862 which provide access to the wider Loch Ness area.
	Issues from previous windfarms including traffic management not being enforced and planning conditions being ignored	An outline Construction Traffic Management Plan (CTMP) will be submitted with the EIAR.
	Condition of roads	The outline CTMP will include a road condition survey.
	Road safety	The EIA chapter includes an assessment of safety of road users including intimidation. A Traffic Management Plan will be submitted with the EIA.
Ecology	Translocation of Juniper	The ecology EIA chapter will identify likely mitigation measures, and the EIA will also include the outline of a landscaping scheme. Should juniper translocation be possible and viable, this will be considered.

Theme	Description	Response
	Impact on protected species	Surveys have been undertaken for a variety of protected species and will be included within the EIAR.
	Impact on Groundwater Dependent Terrestrial Ecosystems (GWTDEs)	Impacts on GWTDEs have been assessed within the EIA and suitable mitigation measures will be identified. It is likely that there will be some loss of GWDTEs.
Forestry	Forestry and compensatory planting, including type and nature of planting (overriding request was for native woodland, no more plantation forestry)	The existing forestry plan has been reviewed and an area of compensatory planting has been identified. The Applicant is having ongoing discussions with the Forestry Commission over the requirement for restocking of commercial forestry and if there is an alternative option for the management of the forestry in this area.
Landscape and Visual	Views from opposite valley	A Zone of Theoretical Visibility (ZTV) was provided at Scoping Stage and then refined for consultation. Viewpoints 2, 3, 7 and 10 are located within the ZTV viewshed, and photomontages will be prepared from these viewpoints. The design has been realigned and softened through landscaping.
	Views from Urquhart Castle	A visualisation photomontage will be presented from this viewpoint to assist consideration.
	Reinstatement	A fully integrated landscape and forestry strategy will be prepared prior to the commencement of any construction works on site. This will detail how the temporary construction roads and compounds will be reinstated, and the enhancements which will be implemented.
Community Benefit	Potential for a semi-permanent wharf on the Loch bank	A wharf will be built as part of the construction phase work when constructing the inlet/outlet. A smaller jetty will be retained following construction.
	Parking at Dores is a problem	The Applicant will investigate this. This is not a subject which the EIA will cover.
	Access for recreation, not just for the residents of Dores, but links to long distance paths and also road cycling	An assessment of the usage of the access paths in the area has been undertaken using questionnaires as well as liaison with users and THC Access Officer. It is not proposed to create any new paths with the exception of one new diverted path which is currently shown going through the Headpond and will be permanently re-routed along the southern embankment of the Headpond. During construction, the Applicant will install both temporary diversions and closures, and then upgrade the paths within the red line boundary using excess material after construction has finished. An Access Management Plan is expected to be conditioned as part of the Section 36 consent and will outline the mitigation measures to be implemented during construction. An outline of this plan will be included within the EIAR. Additional educational and directional signage will also be installed once the paths are reinstated.
Material Storage	Removal / storage from site	Excavated materials will be utilised in the Headpond embankment, in the landscape

Theme	Description	Response
		embankment, the realignment of the C1064, creating access tracks and reinstating / improving existing access tracks.
	Use of excess materials	The EIAR will provide a material balance calculation, identify the type and likely volumes of excess material and also its potential reuse.
Dust	Location of crushing and dust from construction tracks	A Dust Management Plan is likely to be made a condition of the Section 36. An outline of the contents of such a Plan will be contained in the Construction Environmental Management Plan.
C1064 diversion	Reinstatement options • Dual lanes; • Single track and passing places (existing situation); or • Single track, passing places and cycle lane	The existing C1064 is a single track road with passing places, and the new alignment will recreate the status quo. There is no intention to dual this road as the local community were concerned about encouraging speeding vehicles. The diversion will be in place prior to any significant construction works and is required to assist with the enabling works phase.

4.2 Response to Pre-Application Consultation

A Pre-Application Consultation Report will be submitted with the Section 36 application. The scope of the PAC will outline the consultation undertaken to date (as outlined in Section 3 and 4.1), and any further consultation which has occurred between the submission of this Report and submission, in addition to the Applicant's responses.

A full consultation log is being prepared and will be included within the PAC which will provide further detailed responses to feedback forms and website responses made before and after the public exhibition events. The log will also signpost to specific sections, assessments or technical appendices where relevant.

The Development website has been updated to provide copies of the exhibition boards shown at the public consultation events. In addition, the Applicant has also considered the main source of feedback regarding the name of the Development and this is in the process of being amended prior to submission of the Section 36 application.

5. Next Steps

5.1 Proposed Submission

The Applicant is proposing to submit the Section 36 application at the end of October 2018.

5.2 Publication

The Applicant has been in consultation with THC regarding an appropriate deposit location in Dores, and THC has advised that a full copy can be made available at the THC Town House offices in Inverness. In addition, the entire application will be made available online at the project website in addition to the Energy Consents website.

The Application will be advertised as per the requirements of the Electricity Act in the Press & Journal and Inverness Courier.

Appendix A - Historic Environment Scotland Meeting

AECOM Limited
1 Tanfield
Edinburgh
EH3 5DA
UK

T: +44 131 301 8600
aecom.com

Project name:
Red John PSH

Location:
HES Offices, Salisbury Place, Edinburgh

Date:
25 September 2017

Time:
12:00

Attendees:
Jonathan Shipley
Sarah Young
Victoria Clements
George Findlater

File Note

Subject: HES Pre-Application Meeting

Meeting with Historic Environment Scotland to discuss archaeology and cultural heritage concerns raised at the pre-application stage.

Headpond Preference

HES confirmed the preference for Headpond B, given the proximity of Headpond A to the remains of a scheduled fort. It would appear from current design drawings that the embankment surrounding the Headpond would be within 100 m of the fort and the anticipated height (up to 30m) would significantly change the setting – the fort is currently a high point in a flat landscape.

HES asked if there would be any physical impacts on the Scheduled Monuments, and AECOM confirmed that the current design proposals and micro-siting of associated infrastructure would mean that there would not be any physical impacts on designated assets.

Viewpoints

Visualisations from the fort and also looking past the fort towards the two headpond options (potentially from the B862) were requested.

The proposed VP4 for the Landscape assessment may not show a wide-enough view to be useful to HES to assess the views towards the fort in full.

HES would like to review list of VPs once determined.

Other Assets

The ZTV should be extended to include views from Urquhart Castle – the significance of which is increased by being a HES property under care of Scottish Ministers. Visualisations would only be required if a significant affect was identified.

The HES Gardens and Designed Landscapes Team have not identified any issues with the listed Gardens/designed landscapes in the area.

The quality and number of sites is taken into account when assessing the impact on setting. The area is a good example of a prehistoric landscape and is likely to have more non-listed features (such as field-systems) that will be identified once works start. As a result it is important to start consultation with the THC Historic Environment Team.

Further Consultation

The THC Historic Environment Team should be consulted regarding the non-designated assets in the local area. HES recommend that these discussions are opened as soon as possible.

HES would like to be kept up-to-date of any design changes and the other constraints that will impact on headpond choice.

Scope of Assessment

Agreed that any investigative works would be post-consent.

Appendix B - THC Pre-Application Advice

Any advice provided under this service is given on the basis of the professional opinion of the officer(s) concerned, based on the information provided and the planning policies and site constraints prevailing at the time, and any views expressed are not intended to prejudice the Council's determination of any subsequently formal planning application.

This pre-application advice has been specifically prepared for ILI Group Plc as the applicant and AECOM as the agent for the proposed development at Land 1230M NE of South Barn, Dores.

The Highland Council
Comhairle na Gàidhealtachd

Pre-Application Advice Pack

Reference No: 17/04043/PREAPP
Date Issued: 25/10/17
Confidentiality Requested: NO

1. Proposed Development

Pumped storage hydro scheme with an approximate capacity of 400MW.

2. Summary of Key Issues

This is a very challenging and complex proposal. A number of key issues have been raised by various consultees and these are listed in the report below. While it is accepted that a number of these issues involve a technical resolution that can perhaps be overcome, from a development management point of view, the greatest challenge will be the potential visual impact, not just from the immediate vicinity where it will be vital to make sure the new loch sits well, and looks as natural as possible, within the pattern of waterbodies in that area, but also from further afield, from across Loch Ness and the hills above it and also the A82 trunk road which is a key tourist route. If the visual impact can be addressed to the satisfaction of the planning authority along with all the technical and environmental issues raised, then it is likely that an application could be supported.

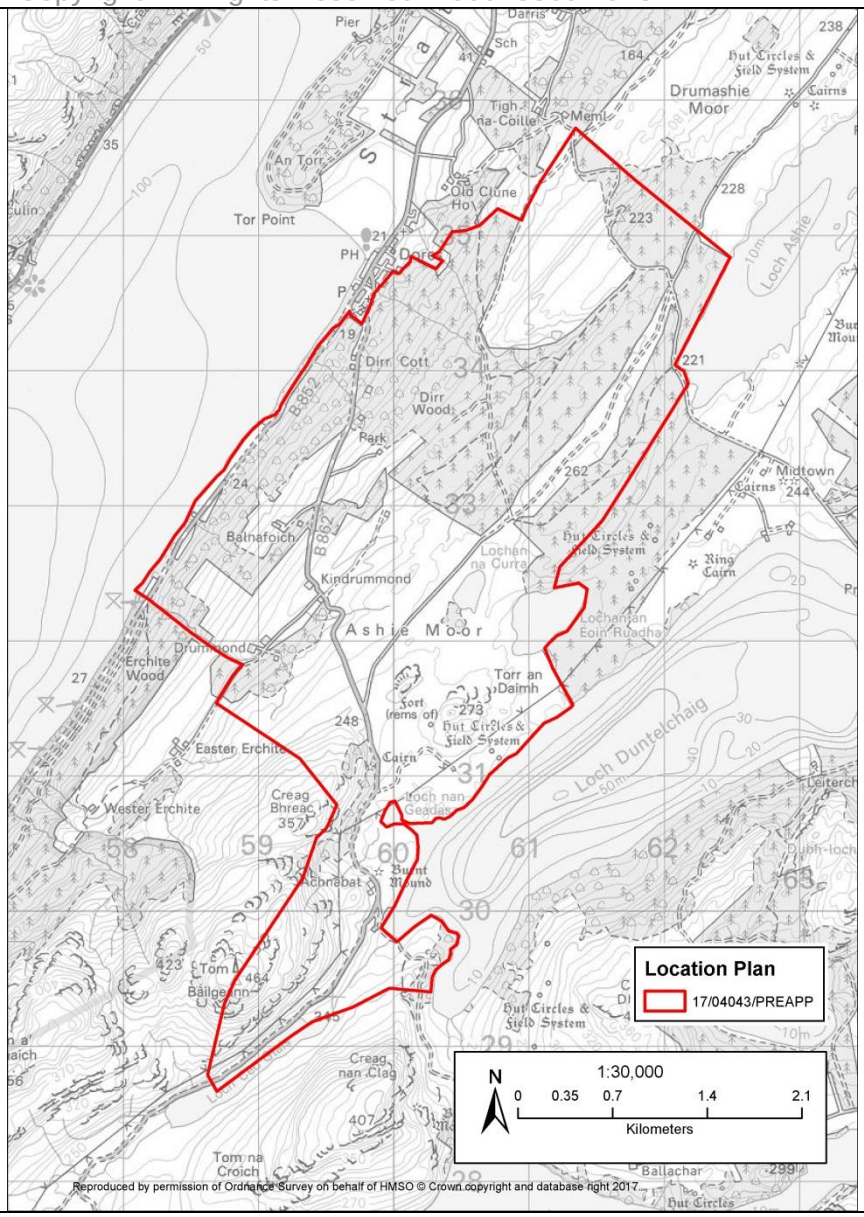
The key issues raised are as follows:

- Landscape and visual impacts for each aspect of the development including the positions scale and location of the turbines;
- Impacts on other designated sites within 10km of the proposed site;
- Impacts on protected species including bats, otters, wildcat, red squirrel, pine marten, water vole and badger;
- Impacts on birds;
- Impacts on peat;
- Where possible, minimise impact on existing woodland through careful design;
- Where possible, retain and protect trees/ woodlands around the site;
- Provide landscape plans to show how the site is to be planted with trees, shrubs, hedges etc;
- Detail what public benefits would be associated with the proposals;
- Detail what total area of tree cover would realistically need to be removed in order to accommodate all of the proposals;
- Detail how the area of woodland proposed to be removed would be adequately compensated for with an area of equivalent size and quality of woodland;
- The development proposal comprises a pumped hydro scheme consisting of headpond, tailpond, inlet/outlet, headrace, tailrace, power cavern and spillway.
- The proposal has the potential to directly impact on four scheduled monuments, within the site boundary. These are:
    - Caisteal an Dunriachaidh, fort 1520m N of Achnabat (SM 11817)
    - Achanabat, cairn 960m N of (SM 11799)
    - Achnabat, hut circle 1065m N of (SM 11828)
    - Achnabat, hut circle 815m NNE of (SM 11827)
- In addition, there are also a number of designated sites both inside and outwith the site boundary whose setting could be affected by the proposed works. In particular, in addition to the above sites and:
    - West Town, five hut circles 480m WSW of (SM 11813)
    - West Town, ring cairn 240m SW of (SM 11551)
    - Urquhart Castle (SM 90309 and Property in Care of Scottish Ministers)
- HES are particularly concerned about the potential setting impacts on Caisteal an Dunriachaidh, and the comments in the attached advice letter focus particularly on this site. Option A in particular is likely to cause significant issues relating to the historical importance of the site. In addition, the proposals may well have an impact on the setting of Urquhart Castle, despite

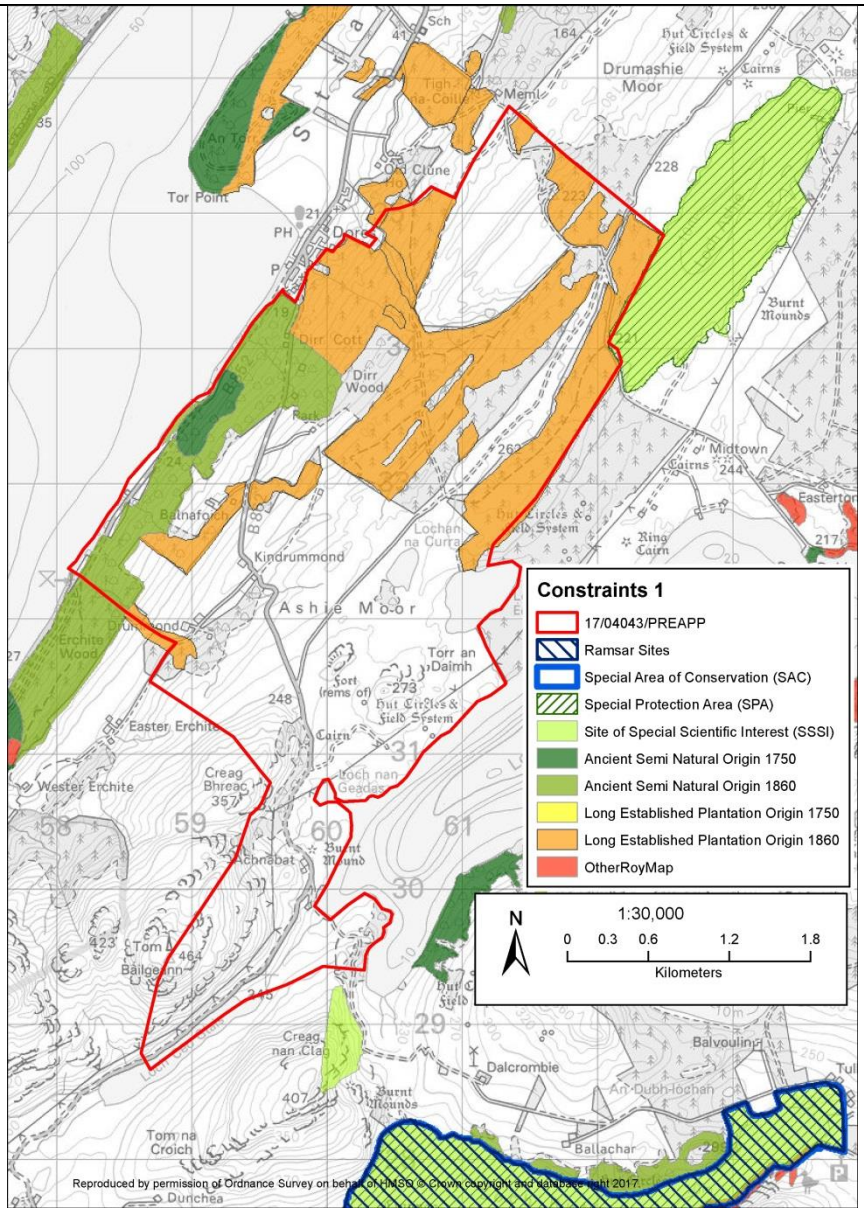
its distance from the development, as it has open and expansive views along Loch Ness;
- There are many historic sites already recorded within the development area and the potential for further unrecorded sites to survive is high;
- Transport Assessment required;
- Access routes, including the abnormal load route, still need to be confirmed;
- The current points of access from the public road network are still to be finalised;
- Any re-routing of the C1064 will need a Road Construction Consent as well as planning permission;
- Section 96 Agreement and Road Bond;
- Presence of a small private waste tip at NGR: 258586 832373;
- Ensure that all outcomes of the Materials management Appraisal are also captured in the LVIA;
- Detail on post operational reinstatement/mitigation.

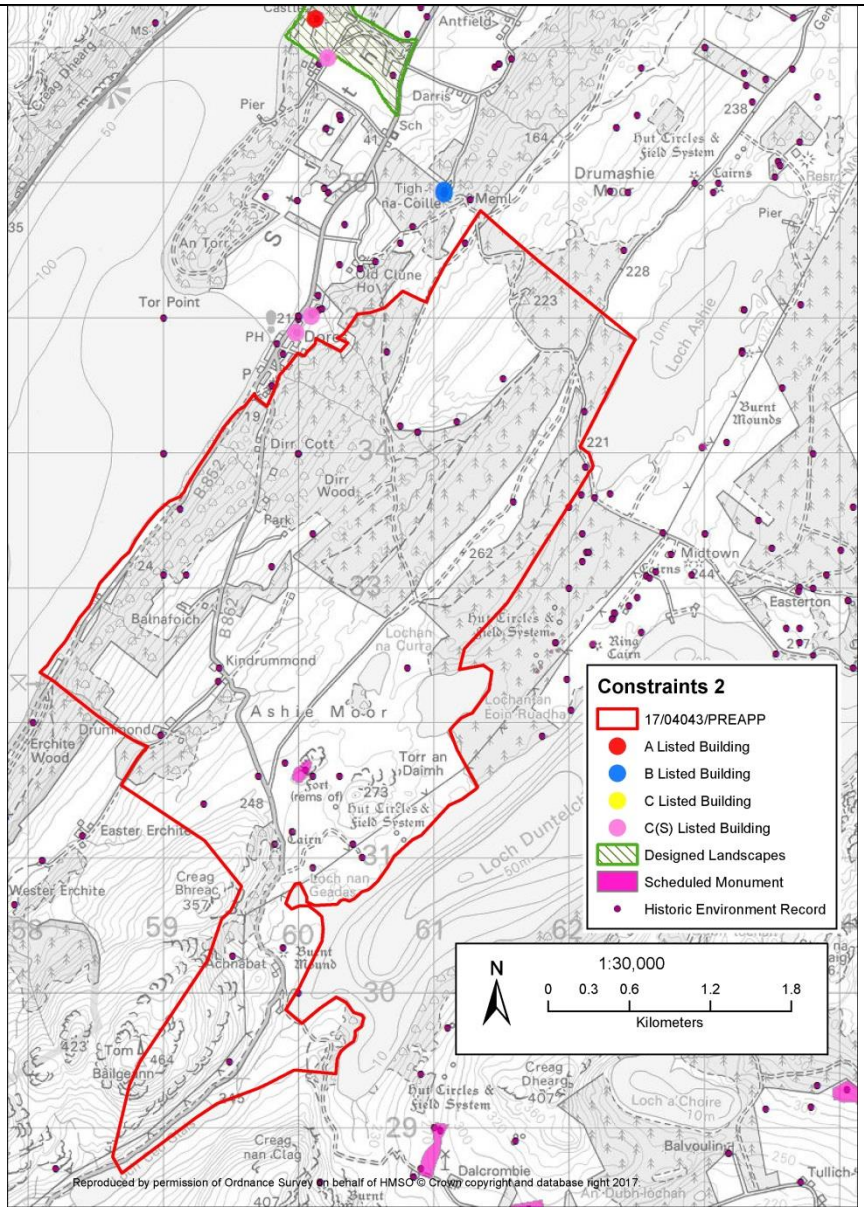
3. Background Information		
Site area	1332.56ha	
Land Ownership		
Existing Land Use(s)	Open Countryside	
Grid Reference	X: 260479	Y: 832999

4. Location



5. Constraints




Constraints 2
17/04043/PREAPP
A Listed Building
B Listed Building
C Listed Building
C(S) Listed Building
Designed Landscapes
Scheduled Monument
Historic Environment Record
N
1:30,000
0 0.3 0.6 1.2 1.8
Kilometers
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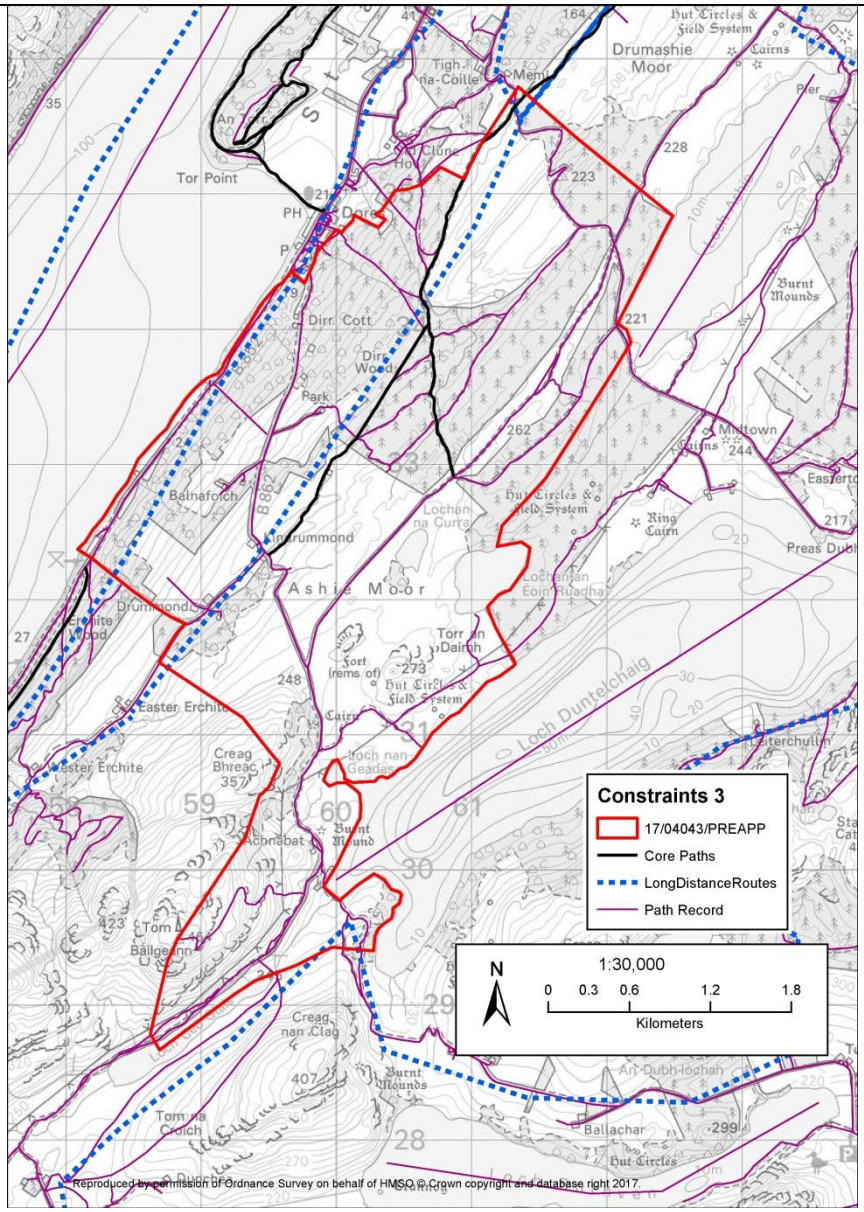
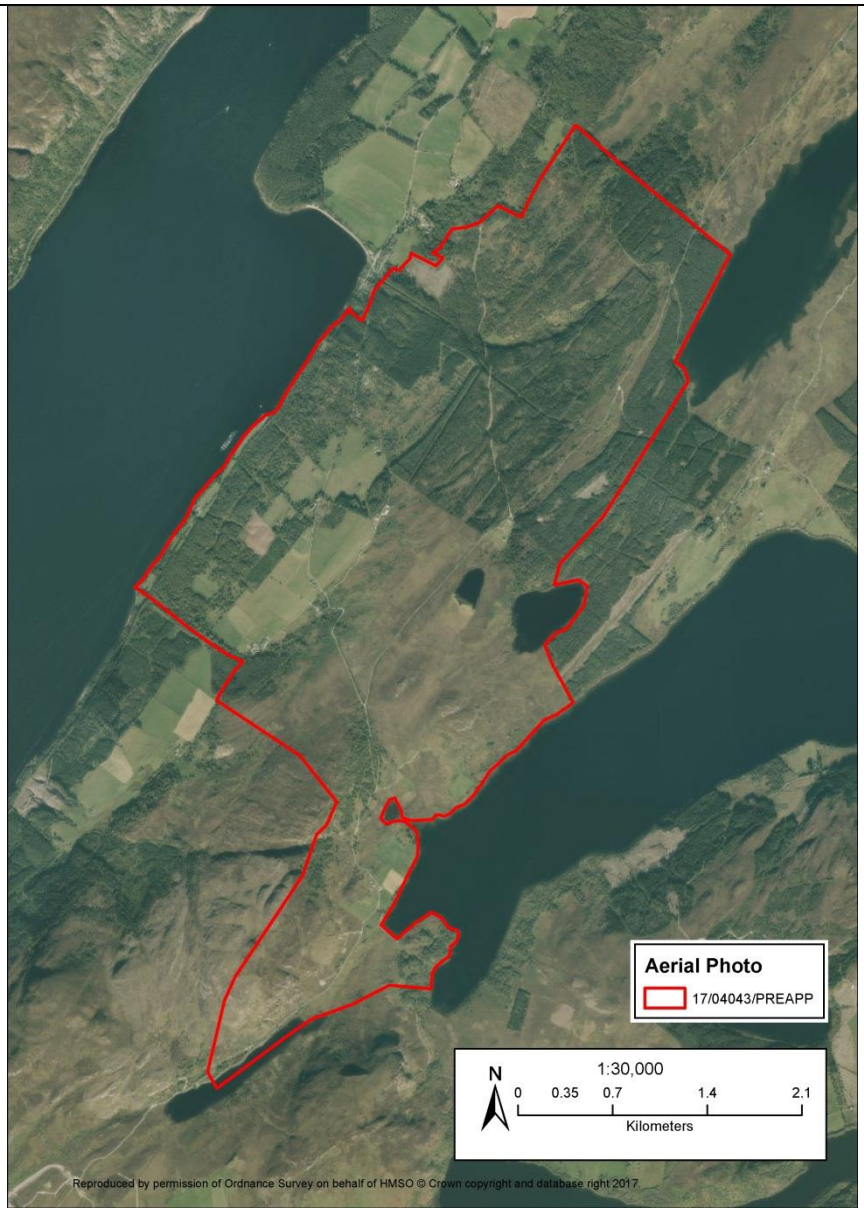
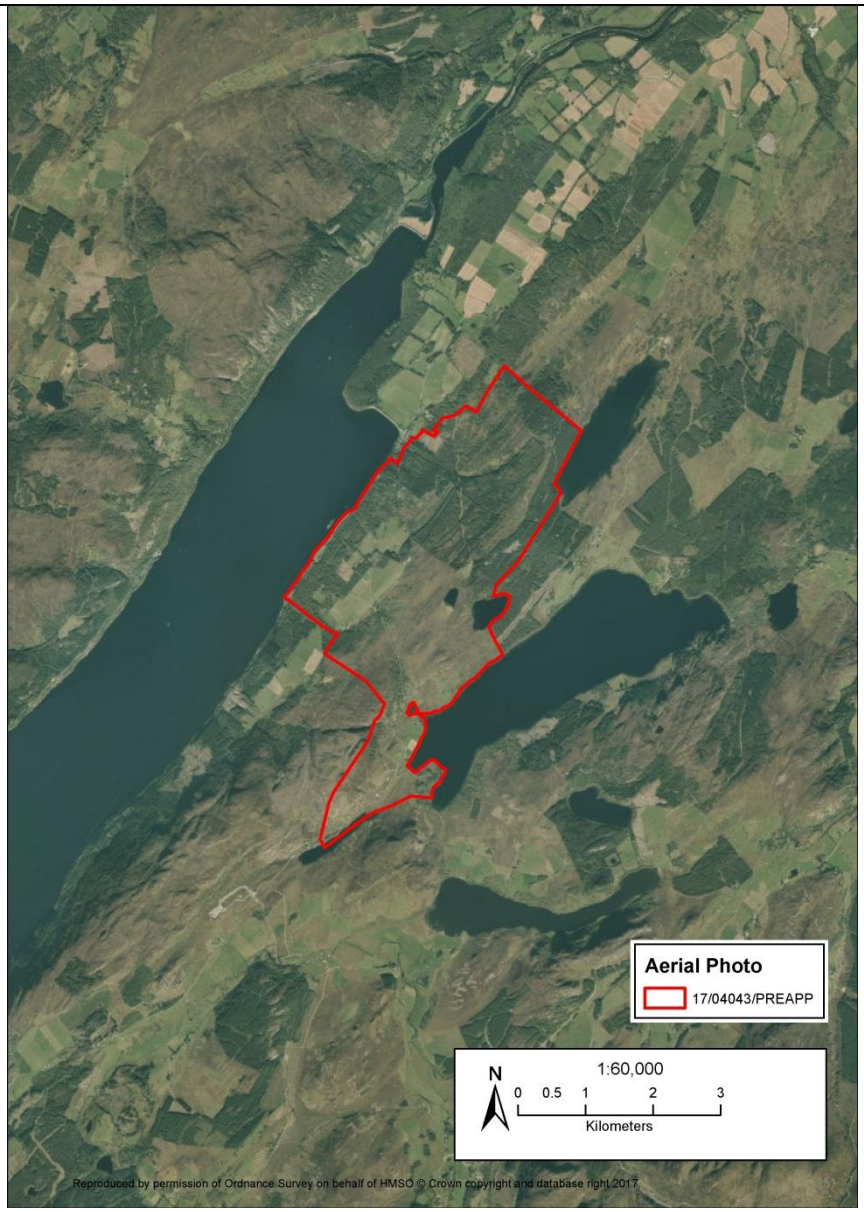

Constraints 3
17/04043/PREAPP
Core Paths
LongDistanceRoutes
Path Record
N
1:30,000
0 0.3 0.6 1.2 1.8
Kilometers
Reproduced by permission of Ordnance Survey on behalf of HMSO © Crown copyright and database right 2017.

6. Photographs of site





7. Development Plan Designation and Planning Policy Appraisal

Response from Policy, Craig Baxter

The Development Plan comprises the Highland-wide Local Development Plan (HwLDP) (adopted 2012) and the Inner Moray Firth Local Development Plan (IMFLDP) (adopted 2015) as well as relevant supplementary guidance listed below.

It would be beneficial to provide more details of the likely volumes of rock that will be excavated as you progress your application. It would also be helpful to explain your intentions for reuse onsite (at the meeting you mentioned upgrading of core paths) and offsite; any storage requirements and any intended routes for disposal- this may include use of the Caledonian Canal and, if so, you should provide further information.

HwLDP: Policies most relevant to the proposal:

- *Policy 31: Developer Contributions* – sets out that the Council will seek contributions to offset the impacts of a proposal where it would result in a deficiency to public services and infrastructure. Contributions can be sought to address such deficiencies, for example, towards increased transport capacity.
- *Policy 51: Trees and Development & Policy 52: Principle of Development in Woodland* – set out the Council's support for proposals that safeguard existing woodland, but require applicants to demonstrate the capacity of the site to deliver development where woodland is present. Given that this proposal has the potential to create adverse impacts, with the presence of Ancient and Long Established woodland (please see the relevant constraints map), it will be essential to demonstrate how woodland is being

safeguarded and, where it is being removed, what provisions will be made for compensatory planting. Any proposed works should also have regard to Scottish Government's Control of Woodland Removal Policy. The response in this pack from the Forestry Team provides further detail on the issues around trees and woodland. Policy 51 includes reference to the Trees, Woodland and Development Supplementary Guidance which may be of relevance.

- *Policy 55: Peat and Soils* – requires applicants to demonstrate that their proposal will not cause unnecessary disturbance, degradation or erosion of peat and soils. This is particularly relevant in relation to the potential spoil disposal and dredging works described in the Draft Scoping Report submitted with the pre-application meeting request. There are pockets of Carbon Rich Soil, Deep Peat and Priority Peatland Habitat (Groups 1 and 3) as indicated in the SNH Carbon and Peatland 2016 Map. As your proposals progress, you should ensure that appropriate assessment and mitigation of potential impacts on the peat and soil resource is identified. It is noted from the pre-application meeting that you are in the process of undertaking peat probing onsite.

- *Policy 57: Natural, Built and Cultural Heritage* – considers impacts on natural, built and cultural heritage designations and features. These are split into three categories of importance: international, national and local/regional. The following key features (shown on the constraints maps) will require survey work and assessments, in line with advice provided by the various Officers at the pre-application advice meeting, and included in this pack:

  - Loch Ashie SPA and SSSI
  - Loch Ruthven SAC, SPA, SSSI and Ramsar
  - Caisteal an Dunriachaidh Scheduled Monument within the site and several other Scheduled Monuments in proximity to the site
  - multiple Historic Environment Records within the site
  - Listed Buildings in proximity to the site
  - Aldourie Designed Landscape around 1 km NW of the site, Dochfour Designed Landscape around 3 km NW of the site
  - Loch Ness and Duntelchaig Special Landscape Area, described in the Assessment of Highland Special Landscape Areas (**whole site within SLA, not shown on constraints map**)

- *Policy 58: Protected Species* – safeguards European protected species and only supports development where an adverse effect is likely if there are other overriding interests. You should refer to the response from SNH for further detail about potential for impacts from the proposal on protected species.

- *Policy 61 Landscape* – sets out that development should reflect the character of the landscape and the special qualities identified in the relevant Landscape Character Assessment. The LCAs are a starting point to base assessment of landscape and visual impact on. It is key to set out who the visual receptors of the development are, what the landscape impacts are and how these two factors relate. This proposal sits in a potentially sensitive landscape setting, being wholly within the Loch Ness and Duntelchaig Special Landscape Area. You should refer to the response from the Landscape Officer on key landscape considerations for this proposal. The Highland Council has Visualisation Standards for Wind Energy Developments, these will be relevant to this proposal given the likely need to assess scale and distance in relation to the proposal.

- *Policy 63 Water Environment* – supports development that does not compromise the objectives of the Water Framework Directive. Assessment of this proposal will include how the proposal relates to the River Basin Management Plan for the Scotland River Basin District and, for this proposal, the North Highland River Basin Management Plan.

- *Policy 64 Flood Risk* – sets out the Council's expectations in regard to flood risk. This policy is highly likely to be relevant to the proposal. The Council's Flood Team and Scottish Environment Protection Agency responses in this pack provide further information as does the Council's Flood Risk and Drainage Impact Assessment Supplementary Guidance.

- *Policy 67 Renewable Energy Developments* – supports proposals that contribute to meeting renewable energy generation targets. This support is subject to addressing important key issues and other criteria. The Council must be satisfied that the development is located, sited and designed in a way that will not be significantly detrimental to a number of considerations as set out in the Policy. This proposal has potential to make a considerable contribution to renewable energy generation. The Onshore Wind

Energy Supplementary Guidance includes a Landscape Appraisal for the Loch Ness area. Although this proposal is for pump storage hydro rather than onshore wind, there are likely to be elements of this study (e.g. Key Views, Routes and Gateways identified) that will be of relevance to Landscape and Visual Assessment of the proposal.

- *Policy 77 Public Access* – sets out the requirement for proposals that will affect a Core Path to retain the existing path or ensure suitable alternative provision. Drumashie Moor (IN12.05) and Kindrummond to Dirr Wood (IN12.04) Core Paths are within the site and the proposals will have to comply with this policy. The Policy also affords protection to the Public's wider access rights. There are several routes in the wider path network across the site and these should be taken into consideration. You should refer to the response from the Council's Access Officer for further detail.

- *Policy 78 Long Distance Routes* – safeguards long distance routes and seeks to enhance them and their setting. There are two on the site, the Trail of the Seven Lochs and the South Loch Ness Trail. You should refer to the response from the Council's Access Officer for further detail. The relevant Core Paths, Long Distance Routes and Wider Path Network Routes are shown in the relevant constraints map.

IMFLDP
The site is within the IMFLDP area, which includes the nearby settlement of Dores. However there are no directly relevant policies for this proposal, which will therefore be assessed against the HwLDP.

Highland-wide Local Development Plan Review
The Highland-wide Local Development Plan is currently under review, the Main Issues Report consultation closed in January 2016. The initial findings of this consultation were presented to PDI Committee in August 2016. A main issue identified within the report is Carbon Clever Energy which presents preferred and non-preferred approaches for changes to renewable energy policy. Given the likely timing of your proposals, you may wish to follow the review of this plan to keep updated. To read the Main Issues Report and track the progress of this Plan, see www.highland.gov.uk/hwldp

8. Sustainability

The Council's Sustainable Design Guide: Supplementary Guidance provides advice and guidance on a range of sustainability topics, including design, building materials and minimising environmental impacts of development. A Sustainable Design Statement is required.

9. Natural Heritage

Impact on Natural Environment, Liz McLachlan, Scottish Natural Heritage
We are grateful to have received a draft copy of the scoping report which covers the main issues which we would expect to be included in the EIA and we will be able to provide full scoping comments in due course.

Key Points

- There are a number of invasive non-native species present in Loch Ness and we would expect the applicant to provide mitigation measures in any application to ensure the movement of these species exacerbated by this proposal. Further information on non-natives can be found on our website at http://www.snh.gov.uk/protecting-scotlands-nature/nonnative-species/

- Loch Ashie Special Protection Area (SPA) and Loch Ruthven SPA both designated for Slavonian grebe are in close proximity to the site consideration should be given to potential impacts on this species.

- An NVC survey should be undertaken of the whole development area not just priority habitats and the extent of habitat loss by type should be presented in the EIA Report.

- It appears that tree felling/woodland clearance will be required as part of the proposed development. We recommend that the applicant contacts Forestry Commission Scotland at an early a stage to discuss the Control of Woodland Removal Policy and the implications it may have on the development.

- 1 year of bird survey work should be sufficient

Key Points	Assessments to be carried out and/or submitted with application
Landscape and visual impacts	Guidance for undertaking Landscape and Visual Impact Assessment and cumulative impact assessments (including the newly revised visualisation standards required) can be found at: http://www.snh.gov.uk/planning-and-development/renewable-energy/onshore-wind/landscape-impacts-guidance/
Impacts on other designated sites within 10km of the proposed site	Information regarding the status and qualifying features of the site can be found at: http://www.snh.org.uk/snhi/ and information on assessing the connectivity distances for SPA's can be found at: http://www.snh.gov.uk/docs/A994842.pdf
Impacts on protected species including bats, otters, wildcat, red squirrel, pine marten, water vole and badger,	Surveys of European and nationally protected species and proposals for mitigation/enhancement. Further information on methods etc can be found on our website at: http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/
Impacts on birds	Bird survey work guidance can be found at: http://www.snh.gov.uk/planning-and-development/renewable-energy/onshore-wind/windfarm-impacts-on-birds-guidance/
Impacts on Peat etc	Our map and supporting guidance on Carbon rich soils, deep peat and priority peatland habitats http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/

Impact on Trees, Grant Stuart, Forestry Team

Existing Trees/ Woodland

Within the red-line there are large areas of moorland; improved grassland; commercial conifer plantation (generally on the higher ground to the south-east) and areas of native broadleaf woodland (on the lower ground, closer to Loch Ness).

Policy

Policy 51 (Trees and Development) of the HwLDP states that 'The Council will support development which promotes significant protection to existing hedges, trees and woodlands on and around development sites. The acceptable developable area of a site is influenced by tree impact, and adequate separation distances will be required between established trees and any new development. Where appropriate a woodland management plan will be required to secure management of an existing resource'.

Policy 52 (Principle of Development in Woodland) of the HwLDP notes that 'The applicant is expected to demonstrate the need to develop a wooded site and to show that the site has capacity to accommodate the development. The Council will maintain a strong presumption in favour of protecting woodland resources. Development proposals will only be supported where they offer clear and significant public benefit. Where this involves woodland removal, compensatory planting will usually be required.

The majority of the commercial conifer areas are listed in the Ancient Woodland Inventory as long established plantation origin (LEPO1860) woodland. This is a feature of local/ regional importance in policy 57 of the Highland wide Local Development Plan where it is noted that Highland Council 'will allow

developments if it can be satisfactorily demonstrated that they will not have an unacceptable impact on the natural environment, amenity and heritage resource'.

The majority of the birch woodland areas are listed in the Ancient Woodland Inventory as Ancient semi-natural origin woodland (ASNO1750). This is listed as a feature of national importance in policy 57 of the Highland wide Local Development Plan where it is noted that Highland Council 'will allow developments that can be shown not to compromise the natural environment, amenity and heritage resource'.

Section 194 (Policy Principles) of Scottish Planning Policy (June 2014) states that the planning system should….'protect and enhance ancient semi-natural woodland as an important and irreplaceable resource, together with other native or long-established woods, hedgerows and individual trees with high nature conservation or landscape value.'

If the proposals would result in the loss of more than 0.1ha of woodland, then the Control of Woodland Removal policy would apply. Section 218 of Scottish Planning Policy (June 2014) states that 'The Scottish Government's Control of Woodland Removal Policy includes a presumption in favour of protecting woodland. Removal should only be permitted where it would achieve significant and clearly defined additional public benefits. Where woodland is removed in association with development, developers will generally be expected to provide compensatory planting.' If the proposals were to offer public benefit in economic, social or environmental terms then an equivalent area of equal or better quality woodland would need to be planted elsewhere.

Development Proposals
Some of the proposals, such as the indicative spoil disposal area, the spillway pipeline and associated temporary access track, would be roughly the same for either option and would have an impact on both commercial conifer plantation and native broadleaf woodland.

For Option A, the proposed headpond is largely centred on the existing lochan and would have minimal impact on woodland, but the associated spoil disposal area would remove an area of forestry of around 38ha.

Option B is proposed within a commercial forestry plantation and would require removal of a significant area of woodland.

Section 14 of the Scoping Report covers forestry and it sets out how the applicant intends to 'integrate the proposed development into the existing woodland structure', but there is in reality little opportunity for the development to integrate, it would be more a need for woodland removal to accommodate the development, particularly in Option B. The applicant should therefore design the scheme to avoid and/ or minimise woodland removal.

The scale of felling required would trigger the Scottish Government's Control of Woodland Removal Policy and this is recognised in section 14 of the Scoping Report. The applicant will need to detail what public benefits would be associated with the proposals; detail what total area of woodland cover would realistically need to be removed and detail how the area of woodland proposed to be removed would be adequately compensated for with an area of equivalent size and quality of woodland. It is suggested that mitigation measures would include redesign of the existing woodlands, including, for example, the use of designed open space, alternative woodland types, changing the management intensity or the provision of compensatory planting on or off site. For the avoidance of doubt, compensatory planting would be required to adequately compensate for any woodland loss.

We are concerned by the scale of woodland removal proposed within ASNO1750 and LESNO1860 woodland and the rather vague commitment to compensatory planting where there would be woodland loss. We would also be concerned by the visual impact of the proposed felling, particularly at the edge of Loch Ness and around the B852 Dores – Foyers road.

Key Points	Assessments to be carried out and/or submitted with application
• Where possible, minimise impact on existing woodland through careful design.	• Tree Constraints Plan to BS:5837(2012) • Arboricultural Impact Assessment to BS:5837(2012)

• Where possible, retain and protect trees/ woodlands around the site. • Provide landscape plans to show how the site is to be planted with trees, shrubs, hedges etc. • Detail what public benefits would be associated with the proposals; • Detail what total area of tree cover would realistically need to be removed in order to accommodate all of the proposals • Detail how the area of woodland proposed to be removed would be adequately compensated for with an area of equivalent size and quality of woodland.	• Tree Protection Plan to BS:5837(2012) • Landscape Planting Plan • Compensatory Planting Plan

Impact on Landscape, Anne Cowling, Landscape Officer

The proposal outlines two Options, A and B which both include Headponds with banking rising above the existing ground level, Option A – to a max of 30.2m and Option B to a Max of 43m above existing, in addition to headrace, powerhouse, tailrace, spillway, access and other associated infrastructure

Whilst it is difficult to fully anticipate the likely effects of the development on the degree of information currently available, it is clear that for either option the headpond alone would be a significant intervention in the existing landscape.

The application site lies wholly within the Loch Ness and Duntelchaig Special Landscape Area, and as such, key characteristics, qualities and sensitivities are outlined in the 'Assessment of Highland Special Landscape Areas' found at https://www.highland.gov.uk/directory_record/712044/special_landscape_area_citations The most relevant passages are extracted below:

> **Overview**
> This area is dominated by the vast linear feature of Loch Ness and its dramatic landform trench, flanked by steep, towering wooded slopes that leads to undulating moorland ridges and a contrasting remote interior plateau of upland lochs, small woods and rocky knolls.
> **Key Landscape and Visual Characteristic**
> The striking, linear landform trench containing Loch Ness offers a dramatic sequence of landscape elements along its 23 mile length. The horizontal water's surface combines with adjacent steep slopes to create a simple and distinctive profile of contrasting planes and edges.
> To the east of Loch Ness an undulating moorland plateau characterised by rocky knolls and small-scale woods and forests, and peppered with upland lochs, creates an intricate landscape mosaic which contrasts strongly with the adjacent simple drama of the Great Glen.
> **Special Quality**: Contrasting Intimate Plateau *f*
> An undulating moorland plateau of rocky knolls flanked by small-scale woods and forests, patches of pastures and sporadic farmsteads, and interspersed with a sequence of tranquil lochs, that creates an intimate mix of landscape elements of changing visual interest.
> **Sensitivity to change**
> Both sides of Loch Ness are sensitive to the introduction of built development which would intrude on views up and down the loch and also across the loch.
> The area is sensitive to any development which would require significant modification to the landform of the Great Glen and surrounding moorland plateau. Not only could this be highly visible upon the glen sides slopes and affect the apparent bounding edge of the glen, but it could also affect the sense of openness and wildness within the moorland parts of this part of the SLA.

From these it is clear that the simplicity of the landscape composition of Loch Ness and the Great Glen is highly valued, as is the landscape around Loch Duntelchaig, for its own characteristics, for its contrast with the adjacent landscape of Loch Ness and for its contribution to views across the loch.

In addition to the SLA, the Headpond Options sit within the Flat Moorland Plateau with Woodland LCT, in proximity to Farmed and Wooded Foothills and the broad, Streep Sided Glen.

Key Characteristics of the LCTs are set out in the Landscape Character Assessment documents. In view of the nature of the earthworks required for the construction of the headponds, following aspects are highlighted.

Flat *Moorland Plateau with Woodland:*

- a predominantly horizontal skyline, with a general lack of features of known scale resulting in it being often difficult to determine distance or relative size.
- a simple landscape with little diversity and where it is often difficult to orientate oneself.
- a strong perception of remoteness.

Farmed and Wooded Foothills:

- typified by low rocky hills with complex and irregular landform of steep sided slopes, rocky ridges and peaks.
- generally open upper slopes - offering extensive and panoramic views which convey a sense of exposure.
- boundary with the Flat Moorland Plateau with Woodland area marked by conifer plantations.

Broad Steep Sided Glen:

- long even skylines create a very strong sense of linear enclosure

If it is to be possible to successfully integrate a headpond into the landscape and visual environment, a high degree of mitigation by design will have to be achieved.

Assessment of impact must include any impacts arising from the 'realignment' of the C1064.

The full extent of disturbance and excavation is difficult to determine from the information available, but as the applicants clearly understand all impacts arising from such works stand to be assessed for LVIA impacts.

The final form of the infrastructure required at the side of Loch Ness is also not fully clear, and a Visitor Centre is mooted within the presentation. And impacts from these stand to be assessed.

Post operationally it is indicated that the dam would stay in place. At first consideration this seems as though it would create an extraordinary landscape feature, so it will be useful to see what the decision process is that leads to retention of earthworks rather than reinstatement.

As discussed at the pre-application meeting consideration of Visual Receptors in terms of general visual amenity experienced by people in the round, rather than as a series of point locations is important and expected. See 'Receptor Led VIA' notes below.

Key Points	Assessments to be carried out and/or submitted with application
Ensure that all outcomes of the Materials management Appraisal are also captured in the LVIA Detail on post operational reinstatement/mitigation.	

Receptor-led VIA

GLVIA3 2.21 *Assessment of Visual Effects: assessing effects on specific views and on the general visual amenity experienced by people.*

GLVIA3 2.21 has two clear elements:

- effects on specific views
- effects on the general visual amenity experienced by people.

The Highland Council stance is that:
'**effects on specific views**' are effects experienced by receptors of views *from or to* landmark locations.

Judgement of value of views should take account of indicators such as those listed in GLVIA37. Eg.

- *relation to heritage assets*
- *planning designations*
- *appearance in guidebooks/tourist maps*
- *through references in literature and art*

Where views are from a landmark locations, *provision of facilities for their enjoyment eg parking and interpretive material* will also be an indicator. However where views are to the landmark no lack of value should be construed solely on the basis of absence of such features. By their nature landmarks may be appreciated for their constancy from a range of routes and locations, with no one spot being perceived as providing the essential view.

'**effects on general visual amenity**' are effects experienced across an area as receptors move through and within the landscape.
In practice, Visual Impact Assessments often focus on specific views with less emphasis on consideration of the general visual amenity experienced by people.
GLVIA3 is clear on the need to identify:

- areas of visibility
- groups of people affected and their susceptibility to change
- nature and scale of visual effect
- whether 'viewpoints' are representative, specific or illustrative

GLVIA3 6.3 *Baseline studies for visual effects should establish, in more detail than is possible in the scoping stage, the area in which the development may be visible, the different groups of people who may experience views of the development, the viewpoints where they will be affected and the nature of the views at those points. Where possible it can also be useful to establish the approximate or relative number of different groups of people who will be affected by changes in views or visual amenity, while at the same time recognising that assessing visual effects is not a quantitative process.*

Again we can break this down. Studies should establish:

- the area in which the development may be visible
- the different groups of people who may experience views of the development
- the viewpoints where they will be affected
- the nature of the views at those points
- the approximate or relative number of different groups of people who will be affected by changes in views or visual amenity,

At 6.16 GLVIA3 expands on viewpoints:
They may include:

- Public viewpoints, including areas of land and buildings providing public access…In Scotland a range of recognised paths also exists, while access rights apply to most land and inland water;
- Transport routes where there may be views from private vehicles and from different forms of public transport;
- Places where people work.

This confusion can be remedied by a 'receptor led' approach to VIA, which is still consistent with the spirit of GLVIA3

For each viewpoint which is illustrated in the Visual Impact Assessment, baseline information should be supplied on:

- whether it is intended to be Representative, Specific or Illustrative
- who the visual receptors are that would experience the effect, for each viewpoint
- their sensitivity to the change NB *GLVIA3 6.14 'People generally have differing responses to changes in views and visual amenity depending on the context (location, time of day, season, degree of exposure to views) and purpose for being in a particular place (for example recreation, residence or employment, or passing through on roads or by other modes of transport). During*

passage through the landscape, certain activities or locations may be specifically associated with the experience and enjoyment of the landscape, such as use of path, tourist or scenic routes and associated viewpoints'

- the nature of the effect they would be anticipated to experience at the viewpoint

We would encourage the developers and their consultants to think about visual impact in a layered way including:

- Experience of people as they move around the area
- Identification of any key valued views, recognising that these might be:
    - Views **from** key locations
    - Views **to** any key features

It is essential to recognise the difference between 'representative viewpoints' and 'specific viewpoints'. While GLVIA3 describes different types of viewpoints - representative, specific and illustrative – it then treats the viewpoints much the same for assessment purposes, treating each as a 'view'.

This approach can lead to an over-emphasis on a handful of locations and a failure to give due weight to the frequency, range and duration of exposure to effects which are experienced by receptors. Therefore we would encourage the assessors to retain emphasis and focus on categories of receptors, eg Tourists, Residents of various localities, local settlements etc in preference to the viewpoint locations. Consideration should be given to relative numbers of receptors within categories and their typical frequency of reception of impacts.

The Visual Impact Assessment report should not be an esoteric document which can only be deciphered by Landscape and Planning professionals. Any member of the public who may be affected should be able to recognise themselves in the receptor descriptions and understand what impacts they are likely to experience. The assessment should be Receptor-led in preference to Viewpoint-led.

Assessment of Cumulative Impacts should not be limited to quantifying visibility, but address relationship to, eg receptor and landform.

Box 1 of the SNH ASSESSING THE CUMULATIVE IMPACT OF ONSHORE WIND ENERGY DEVELOPMENTS makes clear that the individual composition of a view is key in assessing impacts. The first two examples both hinge on the relationship of developments to the landform.

As the SNH guidance states 'The cumulative effect of both developments taken together need not simply be the sum of the effect of A plus the effect of B; it may be more, or less.'

Generally

- Methodology for the Assessment: must make clear what thresholds are defined for significance of impact.
- Mitigation measures must be clearly identified and their effectiveness evaluated. This applies to all aspects of the development, including tracks borrowpits, compounds, control buildings, lay-down areas etc.
- Visualisations will be required to meet the most recent version of Highland Council Standard, available from the HC Website.

10. Design

The Design Quality and Place Making policy (policy 29) in the HwLDP requires new development to be designed to make a positive contribution to the architectural and visual quality of the area. Furthermore development proposals must demonstrate sensitivity and respect towards the local distinctiveness of the landscape, architecture, design and layouts of their proposals.

The Design and Access Statement should outline the design principles and concepts that have been applied to the development and:

(i) explain the policy or approach adopted as to design and how any policies relating to design in the

development plan have been taken into account.

(ii) describe the steps taken to appraise the context of the development and demonstrates how the design of the development takes that context into account in relation to its proposed use.

(iii) state what, if any, consultation has been undertaken on issues relating to the design principles and concepts that have been applied to the development; and what account has been taken of the outcome of any such consultation.

Further advice on the preparation of design statements is contained in the Council's advice note on Design and Access Statements and Scottish Government Planning Advice Note 68.

11. Amenity

Contaminated Land, Shirley Ross, Contaminated Land Team

Although there are no contaminated land issues which would be considered to affect the above proposed development, it is noted from historical maps that a small private tip (our Ref: IN-WDS-1003) is located at NGR: 258586 832373, which lies within the site boundary of the above planning application. As it is a private tip, we do not have any historical information as to what materials might have been disposed of here, however, it is thought that the tip has not been used in the last 20 years or so, and from aerial photographs the area is fully grown over.

No structures or buildings are planned near this area, and so it is not considered that any further information or action would be required for this planning application. However, the applicant should be made aware of the tips presence, should site plans change.

Key Points	Assessments to be carried out and/or submitted with application
• Presence of a small private waste tip at NGR: 258586 832373	Applicant to be made aware of tips location. No further action required unless buildings/structures are planned to be constructed in this area.

Noise Impacts, Robin Fraser, Environmental Health

Construction Noise

Planning conditions are not used to control the impact of construction noise as similar powers are available to the Local Authority under Section 60 of the Control of Pollution Act 1974. However, where there is potential for disturbance from construction noise the application will need to include a noise assessment.

A construction noise assessment will be required in the following circumstances: -

- Where it is proposed to undertake work, which is audible at the curtilage of any noise sensitive property, out with the hours Mon-Fri 8am to 7pm; Sat 8am to 1pm
  OR
- Where noise levels during the above periods are likely to exceed 75dB(A) for short term works or 55dB(A) for long term works. Both measurements to be taken as a 1hr LAeq at the curtilage of any noise sensitive receptor. (Generally, long term work is taken to be more than 6 months)

If an assessment is submitted it should be carried out in accordance with BS 5228-1:2009 "Code of practice for noise and vibration control on construction and open sites – Part 1: Noise". Details of any mitigation measures should be provided including proposed hours of operation.

Regardless of whether a construction noise assessment is required, it is expected that the developer/contractor will employ the best practicable means to reduce the impact of noise from construction activities. Attention should be given to construction traffic and the use of tonal reversing alarms.

Operational Noise

A noise assessment of the impact of operational noise on any noise sensitive locations will need to be carried out which demonstrates that either of the following standards can be met.

noise will not exceed NR 20 when measured or calculated within the bedroom of any noise-sensitive premises with windows open for ventilation purposes.

OR
the operating noise Rating level will not exceed the Background noise level by more than 5dB(A) including any characteristics penalty. Terms and measurements to be in accordance with BS 4142: 2014 Methods for Rating Industrial & Commercial Sound. The applicant's noise consultant should contact Environmental Health to agree the location of background monitoring.

Private Water Supplies
Highland Council has some records on private water supplies but these are not exhaustive. The developer will need to undertake a site survey to identify supplies that may be affected by this development and measures to mitigate against that impact.

Key Points	Assessments to be carried out and/or submitted with application
Construction Noise Operation Noise	Construction Noise Assessment (BS5228) Noise impact assessment

12. Transport and Wider Access

Impact on the Trunk Road Network, John McDonald, for Transport Scotland
The proposed development comprises the development of a Pumped Storage Hydro scheme (PSH) of approximately 400MW installed electrical generation capacity on a site approximately 14km south-west of Inverness. The nearest trunk road to the site is the A9(T), located approximately 12km to the north-east.

An Environmental Impact Assessment (EIA) Scoping Report (SR) has been provided in support of the pre-app consultation which Transport Scotland was previously consulted upon. Comments were provided on the SR in a letter dated 11 September 2017. In this, we concluded that should the A9(T) be utilised for the transportation of quarried materials, an assessment of the potential environmental effects of construction traffic and transport on the trunk road receptors should be undertaken as part of the EIA.

Similarly, should the A9(T) be utilised for the transportation of quarried materials, the applicant will require to demonstrate that the trip generation and distribution of construction related traffic will not have an adverse operational effect on the trunk road and its junctions.

Key Points	Assessments to be carried out and/or submitted with application
400MW Pumped Storage Hydro Scheme	Potential for the A9(T) to be utilised for the transportation of quarried materials. Assessment of both environmental and traffic impacts of the potential effect of construction related traffic on the A9(T) to be provided.

Traffic and Transportation Impacts, Mark Clough, Transport Planning Team
Proposal Description
The proposal as tabled was to construct a new hydro powered generation system from a newly constructed headpond adjacent to Loch Duntelchaig into Loch Ness. The exact position of the headpond and connecting piped system is still to be finalised, with two options put forward:

Option A – headpond built over two existing lochans, Loch na Curra and Lochan an Eoin Ruadha
Option B - headpond built on top of the existing C1064 away from the lochans

Option A appears to have the least impact on the existing adopted road network by avoiding the permanent realignment of the C1064. However, as set out in the following sections there are roads and transport issues with both options that will need resolving.

Access to the site is still being investigated, with consideration being given to using combinations of the following local roads in the area:

- B862 Dores Road
- B851 Errogie to Culloden Moor Road

- B861 Culduthel Road
- C1064 Inverness to Ashie Moor Road
- C1076 Loch Ashie to Brin Road
- C1068 Daviot to Dunlichity Road
- U1084 Darris Road

Traffic Impacts
We'd be looking for the traffic impacts of this development to be contained within a Transport Assessment (TA) supporting any Environmental Impact Assessment, with the principles of the scope covering that set out in the attached note and produced in accordance with the below linked Local Guidelines:

- Roads and Transport Guidelines for New Developments (Section 2.2)
- Guidance on the Preparation of Transport Assessments

The TA will need to come forward with preferred routing arrangements to and from the site and the assessment done on that basis. We'd be happy to comment on a scope for the TA once the routing arrangements have been established and a draft scope produced.

Cumulative impacts from other developments in the area will need to be taken account of within the TA. These should be identified within the TA Scoping and agreed with Highland Council prior to commencing the TA. This will again be dependent on which routing arrangements have been identified. Highland Council Planners would be best-placed to identify the developments that should be taken account of when establishing cumulative traffic impacts on the routes needed to access your site. This should include both developments on that preferred routing, plus any developments looking to also be using your preferred routing at the same time you will need it.

We agree with your assumptions that the likely largest traffic impacts from a development of this type will result during the construction and possibly decommissioning of the development, with operational traffic impacts likely to be low. However, we would expect the TA to identify the proposed routing and access arrangements for your site-related traffic during the operational phase, plus any mitigation needed on the road network to safely accommodate that traffic.

We note that a desktop exercise has been done that concluded Highland Council do not hold historic records of traffic data for the roads identified in the study area. To ensure this statement is correct, we recommend that contact is made with Gregor Otreba Grzegorz.Otreba@highland.gov.uk who will be able to clarify what data, if any, the Council holds for routes within the study area. The proposals for traffic data gathering to inform the TA should be set out and agreed through the TA scoping exercise.

Re. the statement about using 'Low' growth assumptions from NRTF, this should again be justified through the TA scoping exercise.

We welcome the statements about looking into opportunities for on-site batching and sourcing of materials needed for the build. If such approaches are possible, this should limit the amount of vehicle movements needed in and out of the site. However, it was not known at the time of presenting whether such approaches would be possible or whether the material being sourced on site would be suitable for re-use. If this information won't be known at the time of developing the TA, the assessment done will need to test the implications of different scenarios, including a worst case scenario that may be no excavated material being deemed suitable for re-use and needed to be taken off-site. The justification for the establishment of different scenarios for testing through the TA should be set out and justified in the scoping for the TA.

Vehicular Access
The routes identified as possible means of vehicular access to the site are popular tourist routes and provide key connections for communities east of Loch Ness. Although there have been some improvements in recent years, funded in part by contributions from other developments in the area, there are still sections of these routes that would struggle to accommodate large and heavy construction traffic, whilst also remaining safe for use by tourists and people from the local communities in the area. The condition of some of those roads is also poor and we'd want to ensure they remain safe and usable for all, both during their use by construction traffic and after the works had been completed. Once the routes for accessing this site have been identified, we'd expect the TA to identify the location, type and scale of any mitigation needed to allow them to be used for construction access purposes, whilst also keeping them safe and usable by others, including tourists.

Some of the routes identified are also included in the National Cycle Network Route 78, which the TA should take into consideration when assessing the impacts of this development on the transport networks in the area.

The B851, B861 and B862 are covered by the South Loch Ness Road Improvement Strategy that identifies aspirations for improving them going forward. Should the final proposals identify use of any of these routes for either construction or ongoing operational access purposes, we'd recommend that discussions are held with Council Officers involved in developing and delivering the South Loch Ness Road Improvement Strategy to identify the likely mitigation needed and possible methods for getting that mitigation delivered.

We welcome the proposals for off-road access tracks for the movement of plant and material linked with the works. This should help to limit the impacts of construction traffic on the local roads within the works area. We also welcome the suggestion of marshals being used to manage the points where construction traffic will cross the public road. However, we'll expect the TA to give some indication of what other traffic management arrangements will be used at these conflict points, such as signage, road markings, gating arrangements, proposals for keeping the public road clean and free of dirt and debris etc. For clarity, we would expect general priority of movement to be kept in favour of the public road and the traffic using those roads.

Depending on the scale of any mitigation works needed to the road networks proposed for accessing this site and their location with regards to the surrounding environment, it is possible that their impacts will also need to be considered in any environmental assessment undertaken. Certainly the need or not for any such assessment should be justified in any submission made.

One possible proposal that may require specific consideration in the EIA is if Option B comes forward requiring the realignment of the existing C1064. We would not support closure of that route until a suitably designed alternative was implemented and available for all road users. The standards for designing such a route would need to adhere with our published Roads and Transport Guidelines for New Developments, with any proposals needing to be agreed through a formal Road Construction Consent application. Any designs should maintain the continuity of the C1064, avoiding the need to give-way when travelling along it, whilst also avoiding protracted re-routing and the creation of excessive gradients. This could involve changes to that shown towards the northern tie-in with the existing C1064.

It is likely that most improvements needed to the public road network to permit safe access to and from your site will be left in-place as lasting improvements for general users of those roads. However, should there be unacceptable safety, operational or maintenance issues with the implemented improvements, The Council may require them either to be removed or changes implemented once their need for construction purposes has ended.

With regards to the routing of abnormal loads, the TA will need to evaluate the appropriateness of the proposed route for moving such vehicles to and from the site, including any mitigation needed to accommodate their movement. This could include a full survey of the route and the provision of Trial Runs to prove the route is achievable and/or to establish the extent of works required to facilitate transportation.

Your proposed point(s) of access from the public road into the site will need to be identified in any submission made, together with sufficient justification for their adequacy to accommodate the likely types and volumes of traffic anticipated. We will be looking for dimensioned drawings showing the intended form of the junction(s) and the scale of any improvements needed to establish them.

Achievable clear visibility distances out of any access should be demonstrated and their adequacy justified, both in terms of the nature of public road they're taking access from and the prevailing speeds of traffic using that road. Any accesses should also take suitable steps to prevent surface water run-off or any loose material from the private access tracks, including mud and construction materials, from being brought onto the public road. Any gates on accesses should also be set back sufficiently to avoid a vehicle needing to wait in the public road.

It is likely that The Council will be seeking an agreement under Section 96 of the Roads (Scotland) Act to cover any potential extraordinary expenses in repairing local roads that may be damaged by vehicles associated with this development. We'll be looking for any such agreement to be supported by a suitable financial guarantee, usually in the form of a Road Bond, to cover the likely costs of such repairs.

Structures
Any changes needed to structures on the publicly adopted local road network to accommodate the proposed construction traffic for this development will need to go through the Councils' Technical Approval procedure as described within Section 3.1.7 of the current Roads and Transport Guidelines for New Developments. These Guidelines recommend early engagement with The Councils' Structural Engineering Team to help ensure that all necessary approvals are in-place prior to works commencing. The point of contact is Norman Smart Norman.Smart@highland.gov.uk.

The document states that maximum embankment heights of both options for the headpond will be significant (30.2m for Option A and 43m for Option B). It is noted from the comments at the meeting that the designs and finished levels for the headpond are still to be finalised and may vary from that quoted. However, the likely scale of these features and their proximity to the C1064 public road (existing and realigned options) mean we'll want comfort that they've been adequately designed and their implementation will not change the ground conditions that support the C1064 (eg surcharging, changes to groundwater levels, new springs etc). These issues should be taken up with the Council Structures Team to determine what level of information they will need to be comfortable that the proposals will not adversely impact the public road network.

Transport Scotland should be approached about any impacts or alterations needed to structures on the Trunk Road Network.

Parking and Loading
All temporary and permanent parking provision or loading and unloading requirements for the construction and operation of this facility will need to be provided for off the publicly adopted local road network.

Given the scale of workforce anticipated at this site (up to 300 people at the busiest times), the TA should clarify the proposed location and scale of staff parking provision, justifying the adequacy of the proposed approach. This should include setting out any measures to manage staff movements to and from the site to limit the number of single occupancy vehicles needing access on a daily basis.

It is noted that the documentation provided refers to possible conversion of temporary compounds to permanent visitor centres for educational and tourism purposes. If such features are to form part of the application, the arrangements for accessing, servicing and parking at such facilities should be set out in the TA.

Construction Traffic Management Plan
A Framework Construction Traffic Management Plan should be provided in support of any application for planning permission, setting out how the construction activities of this development, including access to and from the site, will be managed to limit their impacts on other road users and the communities on the proposed access route(s).

We would expect the routing of construction traffic to wherever possible avoid existing communities such as Dores. Where this cannot be avoided, we would look for suitable traffic management arrangements to be established that avoid or limit any adverse impact on the day-to-day operation of those communities. Such measures should be set out in the Framework Construction Traffic Management Plan.

The Framework Construction Traffic Management Plan should also set out how feedback from local community groups will be sought and fed into the development and ongoing delivery of the Construction Traffic Management Plan.

Key Points	Assessments to be carried out and/or submitted with application
• Transport Assessment required. • Access routes, including the abnormal load route, still need to be confirmed. • The current points of access from the public road network are still to be finalised. • Any re-routing of the C1064 will need a Road Construction Consent as well as	• Transport Assessment. • Abnormal Load Route Assessment. • Framework Construction Traffic Management Plan.

planning permission. • Section 96 Agreement and Road Bond.	

Matters to be included in a Transport Assessment:

1. Identify all public roads affected by the development. In addition to transporting major turbine components, this should also include routes to be used by local suppliers and the workforce.

2. Set out the existing nature and condition of these public roads. This should include:
   - The road name and number, where applicable.
   - Road widths, including any pinch points.
   - The nature of their horizontal and vertical alignments, including any known steep gradients.
   - The location, size and condition of existing passing places on single track roads.
   - An assessment of the carriageway strength including, where necessary, construction depths and road formation where there is likely to be significant proposed impacts. This may include the need for non-destructive testing and sampling as required to determine the carriageway construction and strengthening work should be undertaken by a suitably capable and qualified consulting engineer acceptable to the Council.
   - The location and nature of any structures either spanning or supporting the roads, including a description of their nature (eg bridge, culvert etc), any width, height or weight restrictions and where necessary, an assessment of their load carrying capability. This work should be undertaken by a suitably capable & qualified consulting engineer acceptable to the Council.
   - The nature and quantum of properties serviced by the roads. In addition to the quantum of residential properties, specific recognition should be made of any schools, businesses or other community facilities serviced by these roads.
   - The nature and quantum of existing traffic flows on these roads, taking account of seasonal variations and tourism impacts. This should include reference to how often the roads are used by school or commercial bus services, refuse vehicles and whether the routes are used by pedestrians, cyclists and equestrians.

3. Identify the anticipated impacts from the proposed development, including any cumulative impacts from other developments likely to be happening at the same time as your development. These impacts should include:
   - The quantum of existing and new traffic impacting on these roads, including:
     - numbers of light and heavy vehicles
     - numbers of abnormal loads
     - profiles of anticipated new traffic movements throughout the duration of the works
   - Any impacts to existing carriageways, structures, verges or other aspects of these public roads. This should include information on swept paths and gradient analysis where it is envisaged that the passage of traffic could be problematic.
   - The location of any new or changes to existing accesses off these public roads to be used for accessing this development. This should include the extent of existing visibility from each of these accesses onto the public roads.
   - Any impacts or restrictions needing to be imposed on existing road users.
   - Any impacts or restrictions needing to be imposed on adjacent properties or local communities serviced by these public roads.

4. Set out the proposed mitigation measures needed to tackle the anticipated impacts set out above. This should include:
   - The location and nature of any carriageway widening or strengthening.
   - Visibility improvements at access points and along the public roads forming access routes.
   - The location and nature of any strengthening or widening needed to existing structures.
   - The provision of new or enhanced passing places on single track roads.
   - Road safety measures to manage the impacts of any identified road safety concerns.
   - Traffic management proposals for the construction and ongoing operation of the facility.

5. Any residual effects on the road network and its users following implementation of the proposed mitigation and any actions proposed associated with those residual effects.

Impacts on Public Access, Stewart Eastaugh, Access Officer

Policy 77 Public access and 78 Long Distance Routes of the Highland wide Local Development Plan will apply here. You would be delivering a project that will have a significant impact on core paths, wider paths network, broader public access rights and long distance trails supported by the Council during the 3-5 year construction period and in its operation.

That means that we will ask for an access management plan to be submitted with an application. The aim of that plan will be to identify and minimise any negative impact the proposal may have during construction and to maximise the benefits during operation. We will also ask that the plan illustrate benefits to long distance routes like the South Loch Ness Trail and Trail of the 7 Lochs.

The impact on public access is likely to be significant and the project's impact on it assessed. The assessment and mitigation measures should inform an access management plan.

Examples [this is not an exhaustive list and more research will be required by you] of impacts include:

- Severance of 2 core paths
- Severance and or loss of 3 parts of the wider paths network
- Shared use of tracks used as bridleways
- Severance of the South Loch Ness Trail, Trail of 7 Lochs and minor roads popular with cyclists
- Temporary and/or permanent loss of open water used for wild swimming
- Disturbance to areas used for climbing – Ashie Fort
- Visual impacts to users of the Great Glen Way at Abriachan
- Visual impacts to users of the paths around Abriachan
- Views from other nearby core paths and public rights of way.
- Loss of general access rights to areas of the countryside during construction

Because you will be affecting core paths you will need to think carefully about access management. Managing and accommodating continued public access along these routes is preferable to having to apply for successful stopping up orders.

The value of the long distance routes to the local economies also means that we will ask you to accommodate continued access along them.

When searching for a Principal Contractor it is wise to make the detailed access management requirements clear from the beginning. Additional tasks required of PC's after the fact will add costs.

Key Points	Assessments to be carried out and/or submitted with application
• Access management plan submitted with an application	• Assess the construction and operation periods' landscape and physical impacts on public access using SNH Handbook on EIA [Appendix 5]

13. Water

Impact of Flooding, Zoe Smith, Flood Risk Management Team

The Highland Council Flood Risk Management Team has the following advice for the applicant at this stage. Please note we only comment upon water quantity issues, rather than water quality.

We have read the Scoping Report and have no further queries at this time; we are happy to review the EIA details relevant to the Flood Risk Management Team, including the Hydrological Assessment and Flood Risk Assessment (FRA), once available.

Any buildings, whether temporary or permanent should be located out with the flood plains of any watercourse; this will be determined through the FRA. It is acceptable for the essential infrastructure associated with the pumped storage hydro process to be located adjacent to local burns; otherwise, a buffer strip of 6m from top of both banks of any watercourse, i.e. 12m in total, should be left free from development in order to provide future access for maintenance purposes, uphold bank stability and protect ecological features. There should be no storage of materials, either temporary or permanent within this

buffer zone. Land raising within any flood plain should be avoided. If this cannot be achieved, further consultation with the Flood Risk Management Team will be required.

The access routes to the site may need to cross existing watercourses. Culverting of watercourses should be avoided unless there is no practical alternative. Any new or upgraded culverts or bridges should be adequately designed to accommodate the 1 in 200 year flows (including a 20% allowance for climate change) to avoid increasing the risk of flooding. Analysis of the impact of any proposed new bridges/crossings should be submitted for review.

We request that a Drainage Impact Assessment (DIA) is submitted at the first stage of planning. The DIA should include details relating to any existing drains and the management of surface water drainage which should be designed in line with general Sustainable Drainage Systems (SuDS) principles. The Applicant should demonstrate, within the proposals submitted, any mitigation measures to manage the residual risk of overland flow/pluvial flooding. The development should have a minimal impact upon the natural existing water environment.

Natural Flood Management Techniques should always be applied to manage the rate of runoff where possible.

Tracks should not act as preferential pathways for runoff and efforts should be made to retain the existing drainage network.

Appropriate drainage is required to restrict runoff from developed areas to pre-development rates and to minimise erosion to existing watercourses. The DIA should ensure that post development runoff rates into existing watercourses is no greater than pre-development runoff rate (i.e. greenfield runoff) for all return periods up to the 1 in 200 year event (including an allowance for Climate Change).

Runoff from all events up to and including the 1 in 200 year event should be managed within the site boundary, with no flooding to critical roads or buildings, and evidence as to how this will be achieved should be included within the DIA.

Please refer to the Supplementary Guidance: Flood Risk and Drainage Impact Assessment, available from the Highland Council website, for further detailed requirements for addressing flood risk and drainage.

Key Points	Assessments to be carried out and/or submitted with application
• FRA underway • DA to be submitted with planning application.	• FRA • Drainage Impact Assessment

Impacts on the Water Environment, Susan Haslam, SEPA

We have had useful early engagement with the developer and welcome the opportunity to provide advice on the submitted draft scoping report.

Our site specific advice is below; it includes comments on the draft scoping report and on the developing proposals. We ask that when formally consulted on the scoping report we be provided with a copy which highlights the amendments that have been made as a result of this early consultation process. In view of the proximity of the development to the public water supply we recommend you specifically consult Scottish Water on the proposals, if you have not done so already.

We have also provided our generic advice for scoping windfarm developments in the attached appendix.

1. Site specific comments

1.1 As a minor issue, only highlighted as we have been sent a draft copy of the scoping report, please note that SEPA is the Scottish Environment, not *Environmental, P*rotection Agency.

1.2 In relation to section 1 of the attached Appendix (site layout):

- It would be helpful if the scoping report also included plans which show above and below ground infrastructure separately.
- At the meeting the developer asking for opinions on the two options currently put forward. We

have no definitive view on this. Based on the basic information available it would seem that Option B would be likely to have less effects on the water environment, however, we note that it may result in great excavations, which would result in greater effects on other aspects of the environment in which we have an interest.

- The assessment should specifically consider whether there are opportunities to minimise overall impacts from the development by collaborative working and sharing infrastructure with Scottish Water who also have existing and planned works in this area. The potential scoping for this could be outlined in the scoping report.
- For a development of this scale it is especially important to ensure that detailed layout plans submitted at the application stage are provided for all elements of the development. The plans submitted with the application must detail all the temporary or ancillary works such as laydown areas, rock and peat storage areas and site compounds, which we presume will be extensive for a development of this size.

1.3 In relation to section 2 of the attached Appendix (CAR requirements) and Section 3 and Appendix 6.1 of the draft scoping report:

- We are aware of the following invasive non-native species in the Ness catchment - Flatworm (Phagocata woodworthi), Freshwater shrimp (Crangonyx pseudogracilis) and Nuttall's Waterweed (Elodea Nuttallii).
- If option A is to be pursued then an assessment of the environmental significance of the loss of the two lochs and change in proposed catchment is required.

1.4 In relation to section 3 of the attached Appendix (other water impacts):

- We note that the existing access track from one of the compounds to the road through the forest requires upgrading. For the avoidance of doubt the assessment should provide information on the extent of all upgrading works.
- We note that access between the construction compounds and different work areas will change throughout the construction periods. The application should identify proposed corridors for these routes, taking into consideration local sensitivities.
- Detailed drawing of the potential temporary wharf in Loch Ness should be provided accompanied by as assessment of effects on the water body.

1.5 In relation to section 4 of the attached Appendix (peat):

- We welcome the proposal for a Peat Management Plan. All excavated peat must be re-used on site with no permanent storage or disposal allowed. Floating track should be used to reduce the volume of excavated peat.
- The Plan should consider proposals for peatland restoration works on the site, including for example, restoration of any redundant tracks or historic peat cuttings. Such works could also help compensate for loss of GWDTE.

1.6 In relation to section 5 (GWDTE) and Appendix 6.1 of the draft scoping report:

- We are generally content with the habitat survey proposals outlined in Appendix 6.1. We ask that the finalised scoping report includes a map showing of the Phase 1 habitat survey results and a plan showing the areas where NVC will be carried out. We can then provide a definitive view on this issue at the formal scoping stage.

1.7 In relation to section 8 of the attached appendix (borrow pits) and rock and overburden excavation generally as outlined in the scoping report:

- In view of the extensive volume of excavated material being produced we would not expect the development to include additional borrow pits, however it would be helpful if this was clarified in the scoping report.
- The information requirements outlined in section 8.2 of the appendix should be provided insofar as they are relevant to the excavation works proposed.
- The proposals outlined in section 2.5.6 and to some extent section 2.6.33 of the scoping report and related figures for a “soil disposal area” would not be acceptable as they would represent a licensable landfill operation. As a result they should be removed from the scoping report. However there will be a requirement for temporary material storage and as the land take for this is likely to be significant it would be useful to identify such areas at this stage. Storage locations should be as close to the excavated area as possible and avoid local sensitivities such as watercourses.

- We expect the application to be supported by an assessment of the amount of overburden and rock that will be generated and expected quality, based on intrusive site investigations. This should be accompanied by detailed proposals either for justifiable re-use on site (our preference) or use or disposal elsewhere. The application submission will need to include a detailed map of where and how rock or other material will be re-used on site, including volumes and depths. Any waste materials will need to be removed from the site and disposed of to a suitably licenced facility or made use of via a suitable waste management exemption.
- We understand that there may be significant transportation issues with removal of any of the material from the site so, although not an issue directly within our remit, we recommend that the assessment includes information on transport implications.

1.8 In relation to section 7 (forest waste) we are content that this information can be provided in the proposed Materials Management Appraisal.

1.9 In relation to section 9 (pollution) we can confirm that from our perspective an outline Construction Environmental Management Plan (CEMP), Waste Management Plan and Dust Management Plan need not be provided with the application. This is on the understanding that (1) the proposed Materials Management Appraisal will address all aspects of material management (minimisation, handling, processing, reuse on site, reuse off site and if required disposal) and any related waste management, (2) detailed site plans are submitted which demonstrate how impacts on the environment have been minimised through design and (3) all mitigation is detailed within a suitably robust schedule of mitigation. This approach will hopefully help streamline the overall information and assessment requirements.

1.10 Please see our website for further information above the **Reservoirs Act 2011.**

Appendix 1: Detailed scoping requirements

This appendix sets out our scoping information requirements. There may be opportunities to scope out some of the issues below depending on the site. Evidence must be provided in the submission to support why an issue is not relevant for this site in order **to avoid delay and potential objection**.

If there is a delay between scoping and the submission of the application then please refer to our website for our latest information requirements as they are regularly updated; current best practice must be followed. We would welcome the opportunity to comment on the draft submission. As we can process files of a maximum size of only 25MB the submission must be divided into appropriately named sections of less than 25MB each.

1. Site layout

1.1 All maps must be based on an adequate scale with which to assess the information. This could range from OS 1: 10,000 to a more detailed scale in more sensitive locations Each of the maps below must detail all proposed upgraded, temporary and permanent site infrastructure. This includes all tracks, excavations, buildings, borrow pits, pipelines, cabling, site compounds, laydown areas, storage areas and any other built elements. Existing built infrastructure must be re-used or upgraded wherever possible. The layout should be designed to minimise the extent of new works on previously undisturbed ground. Cabling must be laid in ground already disturbed such as verges. A comparison of the environmental effects of alternative locations of infrastructure elements, such as tracks, may be required.

2. Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended) (CAR)

2.1 The proposed hydro scheme will require an authorisation from us under CAR. It is likely that the CAR application will be subject to a derogation (exemption under the Water Framework Directive) assessment and third party consultation which could result in amendments to the scheme. We therefore encourage applicants to twin-track applications for consent under planning and CAR to ensure that CAR requirements can be accommodated more easily when proposals are at their most fluid.

2.2 Should the applicant choose not to twin-track their applications then the following details must be included in the planning submission to allow us to provide an indication of the potential consentability of the proposal under CAR:

a) The location and design of the intakes and outfalls and their impact upon the morphology of the water environment.

b) Compensation flow.

c) Fish passages.

d) Other relevant CAR or planning applications or consents for abstractions/hydro schemes.

e) Sensitive water uses, water dependent species (including bryophytes) and ecosystems.

2.3 See Planning guidance on hydropower developments to assist in meeting these information requirements. More detailed guidance on CAR can be found on our hydropower web page.

3. Other impacts on the water environment

3.1 Other elements of the scheme must be designed to avoid impacts upon the water environment. Where activities such as watercourse crossings, watercourse diversions or other engineering activities in or impacting on the water environment cannot be avoided then the submission must include justification of this and a map showing:

a) All proposed temporary or permanent infrastructure overlain with all lochs and watercourses.

b) A buffer of at least 10m drawn around each loch or watercourse. If this minimum buffer cannot be achieved each breach must be numbered on a plan with an associated photograph of the location, dimensions of the loch or watercourse and drawings of what is proposed in terms of engineering works.

c) Detailed layout of all proposed mitigation including all cut off drains, location, number and size of settlement ponds.

3.2 If water abstractions or dewatering are proposed, a table of volumes and timings of groundwater abstractions and related mitigation measures must be provided.

3.3 Further advice and our best practice guidance are available within the water engineering section of our website. Guidance on the design of water crossings can be found in our Construction of River Crossings Good Practice Guide.

3.4 Refer to Appendix 2 of our Standing Advice for advice on flood risk. Watercourse crossings must be designed to accommodate the 0.5% Annual Exceedance Probability (AEP) flows, or information provided to justify smaller structures. If it is thought that the development could result in an increased risk of flooding to a nearby receptor then a Flood Risk Assessment must be submitted in support of the planning application. Our Technical flood risk guidance for stakeholders outlines the information we require to be submitted as part of a Flood Risk Assessment. Please also refer to Controlled Activities Regulations (CAR) Flood Risk Standing Advice for Engineering, Discharge and Impoundment Activities.

4. Disturbance and re-use of excavated peat and other carbon rich soils

4.1 Scottish Planning Policy states (Paragraph 205) that "Where peat and other carbon rich soils are present, applicants should assess the likely effects of development on carbon dioxide (CO_2) emissions. Where peatland is drained or otherwise disturbed, there is liable to be a release of CO_2 to the atmosphere. Developments should aim to minimise this release."

4.2 The planning submission must a) demonstrate how the layout has been designed to minimise disturbance of peat and consequential release of CO_2 and b) outline the preventative/mitigation measures to avoid significant drying or oxidation of peat through, for example, the construction of access tracks, drainage channels, cable trenches, or the storage and re-use of excavated peat. There is often less environmental impact from localised temporary storage and reuse rather than movement to large central peat storage areas.

4.3 The submission must include:

a) A detailed map of peat depths (this must be to full depth and follow the survey requirement of the Scottish Government's Guidance on Developments on Peatland - Peatland Survey (2017)) with all the built elements (including peat storage areas) overlain to demonstrate how the development avoids areas of deep peat and other sensitive receptors such as Groundwater Dependent Terrestrial Ecosystems.

b) A table which details the quantities of acrotelmic, catotelmic and amorphous peat which will be excavated for each element and where it will be re-used during reinstatement. Details of the proposed widths and depths of peat to be re-used and how it will be kept wet permanently

must be included.

4.4 To avoid delay and potential objection proposals must be in accordance with Guidance on the Assessment of Peat Volumes, Reuse of Excavated Peat and Minimisation of Waste and our Developments on Peat and Off-Site uses of Waste Peat.

4.5 Dependent upon the volumes of peat likely to be encountered and the scale of the development, applicants must consider whether a full Peat Management Plan (as detailed in the above guidance) is required or whether the above information would be best submitted as part of the schedule of mitigation.

4.6 Please note we do not validate carbon balance assessments except where requested to by Scottish Government in exceptional circumstances. Our advice on the minimisation of peat disturbance and peatland restoration may need to be taken into account when you consider such assessments.

5. Disruption to Groundwater Dependent Terrestrial Ecosystems (GWDTE)

5.1 GWDTE are protected under the Water Framework Directive and therefore the layout and design of the development must avoid impact on such areas. The following information must be included in the submission:

a) A map demonstrating that all GWDTE are outwith a 100m radius of all excavations shallower than 1m and outwith 250m of all excavations deeper than 1m and proposed groundwater abstractions. If micro-siting is to be considered as a mitigation measure the distance of survey needs to be extended by the proposed maximum extent of micro-siting. The survey needs to extend beyond the site boundary where the distances require it.

b) If the minimum buffers above cannot be achieved, a detailed site specific qualitative and/or quantitative risk assessment will be required. We are likely to seek conditions securing appropriate mitigation for all GWDTE affected.

5.2 Please refer to Guidance on Assessing the Impacts of Development Proposals on Groundwater Abstractions and Groundwater Dependent Terrestrial Ecosystems for further advice and the minimum information we require to be submitted.

6. Existing groundwater abstractions

6.1 Excavations and other construction works can disrupt groundwater flow and impact on existing groundwater abstractions. The submission must include:

a) A map demonstrating that all existing groundwater abstractions are outwith a 100m radius of all excavations shallower than 1m and outwith 250m of all excavations deeper than 1m and proposed groundwater abstractions. If micro-siting is to be considered as a mitigation measure the distance of survey needs to be extended by the proposed maximum extent of micro-siting. The survey needs to extend beyond the site boundary where the distances require it.

b) If the minimum buffers above cannot be achieved, a detailed site specific qualitative and/or quantitative risk assessment will be required. We are likely to seek conditions securing appropriate mitigation for all existing groundwater abstractions affected.

6.2 Please refer to Guidance on Assessing the Impacts of Development Proposals on Groundwater Abstractions and Groundwater Dependent Terrestrial Ecosystems for further advice on the minimum information we require to be submitted.

7. Forest removal and forest waste

7.1 If tree felling is proposed the submission must include a map with the boundaries of where felling will take place and a description of what is proposed for this timber in accordance with Use of Trees Cleared to Facilitate Development on Afforested Land – Joint Guidance from SEPA, SNH and FCS.

8. Borrow pits

8.1 Scottish Planning Policy states (Paragraph 243) that “Borrow pits should only be permitted if there are significant environmental or economic benefits compared to obtaining material from local quarries, they are time-limited; tied to a particular project and appropriate reclamation measures are in place.” The submission must provide sufficient information to address this policy statement.

8.2 In accordance with Paragraphs 52 to 57 of Planning Advice Note 50 **Controlling the Environmental Effects of Surface Mineral Workings** (PAN 50) a Site Management Plan should be submitted in support of any application. The following information should also be submitted for each borrow pit:

a) A map showing the location, size, depths and dimensions.

b) A map showing any stocks of rock, overburden, soils and temporary and permanent infrastructure including tracks, buildings, oil storage, pipes and drainage, overlain with all lochs and watercourses to a distance of 250 metres. You need to demonstrate that a site specific proportionate buffer can be achieved. On this map, a site-specific buffer must be drawn around each loch or watercourse proportionate to the depth of excavations and at least 10m from access tracks. If this minimum buffer cannot be achieved each breach must be numbered on a plan with an associated photograph of the location, dimensions of the loch or watercourse, drawings of what is proposed in terms of engineering works.

c) You need to provide a justification for the proposed location of borrow pits and evidence of the suitability of the material to be excavated for the proposed use, including any risk of pollution caused by degradation of the rock.

d) A ground investigation report giving existing seasonally highest water table including sections showing the maximum area, depth and profile of working in relation to the water table.

e) A site map showing cut-off drains, silt management devices and settlement lagoons to manage surface water and dewatering discharge. Cut-off drains must be installed to maximise diversion of water from entering quarry works.

f) A site map showing proposed water abstractions with details of the volumes and timings of abstractions.

g) A site map showing the location of pollution prevention measures such as spill kits, oil interceptors, drainage associated with welfare facilities, recycling and bin storage and vehicle washing areas. The drawing notes should include a commitment to check these daily.

h) A site map showing where soils and overburden will be stored including details of the heights and dimensions of each store, how long the material will be stored for and how soils will be kept fit for restoration purposes. Where the development will result in the disturbance of peat or other carbon rich soils then the submission must also include a detailed map of peat depths (this must be to full depth and follow the survey requirement of the Scottish Government's Guidance on Developments on Peatland - Peatland Survey (2017)) with all the built elements and excavation areas overlain so it can clearly be seen how the development minimises disturbance of peat and the consequential release of CO_2.

i) Sections and plans detailing how restoration will be progressed including the phasing, profiles, depths and types of material to be used.

j) Details of how the rock will be processed in order to produce a grade of rock that will not cause siltation problems during its end use on tracks, trenches and other hardstanding.

9. Pollution prevention and environmental management

9.1 One of our key interests in relation to developments is pollution prevention measures during the periods of construction, operation, maintenance, demolition and restoration. A schedule of mitigation supported by the above site specific maps and plans must be submitted. These must include reference to best practice pollution prevention and construction techniques (for example, the maximum area to be stripped of soils at any one time) and regulatory requirements. They should set out the daily responsibilities of ECOWs, how site inspections will be recorded and acted upon and proposals for a planning monitoring enforcement officer. Please refer to Guidance for Pollution Prevention (GPPs).

10. Decommissioning

10.1 The submission must set out how decommissioning will be achieved should the proposed development be discontinued. The submission needs to demonstrate that there will be no discarding of materials that are likely to be classified as waste as any such proposals would be unacceptable under waste management licensing. Further guidance on this may be found in the document Is it waste - Understanding the definition of waste.

10.2 The layout and the general principles for decommissioning must demonstrate waste minimisation

and compliance with the above waste regulatory position.

14. Built and Cultural Heritage

Impact on the Historic Environment, Kirsty Cameron, Historic Environment Team

Many features of historic environment interest, including designated sites, are currently recorded within the development boundary. In addition, survey work undertaken in recent years has resulted in the identification of many more sites. There remains the potential for further features or remains of prehistoric or later date to be present. There are a number of important archaeological remains, landscapes and features in the wider area that may have their setting adversely impacted by a development in the location proposed.

The Cultural Heritage chapter of the Environmental Statement will need to be undertaken by a professional and competent historic environment consultant. The ES chapter will need to follow Highland Council Standards for Archaeological Work, specifically Section 4 which deals with Environmental Statements and Section 3. The Standards are available at http://www.highland.gov.uk/downloads/file/1022/standards_for_archaeological_wok. The assessment will include a walkover survey of the development area (including any land required for associated infrastructure). The assessment will consider the potential direct impacts of the development to cultural heritage as well as indirect impacts. The indirect impact assessment must include a study of cumulative impacts. Where indirect impacts are predicted, these will be illustrated using photomontages.

Where impacts are unavoidable, HET expect proposed methods to mitigate this impact to be discussed in detail, including both physical (i.e. re-design) and where appropriate, compensatory/off-setting.

Key Points	Assessments to be carried out and/or submitted with application
There are many sites already recorded within the development area and the potential for further unrecorded sites to survive is high.	Cultural heritage will be rigorously assessed as part of any forthcoming Environmental Statement. A discussion of direct impacts will be supported by a full and detailed archaeological survey. Appropriate mitigation strategies will be formulated where adverse impacts are predicted.

Impact on the Historic Environment, Dr Mary MacLeod-Rivett, Historic Environment Scotland

We have considered the development proposal from our statutory remit. That is, world heritage sites, scheduled monuments, category A-listed buildings, gardens and designed landscapes and battlefields in their respective Inventories and Historic Marine Protected Areas. Our online portal includes information and GIS spatial downloads for these designations: http://portal.historic- scotland.gov.uk/

The proposal is for a large scale pumped hydro storage scheme, including wind turbines. We have previously commented on this proposal, to the Energy Consents Unit, on 14th September, 2017; the advice is summarised here, and a copy of the letter, to which you should refer, accompanies this response. Option B is our preferred design option.

Key Points	Assessments to be carried out and/or submitted with application
The development proposal comprises a pumped hydro scheme consisting of headpond, tailpond, inlet/outlet, headrace, tailrace, power cavern and spillway.	The applicant should include an assessment of impacts on the historic environment. For our interests, this should focus on:

The proposal has the potential to directly impact four scheduled monuments, within the site boundary. These are: • Caisteal an Dunriachaidh, fort 1520m N of Achnabat (SM 11817) • Achanabat, cairn 960m N of (SM 11799) • Achnabat, hut circle 1065m N of (SM 11828) • Achnabat, hut circle 815m NNE of (SM 11827) In addition, there are also a number of designated sites both inside and outwith the site boundary whose setting could be affected by the proposed works. In particular, the above sites and: • West Town, five hut circles 480m WSW of (SM 11813) • West Town, ring cairn 240m SW of (SM 11551) • Urquhart Castle (SM 90309 and Property in Care of Scottish Ministers) We are particularly concerned about the potential setting impacts on Caisteal an Dunriachaidh, and the comments in the attached advice letter focus particularly on this site. In addition, the proposals may well have an impact on the setting of Urquhart Castle, despite its distance from the development, as it has open and expansive views along Loch Ness.	Within the site boundary: • Caisteal an Dunriachaidh, fort 1520m N of Achnabat (SM 11817) • Achanabat, cairn 960m N of (SM 11799) • Achnabat, hut circle 1065m N of (SM 11828) • Achnabat, hut circle 815m NNE of (SM 11827) Outwith the site boundary: • West Town, five hut circles 480m WSW of (SM 11813) • West Town, ring cairn 240m SW of (SM 11551) • Urquhart Castle (SM 90309 and Property in Care of Scottish Ministers)

Impact on the Historic Environment, Victoria Clements, Historic Environment Scotland

This response contains our comments for our historic environment interests. That is, scheduled monuments and their setting, category A listed buildings and their settings, World Heritage Sites, and gardens and designed landscapes and battlefields included in their respective inventories.

If you have not already done so, we recommend that you consult the relevant planning authority's archaeological and conservation services, who will also be able to comment on potential impacts on the historic environment. This may include heritage assets outwith our remit, such as category B and C listed buildings, and unscheduled archaeology.

Background

We understand that the development proposal would be for a pumped storage hydro scheme close to the north end of Loch Ness, between Loch Ness and Loch Duntelchaig. The scheme will comprise seven elements including a headpond, tailpond, inlet/outlet, headrace, tailrace, power cavern and spillway. We note that there are currently two options being considered for the headpond: Option A which would combine the two smaller lochs of Loch na Curra and Lochan an Eoin Ruadha into a headpond and Option B would create an entirely new headpond further to the north east.

Potential direct impacts

There are four scheduled monuments within the red line boundary for the scheme:

- Caisteal an Dunriachaidh, fort 1520m N of Achnabat (SM 11817)
- Achanabat, cairn 960m N of (SM 11799)
- Achnabat, hut circle 1065m N of (SM 11828)
- Achnabat, hut circle 815m NNE of (SM 11827)

From the information and figures submitted with the draft scoping report it appears that there will not be any direct physical impacts from the construction and operation of the proposed scheme. However, we note that the scoping report at section 9.4.1 states that there are likely to be significant physical impacts on all four scheduled monuments in both options A and B. It is not entirely clear to us at this stage why direct impacts are being predicted. Further comments are included in the attached annex.

Potential setting impacts

There are also a number of heritage assets within our remit in the vicinity of the proposed scheme whose

settings have the potential to be adversely impacted by it. The annex to this letter gives details of a number of assets which appear likely to experience impacts. This list should not be treated as exhaustive, and is only intended as a reference to those assets which at this stage appear most likely to be impacted.

The scoping report

We welcome that cultural heritage has been scoped into the environmental impact assessment (EIA). We are generally content with the overall methodology set out in the scoping report, however we do have a few comments to make. We note that section 9 of the scoping report refers to a 3km study area for assessing setting impacts, however there is no explanation of why this particular limit has been set and the ZTV's provided cut off at 5km so it is not possible to identify if sites beyond this point may potentially receive setting impacts. A fixed radius of search can miss sensitive assets at greater distances and we therefore recommend using a wider ZTV in the first instance to identify the potential for setting impacts.

We welcome that our Managing Change in the Historic Environment guidance note is included in the references at the end of Section 9 of the scoping report and we strongly recommend its use when assessing potential setting impacts.

There is no reference to any visualisations being provided to help support the assessments of impacts and effects. We strongly recommend that visualisations such as photomontages are provided to demonstrate the effects of the proposals on the setting of assets. Further detailed comments are provided in the attached annex.

General considerations

Our website provides general information on a number of issues the applicant may find helpful. This includes our role in the Environmental Impact Assessment (EIA) process, advice about pre-application consultations and general recommendations about the Scoping and Environmental Statement stages.

Annexe

Historic Environment Scotland consider that it may be possible to accommodate a pumped storage hydro scheme at this location but, based on the information provided so far, it appears that the proposals have the potential to raise significant concerns for our interests. There is the potential for significant adverse impacts on the setting of historic environment assets within the site and around it. In order to address these issues, amendments or alterations to the layout may be required, subject to information provided during the assessment.

The list below is not considered to be exhaustive, and we would recommend that a wider search is undertaken of the surrounding area for potential impacts in the first instance. It is important to note that some assets have settings that are particularly sensitive to impacts, and the likely sensitivity of the setting should be used to help determine which sites are assessed in more detail in the EIA Report.

Potential direct impacts

We note that section 9.4.1 of the scoping report suggests that there are likely to be significant physical impacts on all four of the scheduled monuments within the proposed development boundary from both Options A and B. As noted above it is not clear to us from the drawings and information provided at this stage as to how these direct physical impacts would occur.

From the drawings provided neither headpond for Option A nor B would appear to directly impact on any of the scheduled monuments, although we note the very close proximity of the headpond in Option A. The spillways, head and tailraces, power caverns, access tracks both temporary and permanent and construction compounds also do not appear to directly impact on any of the scheduled monuments. We would welcome clarification on the physical impacts which are being predicted in the scoping report and we are happy to discuss this matter in more detail at a meeting.

We would like to take this opportunity to note that any physical interventions within the scheduled areas of any of the scheduled monuments would be likely to require scheduled monument consent from Historic Environment Scotland. At this stage we can confirm that it is unlikely that scheduled monument consent would be granted for any works within the scheduled areas.

Potential setting impacts

There are a number of scheduled monuments both within the development boundary and in the surrounding area which may receive setting impacts from the proposed development. As noted above

this list is not exhaustive and a wide ZTV should be used in the first instance to identify assets which require further detailed assessment.

- Caisteal an Dunriachaidh, fort 1520m N of Achnabat (SM 11817)
- Achanabat, cairn 960m N of (SM 11799)
- Achnabat, hut circle 1065m N of (SM 11828)
- Achnabat, hut circle 815m NNE of (SM 11827)
- West Town, five hut circles 480m WSW of (SM 11813)
- West Town, ring cairn 240m SW of (SM 11551)
- Urquhart Castle (SM 90309 and Property in Care of Scottish Ministers)

Our key interest in this case is likely to be the potential setting impacts on the scheduled fort within the proposed development boundary and our comments below have focused on this asset.

Caisteal an Dunriachaidh, fort 1520m N of Achnabat (SM 11817)

This scheduled monument represents the remains of a fort of probable Iron Age date, defended by inner and outer stone ramparts which follow the top of the rocky ridge on which the fort is located on a NNE/SSW alignment. The fort commands the lower lying ground of Ashie Moor where extensive remains of prehistoric settlement have been identified. The fort is an obvious landmark on a high point in the surrounding low lying ground between Loch Duntelchaig and Loch Ness and commands extensive views outward in all directions over the relatively undeveloped landscape which forms a key characteristic of the setting of this monument. There are clear and uninterrupted views to the NE towards the two smaller lochs of Loch na Curra and Lochan an Eoin Ruadha and in the further distance the prehistoric settlement and funerary monuments near West Town (SM 11813 and 11551).

Option A

From the information and drawings provided so far, we have significant concerns over the proposed Option A for this pumped storage hydro scheme. The proposals to combine the two smaller lochs of Loch na Curra and Lochan an Eoin Ruadha into one larger headpond for the scheme would dramatically alter the topography and setting of the fort. Figure 2.3 indicates that the headpond for this option would be in very close proximity to the scheduled fort, within c. 300m of the asset. The information provided in the scoping report indicates that the embankment surrounding the headpond would be up to a maximum height of 30.2m above the existing ground level. This represents a substantial change to the topography of the landscape in very close proximity to the fort and would have a significant impact on the setting of the fort in this direction, radically changing the views outwards. Given that a key characteristic of the setting of the fort is the low lying/flat nature of the surrounding it, the development proposals comprising such a change in topography in such close proximity have the potential to have an adverse impact on the integrity of the setting of the monument. The size of the new headpond and the height of the embankment would potentially reduce our ability to understand, appreciate and experience the monument in its setting.

We therefore have significant concerns over the proposals for the scheme shown in Option A. We consider that Option A may lead to impacts on the setting of the monument which may impact on the integrity of that setting and therefore raise issues of national importance. It seems unlikely that it would be possible to substantially mitigate the level of impact to the setting of the fort from Option A. Should Option A be chosen to go forward in its current form it is possible that Historic Environment Scotland will object to the development. We would be happy to discuss this further if that would be helpful.

Option B

From the information and drawings provided at this stage Option B appears to be less likely to raise such significant impacts on the setting of this scheduled monument. The proposals shown in Option B are considerably further to the NE, over 1km from the monument on an area of ground which begins to rise up above the low lying ground surrounding the fort. The information provided indicates that the embankment required for this option would be higher than Option A, at up to 43m above existing ground level. The location of the new headpond at this greater distance and on ground which does not form part of the low-lying/flat Ashie Moor suggests that the impacts to the setting of the scheduled fort would be lesser than the impacts from Option A. We consider that it is likely that there will still be impacts to the setting from Option B which would need to be assessed in the EIA Report, however we consider that it may be possible to accommodate this option for the scheme without significantly reducing the ability to understand, appreciate and experience the monument in its setting.

Visualisations

We would strongly recommend that visualisations are provided to demonstrate the impacts of the proposed development on the setting of the scheduled fort. Visualisations, including photomontages, should demonstrate both the views from the fort towards the development and from the surrounding area showing both the fort and the development in the same view to demonstrate the impacts on views towards the fort in its setting. We would be happy to be involved in further discussions regarding visualisations if this would be helpful.

Urquhart Castle (SM 90309 and Property in Care)

Urquhart Castle lies on the opposite shore of Loch Ness, around 5.5km from the red line boundary of the development. We note that this scheduled monument currently lies outwith the 3km study area proposed and beyond the 5km ZTVs provided with the scoping report. Urquhart Castle has an expansive setting given its location on the edge of Loch Ness and it is not currently clear whether the proposed development will be visible from the castle. Given the scale of the development proposals and that some elements of the scheme will be located on the edge of Loch Ness, including the potential substation, we recommend that consideration should be given to potential setting impacts on Urquhart Castle. Should significant impacts be identified we would recommend that visualisations are provided to support the assessment.

Other scheduled monuments

There are a number of other scheduled monuments in the area surrounding the proposed development, including those listed above. It is not clear from the information provided at this stage whether or not either of the options for the proposed scheme would be likely to have significant impacts on the setting of these assets. We therefore recommend that they are assessed to determine whether significant setting impacts are likely. Should significant impacts be identified we suggest that any assessment in the EIA Report should also be accompanied by visualisations to demonstrate the level of impacts.

Summary

We note that there are currently two options being considered for the proposed pumped storage hydro scheme. Historic Environment Scotland considers it likely that Option A will raise significant concerns for the impacts to the integrity of the setting of Caisteal an Dunriachaidh, fort 1520m N of Achnabat (SM 11817). It seems likely from the information provided so far that Option B will not raise concerns over the integrity of the setting of this monument. We therefore recommend that Option B is the preferred option for our remit. We would be happy to meet with the developer to discuss these matters further.

Historic Environment Scotland

14 September 2017

15. Developer Contributions

The responses included in this pack identify a range of potential mitigation measures that are likely to be required. Where the Council has infrastructure projects serving this area, contributions may be necessary to advance or amend Council projects. In this regard, developer contributions may be necessary, particularly with regard to secure improvements to the local road network.

16. Pre-application Procedures/Guidance

Public consultation should be undertaken as the proposals develop to help both gauging the opinion of the local community and also scoping potential areas of conflict which could be addressed prior to submission of the application.

When carrying out community consultation we recommend that full consideration is taken of Scottish Government Planning Advice Note 3/2010 - Community Engagement. This includes the standards for community involvement which should be adhered to. These standards are:

- Involvement
- Support
- Planning
- Methods

- Working together
- Sharing information
- Working with others
- Improvement
- Feedback
- Monitoring and evaluation

It is advisable to take into consideration all of the comments made by members of the public before a planning application is submitted to ensure that the public feel they have had an influence over the proposals. For public consultation it may be useful to use the SP=EED tool developed by Planning Aid Scotland. This builds on the Standards for Community Engagement set out in PAN 3/2010. This is available online at http://www.planningaidscotland.org.uk.

Design Review Panels

The purpose of design review panels are to raise the quality of the built environment by securing well designed places and buildings that respect and contribute positively to their settings, promote aspiration and a sense of belonging and use resources sensibly. The Highland Council facilitates a Design Review Panel for major and locally significant developments in Inverness providing timely, well-reasoned, constructive design advice in the run-up to submission of a planning application.

Architecture and Design Scotland

Architecture and Design Scotland is the national champion for good architecture and sustainable place making. Their primary focus is on development of national importance and/or strategic significance but they also consider other projects that raise design issues of wider relevance. Two forums of direct engagement are offered by Architecture and Design Scotland, Design Forum Workshops and written scoping responses. The forum comprises an Architecture and Design Scotland Design Advisor and independent panel members that represent a broad variety of design and development professionals, all of whom have a thorough understanding of design and track record of achievement.

Processing Agreements

A processing agreement is a way of helping developers, the Council and relevant stakeholders work together through the planning process. It involves setting out the key stages involved in deciding a planning application, identifying what information is required from whom and setting time scales for the various stages of the process.

The Council actively encourages the use of processing agreements for major applications. You are advised to contact the Council's Major Application Team with a view to agreeing a Processing Agreement at the earliest possible opportunity. Contact details are provided in section 18 towards the end of this pack.

Proposal of Application Notice

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 require that for any major development of 2 hectares or more pre-application consultation must be undertaken. This requires a formal Proposal of Application Notice to be submitted to the Planning Authority at least 12 weeks prior to any formal planning application being lodged and any subsequent planning application must be accompanied by a Pre-application Community Consultation report. Further information is provided on the Council website, see:

http://www.highland.gov.uk/yourenvironment/planning/pre-application-advice/statutory-preapplication-consultation.htm

Environmental Impact Assessment Screening

The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 requires that installations designed to produce more than 0.5 megawatts for hydroelectric energy production must be screened to determine whether an Environmental Impact Assessment (EIA) is required to support a planning application. This proposal therefore requires to be screened. A formal request for a Screening Opinion/s should be made in writing to the Planning Authority. An EIA Screening Opinion form can be

downloaded from the Councils website by following the link below. At present it is not possible to do this online.

http://www.highland.gov.uk/yourenvironment/planning/planningapplications/applyforplanningpermission.htm

Community Councils

In terms of the appropriate Community Councils to consult, the proposal is located within the Dores and Essich Community Council area. A development of the nature proposed may affect a number of adjacent Community Councils, as such it is recommended that adjacent Community Councils are also consulted. The Ward Manager Charles Stephen can provide advice further in this regard if required. Contact details for all Community Councils can be found on the link below:
http://www.highland.gov.uk/livinghere/communitiesandorganisations/communitycouncils/

Access

It would be beneficial to at this stage consult with the local Disability Access Panel. The contact details for your local panel are:

- Inverness Access Committee, c/o Shopmobility, Falcon Gallery Car Park, Inverness, IV2 3PR

For general advice in relation to the removal of barriers and the promotion of equal access for all people affected by disability for your development contact the Scottish Disability Equality Forum, 12 Enterprise House, Springkerse Business Park, Stirling, FK7 7UF. Telephone: (01786) 446456.

Councillors Code of Conduct

It would be beneficial for you to be familiar with the Councillors' Code of Conduct. This is available online from the Scottish Government's website.

17. Any other appropriate information

Gaelic

In line with the Council's ongoing commitment to promote the increased use of Gaelic in developments within the Highlands, you are encouraged to consider the use of bilingual signs - both internal and external - as part of your proposal. Our Gaelic Translation Officers are able to provide additional advice and help with translations, if required.
For further information and guidance, please contact the Council's Gaelic Translation Officer on (01463) 724287 or visit http://www.gaidhealtachd.gov.uk.
To download a copy of the Council's 'Using Gaelic in Signs' advice note, please visit:
http://www.highland.gov.uk/yourenvironment/planning/planningapplications/Adviceandguidance.htm.
For details on grant funding for bilingual signage, please contact Comunn na Gàidhlig on (01463) 724287 or visit www.cnag.org.uk.

18. Contacts

Major Applications Team Planning and Development Service Council Headquarters Glenurquhart Road Inverness IV3 5NX	**E-mail** majorpreapps@highland.gov.uk	**Phone** 01463 702506

Highland Council		
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Mark Clough, Senior Engineer, Transport Planning	Mark.clough@highland.gov.uk	01463 252940
Grant Stuart, Forestry Officer	Grant.stuart@highland.gov.uk	01463 702403
Robin Fraser, Environmental Health	Robin.fraser@highland.gov.uk	01349 868445
Stewart Eastaugh, Access Officer	Stewart.Eastaugh@highland.gov.uk	01463 255287
Craig Baxter, Planner, Policy	Craig.baxter@highland.gov.uk	01463 702264
Anne Cowling, Landscape Officer	Anne.cowling@highland.gov.uk	01463 702509
Outside Agencies		
Liz McLachlan, Area Officer, SNH	liz.mclachlan@snh.gov.uk	01349 865333
John McDonald, Transport Scotland	John.mcdonald@transportscotland.gsi.gov.uk	0141 2727386
Dr Mary MacLeod Rivett, Historic Environment Scotland	Mary.MacLeod@hes.scot	0131 668 8688
Victoria Clements Senior Heritage Management Officer, Historic Environment Scotland	Victoria.clements@hes.scot	0131 668 8730
Susan Haslam, SEPA	Planning.Dingwall@sepa.org.uk	01349 860359

Planning Application Submission Checklist		
If there is a tick next to one of the following documents then we will require you to submit it along with your application for planning permission. If you choose not to follow our advice and do not submit one of the required documents then we will expect a justification for this. A form for this which should be submitted with your application is available to download from http://www.highland.gov.uk/		
Natural Heritage	Landscape and Visual Impact Assessment	
	Tree Constraints Plan to BS:5837(2012)	✓
	Arboricultural Impact Assessment to BS:5837(2012)	✓
	Tree Protection Plan to BS:5837(2012)	✓
	Landscape Planting Plan	✓
	Compensatory Planting Plan	✓
	Landscape Plan	
	Landscape Maintenance/Management Plan	
	Protected Habitat Survey	
	Protected Species Survey	
	Guidance for undertaking Landscape and Visual Impact Assessment and cumulative impact assessments (including the newly revised visualisation standards required) can be found at: http://www.snh.gov.uk/planning-and-development/renewable-energy/onshore-wind/landscape-impacts-guidance/	✓
	Information regarding the status and qualifying features of the site can be found at: http://www.snh.org.uk/snhi/ and information on assessing the connectivity distances for SPA's can be found at: http://www.snh.gov.uk/docs/A994842.pdf	✓
	Surveys of European and nationally protected species and proposals for mitigation/enhancement. Further information on methods etc can be found on our website at: http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/	✓
	Bird survey work guidance can be found at: http://www.snh.gov.uk/planning-and-development/renewable-energy/onshore-wind/windfarm-impacts-on-birds-guidance/	✓
	Our map and supporting guidance on Carbon rich soils, deep peat and priority peatland habitats http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/	✓
Design	Design Brief and/or Master Plan	
	Design and Access Statement	✓
	Sustainable Design Statement	✓
Amenity	Contaminated Land Report	
	Dust Survey	
	Noise Impact Assessment	✓
	Construction Noise Assessment (BS5228)	✓
Transport and Wider Access	Assessment of both environmental and traffic impacts of the potential effect of construction related traffic on the A9(T)	✓
	Abnormal Load Route Assessment	✓
	Framework Construction Traffic Management Plan	✓
	Transport Assessment	✓
	Assess the construction and operation periods' landscape and physical impacts on public access using SNH Handbook on EIA [Appendix 5] – Access Management Plan	✓
Water	Flood Risk Assessment	✓
	Drainage Impact Assessment	✓
Built and Cultural Heritage	Archaeology watching brief/Site investigations	
	Assessment on the impact of the following Within the site boundary: • Caisteal an Dunriachaidh, fort 1520m N of Achnabat (SM	✓

	11817) • Achanabat, cairn 960m N of (SM 11799) • Achnabat, hut circle 1065m N of (SM 11828) • Achnabat, hut circle 815m NNE of (SM 11827) Outwith the site boundary: • West Town, five hut circles 480m WSW of (SM 11813) • West Town, ring cairn 240m SW of (SM 11551) • Urquhart Castle (SM 90309 and Property in Care of Scottish Ministers)	
	Structural Survey	
Public Consultations	Pre-application Consultation Report	
Miscellaneous	Minerals (mitigation and restoration management plan)	
	Retail Assessment	
Any other appropriate document		

Environmental Impact Assessment

Screening

The Council is obliged to screen development proposals that may require an Environmental Impact Assessment (EIA). Unless specifically requested it is not the Council's intention to automatically screen proposals and issue a formal Screening Opinion.

The Highland Council Screening response was issued on…….	
The Highland Council Screening response is attached	
The Highland Council Screening response **is not** attached because it was not requested.	

Scoping

Where a proposal has been determined to require an EIA, and therefore will require the production of an Environmental Statement, we aim to give a Scoping response at this stage if we have not already been approached to do so.

The Highland Council Scoping Response was issued on….	
The Highland Council Scoping Response is attached	
The Highland Council Scoping Response **is not** attached because it was not requested.	

Appendix C - SEPA Meeting Minutes

Meeting Minutes

Meeting name	**Red John Pumped Storage**	**Attendees**	***AECOM:*** *Catherine Anderson (CA), David Lee (DL)* ***SEPA****: Susan Haslam (SH) Ross Hall (RH)*
Meeting date	27th April 2018		
Time	10am – 12pm		
Location	SEPA Dingwall Offices		

Item	Description	Owner	Action
1.	**Introductions**	CA	
2.	**Health, safety and wellbeing moment** CA provided a wellbeing moment regarding mental health and the management of stress in the workplace.	CA	
3.	**General discussion** CA provided a general project update, confirming that the Project will go ahead with headpond Option B. CA outlined that the EIA project team had started ecology and ornithology surveys with no new notable bird species nesting within the site boundary. Other ecology surveys are ongoing. Noise baseline surveys will be undertaken in the next month. SH asked if the NVC survey results could be sent to SEPA as soon as possible after the survey so we can collectively discuss the potential for Groundwater Dependent Terrestrial Ecosystems (GWDTE). CA confirmed that the project will be providing two consultation events in Dores on the 28th and 29th June. ILI and AECOM have extended the invitation to meeting either in advance of the exhibitions or in the mornings on these days to discuss progress on the project in advance of design freeze. CA confirmed that it is the intention to provide the Gate Check report towards the end of August / start of September, with submission with the Q3 of 2018	CA	CA (AECOM)
4.	**Scope of Peat Surveys** DL outlined the scope of the Phase 1 peat probing, confirming that certain features within the plan provided are now out of date and should not be taken as the final design. The intent is to peat probe in 100m grid system within the wider site but less so in the agricultural land to the north west of the project towards Loch Ness. SH agreed as it is unlikely that this would be required and that SEPA would be happy to implement a proactive and pragmatic approach to the Phase 1 probing DL suggested that AECOM share the results of the Phase 1 peat probing survey as this will hopefully confirm that Phase 2 is not required. Should Phase 2 work be required, this would be tied into the proposed SI works. The SI scope of works will be discussed with SEPA prior to being undertaken.	DL	
5.	**Material Suitability** DL outlined that AECOM is proposing to undertake trial pitting and window sampling within the immediate vicinity of the headpond. Initial site design has indicated that a small proportion of the Loch Ashie catchment will be removed by the construction of the headpond and its embankments. Discussions with Scottish Water will be progressed in this	DL	

Item	Description	Owner	Action
	regard. RH indicated that such a small proportion of the catchment is unlikely to make any significant issues for this catchment given its size. DL continued that the internal discussions with the water quality, hydrology and landscaping team had identified the potential for bunding and landscaping which could be required around the headpond. This could be a potential use for any waste material SH stated that should there be a beneficial use for excess material (including landscaping bunds) and where these can be justified and also where approval can be gained from the relevant stakeholders, than SEPA would accept that the excess material would not be waste		
6.	**Invasive Species In Loch Ness** • Information / records held by SEPA on invasive species (location, type, previous method statements, current management, etc) • Proposed intake / outflow screen for Red John • Red John methodology for invasive species management • Desk study approach for EIA as outlined in Scoping Report	CA / DL	
6.1	**Scope of INNS and fish surveys** CA outlined that as headpond Option B had been chosen, the scheme had effectively become a “closed loop system”. CA referred back to the Scoping Report where AECOM had outlined a catchment based desk study for INNS and fish. CA queried whether SEPA had any further comments on this as there was no confirmation in the SEPA Scoping Opinion. RH confirmed that SEPA was happy with that approach. SH added that as headpond CA continued, that on the basis of the desk study, AECOM would then seek to enter into dialogue regarding the scope of further surveys. CA reiterated that fish surveys will be proportionate to the design of the outflow and that the desk study should assist with this. RH and SH agreed. CA outlined that the Loch Ness Fishery Board had concerns over salmonids, arctic char and freshwater pearl mussel, but did SEPA have any concerns about these species. RH and SH confirmed that as headpond Option B had been chosen, this had alleviated SEPAs concerns about transfer of invasive species. RH requested that as soon as the spawning habitat assessment had been undertaken as part of the desk study, to provide this to SEPA so ongoing discussions can continue on whether further surveys are required.	CA	CA (AECOM)
6.2	**INNS Management** CA confirmed that an outline biosecurity method statement would be prepared within the EIA for the construction phase. SEPA acknowledged this. CA and DL confirmed that the current engineering design of the outflow could include a screen (suggested to be 500 microns mesh) to manage the intake of invasive species within Loch Ness. DL queried what type of screen would SEPA want to see and is there a requirement to screen all three invasive species. RH stated that he would	CA/DL	DL to provide SEPA with outline drawing

Item	Description	Owner	Action
	take the query to the internal SEPA team and revert *Post meeting note – RH has confirmed that SEPA would not require any screen on the outflow to manage invasive species. AECOM are to provide further information on the closed loop system as previously agreed* RJ queried how biosecurity would be managed during commissioning. DL confirmed that he would provide details. CA offered to send information on a previous pumped storage project for information on the overall commissioning process. RH accepted.		DL CA
6.3	**Available Information** CA queried whether SEPA have any records, method statements or information regarding invasive species in Loch Ness. RH advised that a request should be made to FOI.mail@sepa.org.uk	CA	AECOM
7.	**Operation during flood / draught conditions** DL outlined the operational process of a pumped storage scheme during flood conditions and that the likely mitigation to prevent any increase in flood risk downstream would be not to discharge during a flood event. Conversely, pumped storage schemes can also provide an element of alleviation during flood events if the upper headpond is empty by abstracting water from the Loch. SEPA acknowledged this. RH confirmed that such an action (discharge during a flood event) would not be covered by CAR. SH outlined that operation during such events will be managed by planning conditions and that an operational plan must be provided with the EIA. DL acknowledged this and explained that the operation of the Red John scheme must not impact the flood alleviation scheme downstream. SEPA acknowledged this.	DL	DL
8.	**Any Other Business?** None, meeting closed	All	

Appendix D - Public Exhibition Adverts

publicnotices

Scottish Government
Riaghaltas na h-Alba
gov.scot

ROADS SCOTLAND ACT 1984

A96 DUALLING INVERNESS TO NAIRN (INCLUDING NAIRN BYPASS) SCHEME
NOTICE OF PRE-INQUIRY MEETING

The Scottish Ministers in exercise of the powers conferred on the them by Section 139 of the Roads (Scotland) Act 1984 and paragraph 1 of the Fourth Schedule of the Acquisition of Land (Authorisation Procedure) (Scotland) Act 1947 have appointed Mr David Buylla BA(Hons) MRTPI and Mr Nick Smith BSc(Hons) MRTPI to call and hold a public local inquiry in connection with the undernoted orders against which objections have been lodged and have not been withdrawn.

- The A96 Trunk Road (Inverness to Nairn, including Nairn Bypass) Compulsory Purchase Order 201[ ]
- The A96 Trunk Road (Inverness to Nairn, including Nairn Bypass) Extinguishment of Rights of Way Order 201[ ]
- The A96 Trunk Road (Inverness to Nairn, including Nairn Bypass) Trunking and Detrunking Order 201[ ]
- The A96 Trunk Road (Inverness to Nairn, including Nairn Bypass) Side Roads Order 201[ ]

Scottish Ministers have directed that a pre-inquiry meeting will be held. This meeting will be held in public and will commence at 10:00am on Tuesday 05 June 2018 within the Raigmore Suite of the Jurys Inn Hotel, Millburn Road, Inverness, IV2 3TR. This venue has full disabled access. The purpose of the meeting is solely to discuss the administrative arrangements for the inquiry and for the pre-inquiry disclosure of the cases that parties wish to make. No discussion will take place concerning the merits of parties' cases.

Members of the public are welcome to attend and observe proceedings at the pre-inquiry meeting if they wish.

All documents submitted in relation to the orders have been published on the DPEA website at www.dpea.scotland.gov.uk. On entering the website, type the case reference number CPO-270-3 into the 'Search by case reference' box to find all documents relating to the orders. Further documents will be uploaded to the website as they become available.

If you require any further information please contact Mr Colin Bell at the Planning and Environmental Appeals Division, 4 The Courtyard, Callendar Business Park, Falkirk, FK1 1XR, Telephone 0131 244 6902 or by e-mailing colin.bell@gov.scot

DAVID HENDERSON
Planning and Environmental Appeals Division
4 The Courtyard, Callendar Business Park, FALKIRK FK1 1XR

RED JOHN PUMPED STORAGE HYDRO

NOTICE OF PUBLIC EVENT

There will be a public exhibition presenting the proposed Red John Pumped Storage Hydro Project on

Wednesday the 27th and Thursday the 28th of June at Dores Community Hall.
The exhibition will run from 3pm – 8pm on Wednesday 27th June and 3pm – 9pm on Thursday 28thJune.

The Project is a pumped storage hydro scheme with a generating capacity of up to 400MW, and is situated between Loch Duntelchaig and Loch Ness near Dores, approximately 14 km south west of Inverness. The Project is designed to generate hydroelectricity during peak loadings on the National Grid. The Project reservoir will be replenished during times of surplus electricity by pumping water up from Loch Ness, and returning this water to Loch Ness at times of generation via an underground pipe.

During these exhibitions, presentation boards, drawings and project information will be available including representatives from the Developer and the consultant team. Further details on the Project can be found on the Project Website: http://www.redjohnpsh.co.uk/. Anyone wishing to make comments relating to the Project to the Developer can do so at the public exhibitions or by emailing the Project email address redjohnpsh@aecom.com.

Comments made to the Developer at the public exhibition or via email are not representations to the Energy Consents Unit (ECU) or the Highland Council. When the application is submitted there will be an opportunity to make representations to the ECU and Highland Council as part of the planning process.

generalnotices

Share your Memories of Inverness in the 60s, 70s & 80s

We're asking you to share your old pictures with us for the next edition of our Inverness Remembered series.
Vol XIV will focus on memories of Inverness from the 60s, 70s and 80s – school photos, street scenes, groups of friend or colleagues, weddings, celebration or any picture that will stir people's memories of life in Inverness during these decades.

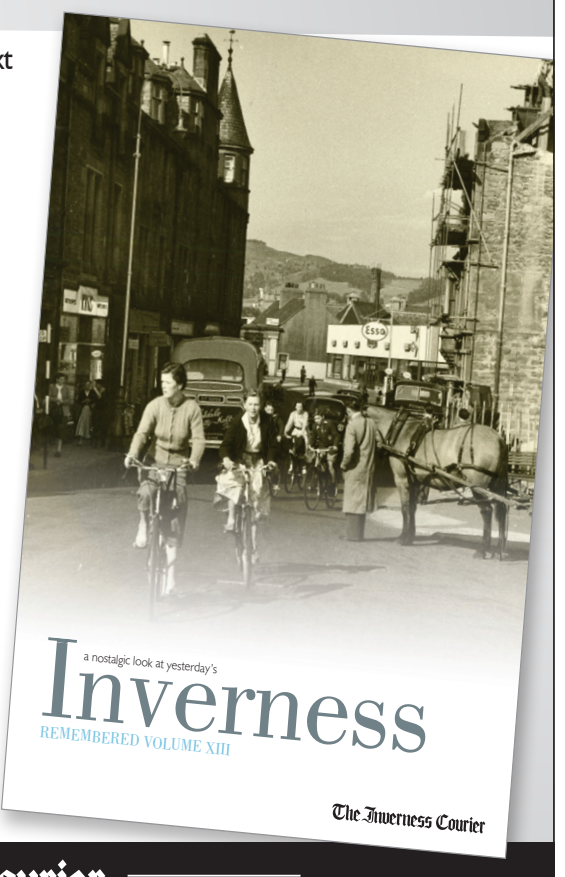
The success of the Inverness Remembered series has all been down to our contributors. We always treat any photographs you send us with care and ensure they are returned to their original owner.

See your memories in print – dig out your old photos from the loft or the cupboard and send them to: **Inverness Remembered Photographs,** The Inverness Courier New Century House, Stadium Road, Inverness IV1 1FG

Or alternatively scan them and email to:
s.barron@spp-group.com

Please remember to include your contact details and as much of a description of the photographs as you can.

We're aiming to publish the Inverness Remembered Vol XIV in time for Christmas



The Inverness Courier

publicnotices

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PROPOSED LET OF A CROFT

James Clark is applying to let the tenancy of the croft at Blairconard, Boleskine & Abertarff to Daniel Clark of 4 Abertarff Place, Fort Augustus.

Written comments from those with a relevant interest (which may be made public) to: Crofting Commission, Leachkin Road, Inverness IV3 8NW, info@.gov.scot within 28 days from the date of the advert.

generalnotices

public notices

www.highland.gov.uk

The Highland Council
Comhairle na Gàidhealtachd

THE HIGHLAND COUNCIL

THE HIGHLAND COUNCIL TREE PRESERVATION ORDER NO.HC132, 2018 STRATTON, INVERNESS

NOTICE IS HEREBY GIVEN in terms of Regulation 4 of the Town and Country Planning (Tree Preservation Order and Trees in Conservation Areas) (Scotland) Regulations 2010 of the following particulars in relation to The Highland Council Tree Preservation Order No. HC132, 2018 Stratton, Inverness, which was made on 5th June 2018.

1. The reason for making this Order is that these areas of trees are important amenity features between the A96 trunk road and the village of Culloden. The Order will allow the Council to maintain these features in conjunction with proposed residential development in the area and will allow the Council to encourage appropriate longer term management.
2. Certified copies of the Order have been deposited for inspection, free of charge, at the offices during the hours mentioned below:-
   (a) Service Point, Town House, Castle Street Inverness IV1 1JJ
   (b) Planning & Development Service, Council Buildings, Glenurquhart Road, Inverness,
   Mondays to Fridays 9.30am to 4.30pm.
3. Objections and representations in respect of the Order may be made, in writing, to The Highland Council at Planning and Development Service, Council Buildings, Glenurquhart Road, Inverness, IV3 5NX (Ref: Grant Stuart Forestry Officer), not later than 28 days from the date of the service of the Notice of the making of the Order or the date of publication of the Notice by advertisement as the case may be. Objections and representations shall state the grounds thereof, and shall specify the particular trees or groups of trees in respect of which the Order is made.
4. The Planning Authority shall, before deciding whether to confirm the Order, take into consideration any objections and representations duly made in accordance with the said Regulation 4.
5. Section 161 of the Town and Country Planning (Scotland) Act 1997, as amended states that a Tree Preservation Order takes effect on such date as may be specified in the Order but expires 6 months after it is made unless it has, within that period, been confirmed by the planning authority without modification or subject to such modifications as the planning authority consider expedient.

Stewart D Fraser
Head of Corporate Governance
Council Buildings
Glenurquhart Road
Inverness IV3 5NX

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Comments made to the Developer at the public exhibition or via email are not representations to the Energy Consents Unit (ECU) or the Highland Council. When the application is submitted there will be an opportunity to make representations to the ECU and Highland Council as part of the planning process.

Forestry Commission Scotland
Coimisean na Coilltearachd Alba

Business Opportunity

We are offering a lease opportunity to run a business within an existing woodland site at Drumnamarg, Littleburn, Munlochy, Inverness-shire, IV8 8PE (Grid Ref NH 6303 5331).

To express interest and receive the tender brief, please contact inverness.rossskye@forestry.gsi.gov.uk

Notes of interest must be received by Noon on 29 June 2018.

www.forestry.gov.uk/scotland

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

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

Notice published under regulation 7(2)

Ardersier Port Ltd (the applicant) gives notice of the proposal to submit an application for the renewal of Planning Permission in Principle Application Reference 13/01689/PIP to establish a port and port related services for energy related uses, including marine channel dredging, quay realignment, repair and maintenance, erection of offices, industrial and storage buildings, delivery and export of port related cargo and associated new road access, parking, infrastructure, services, temporary stockpiling of dredged material, re-grading and upfilling of landward areas and landscaping at the Former Fabrication Yard, Ardersier

A public drop-in information event will be held prior to the submission of this planning application. The event will be held at:

Ardersier War Memorial Hall, Station Road, Ardersier, IV2 7SU on Thursday 21st June between 2 – 6pm.

Any persons wishing to make comments relating to the proposal or wishing to obtain further information may do so by contacting:
Ardersier Port Ltd
c/o Kerri McGuire
Graham + Sibbald
233 St Vincent Street
Glasgow
G2 5QY
Telephone: 0141 567 5371
Email: kerri.mcguire@g-s.co.uk

Comments should be submitted to Graham + Sibbald by Friday 29th June 2018.

Please note that comments made directly to the applicant and their agent are not representations to the Council. Once a planning application has been submitted there will be an opportunity to make representations on the application to the Council.

Goods Vehicle Operator's Licence

MACLEAN TRANSPORT SERVICES LIMITED
of
GREENFIELDS NAIRNSIDE INVERNESS IV2 5BT

is applying for a licence to use HHH Ltd, Tomich Industrial Estate, Muir of Ord, IV6 7WA as an operating centre for 2 goods vehicles and 2 trailers.

Owners or occupiers of land (including buildings) near the operating centre(s) who believe that their use or enjoyment of that land would be affected, should make written representations to the Traffic Commissioner at Hillcrest House, 386 Harehills Lane, Leeds LS9 6NF, stating their reasons, within 21 days of this notice. Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A Guide to Making Representations is available from the Traffic Commissioner's office.

ADVERTISEMENT CONDITIONS OF ACCEPTANCE

1. The placing of an order either verbal or written will be deemed as acceptance of these conditions.
2. Whilst every endeavour is made to insert advertisements as ordered, guarantee of insertion cannot be given and no responsibility can be taken (a) for damage or loss of reproduction materials, (b) for shrinkage, (c) for any consequential loss or damage caused by error or inaccuracy in the printing, (d) for the omission of any advertisement or (e) for any loss or damage alleged to arise from the delay in forwarding replies to Box Numbers however caused.
3. The Company reserves the right to refuse or amend any advertisement which may cause offence or which does not comply with Company policy.
4. Should the rates for advertisements be altered, the price for the remaining insertions shall be revised accordingly or the advertisement may be cancelled for the remaining part of the order.
5. All advertising rates are subject to VAT at the current rate.
6. Advertisements may be altered or cancelled up to the normal advertisement order deadlines.
7. The Company reserves the right to revise the conditions and rates without prior notification.
8. Refunds will only be given on production of receipt.

Payment: All private advertisements must be paid for at the time of placing the order.
Advertisements costing £65 or less will not be taken without prepayment, unless the person/company placing the order already holds an account agreement with this Company.
Payment of accounts must be made within 30 days of the invoice date: failure to do so may result in credit facilities being withdrawn.
We are pleased to accept Visa, Access, Mastercard or Eurocard.

FERRIES

CalMac supports young islanders

Ferry operator CalMac is supporting the Scottish Government's Year of Young People (YoYP) with two new ticketing initiatives.

Around 500 YoYP 2018 Ambassadors have been recruited to make sure young people and organisations in local communities all over the country know about YoYP 2018 events.

Ambassadors living within the islands CalMac serve are being supported with a selection of free vouchers to YoYP events and all other YoYP Ambassadors (including those on the mainland) will be supplied with a 50% off travel voucher.

CalMac director of community and stakeholder engagement, Brian Fulton, said: "It is a privilege to support the YoYP 2018 Ambassadors and all the hard work they are doing."

NATURE

Kids go wild on the ferry

Youngsters sailing to the Northern Isles are to be given a free wildlife pack to help them discover the natural wonders of the Highlands.

The pack, containing a set of pop-up binoculars and a wildlife calendar, will provide helpful nature tips on wildlife found between mainland Scotland and the Northern Isles and will be distributed aboard all three of Northlink Ferries passenger vessels.

The scheme is in partnership with RSPB Scotland and Orca to mark Scotland's Year of Young People 2018.

James Linklater, of NorthLink Ferries, said: "Sailing from the Scottish mainland to Orkney and Shetland is the perfect opportunity to take in the sights of some breath-taking species including seals and puffins."

'NICE GUY': Chef Gary Gallogley died in a fire in a flat in Inverness on April 5

Man accused of killing chef after flat fire

Death: Family's tribute to 'quiet guy'

BY ALISTAIR MUNRO

A man appeared in private at court yesterday accused of murdering a 54-year-old hotel chef – described by his family as a "nice, quiet guy" – who died after a blaze at a block of flats in Inverness.

Gary Gallogley died in hospital on April 5 following a fire at his home on Mackintosh Road two days earlier.

Ryan Brandie, 23, made no plea. He was committed for further examination and remanded in custody.

It is expected he will make another appearance within the next eight days.

Mr Gallogley, who was originally from Coatbridge, near Glasgow, had lived alone at the flat since 2002.

A family member, who did not wish to be named, said yesterday: "He was a nice guy, a quiet guy who would have done anything for anyone. We are devastated.

"He had moved to the Highlands a few years ago and loved the life. He first moved to Aviemore to work in a hotel, but then moved further north to Inverness and decided to stay.

"He would have done anything for anyone. We are devastated"

"He worked in a number of hotels in Inverness, but was not working at the time of the incident."

Mr Gallogley had just returned from attending his brother-in-law's funeral in the Central Belt the day before the blaze.

The fire broke out around 10.15pm on the Tuesday, and several residents were evacuated from the block of flats.

Mr Gallogley was rushed to nearby Raigmore Hospital but died two days later of his injuries.

Four appliances from the Scottish Fire and Rescue Service were called to extinguish the blaze.

Detective Inspector Eddie Ross said: "I'd like to thank the local community for their patience during our inquiries. Our thoughts are with Mr Gallogley's family and friends at this sad time."

Futuristic distillery may draw in 30,000 visitors

TOURISM

Whisky aficionados are expected to descend on Speyside en masse this weekend to be among the first to visit a futuristic new distillery.

Macallan is opening its new visitor attraction and production facility today, which has been more than six years in construction and planning as part of a £140 million project.

Yesterday, the whisky giant warned visitors they were expecting to be "very busy" throughout the day with "long queues" – even warning people planning to visit that there is "no guaranteed entry".

Hotel operators have reported being busier than normal for the time of year ahead of the launch with some enthusiasts reported to be arriving in the early hours of the morning to be the first to see inside.

"We expect it to benefit tourism, exports and the economy"

Images of the sloping grass roof have been shared on social media.

The base, which is cut into a slope above Craigellachie, is expected to double the amount of tourists visiting the firm's historic home to more than 30,000 this year.

The new distillery will also allow the drinks company to increase production by up to a third.

Ian Curle, CEO of Edrington, said: "We expect this new Macallan enterprise to deliver significant benefits for the tourism industry, whisky exports and the economy."

Macallan's state-of-the-art new distillery close to Craigellachie is cut into a slope

City's secret green space

Nature: Community invited to share thoughts on future of reserve

BY SUSY MACAULAY
LOCAL DEMOCRACY REPORTER

PROJECT: Caroline Snow wants the community to have an input about Merkinch Local Nature Reserve. Photograph by Sandy McCook

Come and enjoy our best-kept secret – that's the message from a group running a wild green space at the heart of one of Inverness's most deprived areas.

Merkinch Local Nature Reserve (MLNR) is yards from 'the Ferry', an area of the city long linked to poverty and crime.

MLNR's new project manager Caroline Snow has been inviting the local community to drop-in sessions to find out what they want for this hidden gem on their doorstep.

Extending west along the Beauly Firth from the old Kessock ferry ticket office, MLNR boasts sea shore and mud flats, pools, swamps and woodland.

Caroline says dolphins regularly swim by and she has even seen a humpback whale and pod of pilot whales.

Otters can often be spotted, along with herons, terns, oyster catchers and there are regular reports of an osprey flying over in the afternoons.

She said: "There have also been sightings of a sea eagle. The wildlife here is astounding."

Turning away from the shore, the reserve has woodland approached through two grassy picnic areas where swallows swoop and finches flit from tree to tree.

Roe deer live in the woods and a kingfisher has even been seen at the far end of the 55 ha reserve.

Caroline's three-year post, funded by the Big Lottery, involves engaging with the Merkinch community, encouraging them to visit the reserve and finding out how they want to use it.

She said: "We had our first drop-in session this week, and people came up with a lot of different ideas.

"The most negative thing I heard was someone didn't like the number of dogs running round and they felt slightly threatened by that, so we're planning to encourage responsible dog ownership.

"But there were lots of positive things, people asking to find out what species live here, what wildlife, what trees and so on.

"Somebody suggested that we plant lots of edible food trees, so I'm thinking about raised bed gardens and planting fruit trees. I think that would be a nice way to bring the community together."

Caroline's own programme of events for MLNR includes a kids' club every Friday throughout the summer, some joint projects to look at moths and butterflies with countryside ranger John Orr, and evening surveys of bats.

She said, "We'll also be doing guided walks to tell people what lives here and grows here.

"In August we'll have an astronomy night with local mathematician and astronomer Stephen Mackintosh.

"We're even thinking about having a silent disco, where people can cut all sorts of groovy shapes as they listen to music on headphones."

She added: "The more ideas the better and I will chip away and make as many things happen as I possibly can."

New Orkney school officially opened by Deputy First Minister John Swinney

EDUCATION
BY ALISTAIR MUNRO

Orkney's newest school was officially opened yesterday by Deputy First Minister John Swinney.

The Scottish Government supported the construction of Evie primary school with a grant of £1.36 million from the Scotland's Schools for the Future programme.

Orkney Islands Council contributed £1.74 million towards the project. Many of the 38 primary pupils and 16 nursery children watched as Mr Swinney unveiled a plaque marking the official opening, along with parents, staff and people from the community.

Mr Swinney said: "Working in partnership with Orkney Islands Council and Scottish Futures Trust, the Scottish Government has provided more than £1.4million to help ensure the community has access to dynamic, high tech facilities which will make a real difference to educational outcomes.

"It was a pleasure to be asked to officially open Evie Community School, which is a fantastic state of the art facility parents, learners and staff can all be proud of."

Council convener Harvey Johnston said: "A new school serving Evie and Rendall had been an aspiration for the council and the community for many years.

"We are grateful for the assistance we received from the Scottish Government in getting the project off the ground. From the warm welcome offered to the deputy first minister it is all too apparent how pleased the children and staff are with their new school."

RECORD

Piper donates funds to charities

BY JAMIE MCKENZIE

A Nairn piper who broke the world record for playing the bagpipes has raised £4,500 for a range of charities and organisations.

Andrew MacLennan played his pipes for 26 hours, 59 minutes and seven seconds, breaking the previous record by almost an hour.

And yesterday at Hootananny's pub in Inverness, £1,500 of the money raised was each donated to representatives from Highland Hospice, Maggie's Cancer Care and the Drumnadrochit Piping Society.

Mr MacLennan broke the piping record last month and took the title from Rikki Evans from Porthlethen in Aberdeenshire.

He has also written a new tune which was raffled off to help raise funds.

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Dores On Loch Ness added an event.

7 hrs ·

There will be a public exhibition presenting the proposed Red John Pumped Storage Hydro Project

WED, JUN 27 AND 1 MORE

Public Event - Red John Pumped Storage Dores

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- Dores Post Office
- The Dores Inn
- Bus Timetable
- Refuse Collections
- Local Contacts

Welcome to the Dores Community Website

Pump Station Exhibition - 27th & 28th June.

The Dores & Essich Parish extends from the outskirts of Inverness to the shores of Loch Ness. Much of the parish is rural. Much of the land is farmed with extensive tracts of plantation and natural forest. The main settlement is the village of Dores. Dores is a pleasant village situated on the northern end of Loch Ness. Its inhabitants mostly work in Inverness 10 miles away.

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Appendix E - Exhibition Boards and Pictures

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Who Are ILI?

We have been developing residential and renewable energy projects for nearly 15 years, ranging from single medium sized wind turbines that benefit from the UK's Feed-in Tariff to large scale windfarms. In recognition of this success, we were a finalist at the 2014 and 2015 Scottish Green Energy Awards.

We have now diversified into pumped storage schemes as we seek to play our part in meeting Scotland's future energy needs. Our proposal to develop pumped storage schemes in Scotland was acknowledged in the Scottish Governments energy paper, Scottish Energy Strategy: The Future of Energy in Scotland.

We have successfully raised project funding through Abundance Investment. They have a commitment to only invest in ethical, green projects making them the perfect investment partner.

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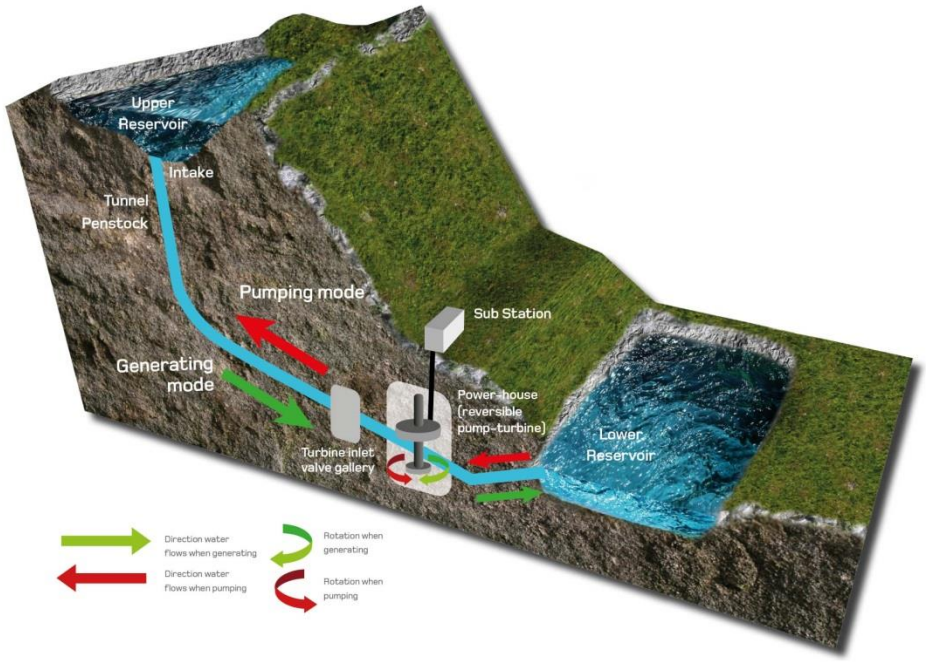
What is Pumped Storage Hydro?

Pumped storage hydro has been used in the UK since the 1960s. The purpose of pumped storage hydro schemes is to store excess electricity that is generated from the UK's baseload energy generation (such as nuclear and coal or gas power stations) and provide balance in the grid during periods of high demand as well as periods of excess supply. Excess energy is available typically at night when demand for electricity from the grid is low, and the baseload power stations take a longer time to reduce power from peak activity during the day; this is in addition to any intermittent energy available from renewable energy sources such as wind farms and solar parks.

Water is pumped from a lower reservoir (or tailpond) to a upper reservoir (or headpond) using excess available energy. Once the water is stored in the headpond, it is then discharged through turbines when required to create electricity during times of peak demand.

Pumped storage hydro has the potential to smooth out the peaks and troughs in our energy supply, a characteristic that will become increasingly important as the UK transitions from conventional energy generation to renewable and more intermittent technologies. Pumped storage hydro is currently the most efficient way of storing large amounts of electricity, and with short start-up times, it is one of the best technologies to help smooth fluctuations in the UK grid.



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The Planning Process, Environmental Impact Assessment and Consultation

Planning Process
Pumped storage hydro schemes with an electrical output greater than 50 Mega Watts (MW) requires consent from the Scottish Ministers. This is a requirement under Section 36 of the Electricity Act 1989 and is often referred to as a Section 36 consent.

Our application for Section 36 consent will be submitted to and managed by the Energy Consents Unit (ECU), a government department with the final decision being taken by the Scottish Ministers.

Environmental Impact Assessment (EIA)
EIA is the process of identifying, evaluating and mitigating the likely significant effects of a proposed development. Independent environmental experts are conducting a range of environmental studies to assess what potential effects a pumped storage hydro could have. The scope of these studies is agreed by the ECU in consultation with the appropriate regulatory bodies, such as Scottish Natural Heritage (SNH), Scottish Environmental Protection Agency (SEPA), and the local planning authority. The results of these studies will help to inform the design of the pumped storage scheme and protect the environment by minimising potential effects on receptors such as local community, recreation and tourism, landscape, wildlife, and water quality.

The EIA is undertaken in parallel with the engineering development of the pumped storage hydro, which ensures that means of reducing potential effects can be embedded into the scheme design.

The studies will be presented in an EIA Report which also contains a non-technical summary. The results of the EIA will ensure that the potential effects of the pumped storage hydro are known to decision makers such as the Scottish Ministers and the local planning authority to inform their determination of consent.

Consultation
This Public Exhibition is an opportunity for you to make comments to us on our proposals for the pumped storage scheme before we make our application. Your comments, along with the results of ongoing environmental studies will inform the final design of the pumped storage scheme. Once the design is finalised, the Section 36 application will be submitted to the ECU and consent requested from the Scottish Ministers.

Once the application for Section 36 consent has been submitted, you will be able to read full copies of the ES online and at advertised locations within the local community. You will also be able to make comments via the ECU or local planning authority websites.

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Ecology

The Highlands provide habitat for a wide range of species including some of national and international importance. Areas throughout South Loch Ness have been designated for the protection of species and habitats. Loch Ashie and Loch Ruthven are both designated for their populations of Slavonian grebes and Creag nah Clag is recognised for its lichen diversity and geology.

A suite of ecological surveys looking at the habitats, plant and wildlife around the pumped storage scheme is currently underway. Relevant surveys for the area have been selected based on what the local habitat can support and the scope has been approved by the Highland Council, Scottish Natural Heritage and Scottish Environmental Protection Agency. The surveys cover:

- Habitats;
- Protected mammals (including otter, pine marten, wildcat, bats, red squirrel, badger and water vole);
- Breeding birds;
- Reptiles;
- Great crested newt;
- Invertebrates; and
- Invasive non-native species.

The surveys are conducted by suitably qualified experts in line with statutory requirements and methodologies provided in national guidelines. The results from the surveys will factor in the design of the pumped storage scheme and influence the construction programme to ensure that effects on ecology are minimised. The ecological assessment, including the results of the surveys will be reported within the EIA Report.

Recorded habitats within Red John study area.

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Noise, Vibration and Air Quality

The pumped storage scheme is located in a rural setting with no major sources of noise or air pollution or emissions to air.

Noise
The noise assessment will be informed by baseline noise monitoring and modelling. The monitoring locations have been agreed in consultation with the Highland Council's Environmental Health Officer. The baseline noise survey has been completed and combined long term sound monitoring (for one week) and short term sound monitoring points (taken on one day).

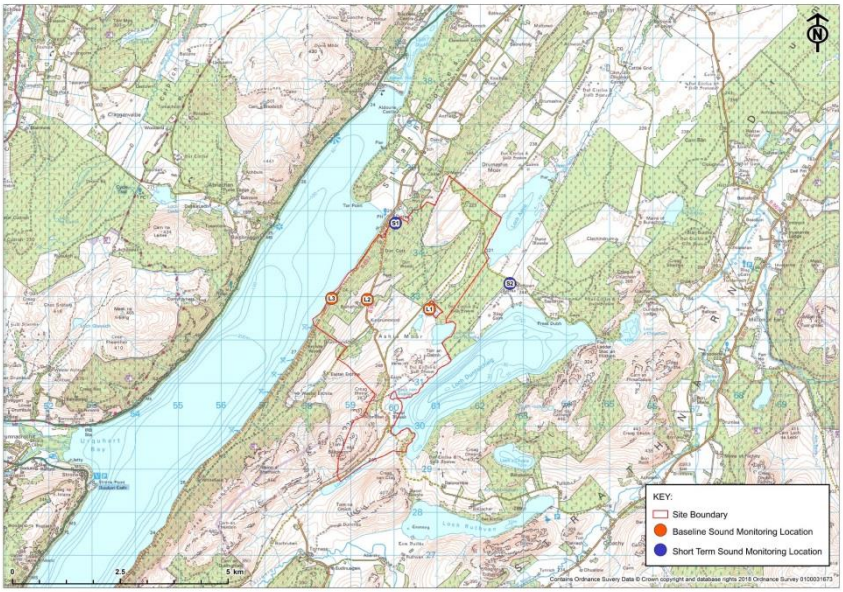
Noise monitoring will determine the existing noise levels and allows future noise limits to be set for the construction and operational phases. The assessment will also consider vibration from construction activities and also construction traffic on public roads.

Once the scheme is operational, noise impacts from the pumped storage scheme are expected to be negligible due to the depth of the turbines. Both the surface and underground movements from vehicles during operation will also be considered.

Any noise impacts will be minimised through careful engineering design, construction planning and consultation with the Highland Council's Environmental Health Officer in addition to the local community. In addition a Noise Management Plan will be prepared and agreed with stakeholders as part of the EIA.

Air Quality
The likely air quality impacts will be from dust generated during construction and emissions from temporary generators for construction power. A Dust Management Plan will be prepared as part of the EIA Report.

Once operational, the pumped storage scheme is not anticipated to release any air emissions.



Noise monitoring locations.

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Recreation and Tourism

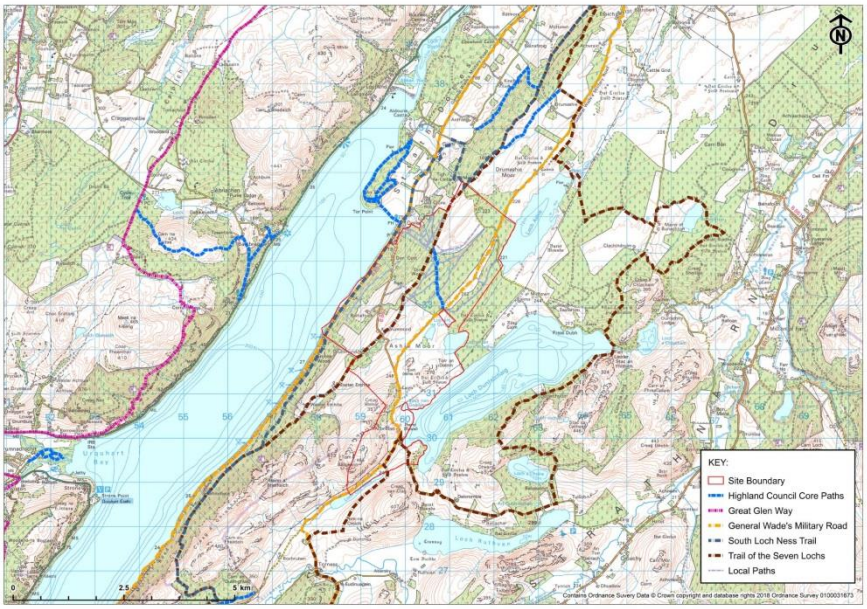
Loch Ness is a popular tourist destination and the area is renowned for its beauty and tranquillity. There is a range of visitor accommodation in the area around Dores, as well as recreational and sporting pursuits and visitor attractions. The area is connected into a wide network of footpaths and trails that are used for a variety of outdoor activities. There are also a number of local and regional events that are located around or that pass through Dores.

We want to maintain the appeal of the area while also delivering clean energy for Scotland and the UK. Our aim is that the pumped storage scheme will deliver additional local economic benefit, local jobs and opportunities. This includes proposed partnerships with local educational bodies and initiatives to provide apprenticeship opportunities, enabling local young people to gain new skills and experience.

We also want to maintain access during construction around the pumped storage scheme while safeguarding public safety. This may mean closing or diverting local routes and trails at times during peak construction or critical path activities. Any closures and diversions will be temporary and all routes will be reinstated post-construction to an equivalent or greater standard for those routes affected and the wider network where possible. These details will be provided in the EIA Report.

You can help with the recreation and tourism assessment by letting us know how you use the local area. Let us know which routes and trails you use and what activities you participate in. If you own a local business let us know about it. Get in touch by speaking to one of our representatives at the public exhibition, filling out a questionnaire, or emailing us at redjohnpsh@aecom.com.

Your comments will help us assess how the pumped storage scheme could affect recreation and tourism, and help us to minimise any adverse effects and enhance the benefits.



Recreational routes within study area.

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Flood Risk and Water Quality

Water is a valuable resources and especially so around Loch Ness where there are a multitude of often competing uses including drinking, navigation, energy generation, nature conservation, fishing, bathing and other recreational activities. Downstream of the pumped storage scheme, there has been considerable flood defence investment in the River Ness Flood Protection Scheme to protect Inverness from flooding.

The EIA Report will assess:

- Water resources – The physical effects of the pumped storage scheme on surface and ground waters;
- Water quality – The chemical composition and ecological status of the receiving and surrounding water resources and how the pumped storage scheme may alter this;
- Water supply – Identifying drinking water supplies from Loch Ashie and Loch Duntelchaig to private water supplies and assessing how the pumped storage scheme may interact with these; and
- Flood risk – By modelling peak flood flows within the Loch Ness and the wider catchment in addition to the operation of the pumped storage scheme and assess flood risk at flood receptors.

The outcome of these assessments will feed into the design and operation of the pumped storage scheme, including appropriate siting of new infrastructure to avoid water bodies where possible, the design of watercourse crossings, surface water management and pollution control to avoid issues with any sensitive water bodies or drinking water supplies. The results will also be used to develop appropriate operational management such as not discharging water into Loch Ness when the catchment is in flood to avoid any additional flood risk to the downstream catchment.

We have consulted with the Highland Council to find out about private water supplies in the area. If you have a private water supply you would like us to know about, let us know by speaking to one of our representatives at the public exhibition and filling out a questionnaire, or emailing us at redjohnpsh@aecom.com.

View of Loch Ness from shoreline.

Burn within study area.

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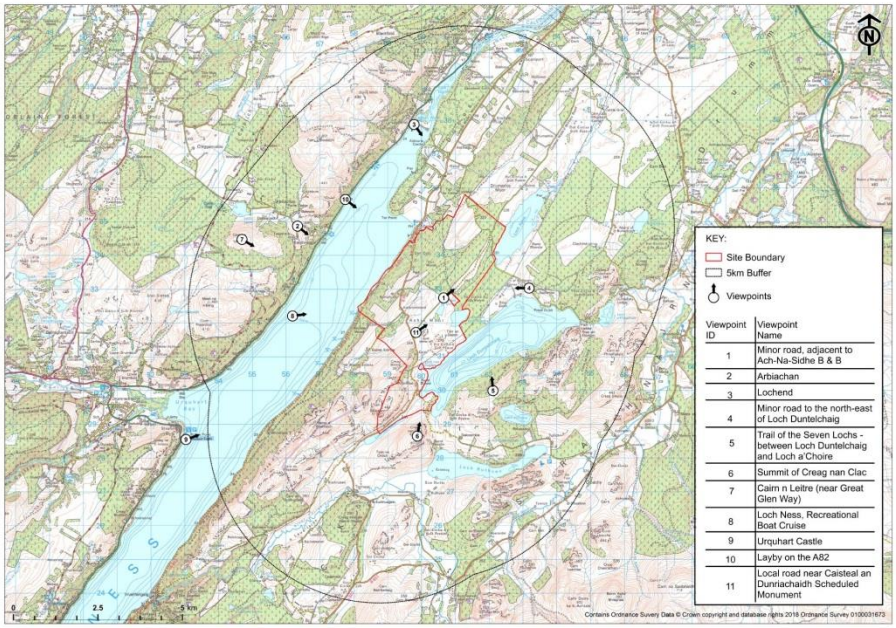
Landscape and Visual Amenity

The pumped storage scheme is located within an area of forestry set within a landscape characterised by undulating plateau moorland, Loch Ness and the dramatic Great Glen. It is located within the Loch Ness and Duntelchaig Special Landscape Area (SLA), which is a local designation identified by the Highland Council.

The primary aim of the landscape and visual assessment is to provide an objective way of understanding and assessing the likely change that the pumped storage scheme will have on the character and appearance of the surrounding landscape and on views experienced by people living there and using it. Parts of the pumped storage scheme will be visible from a number of locations in the surrounding area and the map below shows the location of the representative viewpoints used in the assessment. These have been agreed with the Highland Council and Scottish Natural Heritage and are used to help understand the likely change that could be experienced as a result of the introduction of the scheme.

As part of the assessment, visualisations of the pumped storage scheme within the existing landscape will be produced to help inform the Scottish Ministers decision. These will be available for viewing within the EIA Report.

The landscape and visual assessment is influencing the design of the scheme, helping to limit the effects on the landscape and on views and enabling the design of the scheme to be responsive and sympathetic to the local context. Through a process of careful consideration and sitting of the above ground infrastructure, sensitive design of embankment profiles, the creation of earth bunding with native tree planting and the careful selection of construction materials, the pumped storage scheme will be integrated as effectively as possible into the surrounding landscape.



Landscape and Visual Viewpoints.

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Traffic and Transportation

The Traffic and Transportation study will assess and quantify the traffic likely to be generated by the pumped storage scheme during the construction phase and will determine the most appropriate route(s) to the site.

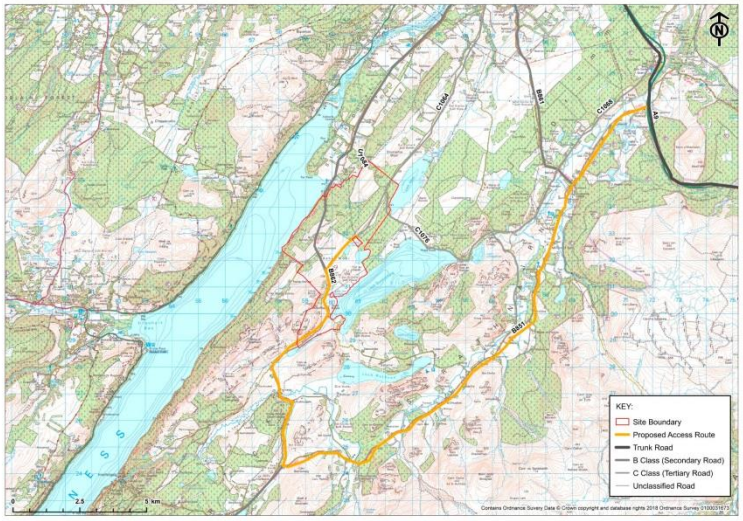
Road access to the pumped storage scheme is possible via a network of roads including the B862 (Dores Road), B851 (Errogie to Culloden Moor Road), B861 (Inverness to Inverarnie Road), C1064 (Ashie Moor Road), C1076, C1068 and U1083 (Darris Road), which make up the study network. The proposed access route at present is along the B851 from the A9 north of the pumped storage hydro and then south along the B862. This route is shown on the map below. No construction traffic will enter Dores and travel north on the B862.

The majority of the traffic is anticipated to be generated during the construction phase and will be as a result of a combination of staff in light vehicles travelling to and from the site and the heavy goods vehicles required to transport plant and materials to/from/within the site.

The C1064 will be permanently realigned around the headpond. A temporary replacement road will be made available ahead of construction works starting. Site access will utilise existing tracks and minor roads where possible. Other road improvement works may be required.

Traffic and transport impacts will be minimised and managed through a Traffic Management Plan, which will take local feedback into account and be developed in consultation with the Highland Council, Transport Scotland and Police Scotland.

Let us know your thoughts and help us determine suitable diversions, optimal times for deliveries and routes to and from the site. Get in touch by speaking to one of our representatives at the public exhibition or emailing us at redjohnpsh@aecom.com.



Access to the pumped storage scheme.

View along C1064 .

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Protecting the Environment

Forestry
A forestry assessment will be conducted to develop a forestry plan for the pumped storage scheme. The forestry plan will look at felling, restocking and for compensation planting so that there is no net loss in forest cover from the pumped storage scheme.

Archaeology
A cultural heritage assessment will look at both the designated and non-designated heritage assets in the area. Effects on heritage setting will be considered along with direct impacts on assets themselves. The assessment will be informed by national and local heritage records and also on site surveys.

Ground Conditions and Geology
A geological and ground condition assessment will be conducted to look at the soils, solid geography and the hydrogeological conditions and groundwater resources. The design of the pumped storage scheme will be informed by peat surveys and ground investigations that will help to site and route the scheme elements.

Materials Management
Indicative calculations of the material generated by the construction of the pumped storage scheme will be produced via the engineering design. These calculations will also show the volume and type of material generated and then utilised by the construction of the pumped storage scheme, specifically the headpond and other structures. A Waste Management or Materials Management Plan will be prepared and submitted with the EIA Report.

Construction Environment Management Plan (CEMP)
Construction of the pumped storage scheme will be conducted in accordance with a CEMP that will describe the management arrangements for the construction site and acts as a vehicle for transferring the construction mitigation identified within the EIA Report into practice. The CEMP is a crucial document during the construction phase and any mitigation identified in the CEMP must be complied with as a condition of the Section 36 consent. It will also detail the procedures for complaints and any environmental incidents.