March 2025

Glen Earrach Pumped Storage Hydro

Environmental Impact Assessment Report

Volume 2: Main Report
Chapter 4: Approach to EIA

Glen Earrach Energy Ltd

Glen Earrach AECOM

Quality information

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4. Approach to EIA

4.1 Introduction

4.1.1 This chapter describes the approach to, and outlines the scope of, the Environmental Impact Assessment (EIA) of the Proposed Development. This chapter provides general information about the EIA process including the key steps taken in the approach to EIA and the terminology used. For a detailed description of topic-specific assessment methods reference should be made to the relevant chapter, e.g. for a description of the approach to landscape and visual assessment of the Proposed Development, see **Chapter 6: Landscape and Visual (Volume 2: Main Report)**.

4.2 About Environmental Impact Assessment

4.2.1 EIA is the process of identifying, evaluating, and mitigating the likely significant environmental effects of a proposed development such as those potentially occurring as a result of the construction and operation of the Proposed Development. Through the early identification and evaluation of the likely significant environmental effects of a proposed development, EIA enables appropriate mitigation (that is, measures to avoid, reduce or offset significant adverse effects) to be identified and incorporated into the proposed development's design, or commitments to be made to environmentally sensitive construction methods and practices.

4.2.2 The EIA of the Proposed Development has been undertaken in parallel with the design process, maximising opportunities to mitigate likely significant effects as they have been identified whilst also incorporating positive environmental enhancements. This approach ensures mitigation, such as the Outline Landscape and Ecological Management Plan (oLEMP) **(Appendix 6.4: Outline Landscape and Ecology Management Plan) (Volume 5: Appendices),** is embedded in the design, alongside proactive measures like Biodiversity Net Gain (BNG) restoration, which exceed core requirements to deliver lasting ecological benefits as part of an integrated development.

4.2.3 The results of the EIA also ensure that decision makers, such as the Scottish Ministers, and statutory consultees, such as planning authorities, as well as other interested parties, including local communities, are aware of the Proposed Development's potential environmental effects. These are then taken into account by the decision-maker prior to determination of an application.

4.2.4 As described in **Chapter 1: Introduction (Volume 2: EIA Main Report)**, in the case of the Proposed Development the results of the EIA have been described within this EIA report (EIAR), which accompanies the application for consent under Section 36 of the Electricity Act 1989 (the “Section 36 Application”) to the Energy Consents Unit (ECU).

4.3 Legislative Background

The Need for an EIA

4.3.1 EIAs are required for certain developments. In the case of Glen Earrach Pumped Storage Hydro (PSH) (referred to as the ‘Proposed Development’) the relevant EIA Regulations are The Electricity Works (Environmental Impact Assessment) (Scotland) Regulations 2017.

4.3.2 Schedule 1 of the EIA Regulations identifies development types and thresholds for which an EIA must always be undertaken. Schedule 2 of the EIA Regulations identifies development which may require an EIA to be undertaken, but only where the development is likely to have significant effects by virtue of factors such as its nature, size, or location. A development that requires an EIA is known as a ‘EIA development.’

4.3.3 As a generating station of greater than 50 megawatts (MW) capacity and deemed to have the potential for likely significant effects on the environment, the Proposed Development constitutes Schedule 2 development and is considered an EIA development under Regulation 2(1) of the EIA Regulations.

Content of the EIAR

4.3.4 Applications for developments considered to be EIA development must be accompanied by an EIAR. In order to comply with Schedule 4 of the EIA Regulations, an EIAR must contain certain prescribed information**. Table 4-1 EIA Regulations: Schedule 4 Requirements**, summarises these requirements and identifies where the relevant information may be found within this EIAR.

Table 4-1. EIA Regulations: Schedule 4 Requirements

Legislative Requirements	Where this information is in the EIAR
1. A description of the development, including in particular: (a) a description of the location of the development; (b) a description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases; (c) a description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil, and biodiversity) used; and (d) an estimate, by type and quantity, of expected residues and emissions such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases.	The Proposed Development location is described in **Chapter 2: Project and Site Description (Volume 2: Main Report)** and can be viewed on **Figure 1.1: Location Plan (Volume 3: Figures).** Details pertaining to requirements b-c are described in **Chapter 2: Project and Site Description (Volume 2: Main Report).** Details pertaining to requirements d are set out within **Chapters 6-18 (Volume 2: Main Report).**
2. A description of the reasonable alternatives (for example in terms of project design, technology, location, size and scale) studied by the developer, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.	A discussion of reasonable alternatives and reasoning for the selection of the chosen option is presented in **Chapter 3: Evolution of Design and Alternatives (Volume 2: Main Report).**
3. A description of the relevant aspects of the current state of the environment (the "baseline scenario") and an outline of the likely evolution thereof without implementation of the project as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of relevant information and scientific knowledge.	A description of the current state of the environment is provided in **Chapter 2: Project and Site Description (Volume 2: EIA Main Report)** with more detailed descriptions available in each topic chapter.
4. A description of the factors specified in Regulation 4(3) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.	The results of baseline studies and the environmental factors likely to be significantly affected by the Proposed Development (referred to as receptors) have been identified and are reported in **Chapters 6-18 (Volume 2: Main Report).**
5. A description of the likely significant effects of the development on the environment resulting from, inter alia: (a) the construction and existence of the development, including, where relevant, demolition works; (b) the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources; (c) the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste; (d) the risks to human health, cultural heritage, or the environment (for example due to accidents or disasters); (e) the cumulation of effects with other existing and / or approved development, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources; (f) the impact of the development on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the development to climate change; and (g) the technologies and the substances used. The description of the likely significant effects on the factors specified in Regulation 4(3) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term, and long-term, permanent, and temporary, positive, and negative effects of the development. This description should take into account the environmental protection objectives established at Union level (as they had effect immediately before IP completion day [i.e., 31 December 2020]) or United Kingdom level which are relevant to the development including in particular those established under the law of and part of the United	The likely significant effects resulting from the Proposed Development as required by Schedule 4, paragraph 5 of the EIA Regulations is assessed and reported in **Chapters 6 to 18 (Volume 2: Main Report).**

Legislative Requirements	Where this information is in the EIAR
Kingdom that implemented Council Directive 92/43/EEC3 and Directive 2009/147/EC.	
6. A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.	Relevant methods and limitations are set out in each of the **Chapters 6-18 (Volume 2: Main Report)**.
7. A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced, or offset, and should cover both the construction and operational phases.	Embedded mitigation measures are outlined in **Section 3.6: Embedded Mitigation** of **Chapter 3: Evolution of Design and Alternatives (Volume 2: Main Report)** and specific measures for each chapter are identified in **Chapters 6-18 (Volume 2: Main Report)**.
8. A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and / or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to assimilated law such as any law that implemented Directive 2012/18/EU of the European Parliament and of the Council or Council Directive 2009/71/Euratom or relevant assessments may be used for this purpose provided that the requirements of any law that implemented the Directive are met. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.	The potential for major accidents and / or disasters associated with the Proposed Development have been identified and are discussed in **Section 4.4: Scope of the EIA** of this chapter.
9. A non-technical summary of the information provided under points 1 to 8.	A non-technical summary (NTS) that sets out the key findings of the EIA is available in **Volume 1: NTS** of this EIAR
10. A reference list detailing the sources used for the descriptions and assessments included in the EIA report.	Where relevant, reference lists are provided at the end of each EIAR chapter or as footnotes.

4.4 Scope of the EIA

Legal Requirements

4.4.1 Regulation 4(3) of the EIA Regulations sets out the factors that should be identified, described, and assessed within an EIAR where there are likely significant effects on the factors listed and/ or the interaction between those factors. These factors are:

- Population and human health;
- Biodiversity, and in particular species and habitats protected under any law that implemented Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC of the European Parliament and of the Council on the conservation of wild birds;
- Land, soil, water, air, and climate; and
- Material assets, cultural heritage, and the landscape.

4.4.2 In addition, EIARs are to include the expected effects deriving from the vulnerability of the development to risks of major accidents and disasters.

Scoping

4.4.3 The Scoping Report identified those environmental factors considered likely to be significantly affected by the Proposed Development and the proposed approach to the identification and assessment of those effects. It scoped out those environmental factors that were considered unlikely to be significantly affected. The Scoping Report was submitted as a request to the Scottish Ministers via the ECU to provide their Scoping Opinion which was received in December 2024. The Scoping Opinion set out the information that the Scottish Ministers require to be provided within this EIAR and their comments on the identification of significantly affected environmental

factors and scope of assessment. A copy of the Scoping Opinion received is contained in **Appendix 4.1: Scoping Opinion (Volume 5: Appendices)**.

Consultee Discussions

4.4.4 The factors relevant to the Proposed Development and the scope of their assessment within this EIAR have been agreed through consultation with relevant statutory consultees. The discussions with consultees are listed in **Table 4-2 Meetings Undertaken**. Further detail on consultation can be found within **Appendix 4.2 Consultation Tracker (Volume 5: Appendices)** and the standalone **Pre-Application Consultation Report (PAC)** which accompanies the S36 application.

Table 4-2 Meetings Undertaken

Date	Consultee in Attendance	Discussion
22/01/2024	Transport Scotland and BEAR Scotland	Preliminary Teams call with Transport Scotland A82 Area Manager.
05/02/2024	NatureScot	River Moriston SAC (Freshwater Pearl Mussels and Atlantic Salmon), Smolt tracking study, upstream migration rates, cumulative impacts from the four schemes (Foyers, Loch Kemp, Loch na Cathrach and the Proposed Development), Moray Firth SAC, Urquhart Bat Wood SAC and the changes to water levels, peatland, grid connection.
1/03/2024	Forestry and Land Scotland (FLS)	Meeting to discuss use of forestry land and tracks, and potential planting areas.
06/06/2024	Ness District Salmon Fishery Board (NDSFB)	Discussions regarding proposed smolt tracking studies on Loch Ness, including input to the scope of the study. A site visit to look at trapping and tagging locations took place on the 19/02/2025.
14/08/2024	The Highland Council (THC), SEPA and NatureScot	Pre-Application advice meeting
20/08/2024	THC Archaeological Advisor	Meeting to discuss walkover surveys and viewpoints for designated assets.
10/09/2024	Transport Scotland, HIE, Caledonian Canal and various canal stakeholders	A workshop facilitated by HIE titled 'Integrated Transport Strategy for Pumped Storage Hydro Developments in the Great Glen'. The meeting focused on managing transport impacts, utilising the canal for PSH schemes and legacy outcomes from potential upgrades to the canal.
19/09/2024	SEPA	Meeting to discuss the CAR licence application including the impoundment and abstraction licences. Also discussed Phase 2 Peatland Surveys.
19/09/2024	NatureScot	Meeting to discuss the Proposed Development.
19/10/2024	THC	Pre-application advice meeting
24/10/2024	Historic Environment Scotland (HES)	Meeting to discuss and agree heritage viewpoints as well as potential impacts to heritage, in particular from water levels.
04/11/2024	SEPA	Meeting to discuss the completed Phase 2 peatland survey and specific comments raised by SEPA regarding disturbance of peat due to fluctuating water levels.
04/11/2024	THC Landscape Officer	A meeting to discuss: • Representative viewpoints – including new locations added following scoping with reference to the updated Zones of Theoretical Visibility (ZTV) and other locations requested in THC pre app response. • Design of the temporary and permanent infrastructure noting the comments raised in THC pre app response. • The requirement for construction visualisations. • Approach to mitigation design. • Sequential routes to consider the effects on both the main visual assessment and cumulative assessment, including the Loch nam Breac Dearga circular walk, Loch Ness 360 trail, Great Glen Way, Affric Kintail Way, A82 and B852.
06/11/2024	THC Access and Planning Officers	Meeting regarding access management at Glen Earrach.

Date	Consultee in Attendance	Discussion
12/11/2024	NatureScot	Meeting with NatureScot to discuss changes made to the design of the Proposed Development and the approach to the terrestrial and aquatic ecology assessments.
12/12/2024	THC Planning Officer	Meeting to provide THC with an update on the feedback from the PAC events and consultee feedback, including discussion with NatureScot and Ness District Salmon Fishery Board (NDSFB).
13/12/2024	THC Archaeological Advisor	Meeting to discuss mitigation measures for Cultural Heritage chapter.
18/12/2024	NatureScot	Meeting to discuss smolt tracking study
29/01/2025	THC Planning Officer	Meeting to provide THC an update on progress of the EIAR, agreement decommissioning will be scoped out of assessment, Affric Kintail Realignment, preconstruction phase and workers accommodation layout and facilities.
05/02/2025	Historic Environment Scotland	Meeting to discuss water levels and potential impacts on Cherry Island crannog.
05/02/2025	NatureScot & SEPA	Meeting to discuss matters raised in the Gate Check. Most of the discussion related to compensation/restoration calculations of peatland and peat habitat.
18/02/2025	NatureScot & SEPA	Meeting to discuss the Dochfour Weir mitigation to control levels and flows within Loch Ness and the River Ness, and consents in loch for deployment equipment.
19/03/2025	FLS	Meeting to discuss upgrade and maintenance of existing FLS track and potential peatland restoration areas.

4.4.5 There were also a number of pre-scoping meetings with additional consultees including the Ness District Salmon Fisheries Board. These have been summarised within **Chapter 9 Aquatic & Marine Ecology**, and within the separate Pre-Application Consultation (PAC) report which accompanies the S36 application.

Community Consultation

4.4.6 The Applicant has engaged with the local community and community councils from an early stage. Five early engagement events were held between May and September 2024 to introduce the Proposed Development and provide an opportunity for people to give early feedback. This included a roundtable session with business and community representatives and a public meeting both in May 2024, and early public consultation events in Balnain, Invermoriston and Foyers in August and September 2024.

4.4.7 Four in-person pre-application consultation events were held. These were:

- 23 October 2024, Craigmonie Centre, Glen Urquhart High School, Drumnadrochit, 16:00 – 20:00;
- 24 October 2024, Wildside Centre, Foyers, 15:00-19:00;
- 7 November 2024, Glenmoriston Millenium Hall, Invermoriston, 10:00-14:00; and
- 8 November 2024, Balnain Hall, Balnain, 14:00-18:00.

Scope of the EIAR

4.4.8 A full overview of the scoping and other consultation comments (including non-statutory and local community consultees) and where they are addressed within this EIAR, is available in **Appendix 4.2: Consultation Tracker (Volume 5: Appendices)**. Targeted consultation on specific matters is presented within each relevant chapter. Comments received through public consultation are included within the PAC Report and within individual chapters where relevant.

4.4.9 The factors identified through the consultation process as being relevant to the Proposed Development, and where they are addressed within the EIAR, is set out in **Table 4-3 Summary of Factors by Environmental Topic**.

Table 4-3 Summary of Factors by Environmental Topic

Chapter	Environmental Topics	Factors
6	Landscape and Visual	Landscape
7	Terrestrial Ecology	Biodiversity
8	Ornithology	Biodiversity
9	Aquatic & Marine Ecology	Biodiversity
10	Water Environment	Biodiversity
11	Flood Risk & Water Resources	Water, Major Accidents and Human Health
12	Cultural Heritage	Cultural Heritage
13	Access, Traffic & Transport	Material Assets
14	Noise & Vibration	Human Health
15	Geology & Ground Conditions	Land and Soils
16	Socioeconomics, Tourism and Recreation	Population and Material Assets
17	Climate	Climate
18	Forestry	Biodiversity and Material Assets

4.4.10 Given the low population density in and around the Proposed Development Site, the population and human health effects of the Proposed Development are considered to be adequately addressed within the water quality, flood risk, noise, traffic and transport, and socio-economic assessments. In addition, construction work and the Temporary Workers Accommodation will follow Health and Safety legislation and be managed on site.

4.4.11 Air quality was not considered relevant to the Proposed Development as there was limited scope for likely significant effects. No significant air quality effects are anticipated as emissions to air are restricted to transport to and from site, power generation for construction and construction dust, which can all be mitigated through good practice measures (e.g. dust management plan). Mitigation measures are set out within **Appendix 3.1: Outline Construction Environmental Management Plan (Volume 5: Appendices)**.

4.4.12 With regard to the technical assessments, a summary of the elements that have been scoped out of the EIAR are listed in **Table 4-4 Matters scoped out of EIA**

Table 4-4 Matters scoped out of EIA

Environmental Topic	Element Scoped Out	Reasoning
Landscape and Visual	Aldourie Castle Gardens and Designed Landscape (GDL), Dochfour GDL, and Landscape Character Type (LCT) 229 Enclosed farmland excluded from the Landscape assessments	It is unlikely for significant effects on the special landscape qualities of the GDLs or their settings due to proximity and orientation of the views from the GDLs. The Enclosed Farmland is unlikely for significant effects on the key characteristics due to proximity and intervisibility. Details of the landscape scope can be found within **Table 6-3 Landscape Assessment Scope (Chapter 6: Landscape and Visual**).
	Designations and defined areas outside of the Zone of Theoretical Visibility (ZTV)	There is no potential for the Proposed Development to result in effects on receptors outside of the ZTV.
Terrestrial Ecology	Various terrestrial species	Various species have been scoped out due to either their likely absence, the limited impact on them, or the species not having legal protection in Scotland. Details of species, habitats and woodlands scoped out can be found within **Table 7-6 Ecological Features Scoped Out of Further Assessment (Chapter 7: Terrestrial Ecology**).
	Potential Roost Assessment (PRA) of buildings and structures	There are no buildings or structures with any potential suitability for roosting bats within the Proposed Development site.
	Levishie Wood SSSI	No impacts on Levishie Wood SSSI are considered possible as a result of the Proposed Development due to its location.
	Woodland that is neither semi-natural nor long-established plantation	Such woodland is largely dominated by non-native conifers and is managed as commercial forestry with negligible ecological interest.

Environmental Topic	Element Scoped Out	Reasoning
	Acid flush and rush-pasture	Both vegetation types are only common in small extents and are not of special note.
	Invasive non-native species (INNS)	Only two individual INNS were identified and are located at the bottom of the existing Alltsigh track which will have very infrequent use and there is negligible risk of spreading the species. However, standard mitigation measures will be embedded in the CEMP to prevent spread.
Ornithology	Various ornithological species	Various species have been scoped out due to either there being no evidence of breeding sites within the Proposed Development site, the infrequency of their occurrence, and / or the Zone of Influence of the Proposed Development being negligible to the species. Details of species scoped out can be found within **Table 8-6 Ornithological Features Scoped Out of Further Assessment (Chapter 8: Ornithology**).
	Glen Affric to Strathconon SPA	The Proposed Development site is situated a sufficient distance from the SPA there is limited potential for connectivity and significant effects on birds associated with this site are highly unlikely.
	Pollution: of surface water, groundwater, soils, vegetation, noise, vibration, dust, and INNS	There is negligible potential for surface and groundwater flows to impact habitats. Underground works have limited potential to disturb or displace birds, and industry standard mitigative measures allow for potential habitat impacts of dust to be scoped out. INNS biosecurity measures are standard good practice. Details of impacts scoped out can be found within **Section 8.8.3 The Potential Impacts of the Proposed Development (Chapter 8: Ornithology**).
Aquatic and Marine Ecology	SSSI sites outside of the Proposed Development Site boundary	Either there is no hydrological connectivity between the Proposed Development and these SSSI sites, or there are no aquatic ecological features. Details of sites scoped out can be found within **Table 9-4 Glen Earrach Aquatic Survey Sites (Chapter 9: Aquatic and Marine Ecology**).
	Freshwater Pearl Mussel (FWPM)	No records of FWPM were available within the Study Area; however, records of FWPM are generally confidential and are not held by the biological records centres. FWPM are known to be present in the River Moriston SAC. Indirect effects to FWPM in the River Moriston SAC through impacts to migrating salmonid fish are assessed in **Chapter 9 Aquatic and Marine Ecology (Volume 2: Main Report).**
Water Environment	Assessment of impact on the recharge of the Lower Old Red Sandstone aquifer	The Old Red Sandstone is included within the Inverness (ID 150670) WFD groundwater body which covers an area of approximately 413.7 km^2. Therefore, the Proposed Development in comparison to the Aquifer and Groundwater Body is very small, thus, impacts to recharge to the aquifer as a whole is scoped out of the assessment. However, impacts to groundwater recharge to localised Private Water Supplies and Ground Water Dependent Terrestrial Ecosystems is included within the assessment.
	2 No. water receptors within the catchment	This is due to upgradient and flow of works for one receptor, and for the second receptor it is due to the access track not crossing the watercourse. Details of receptors scoped out can be found within **Table 10-5 Surface Water Bodies Within the Catchment (Chapter 10: Water Environment**).
Flood Risk & Water Resources	Breach analysis	In the event of a breach of the embankment associated with the Headpond, a significant area would be at risk of flooding. The likelihood of such an eventuality is however extremely low and the Headpond will be designed, constructed, operated, and managed in line with the guidance set out under the Reservoirs (Scotland) Act 2011. On the basis of the extremely high standard of protection provided by the Reservoirs (Scotland) Act 2011 no further analysis is required to flood risk associated with a breach of the reservoir.
Cultural Heritage	Impacts on the setting of non-designated assets	Only those assets which have the potential to be affected, either by proximity to the Proposed Development or through changes to setting, are assessed. Details of assets scoped out can be found within **Table 12-5 Assets within the Red Line Boundary Scoped Out of Assessment (Chapter 12: Cultural Heritage**). None of the projects identified as part of the Cumulative Assessment would result in physical impacts on assets

Environmental Topic	Element Scoped Out	Reasoning
		assessed as part of the current assessment, and as such the potential for physical cumulative effects was scoped out.
	The potential for physical cumulative effects from projects more than 10km from the Proposed Development	The potential for Cumulative Effects through change to the setting of assets considered as part of the assessment was limited to impacts resulting from the permanent works (i.e. the Headpond and Tailpond). Projects more than 10 km from the Proposed Development were scoped out, as Significant Cumulative Effects on the setting of designated assets from this distance were deemed unlikely. However, Cherry Island, which is 12 km from the Proposed Development Site is considered due to potential impacts of water level changes in Loch Ness, A review of the remaining developments within 10 km was undertaken, and this did not identify any situations where the schemes considered would result in impacts on the setting of assets considered as part of the setting assessment for the Proposed Development.
Access, Traffic & Transport	Assessment of operational effects	Operational effects resulting from traffic and transport have been scoped out of the transport assessment. Under normal operation of the Proposed Development, vehicle movements will be limited during a typical working day and as such are considered unlikely to result in a significant effect on road users. During periods of maintenance there may be additional heavy goods vehicle (HGV) and abnormal indivisible loads (AIL) movements, but these are considered likely to be rare. Although operational effects resulting from traffic and transport are not assessed, details of the proposed route to site during operation and traffic management are provided in **Chapter 13: Access, Traffic and Transport (Volume 2 Main Report).**
Noise & Vibration	Operational road traffic noise assessment	It is assumed that once operational, the Proposed Development would not produce significant road traffic on local public roads and therefore an operational road traffic noise assessment is scoped out.
	Baseline vibration survey	It is assumed that there are no existing sources of vibration.
Geology & Ground Conditions	Assessment of operational effects	Following the completion of the construction phase, areas impacted by the Proposed Development, such as peatlands, will either be reinstated or will be unchanged. As such, significant effects on the geology and soils during the operational phase are unlikely; and this is therefore scoped out for this phase.
	Contaminated land	It is assumed there is no contaminated land within the Proposed Development site.
Socio-Economics, Tourism and Recreation	Impacts on operation of businesses within the Site Boundary. Population demographics. Visual impacts on recreational and tourism receptors (included within **Chapter 6 Landscape and Visual (Volume 2: Main Report**))	The Proposed Development is not expected to cause significant changes to the local population demographics with the construction workforce being accommodated on site and away from surrounding settlements. There are few businesses within the Site Boundary.
Climate	Climate Change Risk Assessment (CCRA) – Sea level rise and sea temperature rise to be scoped out of the CCRA. And In-Combination Climate Change Impact Assessment – sea level rise and sea temperature	The Proposed Development is not located in a coastal area, so it was concluded that the Proposed Development is not susceptible to sea level rise. The Proposed Development is not likely to be affected by the small increase in sea temperature during its operational life.
Forestry	Secondary Effects	Secondary effects resulting from forestry activities, including effects on habitats and species, ornithology, hydrology and landscape and visual effects, have been considered within their respective chapters of this EIAR and have therefore not been included within the forestry chapter.

Decommissioning

4.4.13 Given the approximated operational lifetime of PSH is in the region of 125 years, a decision would be made in the future whether to refurbish the PSH or to decommission the Proposed Development. The refurbishment plan or if the latter, a detailed decommissioning plan, would be prepared as required as this may be subject to a separate planning application at the time.

Major accidents and / or disasters

4.4.14 The major accidents and / or disasters associated with the Proposed Development have been identified as uncontrolled releases of water either through Embankment overtopping, Embankment breach, or tunnel failure. A breach is very unlikely due to the requirements of the Reservoirs (Scotland) Act 2011 with which the design, construction, operation, and decommissioning of the Proposed Development must comply. This includes the appointment of a panel engineer to oversee and approve construction as well as independent inspections, regular safety checks and monitoring during the lifetime of the Proposed Development.

4.4.15 Flood risk within the Power Cavern Complex and associated Waterways could also be a risk, which would be managed by the robust detailed design and risk management of these facilities in accordance with industry best practice. Given the nature of the Proposed Development, and its remote location, the risk of any other type of major accident and/or disaster is considered to be very low. Furthermore, a full assessment of risks and mitigation required would be undertaken as appropriate during the detailed design stage as part of the requirements of the Construction (Design and Management) Regulations (2015). Flood risk is assessed within **Chapter 11 Flood Risk and Water Resources (Volume 2: Main Report).** For these reasons, an assessment of the risk of major accidents and / or disasters has been scoped out of the EIA.

4.4.16 Details of operational monitoring are provided in **Chapter 2: Project and Site Description (Volume 2: Main Report)**.

4.5 Approach to Environmental Impact Assessment

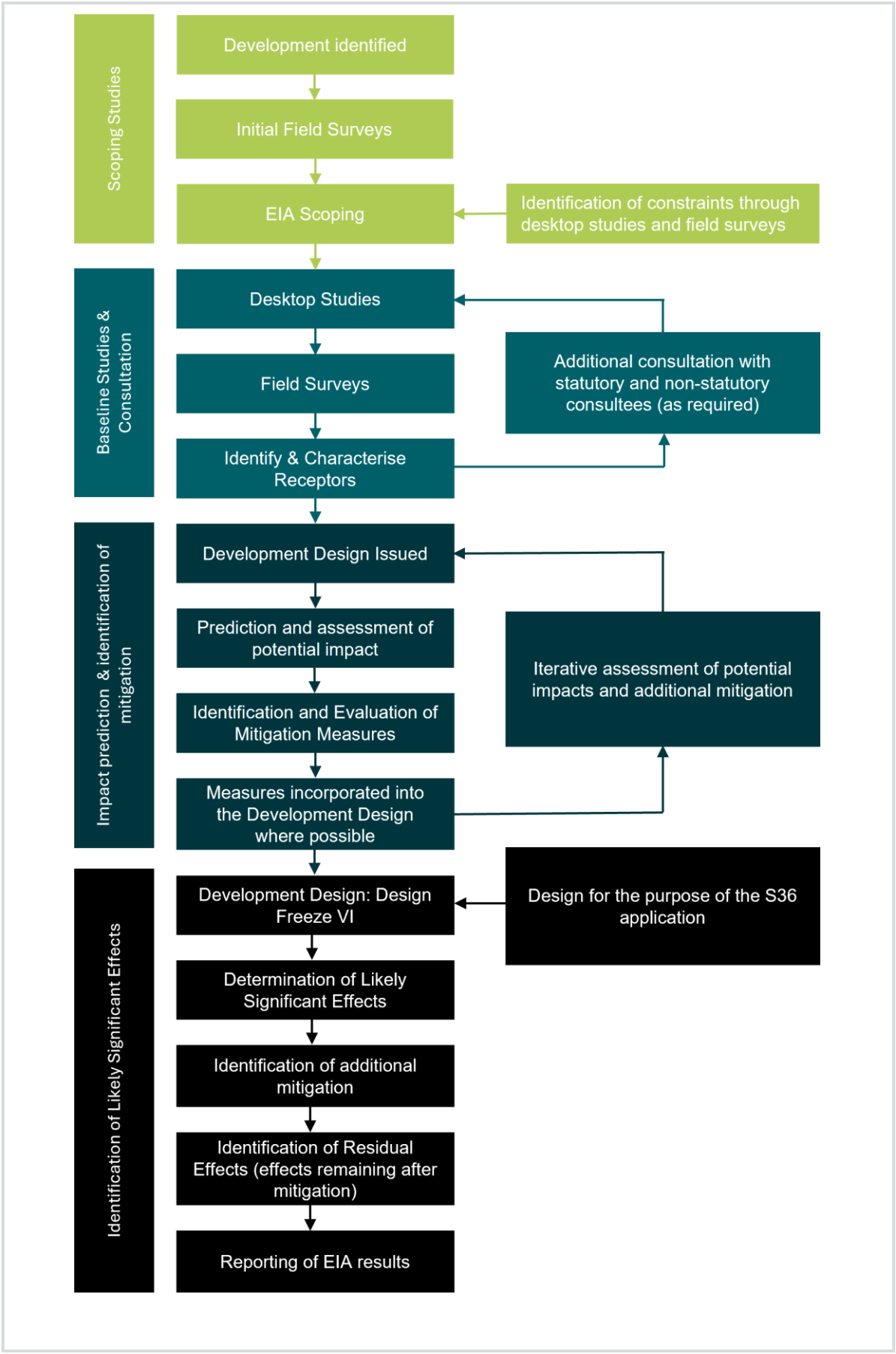
Overview

4.5.1 The primary objective of the EIA of the Proposed Development, consistent with the requirements of the EIA Regulations, is to identify, assess and report the Proposed Development's likely significant effects. This has been done by following a systematic process through the steps described below and illustrated in **Insert 4.1 EIA Process Schematic**. The approach is iterative and has required a close working partnership between those designing the Proposed Development and those undertaking the EIA, to ensure that consideration of potential environmental impacts formed an integral part of developing the final design that is described in **Chapter 2: Project and Site Description (Volume 2: Main Report)**. The adopted approach is summarised below:

- **Scoping studies**: Scoping was the first step in the EIA process. Scoping provided an opportunity for the ECU and consultees to comment on the proposed scope of, and approach to, the EIA of the Proposed Development. Subsequent chapters set out comments received in scoping and how they have been addressed in undertaking the EIA.
- **Baseline studies and consultation**: These have comprised a combination of desk-based studies and field surveys to establish an understanding of the existing environmental conditions ('the baseline') within various Study Areas and therefore ensure an accurate assessment of the likely significant effects of the Proposed Development. Certain ecology baseline studies have been ongoing since January 2024 informing the design of the Proposed Development as well as forming the basis of the EIA. The scope of baseline studies has been agreed with relevant consultees as part of scoping and, where appropriate, additional consultation undertaken.
- **Impact prediction and identification of mitigation:** The potential environmental impacts of the Proposed Development (both beneficial and adverse) have been predicted and evaluated using a range of specialist methods which are described in subsequent chapters. Through iterative assessment, potential impacts have been predicted and opportunities to mitigate them identified, with the aim of preventing or reducing impacts as much as possible. Where possible, mitigation measures have been incorporated into the Proposed Development design, such that they inform its detailed design and/ or how it shall be constructed. This

approach provides the opportunity to prevent or reduce adverse effects from the outset. These embedded mitigation measures are set out in **Chapter 3: Evolution of Design and Alternatives (Volume 2: Main Report)** and detailed in **Chapters 6 – 18 (Volume 2: Main Report)**

- **Identification of likely significant effects**: As stated above, the purpose of the EIA is to determine the likely significant effects of the Proposed Development. A description of the general approach to assessing impacts is contained in this chapter. Detailed approaches which have been tailored to individual technical assessments following environmental topic-specific guidance, are contained in the relevant chapter, with the approach being altered to that of the general approach where appropriate. The EIAR identifies the significance of potential effects (including cumulative), identifies any additional mitigation and then the significance of the residual effect of the Proposed Development. Residual effects are those which remain, taking into account proposed additional mitigation. As described above, the approach to the design and EIA of the Proposed Development has resulted in much of the mitigation being embedded within the final design. Therefore, embedded mitigation has been taken into account when evaluating the significance of the potential impacts, meaning that in some instances the significance of residual effects is the same as that reported for potential effects.



Insert 4.1: EIA Process Schematic

Assessment of Impacts

4.5.2 The determination of the significance of the impacts arising from the Proposed Development is a key stage in the EIA process. In order to assess the overall significance of an impact, it is necessary to establish the magnitude of the effect occurring i.e. the change to the existing baseline conditions as a result of the Proposed Development and the sensitivity or importance of the receiving environment or receptor. Assessment of significance for environmental topics combines professional judgement with consideration of a number of factors including:

- The type of impact, i.e. whether it is adverse, beneficial, neutral, or uncertain;
- The probability of the impact occurring;
- The sensitivity of the feature or receptor under consideration;

4.5.3 The magnitude of the potential impact in relation to the degree of change which occurs as result; and whether the effect is temporary, permanent and / or reversible. Note that some EIAR chapters have specific definitions due to standards and regulations specific to their contents.

Describing the Sensitivity Value or Importance of Receptors

4.5.4 The sensitivity of the baseline conditions is assessed according to the relative importance of existing environmental features on or near to the Proposed Development Site, or by the sensitivity of receptors which could potentially be affected by the Proposed Development. Criteria for the determination of sensitivity, importance or value of receptors were established based on approved guidance, legislation, statutory designation and/ or professional judgement.

4.5.5 The criteria in **Table 4-5 Sensitivity or Value Criteria** provide a general definition for determining the sensitivity or importance of receptors.

Table 4-5 Sensitivity or Value Criteria

Sensitivity or Value	Description
Very high	The receptor has little or no capacity to absorb change without fundamentally altering its present character, is of very high environmental value, or of international importance.
High	The receptor has low capacity to absorb change without fundamentally altering its present character, is of high environmental value, or of national importance.
Medium	The receptor has moderate capacity to absorb change without significantly altering its present character, has some environmental value, or is of regional importance.
Low	The receptor is tolerant of change without detriment to its character, is low environmental value, or local importance.
Negligible	The receptor is resistant to change and / or is of little environmental value.

Describing the Magnitude of Impacts

4.5.6 The magnitude of potential impacts on environmental baseline conditions is identified through consideration of the Proposed Development, taking into account the scale or degree of change from the existing baseline as a result of the effect. Consideration is given to the duration and reversibility of the effect as well as consideration of relevant legislative or policy standards or guidelines.

4.5.7 General criteria for defining the magnitude of an impact are set out in **Table 4-6 Impact Magnitude Criteria**, below. Key factors influencing this include:

- The physical or geographical scale of the impact, (note that this is relative to the scale of the receptor or resource affected);
- The duration of the impact - will it be short term, lasting for a few days or weeks, or long term, lasting for a number of years;
- The frequency of the impact - will it occur hourly, daily, monthly or will it be permanent, lasting for the duration of the Proposed Development; and
- The reversibility of the impact - can it be reversed following completion of construction or decommissioning of the Proposed Development.

Table 4-6 Impact Magnitude Criteria

Magnitude	Description
High	Total loss or major alteration to key elements/ features of the baseline conditions such that post-development character/ composition of baseline condition will be fundamentally changed.
Medium	Loss or alteration to one or more key elements/features of the baseline conditions such that post-development character/ composition of the baseline condition will be materially changed.
Low	Minor shift away from baseline conditions. Changes arising from the alteration will be detectable but not material; the underlying character/ composition of the baseline condition will be similar to the pre-development situation.
Negligible	Very little change from baseline conditions. Change is barely distinguishable, approximating to a "no change" situation.

Describing the Significance of Effects

4.5.8 The general approach adopted for evaluating the significance of effects is outlined in **Table 4-7 Approach to the Assessment of Significance**, below. A combination of the magnitude of the impact under consideration and the sensitivity of the receiving environment determines the significance of effect. For some specialist topics, additional categories have been added where a greater level of definition is required. It should be noted that this approach provides a general framework but should not be treated as a simple matrix; professional judgement was applied in all cases.

Table 4-7 Approach to the Assessment of Significance

Magnitude	Sensitivity or Value or Receptors				
	Very High	**High**	**Medium**	**Low**	**Negligible**
High	Major	Major	Moderate	Moderate	Minor
Medium	Major	Moderate	Moderate	Minor	Negligible
Low	Moderate	Moderate	Minor	Negligible	Negligible
Negligible	Minor	Minor	Negligible	Negligible	Negligible

4.5.9 The significance of the effects arising from the Proposed Development will be reported using a seven-point scale, as follows: Major Adverse, Moderate Adverse, Minor Adverse, Negligible / Neutral, Minor Beneficial, Moderate Beneficial, and Major Beneficial.

4.5.10 This scale may differ between the specialist chapters but, where this occurs, the variation will be explained clearly and fully.

4.5.11 For the purposes of this EIA, effects predicted to be Minor or Negligible are generally considered to be 'Not Significant.' Effects assessed as Moderate or Major are generally considered to be 'Significant'. When the significance of effects is re-assessed, taking into account mitigation, i.e. the assessment applies to the residual effects of the Proposed Development, which can be defined as any effect that would remain following the implementation of proposed mitigation measures.

Approach to Mitigation

4.5.12 Some mitigation measures to avoid, minimise, reduce, or offset the impacts of the Proposed Development are embedded within the Proposed Development design, whilst others may require adherence to particular constraints on construction methods or mode of operation. The final assessment of significance will take into account the additional mitigation measures and constraints that have been incorporated into the Proposed Development – this will be the assessment of residual likely significant environmental effects.

4.5.13 A standard hierarchal approach to the development of mitigation measures has been followed with the aim of 'designing out' adverse effects as much as possible (avoiding, preventing, or reducing adverse effects) as well as seeking opportunities to maximise or enhance beneficial effects. The EIA has been undertaken in parallel with the design of the Proposed Development providing opportunities to incorporate mitigation measures into its design including how it will be constructed.

4.5.14 The following approach has been used for developing and categorising mitigation:

- **Design Measures:** These are measures embedded in the base design or that inform/ constrain the detailed design. Examples could include measures such as the design of the Headpond, or the layout of the Tailpond infrastructure;
- **Construction Measures:** These are measures incorporated into how the Proposed Development will be constructed and could include measures in relation to the timing of certain activities or silt control or dust suppression;
- **Other Measures:** These are other measures which have been identified which are neither design nor construction mitigation; and
- **Compensation Measures:** These are measures to be implemented in the event that an effect cannot be otherwise mitigated and could include measures to offset the loss of an important feature or resource.

4.5.15 The EIAR also identifies where it is considered appropriate to undertake monitoring as part of Construction and/or Operation of the Proposed Development. Monitoring provides the information required to implement remedial action for significant effects occur and for the validation of the EIA impact assessments. For example, this could include monitoring the water quality in discharges to ensure that no contaminated water is being released or monitoring noise emissions to ensure that they comply with agreed limits.

Types of Effects

Direct or Indirect Effects

4.5.16 Direct effects are those where there is a physical connection between the Proposed Development and the receptor (for example, direct impacts on a sensitive ecological receptor), whereas indirect effects require some additional pathway for the effect to arise (for example, impacts on surface water quality on other watercourses within the catchment from spillage risk).

Temporary Effects

4.5.17 Temporary effects mainly occur during the Pre-Construction and Enabling and Construction Phases only and are typically short term. This would include effects resulting from the construction of the Proposed Development such as construction traffic, noise and vibration from construction plant and machinery, dust generation and site runoff, as well as effects resulting from temporary loss of agricultural land or other temporary effects resulting from requirements for Temporary Access Tracks or Construction Compounds.

Longer Term, Operational and Permanent Effects

4.5.18 Longer term, operational and permanent effects are those which would occur as a result of the Proposed Development, such as its land take or as a result of its operation. This would include effects which may begin during construction and endure for the lifetime of the Proposed Development (for example visual effects from the Headpond) or effects which occur for a period of time following completion of construction or during operation only (for example, changes in water levels within Loch Ness during operation of the Proposed Development).

Decommissioning Effects

4.5.19 Decommissioning effects would be those which would occur as a result of the dismantling and draining of the Proposed Development at the end of its operational life (as outlined in **Chapter 2: Project and Site Description (Volume 2: Main Report)**) and would typically be similar to those assessed for construction. The Proposed Development has a design life of 125 years, but it is anticipated that rather than be decommissioned, its components would be replaced to extend its operational life, or reuse or re-power the scheme. However, should life extension, re-use or repowering not be an option at decommissioning, the scheme will be decommissioned, the Access Tracks may be removed and reinstated to pre-construction condition, in accordance with best practice guidance. The Permanent Construction Compounds will also be reinstated to pre-construction condition, and the Tunnel Portals sealed and reinstated, both in accordance with best practice guidance. Given the lifespan of the Proposed Development, the effects associated with decommissioning being similar to those of construction and the requirement for a decommissioning plan at the end of its lifespan, decommissioning effects have been scoped out of assessment, as set out within **Table 4-4 Matters scoped out of EIA**.

Residual Effects

4.5.20 Residual effects are those effects that remain having taken account of mitigation measures. As noted above, the approach taken to the EIA of the Proposed Development means that much of the mitigation is an inherent part of the design (design measures) and how it will be constructed (construction measures), and these measures are

considered as 'embedded mitigation.' As a result, the significance of some residual effects may be the same as the significance of the potential effects. It should be noted that this is not because they have not been mitigated, but rather that by incorporating mitigation into the design and construction of the Proposed Development from the outset, effects have been mitigated as far as possible.

Cumulative Effects

4.5.21 The effects of the Proposed Development are assessed in combination with other projects that are operational, have been identified as either going through screening or scoping, or having been granted planning permission or Section 36 consent, or are under construction at present. These developments are listed in **Table 4-8 Cumulative Developments. Other** projects have been identified through a search of THC's planning portal and were initially sent to THC Planning Officers on 21st October 2024. The final planning portal check was conducted in December 2024. Cumulative effects will be considered for each of the environmental topics, unless stated otherwise within **Chapters 6-18 (Volume 2: Main Report)**. The cumulative assessment will consider existing environmental issues and any areas of particular environmental importance such as designated sites and landscapes. The cumulative assessment will consider effects between the different environmental features within the Proposed Development (intra-project effects) for the Proposed Development as well as the effects from other projects (inter-project effects).

4.5.22 When assessing cumulative effects, the operational effects relating to the water catchment of other schemes, such as Loch na Cathrach PSH and Loch Kemp PSH (all listed in **Table 4-8 Cumulative Developments**) are considered. The cumulative operation in terms of drawdown and discharge on the hydrology and water balance of the receiving catchments is considered.

4.5.23 Statera Energy Limited is proposing to modify the existing Ness weir, known as the Ness Weir II project[1]. The Ness Weir II project has been scoped out from the cumulative assessments due to insufficient information available to provide a meaningful assessment. It is acknowledged that the proposals include raising the crest height of the weir, creating a fish pass, and installing an outlet sluice in the form of a tilting weir. However, without further details on how these proposals will affect levels and flows within Loch Ness and River Ness a meaningful assessment cannot be provided at this time. Notwithstanding this, the Applicant has undertaken engagement with Scottish Canals who propose to submit an application for upgrades to the weir in the near future. These proposals have been considered within this EIAR as additional mitigation with details provided in **Chapter 2: Project and Site Description, Section 2.15 Description of the Dochfour Weir Upgrade**, **Chapter 11: Flood Risk and Water Resources**, and **Appendix 2.1: Dochfour Weir Upgrade Description (Volume 5: Appendices)**.

[1] https://nessweir2.co.uk/

Table 4-8 Cumulative Developments

Development	Description	Approx distance to Headpond (km)	Approx. distance to Lower Control Works (km)	Status	Likely Shared Receptor
Loch Na Cathrach PSH	Pumped Storage Hydro scheme comprising of an electrical generating station with a capacity of more than 50,000 kW, located approximately 14 km southwest of Inverness. The scheme utilises Loch Ness as the lower reservoir.	19.2	17.5	Consented	Water, landscape
Loch Kemp PSH	The proposal is to build and operate a new 600,000 kW pumped storage scheme utilising the existing Loch Kemp as the upper storage reservoir and Loch Ness as the lower reservoir.	6.1	5.2	Application	Water, landscape
Glen Affric Hydro-electric	69,000 kW hydroelectric power station 16 km west of Inverness.	15.2	17.9	Operational	Water, landscape
Foyers PSH	300,000 kW installed capacity.	5.1	2.3	Operational	Water, landscape
Glenmoriston Hydroelectric power station	37,000 kW capacity power station and dam. Gross head 93m. Average annual output 15.3 million units.	11.6	13.5	Operational	Water, landscape
Livishie Hydroelectric Power station	15,000 kW capacity power station, Gross head 259 m. Average annual output 29 million units.	11.7	13.7	Operational	Water
Glendoe Hydroelectric Power Station	100,000 kW capacity 600 m gross head. 175 million average annual output. a 960 m-wide dam on the River Tarff to create a new reservoir some 600 m above the power station. An 8.6 km tunnel connects the reservoir to the power station that is built 250 m below ground level ~2 km from the bank of Loch Ness.	18.8	18.1	Operational	Water
Shenval Hydro	495 kW installed capacity run-of-river hydro scheme on the Allt Seanabhaile, Shenval, Glenurquhart.	8.6	10.9	Operational	Water, landscape. roads
Coiltie Hydro	Hydroelectric generating scheme. Land at Corbay Wood Glen Coiltie. 1985 kW capacity.	6.5	6.5	Operational	Water, landscape, roads
Alt Luaidhe Hydro-scheme	Medium scale hydroelectric power scheme installed capacity of 500 kW.	7.9	8.1	Operational	Water, landscape roads
Gartally Micro-hydro	Micro hydro scheme with an installed capacity of 17 kW.	9.9	9.9	Consented	Water, landscape
Loch Liath Wind farm	Loch Liath Wind Farm - Erection and operation of a wind farm for a period of 35 years, comprising a total of 13 wind turbines with Turbines 2, 3, 4, 5, 8, 9, 10, 11, 12, and 13 having a maximum blade tip height of 200 m, and Turbines 1, 6 and 7 having a maximum blade tip height of 180 m, access tracks, borrow pit, substation, control building, anemometer mast, and ancillary infrastructure.	9.4	12.2	Application	Landscape, amenity and roads
Bhlaraidh Wind Farm	32 turbines (108,000 kW installed capacity) Glenmoriston estate.	6.1	8.7	Operational	Landscape, amenity, roads

Development	Description	Approx distance to Headpond (km)	Approx. distance to Lower Control Works (km)	Status	Likely Shared Receptor
Bhlaraidh Wind Farm Extension	Bhlaraidh Wind Farm Extension, located on the Glenmoriston Estate, north-west of Invermoriston in the Great Glen. The Proposed Development comprises up to 15 turbines with a tip height of up to 180 m and installed capacity in excess of 50,000 kW. Aggregated output 84,000 kW.	6.1	8.7	Consented	Landscape, amenity, roads
Chrathaich Wind Farm	Wind farm comprising 14 turbines up to 149.9m to blade tip height with associated borrow pits, access tracks, hardstandings and substation control building. Aggregated output 85,000 kW.	8.9	8.7	Application	Landscape, amenity, roads
Fiodhag Wind Farm (formerly known as Fasnakyle Wind Farm)	Construction and operation of a wind farm comprising up to 46 turbines with a maximum blade tip height of 149.9 m and a combined installed capacity of between 180,000-280,000 kW.230,000 kW aggregated output.	13.7	16.5	Pre-app (Scoping)	Landscape, amenity, roads
Corrimony Wind Farm	5 x 2,000 kW wind turbines on the hill ground of Corrimony Farm. 10,000 kW aggregated output.	10.9	13.7	Operational	Landscape, amenity, roads.
Stronelairg Wind Farm	83 no. turbines (300,000 kW) onshore Stronelairg Wind Farm.	20.4	18.9	Operational	Landscape
Cloiche Wind Farm (formed of two clusters, eastern and western cluster)	The Proposed Development initially comprised a total of 36 turbines with a maximum tip height of 149.9 m, and an installed capacity of over 50,000 kW. The Application amended to 29 turbines in July 2022 with same tip height 149.9 m. The wind farm would be located adjacent to the operational Stronelairg Wind Farm and Glendoe Hydroelectric Scheme, approximately 11 km to the southeast of Fort Augustus and 14 km west of Newtonmore.	22.7 (eastern cluster) 19.9 (western cluster)	18.9 (eastern cluster); 20.7 (Western cluster)	Approved	Landscape
Corriegarth Wind Farm	Corriegarth Wind Farm 23 turbines aggregated output 57,000 kW.	12.9	10.4	Operational	Landscape
Corriegarth 2 Wind Farm	Corriegarth 2 Wind Farm - Erection and Operation of a Wind Farm for a period of 30 years, comprising of 14 turbines with a maximum blade tip height of 149.9 m, access tracks, borrow pits, substation, control building, and ancillary infrastructure.	12.9	10.4	Approved	Landscape
Dunmaglass Wind Farm	Erection and operation of a wind farm comprising 33 turbines with an aggregate output of 99,000 kW.	17.4	14.7	Operational	Landscape
Aberarder Wind Farm	Wind farm located on the Aberarder Estate, Strathnairn, within the administrative area of THC consisting of 12 turbines each with a maximum blade tip height of up to 180 m. Generating capacity will be in excess of 50,000 kW Planning permission already awarded for windfarm consisting of 12 turbines each with maximum blade tip of up to 130 m. Generating capacity less than 50,000 kW.	17.4	14.7	Under construction	Landscape
New 33kV Overhead Line Spur for connection to New Communications Mast at Bunloit, Drumnadrochit	Installation of a new tall stout section pole and stay wire. We will then tee off from this pole to build a two span 33 kV high Voltage spur, consisting of two new poles, and one associated stay wire. A 25 kVA transformer will be erected, and low voltage underground cable will be laid from the pole to the point of connection. High and low voltage earth wire will also be laid.	6.1	4.6	Consented	Landscape, amenity

Development	Description	Approx distance to Headpond (km)	Approx. distance to Lower Control Works (km)	Status	Likely Shared Receptor
New Residential Development, Drumnadrochit	New residential development at Drumnadrochit between A82 and Kilmore Road. Erection of 91 residential units and associated roads, landscaping, and ancillary infrastructure.	9.2	8.6	Under construction	Roads
Erection of a 70m High Meteorological mast	Erection of 70 m high meteorological mast. Glenmoriston estate north of Levishie.	22.9	7.2	Consented	Landscape, amenity
Corriegarth 2 Windfarm Grid Connection	Construction and Operation of the Corriegarth 2 Windfarm 132 kV overhead transmission line grid connection. Including the ancillary works of a permanent access track. The overhead line would be supported by one cable sealing end wood pole structure, one intermediate suspension wood pole structure, and a tie in wood pole terminal structure.	13.3	10.8	Consented	Amenity
Auchterawe Substation extension	Upgrade of Beauly-Denny 275 kV circuit to 400 kV - substation extension at Fort Augustus; platform extension and erection of substation buildings, associated plant and infrastructure, associated ancillary development, drainage infrastructure, temporary construction compound and laydown area(s) as required, access improvements and landscape requirements (National Development).	17.0	27.2	Under Consideration	Roads
Bhlaraidh Extension Wind Farm Grid Connection Works	To install and keep installed approximately 14.5 km of 132 kV overhead line supported on trident double wood pole structures between two proposed new underground cable sealing end wood pole structures, located north of Fort Augustus.	8.2 (closest point to wood pole line)	10.5 (to wood pole line); 8. (to on-site substation - undergrounded at this point)	Application (non-EIA)	Landscape, amenity, roads
400 kV Substation Comprising New Buildings, Platform, Plant and Machinery, Access, Laydown/Work Compound Area(S), Drainage, Landscaping, And Other Ancillary Works (National Development)	400 kV substation comprising new buildings, platform, plant and machinery, access, laydown/work compound area(S), drainage, landscaping, and other ancillary works (National Development).	15.1	24.2	Application	Roads
Bingally 400 kV Substation OHL tie-in	The installation of two new towers (including a temporary diversion requiring two temporary towers) to facilitate the tie-in of the existing Beauly-Denny overhead line into the proposed Bingally 400 kV Substation.	15.2	24.3	Application	Landscape, amenity
Foyers Power Station extension	Extension to switching station, platform, plant, infrastructure, ancillary facilities, laydown area(s), access road and landscape works.	5.6	6.7	Application	Landscape, roads, amenity
Dell 2 Wind Farm	Dell 2 Wind Farm (Re-design) - Erection and operation of a wind farm for a period of 35 years, comprising of 9 wind turbines, 4 with a maximum blade tip height of 180 m and 5	17.1	23.3	Under consideration	Landscape, amenity, roads

Development	Description	Approx distance to Headpond (km)	Approx. distance to Lower Control Works (km)	Status	Likely Shared Receptor
	with a maximum blade tip height of 200 m, access tracks, borrow pits, substation, control building, and ancillary infrastructure.				
Millennium East Wind Farm	Millennium East Wind Farm - An extension to Millennium Wind Farm. Erection of 8 wind turbines, with a blade tip height of up to 200 m; Battery Energy Storage System (BESS); associated infrastructure and ancillary development, site-specific measures to conserve, restore, and enhance biodiversity.	21.3	31.9	Application	Landscape, amenity, roads
Cnoc Farasd Wind Farm	Erection and operation of a wind farm comprising of up to 9 wind turbines with a maximum blade tip height of 220 m, battery energy storage system (BESS) and associated infrastructure. This case will be determined by the Energy Consents Unit.	10	11.9	Scoping	Landscape, amenity & roads

Source: THC Planning Portal [Accessed December 2024] ECU portal [Accessed December 2024]

4.5.24 It is acknowledged that a grid connection will be required for the Proposed Development. This is not included as part of this application and will be progressed by the electricity transmission network operator (currently Scottish & Southern Electricity Networks) and subject to a separate application by them, likely under Section 37 of the Electricity Act 1989. A grid connection agreement has been accepted for the Proposed Development between the Applicant and Scottish & Southern Electricity Networks. The grid connection is anticipated to be to Bingally Substation which is located approximately 15 km west of the Proposed Development Site – the exact route of the grid connection is currently unconfirmed. Further details on the grid connection are provided in **Section 2.14 Description of the Grid Connection** in **Chapter 2 Project and Site Description (Volume 2: Main Report)**.

Glen Earrach AECOM