

Agenda Item	6.3
Report No	PLN/021/26

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 23 April 2026

Report Title: 25/01360/FUL: RJ McLeod

Land 300M NW Of Broadford Substation

Broadford

Isle Of Skye

Report By: Area Planning Manager - North

Purpose/Executive Summary

Description: Creation and operation of a borrow pit required to facilitate the construction of Broadford Substation extension

Ward: 10 - Eilean A' Cheò

Development category: Local

Reason referred to Committee: More than 5 representations raising objection

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

Recommendation

Members are asked to agree the recommendation to **GRANT** the application as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

- 1.1 Planning permission is sought for the formation and operation of a temporary borrow pit to serve the consented Broadford Substation. The area extends to 1.95ha, thereby the proposal constitutes a local development. The borrow pit works will comprise the following:
- Removal of existing woodland, not exceeding 2ha, to facilitate the works;
 - Excavation of soil and overburden, with this being set aside, for reuse in ground reinstatement and to form the permanent northern screening bund measuring up to 2m in height, 15m in width and 60m length;
 - Excavation or blasting of rock and haulage to adjacent substation site;
 - Ground reinstatement of the western worked out borrow pit face, using excess material from substation site and capped with soil stripped during the borrow pit's creation to achieve a gradient of 1:2.5; and
 - Drainage and landscape planting, including on the northern bund.
- 1.2 The borrow pit will be operational for approximately 18 months, 12 months for extraction and 6 months for reinstatement works.
- 1.3 The purpose of the borrow pit is to extract stone which can then be used in the construction of the extended Broadford Substation (planning permission 23/00069/FUL – approved 31 January 2025). The existing Broadford Substation is located 300m from the application site and on the opposite site of the U4892 Corry Road. The application anticipates that 115,000m³ of material will be required to construct the consented substation platform. As it currently stands this would need to be sourced from existing quarries elsewhere on the island, or imported, and transported by truck via the A87 Trunk Road through Broadford. The nearest commercial quarries supplying aggregate are located 10-19km from the site.
- 1.4 The applicant however outlines a number of issues that makes existing quarries less suitable for supplying this particular development. This includes availability of supply and control of materials. The applicant also contends that the proposed borrow pit would reduce the requirement for material to be imported and transported on the public road network. Consequentially, if approved the borrow pit could lead to a substantial reduction in the overall number of HGV movements required, thereby minimising impacts on the road infrastructure and effected receptors along delivery routes.
- 1.5 The applicant also intends to re-use excess peat from the Broadford substation development to reinstate and restore the proposed borrow pit. This will need to also be in line with the planning condition requirements for the substation development. This includes the Peat Management plan (condition 6) and Habitat Management Plan (condition 19).
- 1.6 Pre Application Consultation: no formal pre-application consultation has been carried out with the Planning Authority. Meetings have however taken place between SSEN and Officers within the Council's Strategic Projects Team. A request for Screening Opinion 25/01627/SCRE was submitted in April 2025 and it has been concluded that Environmental Impact Assessment (EIA) is not required.

- 1.7 The application is supported by the following documents: Planning Statement, Reinstatement Plan, Landscape and Visual Appraisal (LVA), Protected Species Report, Desk Based Archaeological Review, Works Method Statement, Risk Assessments, Drainage Plan, Soil Depths, Offsite Compensatory Planting Plan (CPP), Biodiversity Net Gain (BNG) Assessment, Forestry Appendix, Site Waste Management Plan, and Extractive Waste Management Plan.
- 1.8 Variations: no variations have been made to the application; however, the following further information has been submitted:
- Off-site compensatory planting plan (Dec 2025) and Forestry Appendix;
 - Site Extractive Waste Management Plan; and
 - Biodiversity Net Gain information.

2. SITE DESCRIPTION

- 2.1 The 1.95ha site is situated 1 km to the north-west of Broadford on Skye, located within existing conifer plantation on the lower slopes of Beinn na Caillich. The site forms part of a wider commercial forestry plantation owned by the Scottish Government and managed by Forest and Land Scotland (FLS). Wide-scale felling of the plantation is not scheduled for the next circa 30 years, until 2055 or later and subsequently, the forestry's approved management plan details replanting with productive conifers.
- 2.2 The site is located to the west of the U4892 Corry Road, with the existing Broadford substation situated to the east and on the opposite side of this road. The A87 trunk road is runs about 350m to the east of the application site. An existing forestry track serving the woodland would be used to facilitate the proposed works. The nearest residential properties and noise sensitive receptors are located 1 km to the south of the site. There is an existing watercourse (Allt an t-Sabhail) which is located 20m to the north of the site which runs in an easterly direction towards the A87. There is an existing but redundant water tank located close to the eastern boundary of the site.
- 2.3 The site is located on the lower slopes of Beinn na Caillich and is just within The Cuillin Hills National Scenic Area (NSA), with its NSA boundary following the extent of the U4892 Corry Road. The site is also located 1.35km from the boundary of the Cuillin Wild Land Area (WLA 23). WLA 23 covers a similar area to the Cuillin Hills NSA, but slightly more confined to the mountain summits and inland valleys, away from the public roads. NatureScot's Landscape Character Assessment (LCA) identifies the site as falling within LCT 367 – Smooth Mountain Range.
- 2.4 The Cuillins Special Protection Area (SPA) protected for its golden eagles is located approximately 0.2 km to the west of the site.
- 2.5 The application site lies within a post-medieval field system (MHG27795). There are twenty known undesignated archaeological assets located within 1km of the Site. This includes post-medieval longhouses, farmsteads and associated agricultural features (MHG6401, MHG6404, MHG6402, MHG6410, MHG6204, MHG40852, MHG6403, MHG27795, MHG6205, MHG42298, MHG6690, MHG6685, MHG6689, MHG6686; MHG6687, MHG6396 and MHG27796). There is a group of scheduled chambered cairns (SM13673; HHER ID: MHG5313) which lie 750m south-east of

the site. To the south is the Goir a' Bhlairst battlefield (MHG5308) with records of both a Norse battle and a clan battle.

- 2.6 The A87 serves as the main arterial route through Skye and is where most people would experience the development from. Recreational interests in the surrounding area include walking and cycling along and adjacent to the A87, including using Core Path SL03.06 (Broadford to Cmas na Sgianadin), as well as along the existing connecting Corry Road which links to a core path (Broadford to Corrie-chat-acan SL03.05) which connects to a recreational route to the summit of Beinn na Caillich.

3. PLANNING HISTORY

Application site

- 3.1 18 June 2025 25/01627/SCRE: Creation and operation of borrow pit EIA not required
- 3.2 26/00142/ENF: Unauthorised formation of an access and engineering works. Under consideration

Adjacent development site to be serviced by the proposed borrow pit

- 3.3 31 Jan 2025 23/00069/FUL: Extension of Broadford Substation including creation of substation platform, substation buildings, SUDS basin, formation of access junction, temporary construction compound, landscaping and other ancillary works. Permission granted

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Unknown Neighbour / Schedule 3 Development

- Date Advertised: 6th and 20th June 2025 (West Highland Free Press)
- Representation deadline: 4th July 2025

Timeous representations: 9 objections received

Late representations: 0

- 4.2 Material considerations raised are summarised as follows:

- A “salami-slicing” approach, where related proposals are submitted incrementally - limits transparency and prevents a full assessment of cumulative impacts on local communities.
- Impacts on protected species, habitats, and designated areas, including the National Scenic Area (NSA) and Special Protection Area (SPA). The lack of an Environmental Impact Assessment.
- Conflict with National Planning Framework 4 (NPF4) Policy 6.
- The previously identified (during consideration of the substation extension) alternative borrow pit has been discounted due to limited capacity. The current proposal does not confirm the volume of material to be extracted, and therefore

additional imported material, and associated HGV movements, may still be required.

- Potential noise and dust impacts on neighbouring residential amenity, as well as disruption along roads serving nearby properties.
- Lack of meaningful engagement with nearby residents.

4.3 Non-material considerations raised are summarised as follows:

- Negative impact on property value.
- Why this publicly owned site was not considered for the associated accommodation camp.

4.4 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet: <https://www.highland.gov.uk/planning/view-comment-planning-applications>.

5. CONSULTATIONS

5.1 **Broadford and Strath Community Council (Host) objects** on the basis that it is functionally linked to the substation extension and should therefore be assessed as part of that development rather than as a standalone application. They also highlighted the need for an EIA, stressing potential impacts on the NSA and SPA. Concerns were raised regarding increased HGV traffic, the potential shortfall in material from the borrow pit requiring additional imports, possible disturbance to a nearby golden eagle nesting site, and impacts on local access and residential amenity, including noise.

5.2 **Archaeology Team** do not object to the application. Although no historic environment sites are recorded within the application boundary, there is some potential for buried remains to be affected. As a precaution, site-clearance works should be carried out under archaeological supervision. A condition has been recommended and will be added to decision notice.

5.3 **Ecology Officer** does not object to the application. Advise that the development is not expected to have any significant impact on sensitive habitats or protected species. Biodiversity enhancements are considered achievable, but further detail is required. Conditions relating to the submission of a Habitat Management Plan (HMP), GIS shapefiles identifying compensation and enhancement areas, the appointment of an Environmental Clerk of Works (EnvCoW), and the completion of pre-construction surveys have been recommended and will be attached to the decision notice.

5.4 **Environmental Health Officer** does not object to the application subject to conditions regarding restricted construction hours, dust mitigation measures as per the submitted schedule and submission of a blasting method statement.

5.5 **Forestry Officer** does not object to the application. Initially raised a holding objection due to insufficient information regarding compensatory planting measures to mitigate for woodland removal. Consequently, further details were provided allowing the objection to be withdrawn subject to conditions regarding compensatory planting. 1.95ha of commercial forestry plantation will be permanently removed and the

proposal complies with woodland removal policy, as alternative options have been considered and the removal is justified as the infrastructure supports renewable energy transmission with the proposal reducing impacts on local roads. Compensatory planting of 2.2ha is proposed offsite at Waternish Forest with this having been reviewed by Scottish Forestry.

- 5.6 **NatureScot** do not object to the application. The development would not affect the Special Qualities of the Cuillins National Scenic Area. The proposed development lies close to the Cuillins SPA, designated for its golden eagle population, and therefore requires assessment under the Habitats Regulations. NatureScot advises that in the absence of mitigation the proposal is likely to have a significant effect on this qualifying interest, meaning an appropriate assessment by the Highland Council is required. However, based on available evidence, the development is not expected to adversely affect the integrity of the SPA, as the area is not considered particularly important for golden eagles. While there is a low risk of disturbance, or the establishment of new breeding or roosting sites, these impacts can be effectively mitigated through pre-construction surveys and appropriate measures if any eagle activity is identified.
- 5.7 **SEPA** do not object to the application. Recommends planning condition securing the submission of final restoration profile details, along with confirmation of the volume of peat excavated from the borrow pit and the amount to be used in its restoration.
- 5.8 **Transport Planning** do not object to the application. This has been verbally confirmed to Officers, with the principle of reducing impacts on the transportation network being supported and impacts on the Corry Road to be managed through the satisfaction of the substation's planning conditions.

6. **DEVELOPMENT PLAN POLICY AND OTHER MATERIAL POLICY CONSIDERATIONS**

- 6.1 Appendix 1 of this report provides details of the documents which comprise the adopted Development Plan, including details of pertinent planning policies as well as adopted supplementary guidance, and other material policy considerations which are relevant to the assessment of the application

7. **PLANNING APPRAISAL**

- 7.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

Planning Considerations

- 7.2 The key considerations in this case are:
- a) compliance with the development plan and other planning policy;

- b) planning history;
- c) landscape and visual impact;
- d) construction impact;
- e) roads, transport and wider access;
- f) natural heritage (including forestry);
- g) flood risk, drainage and soils;
- h) built and cultural heritage; and
- i) any other material considerations.

Compliance with the Development Plan and other Planning Policy

- 7.3 The Development Plan comprises National Planning Framework 4 (NPF4), the Highland-wide Local Development Plan (HwLDP), the West Highland and Islands Local Development Plan (WestPlan) and various Supplementary Guidance documents associated with these Local Development Plans.
- 7.4 Appendix 2 of this report provides an assessment of compliance with the Development Plan / Other Planning Policy.
- 7.5 In summary, the proposed borrow pit will support the development of the consented Broadford Substation (23/00069/FUL). The substation development is considered to be of national importance for the delivery of the national Spatial Strategy. NPF4 considers that Strategic Renewable Electricity Generation and Transmission Infrastructure will assist in the delivery of the Spatial Strategy and Spatial Priorities for the north of Scotland, and that Highland can continue to make a strong contribution toward meeting Scotland's ambition for net zero. Alongside these ambitions, the strategy for Highland aims to protect environmental assets as well as to stimulate investment in natural and engineered solutions to address climate change.
- 7.6 NPF4 Policy 1 - Tackling the climate and nature crises aims to encourage, promote and facilitate development that addresses the global climate emergency and nature crisis. It requires 'significant weight' to be given to those crises in decision making. The borrow pit is located close to the end user and as such this will reduce HGV movements and associated carbon emissions. However, this must be balanced against developing within the Cuillins National Scenic Area (NSA).
- 7.7 As the site is located within the NSA, NPF4 Policy 4 c) applies. Development proposals that will affect a National Park, National Scenic Area, Site of Special Scientific Interest or a National Nature Reserve will only be supported where: i. The objectives of designation and the overall integrity of the areas will not be compromised; or ii. Any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance. In this instance, both tests have been met with the borrow pit not giving rise to any significant adverse effects.
- 7.8 NPF4 Policy 33 – Minerals. This policy seeks to support the sustainable management of resources and minimise the impacts of the extraction of minerals on

communities and the environment. In particular part e) supports proposals for borrow pits were i). the proposal is tied to a specific project and is time-limited; ii). the proposal complies with the above mineral extraction criteria in the policy, taking into account the temporary nature of the development; and iii). appropriate restoration proposals are enforceable. These policy requirements have been met.

- 7.9 At a regional level the Highland wide Local Development Plan (HwLDP) applies. This development will support the installation of transmission infrastructure which is supported under Policy 69. With specific reference to mineral extractions, Policy 53 states that the Council will support borrow pits which are near to or on the site of the associated development if it can be demonstrated that they are the most suitable source of material, are time limited and appropriate environmental safeguards are in place for the workings and the reclamation. Again, these policy requirements have been met.

Planning History

- 7.10 As detailed, the proposed borrow pit is required to provide stone which can then be used in the construction of the Broadford Substation development (23/00069/FUL). The existing Broadford substation comprises a 33kV / 132kV switchgear and transformer which is a key asset on the Skye circuit, supplying low distribution connections in Broadford and north to Portree. The consented development would maintain these supplies with the works being driven to serve the replacement 132kV overhead line Skye Reinforcement Project (22/04580/S37– approved by Scottish Ministers).
- 7.11 Since the Broadford substation was originally built there has been a sustained increase in both consented and proposed renewable energy generation in the Highland area which collectively places pressure on existing infrastructure on Skye and the rest of the region. As such the proposed borrow pit will support the development of the consented substation works which will replace and upgrade key existing infrastructure to enable security of electricity supply and deliver enhanced capacity to support committed and future connections. The proposed development seeks to reduce HGV traffic and associated carbon emissions which is an important consideration in relation to meeting goals of net zero.
- 7.12 The Environmental Impact Assessment (EIA) Regulations require the assessment of likely significant cumulative effects from a development proposal in combination with “other existing and/or approved developments” to be described and assessed within an EIAR. In this regard, although the substation application has undergone EIA, this did not consider the addition of the proposed borrow pit. The intended mineral source for serving the substation’s construction is a matter for the appointed principal contractor to consider, with scope for this material to be imported to site. A request for Screening Opinion 25/01627/SCRE for the borrow pit was submitted in April 2025 and it has been concluded that Environmental Impact Assessment (EIA) is not required. There is also no independency between the projects given that the Broadford Substation development can proceed without this borrow pit. The current application is instead presented as an opportunity to reduce the environmental effects of the Broadford Substation, through the reduction in HGV movements.

- 7.13 The site is also the subject of a Temporary Stop Notice (26/00142/ENF). This was issued owing to the unauthorised formation of a laydown area, and temporary junction onto the Corry Road close to the borrow pits proposed access track. This relates to a temporary welfare area which is being established as part of the Public Road Improvement (PRI) works required in connection with the Broadford Substation development. This is being pursued under Permitted Development rights under the authorisation of the Area Roads Department who are seeking to advance these road works, including the implementation of an improved junction with the A87, ahead of the peak tourist season to minimise disruption and delay for road users. The temporary stop notice was served to enable the Area Roads Department to be on site and liaise further with SSEN and the contractor to finalise the detail and phasing of the PRI works, which once agreed, will enable these works to recommence, which once advanced, will be of benefit to this proposed borrow pit, the build out of the substation site, the connecting consented 132 kV overhead lines, whilst also being of wider public benefit for users of the A87 and to ensure continued safe access for local residents located further inland along the Corry Road.

Landscape and Visual Impact

- 7.14 The applicant has presented a number of submissions to illustrate the landscape and visual impacts of the development. The applicant's assessment focusses on a 2.5km study area and includes the use of 3D modelling. The assessment has considered effects during the excavation and operation of the proposed borrow pit and 10 years after reinstatement. Potential cumulative effects with the consented Broadford Substation Extension and the Skye 132 kV Reinforcement Project overhead line (22/04580/S37– approved by Scottish Ministers) have also been outlined. As detailed above, the proposed borrow pit sits within an area of existing forestry plantation. Wide scale felling is not scheduled until 2055. However, the Landscape and visual appraisal (LVA) also considers the worst case scenario where the plantation is clear-felled owing to other environmental risks such as unforeseen wildfire or windblow exacerbated by climate change.

Site Selection and Alternatives

- 7.15 The application identified three possible borrow pit sites close to the Broadford Substation development, demarcated (A) in the extract below.



- **Site E** (agricultural land) was identified in a factual report prepared for the wider Skye Reinforcement project (Card Geotechnics Limited, 2022). This has since been discounted for several reasons, including the topography which limits significant quantities of material being extracted; location of existing overhead lines and proximity to residential properties.
- **Site G** (previously been forested by a commercial woodland. A small borrow pit has previously been established on this site). This site was also identified in the report prepared for the wider Skye Reinforcement project. This has since been discounted due to insufficient material and there being no direct access, so it would still require HGV traffic through Broadford.
- **Site F** is the current application site. This site was not identified in a factual report prepared for the wider Skye Reinforcement project but has since been identified by the applicant. This site has been taken forward due its proximity to the substation site. This will negate long distance vehicular movements on the wider road network or through main settlements. The site benefits from some screening from the existing woodland within the surrounding area. A greater volume of material is also anticipated to be capable of being sourced. Although these benefits have to be weighed against the landscape and visual impacts and the sites location within the NSA boundary.

Design and Layout

- 7.16 The design of the borrow pit looks to maximise obtaining mineral supplies through working into the hillside, resulting in angular rectangular cut area and creation of a worked out western rock face measuring up to 12m in height. Without mitigation,

should the intervening trees be lost, this would result in an unacceptable landscape and visual impact within the NSA. The design of the borrow pit has therefore incorporated mitigation in the form of ground restatement and the retention of the northern 2 meter high bund on the north site boundary. The limited 18 months working life of the borrow pit with its use being tied to the substation's development will also help to mitigate the risk of the intervening trees being lost whilst the site is being worked. The northern bund, if sensitively formed to achieve a gentle rolling profile, would also help to provide a degree of visual screening of the working area from the A87.

- 7.17 Within the footprint of the Borrow Pit peat and peaty soils would be imported from the ground cut to form the extended substation's platform. This material would be used to soften the cut faces around the borrow pit edges and soften the landform to achieve a more sympathetic restored profile. Additional native woodland planting and seeding could then be implemented on the final site profile, subject to finalisation and the requirements of the peat management plan for the site.

Landscape Impact

- 7.18 There are several aspects to consider in determining whether this development represents an acceptable degree of impact on landscape character, including impacts on Landscape Character Types (LCTs), as well as impacts on landscape designations. In this case, the most pertinent consideration is the proposed borrow pit site is located within The Cuillin Hills National Scenic Area (NSA), with the NSA's boundary following the Corry Road. Consideration of the effects on the Special Qualities of the NSA have been included in the applicant's assessment, with all LCT impact having been assessed at worst minor adverse and very localised.
- 7.19 The site is also located 1.35km from the boundary of the Cuillin Wild Land Area (WLA 23). This covers a similar area to the Cuillin Hills NSA, but slightly more confined to the mountain summits and inland valleys, away from the public roads. Within the study area, this comprises the higher slopes and summits of Beinn na Caillich. However, in agreement with NatureScot the WLA has been scoped out of further assessment, as it was considered unlikely that there would be any perceptible change to the qualities and attributes of wild land within the WLA due to the existing managed woodland and development setting of the site.
- 7.20 **The Cuillin Hills NSA:** The steep conical peak of Beinn na Caillich rises abruptly from the surrounding coast and moorland with extensive scree on the upper slopes. It forms a striking focal point in the Broadford and Strath area. These views form part of the Special Landscape Qualities of the NSA. The borrow pit would be visible from the upper slopes of Beinn na Caillich. It would be a relatively small feature, seen in the context of the surrounding plantation and development around the substation. It would form a small part of an expansive landscape looking out across Broadford and Broadford Bay. While the development may form a localised distraction in elevated vistas, particularly when operational, these effects would be short-term and, with appropriate reinstatement, would decrease over time. Viewed from the A87 and Broadford - Camas na Sgianadin core path, the borrow pit would modify part of the plantation but the soaring backdrop of Beinn na Caillich would be unaffected. The level of visual impact would depend on tree cover, although attention would also be drawn to the development by noise and activity when the borrow pit is operational.

Longer term impacts would be mitigated by effective reinstatement. Overall, the proposal will not have an adverse effect on the integrity of The Cuillin Hills NSA or the objectives of the designation, with this aligning with NatureScot's assessment of the proposals. NatureScot have also advised that the restoration of the site to be overseen by a Landscape Clerk of Works to monitor and advise on measures to mitigate landscape impacts during construction and restoration. This is set out in the recommended conditions.

Visual Impact

- 7.21 The application is supported by two ZTVs (Figures 1a and 1b) illustrating theoretical visibility with and without (bare earth) potential screening by surrounding woodland. With plantation cover in place, the ZTV (Fig 1b) suggests that views of the borrow pit would mainly occur on the upper slopes of Beinn na Caillich and more distant parts of Broadford. There are also likely to be glimpses from the A87 and Broadford - Camas na Sgianadin core path. Whilst there will be an element of visual impact, particularly during the construction phase, this will be for the short term only and are minimised given the screening from woodland that encircles the site. The proposed development is generally well sited in terms of separation from visual receptors with visibility from roads being reasonably well contained. This can be appreciated from the plans which are provided within EA Appendix 12-LVA-Appendix 1: 3d Model Images.
- 7.22 Whilst the surrounding trees currently offer significant screening of the site, this is plantation woodland that may be felled in future. Although this is not envisaged until at least 2055 or beyond, if the woodland was to be felled prior to or during the construction phase the visual impact would be greater, however, the effects will be temporary with the site eventually being reinstated to an acceptable profile with the area surrounding the site expected to be replanted under the Scottish Government's Control of Woodland Removal Policy. The proposals would also be seen in combination with the consented extended Broadford substation and the associated consented connection overhead lines. Although cumulative landscape and visual impacts would arise, the addition of the borrow pit is considered to be the least obtrusive element during construction, and post site restoration works would only be discernible at times when the surrounding woodland has been clear felled. Such impacts would also be localised to within 2km.

Construction Impacts (including noise)

- 7.23 As detailed above, the borrow pit will be used to serve the adjacent substation works. It is anticipated that it will be worked for 12 months, followed by a period of 6 months restoration. Given the scale of the overall project, some adverse impacts are anticipated in terms of construction traffic and disruption, but these will be temporary in nature. A Construction Traffic Management Plan (CTMP) can be secured to manage impacts upon the local and trunk road networks. This will not only cover plant and vehicles coming to the site, but also the management of traffic taking material from the borrow pit to the substation site across the U4892 Corry Road. This should be developed in association with the CTMP secured under the substation consent (condition 8 of 23/00069/FUL).

- 7.24 The applicant states that the borrow pit will be worked in conjunction with the approved Construction Environmental Management Plan (CEMP) for the consented substation platform to further control the full range of environmental impacts of the works. This is controlled under Condition 4 of 23/00069/FUL. The CEMP would control potentially polluting activities and prevent adverse environmental impacts. It will outline methods of best practice and any mitigation measures required for the development will also be incorporated. The application is supported by a Construction Method Statement, an extractive Waste Management Plan and an outline Environmental Risk Assessment. The applicant is committed to providing a detailed Environmental Risk Assessment will be produced prior to the works to ensure all envisaged pollution risks identified are mitigated. The works can also be overseen by a suitably qualified and experienced Environmental Clerk of Works (ECoW).
- 7.25 A site office compound will be established as part of the substation works and this will be used for the borrow pit works. The plans also indicate some parking and plant storage will be located adjacent to the borrow pit (SC0100-RPS-SI-XX-DR-C-BROAD-0 Rev 04 (received 09 January 2026)). The applicant has confirmed that a small welfare unit may be sited near the borrow pit works; details of this can be secured by condition.
- 7.26 Representations received raised concerns regarding dust and noise Developers must also comply with reasonable operational practices with regard to construction noise so as not to cause nuisance. Section 60 of the Control of Pollution Act 1974 sets restrictions in terms of hours of operation, plant and equipment used and noise levels, amongst other factors, which is enforceable via Environmental Health. The applicant does not envisage noise or dust generated on the site would adversely impact on any identified residential receptors. Blasting will be required, and the nearest receptor is 1.1km from the borrow pit. There is a commitment to producing a Construction Noise Management Plan to suitably manage noise and vibration from the site and ensure impacts on identified receptors are managed.
- 7.27 Environmental Health have no objection to the application but consider that the development has the potential to create dust and noise disturbance. Environmental Health recommend conditions securing details regarding the blasting operations, hours of construction, an adherence with the submitted Method Statement. In addition, whilst temporary in nature, given the size and duration of the development it is recommended that a community liaison group is set up. This also accords with Condition 25 of the consented Broadford substation extension, for which this borrow pit will serve.
- 7.28 It is unclear if there will be a requirement for external lighting during the extraction process. These details can be secured by condition to limit light pollution.

Roads, Transport and Wider access

- 7.29 As detailed, the purpose of the borrow pit is to extract stone which can then be used in the construction of the Broadford Substation extension. The application states that 115,000m³ of material is currently anticipated to be required to construct the consented substation platform and that approximately 250,000 tonnes of crushed

rock may be available from the borrow pit, which depending on rock density and further site investigation works, broadly equates to meeting the demands of the substation site. As it currently stands this would all need to be sourced from existing quarries elsewhere and imported by road to the site. The submitted table overstated the distances to the site from the quarries below. The consented mineral reserves at these sites has not been quantified in the submissions nor has the suitability of the materials to serve the site. The table below correctly states the distance by road. It is recognised that Kishorn may also be capable of supplying materials for the project but this would entail greater transportation issues by road or sea. The nearest commercial quarries are detailed below:

Quarry	Distance to Substation	Road Network
Torrin Quarry	10km	B8083, A87
Kyleakin Quarry	14km	A87
Sconser Quarry	19km	A87

- 7.30 The existing Broadford Substation is located 300m from the application site and on the opposite site of the U4892 Corry Road. Given the proximity of the borrow pit to Broadford substation the proposal will reduce the extent of materials being imported to the site using the local / Trunk roads and significantly minimise vehicle distances travelled.
- 7.31 In terms of quantification, the application indicates that 115,000m³ rock for the development would require approximately 11,500 HGV vehicle movements (round trips) along the public road. The tonnage of the vehicle has been assumed to be 20 tonnes, using 8 wheeled (8x4) tipper trucks. In reviewing the current construction programme, the applicant states that bulk earthworks are anticipated to take 120 days to complete. This would equate to an additional 96 heavy goods vehicle movements per day on the road network in Skye. This would also reduce the carbon footprint associated with a reduction of vehicle movements.
- 7.32 Whilst the applicant anticipates that all of the required material can be sourced from the proposed borrow pit, it must be noted that without further ground investigation work, it is uncertain whether 100% of the material required for the substation platform can be source from this borrow pit. Nevertheless, despite a lack of exact quantification of the reduction in vehicle movements and associated carbon emissions afforded through the development of this borrow pit, the proposals would appear to be able to supply a substantial amount of material to serve the substation project.
- 7.33 Access to the borrow pit will be directly from an existing junction access to the U4892 Corry Road. The application indicates that the existing junction and forestry access track are currently in reasonable condition and will be sufficient to provide a safe access route between the borrow pit and the substation platform. Upgrades to the existing Old Corry Road and its access onto the A87 have already been secured under the substation consent (condition 10 of 23/00069/FUL).

- 7.34 While the borrow pit is in use, the proposed traffic movements between the borrow pit and the substation site would be via a temporary haul road shown in Appendix 7. As such a road crossing of the U4892 Corry Road would be required, and this would be controlled with a suitable and sufficient traffic management scheme in agreement with the Council's Area Roads Department. This will need to consider pedestrians and cyclists during potential interactions between construction traffic. This should be developed in association with the CTMP secured under the substation consent (condition 8). The measures set out in any CTMP should be developed using feedback from engagement undertaken with local community groups such as Community Councils and the Community Liaison Group. Transport Planning have verbally confirmed that it has no objection in principle to the application.
- 7.35 In terms of recreational access, a Core Path is located in the vicinity of the proposed borrow pit, Broadford to Camas na Sgianadin (SL03.06) and Broadford to Coire-chat-acan (SL03.05). The application states that these will not be directly affected by the proposed borrow pit work. Like most land in Scotland, the site is also subject to the provisions of the Land Reform (Scotland) Act 2003, with the haul road part of a wider network or forestry tracks in the area. A Recreational Access Management Plan (RAMP) can be secured by condition; this can be developed as part of the wider RAMP for the Broadford Substation – this is controlled under Condition 11 of 23/00069/FUL.

Natural Heritage (including forestry)

- 7.36 The proposed borrow pit is located close with the Cuillins Special Protection Area (SPA) protected for its golden eagles. The status of the SPA means that the requirements of the Conservation (Natural Habitats, and c.) Regulations 1994 as amended (the 'Habitats Regulations') apply. Consequently, The Highland Council as the competent authority is required to consider the effect of the proposal on the SPA before it can be consented. If significant effects are likely on the qualifying interests, then an appropriate assessment is required to be carried out under these regulations.
- 7.37 NatureScot have advised that, in the absence of mitigation, the proposal is likely to have a significant effect on the golden eagle interest of Cuillins SPA. Consequently, The Highland Council, as competent authority, is required to carry out an appropriate assessment in view of the site's conservation objectives for its qualifying interest. The Councils Appropriate Assessment is contained within Appendix 3 of this report. In line with detailed advice from NatureScot the Appropriate Assessment concludes that the proposal will not adversely affect the integrity of this designation.

Protected Species and Habitats

- 7.38 The application site is identified as a dense Sitka Spruce plantation. No other habitat surveys were conducted. The Ecology Team are content with this and consider that no significant impacts to sensitive habitats are expected.
- 7.39 The application is supported by a Protected Species Survey; this included the site and a 250m buffer zone. Signs of all protected mammal species such as badger, pine marten, otter, water vole, red squirrel and bats were searched for. The Ecology Team have confirmed that this has been undertaken in accordance the appropriate guidance. Limited protected species signs were identified during the surveys. There

were possible signs of pine marten using the site and some potential roost features were noted for bats within the survey buffer area. The survey therefore recommends that a pre-commencement survey is undertaken. Subject to this, the Ecology Team are content that there will be no significant impacts upon protected species. NatureScot have no further comment and refer the applicant to standing advice.

- 7.40 In relation to ornithological interests, the survey was undertaken outside of the breeding season. However, it noted that there is potential for small birds could nest in the planted area, such as siskins, tits and chaffinches, and a crossbill. The Ecology Team consider that given the potential for impacts on nesting birds, the timing of the felling should, where possible, be scheduled for outwith the nesting bird season. In particular, this should consider crossbills, which are known to breed earlier. This can be included as an informative.

Biodiversity Compensation and Enhancement

- 7.41 Biodiversity enhancements for the site are proposed within the red line boundary. These enhancements proposed include the creation of upland heathland through a seed mix (including planting of the banded areas), the creation of woodland through native tree planting and further tree planting within the seeded areas. The application is supported by a Biodiversity Net Gain (BNG) assessment. This indicates that the proposed development, through reinstatement after the closure of the borrow pit will result in a net gain of 11.17%. This level of Biodiversity net gain is in compliance with the requirements of NPF4.
- 7.42 The Ecology Team note that limited information has been provided on the management of the proposed enhancements but consider that given the ecological value of the site prior to works (e.g. low value commercial forestry), there is sufficient confidence to consider that significant biodiversity improvements can be achieved. It is recommended that a Habitat Management Plan (HMP) is secured by condition. This will include need to include a full biodiversity metric and updated calculation, together with the species mix and management measures to ensure that the biodiversity enhancements are implemented in full. The applicant is also encouraged to use of simple measures such as the use of nest/bat boxes and provisions for reptiles. This plan is expected to be prepared concurrently with the restoration provisions for the site, with the site's restoration to be undertaken at the earliest possible opportunity following cessation of mineral activity, and this to be secured by way of financial restoration guarantee. This will be secured by condition.

Forestry

- 7.43 The proposed borrow pit site is currently covered by an existing commercial coniferous plantation, and to allow the borrow pit to be established an area of 1.95ha of plantation will require to be felled. As such the Scottish Governments Control of Woodland Removal policy will apply and a scheme of compensatory planting is required. This will need to be comprised of productive species to replace the woodland lost. This compensatory planting requirement is in addition to the Broadford Substation offsite compensatory planting requirements (2ha).
- 7.44 In response to initial concerns from the Forestry Team, an Offsite Compensatory Planting Plan (December 2025) has been submitted. This highlights that due to the

nature of the reinstatement plan for the borrow pit it is not possible to replant the productive species woodland within the red line boundary. The applicant has therefore entered into agreement with the SSEN as developer of the Broadford substation to secure alternative land offsite at Waternish Forest on Skye to create new woodland in compensation for that woodland lost to development. It is understood that heads of terms have been agreed between the parties. The plans are to create 2.2 ha (1.95ha lost plus 10%) of woodland of primarily productive species as compensatory planting for the woodland lost through the borrow pit development. The Councils Forestry Team have no objection to these proposals subject the compensatory measures being secured by condition. This approach is also commensurate with the Broadford Substation extension permission (condition 13).

Flood Risk, Drainage and Soils

- 7.45 The closest watercourse to the borrow pit site is Allt an t-Sabhail which is situated approximately 20m to the north of the site. The application (Drawing No. SC00100-RPS-SI-XX-DR-C-BROAD-00 Rev 06) details that cut off drainage will be excavated around the borrow pit leading to a clean water lagoon. This will minimise the quantity of water within the borrow pit working area and will maintain clean water flows out with the working area. Silt traps will be installed along the base of the bunds. The floor of the borrow pit will also be graded to allow the water to run to a low point where it can then be discharged to a settlement pond/s. Greenfield outfall will be either dispersed or outfall to the existing watercourse. Works and discharge of surface water runoff will be undertaken in compliance with Controlled Activities Regulations. Allt an t-Sabhail watercourse and water management in general will be secured through the CEMP. In addition, the finalised drainage design will be secured by condition. Whilst SEPA have made no specific comment in relation to this aspect of the scheme, it has confirmed that it has no objection to the application.
- 7.46 In relation to peat, the applicant highlights that from a review of the available ground investigation and peat probes previously completed for the Broadford Substation site. It has been assessed that there is a surplus of peat which will be generated as part of that proposed development. However, there are limited opportunities for the re-use of this peat within the substation's application site boundary and the balance of the peat generated requires to be removed from site. It is proposed that this excess peat be used in the restoration of the proposed borrow pit to provide material required to soften excavated slopes and provide a gentler landform for restoration planting. The application is also supported by an Extractive Waste Management Plan which details the intended location of all above ground storage of excavated soils and overburden material. Owing to the limited extent of the soil bund to remain permanently outwith the borrow pit's void and above existing ground levels and all other unpolluted soils to be used to reinstate the site, the Planning Authority hereby confirms that the requirements of The Management Extractive Waste (Scotland) Regulations 2010 can be waived at the site in respect of soils.
- 7.47 The current application is supported by initial peat probes, the extent of which is limited by the existing forestry on the site. The majority of results identify depths of less than 0.5m. As such the peat is not expected to be deep in this location. The applicant is committed to carrying out further survey work, this will establish the final earthworks footprint, temporary storage bunds and restoration profiles. SEPA note

that the peat probing information suggests there is peaty soils and peat on the site so the principle of using some additional peat in borrow pit reinstatement works could be acceptable. However, SEPA highlight that it is not currently clear that there is a need for the volumes as currently indicated. SEPA also indicate that those works may require a waste management licence or exemption from SEPA and until such times as that has been determined, it cannot give a view on whether the restoration profiles currently outlined are acceptable. As such, SEPA recommend that conditions are used to secure the final details of the restoration profiles, and confirmation of the volume of peat disturbed by excavation of the borrow pit and the volume to be used in restoration of it. Condition 6 of the consented substation extension secures a final Peat Management Plan for those works. It is recommended that these details are submitted at the same time as discharging conditions relating to the borrow pit.

Built and Cultural Heritage

- 7.48 The application is supported by a desk-based assessment which was carried out in order to establish the baseline for known archaeological assets in the area and to assess the potential for buried archaeological remains to survive. This reports that the site lies within a post-medieval field system (MHG27795). Features of this field system are shown on the first edition Ordnance Survey map of 1876, some of the field boundaries from this field system may pass through the borrow pit location. The applicant contends that the potential for buried archaeological remains to survive is thought to be low based on previous agricultural land use and more recent forestry ploughing, planting and felling, which has significantly disturbed the ground.
- 7.49 The Council's Archaeologist considers that there remains the potential for unknown buried features or finds to be impacted by this development. While the risk of encountering buried deposits is not such as to warrant a full excavation, it is important that the nature and extent of any features is identified and recorded before destruction. As a precaution, it is recommended that site clearance work is carried out under archaeological supervision. This can be secured by a planning condition.
- 7.50 As detailed previously there are also twenty known archaeological assets located within 1km of the site. This includes post medieval longhouses, farmsteads and associated agricultural features. There are also a group of scheduled chambered cairns (SM13673; MHG5313) lie approximately 750m southeast of the site, so beyond the existing Broadford Substation. This Scheduled Monument is located in a clearing within commercial forestry, so views of the proposed development from the burial cairns would be currently screened by commercial forestry. In the absence of the forestry, there may be some intervisibility and in combination effects between the SM, the site and the Broadford Substation. However, as detailed in the EIA for the Broadford Substation, the key views from the burial cairns are focused to the south, so away from the proposed borrow pit. As such the relationship between the burial cairns and other funerary remains in the Broadford area would be retained and not effected by the current proposal.

Other Material Considerations

- 7.51 There are no other material considerations.

Non-Material Considerations

7.52 The issue of negative impacts upon property values is not a material planning consideration. Similarly, the lack of considered for the sites use as an accommodation camp to serve the wider Skye reinforcement project is not a material consideration pertinent to the determination of this application.

8. Matters to be secured by Legal Agreement / Upfront Payment

8.1 Site restoration is to be secured by way of planning condition requiring details of bond or other financial guarantee.

9. CONCLUSION

9.1 The Scottish Government and the Council each have policies offering support to projects which increase the capacity of the grid network to serve the community, and in particular the significant level of investment in renewable energy. NPF4 offers strong support for such development highlighting upgraded infrastructure supporting onshore high voltage electricity lines, cables and interconnectors including converter stations, switching stations and substations and is classed as a development of national importance. The proposed development would help support the delivery of such infrastructure with this project being specifically identified to serve the construction of the extended Broadford substation alone.

9.2 The site lends itself to use as a borrow pit given the adjacent substation works and the benefits that come from the extracted material in such close proximity, thereby limiting traffic impacts associated with the substation development. The attached planning conditions will strengthen and clarify the plans and supporting environmental information provided by the applicant with regular compliance monitoring with oversight by Landscaping Clerk of Works and ongoing engagement by means of the Community Liaison Group.

9.3 Despite the site falling within a National Scenic Area, the site is relatively well screened by woodland and the environmental impacts of the development can be appropriately managed. Statutory and other technical consultees responding to this application are supportive of the proposed development subject to appropriate conditions.

9.4 The application can be supported in the context of the Development Plan and in particular NPF4 Policy 11 – Energy, 33 – Minerals and HwLDP Policy 69 - Electricity Transmission Infrastructure, and Policy 53 – Minerals. All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

10.1 Resource: Not applicable

10.2 Legal: Not applicable

- 10.3 Community (Equality, Poverty and Rural): Not applicable
- 10.4 Climate Change/Carbon Clever: The proposal will reduce the number of traffic movements associated with the approved Broadford substation development thereby reducing carbon emissions.
- 10.5 Risk: Not applicable
- 10.6 Gaelic: Not applicable

11. **RECOMMENDATION**

Action required before decision issued None

It is recommended to **GRANT** the application subject to:

- A. The Committee granting delegated authority to the Area Planning Manager – North to agree the finished condition wording, with any substantive amendments to be subject to prior consultation with the Chair of the North Planning Applications Committee; and
- B. The following conditions and reasons.

Recommended Conditions and Reasons

1. **Time Limit for the Implementation of Planning Permission**

The development to which this planning permission relates must commence within FIVE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

Accordance with the Provisions of the Application

2. (1) Planning permission is hereby granted for a temporary period only and shall only serve the construction phase of the associated extension to Broadford substation (planning reference 23/000769/FUL, or any subsequent further consent). Thereafter, all extractions and working and winning of aggregates shall have ceased, all plant, buildings and machinery shall have been removed and the site shall have been restored.

(2) The site is to be restored within 12 months of the cessation of mineral extraction.

Reason: To clarify the terms of the permission and ensure the site is fully restored to an appropriate use.

3. **Restoration Guarantee**

No development shall commence until:

(1) Full details of a bond or other financial provision to be put in place to cover all of the site restoration measures of this permission have been submitted to, and approved in writing by, the Planning Authority; and

(2) Confirmation in writing by a suitably qualified independent professional that the amount of financial provision proposed under part (1) above is sufficient to meet the full estimated costs of all removal, disposal, site restoration, remediation and incidental work, as well as associated professional costs, has been submitted to, and approved in writing by, the Planning Authority; and

(3) Documentary evidence that the bond or other financial provision approved under parts (1) and (2) above is in place has been submitted to, and confirmation in writing that the bond or other financial provision is satisfactory has been issued by, the Planning Authority.

Thereafter, the developer shall:

(4) Ensure that the bond or other financial provision is maintained throughout the duration of this permission; and

(5) Pay for the bond or other financial provision to be subject to a review five years after the commencement of development and every five years thereafter until such time as the restoration measures for the site have been implemented.

(6) Each review shall be:

a) conducted by a suitably qualified independent professional; and

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

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

Where a review approved under part (c) above recommends that the amount of the bond or other financial provision should be altered (be that an increase or decrease) or the framework governing the bond or other financial provision requires to be amended, the developer shall do so within one month of receiving that written approval, or another timescale as may be agreed in writing by the Planning Authority, and in accordance with the recommendations contained therein.

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

4. Construction Environment Management Document

No development shall commence until a finalised Construction Environment Management Document (CEMD) has been submitted for the writing approval of the Planning Authority. The development shall then proceed in accordance with the approved CEMD unless otherwise agreed in writing by the Planning Authority. The CEMD shall include details of:

a) An updated Schedule of Mitigation (SM);

b) Processes to control / action changes from the agreed SM;

- c) Construction Environmental Management Plans (CEMPs) covering:
 - i) Habitat and Species Protection;
 - ii) Pollution Prevention and Control;
 - iii) Dust Management, including vehicle movements;
 - iv) Construction Noise and Vibration;
 - v) Temporary Site Lighting;
 - vi) Site Waste Management;
 - vii) Surface and Ground Water Management, including mechanisms to ensure that construction will not take place during periods of high flow or high rainfall; and a programme of water quality monitoring;
 - viii) Peat Management Plan;
 - ix) Soil Management, with details of soil placement;
 - x) Public and Private Water Supply Protection Measures;
 - xi) Cultural Heritage Management Plan, detailing reporting procedures should any unforeseen archaeological discoveries be made;
 - xii) Emergency Response Plans;
 - xiii) Timetable for post construction restoration/reinstatement;
 - xiv) Phasing plan; and
 - xv) Other relevant environmental management as may be relevant to the development.
- d) A statement of responsibility to 'stop the job/activity' if a breach or potential breach of mitigation or legislation occurs; and
- e) Methods for monitoring, auditing, reporting, and the communication of environmental management on site and with client, Planning Authority and other relevant parties.

Reason: To ensure protection of surrounding environmental interests and general amenity.

5. Construction Hours (not including blasting)

Operations, including vehicle movements, associated with this development, for which noise is audible at the curtilage of any noise sensitive property, shall only be permitted between:

0800 hours and 1900 hours Monday to Friday; and

0800 hours and 1300 hours on Saturdays.

Unless otherwise first agreed in writing by the Planning Authority, in conjunction with Environmental Health.

Reason: In the interest of safeguarding residential amenity.

6. Dust Mitigation

The development shall not be carried out other than in accordance with the 'Environmental Risk Assessment Schedule' (McL:105 (E) Issue 2) and the 'Method Statement' (Contract Number 23572, MS Number TBA, Version 01) produced by RJ McLeod and all dust-mitigation measures shall be in place prior to the commencement of operations.

Reason: In the interest of safeguarding residential amenity.

7. **Blasting**

Prior to the development commencing the applicant shall submit, for the written approval of the planning authority, a method statement prepared by a suitably qualified and competent person in accordance with industry best practice. The method statement should include but is not limited to the following:

- a) The best practicable measures to be taken to reduce the impact of air overpressure and vibration at sensitive properties;
- b) A scheme for the monitoring of vibration from blasting including the location of monitoring points and equipment to be used; and
- c) The proposed methods for providing the public with advance warning of any blasting.

Thereafter the development shall progress in accordance with the approved method statement and all approved mitigation measures shall be in place prior to any blasting taking place or as otherwise may be agreed in writing by the Planning Authority. No blasting operations shall take place out with the hours of 10.00am to 5.00pm Monday to Friday and not at all on Saturdays, Sundays, or public holidays.

Ground vibrations as a result of the blasting operations shall not exceed a peak particle velocity of 6mms⁻¹ in 95% of all blasts within any 6-month period. No individual blast shall exceed a peak particle velocity of 12mms⁻¹ as measured at noise sensitive properties. The measurement shall be the maximum of three mutually perpendicular directions taken at ground surface at any vibration sensitive building.

Reason: In the interest of safeguarding residential amenity.

8. **Peat Management Plan**

No development shall commence until a Peat Management Plan has been submitted to and approved in writing by, the Planning Authority in consultation with SEPA. The Peat Management Plan shall consider the findings of any additional ground investigations carried out prior to development commencing and include a management / reinstatement scheme for all peat areas within the application site, including:

- a) Details and plans for all peat and soil stripping and excavation and the storage and proposed use and replacement of peat, topsoil and subsoil; and
- b) A method statement setting out the measures to protect peat during excavation, storage, handling and reuse.

The Plan shall take due consideration of the mineral and slope stability of the site and shall have regard to the drainage implications of soil movement and storage.

The Plan shall be implemented as approved.

Reason: In the interests of the protection of the habitats and to restore the site.

9. Landscaping and Environmental Clerk of Works

No development shall commence unless and until the terms of appointment of an independent and suitably qualified Landscape and Environmental Clerk of Works (EnvCoW) by the Company have been submitted to, and approved in writing by, the Planning Authority. The terms of appointment shall:

- a) Impose a duty to monitor compliance with the landscaping and environmental commitments provided in the application as well as the following (the EnvCoW works):
 - i. the Pre-Construction Ecological Survey under Condition 15;
 - ii. the Construction Environmental Management Document under Condition 4;
 - iii. the Peat Management Plan under Condition 8;
 - iv. the Habitat Management Plan under Condition 14;
 - v. the site landscaping under Condition 12;
- b) Require the EnvCoW to report to the nominated construction project manager, developer and Planning Authority any incidences of non-compliance with the EnvCoW works at the earliest practical opportunity;
- c) Require the EnvCoW to submit a monthly report to the construction project manager, developer and Planning Authority summarising works undertaken on site; and
- d) Require a statement that the EnvCoW shall report to the Planning Authority but funded by the developer. The EnvCoW shall be appointed on the approved terms throughout the period from Commencement of Development to completion of construction works and post-construction site reinstatement works.

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

10. Construction Traffic Management Plan

No development shall commence until a Construction Traffic Management Plan (CTMP) to manage all construction traffic with the exception of abnormal indivisible loads, has been submitted to and approved in writing by the Planning Authority, in consultation with the local Roads Authority, and any affected local Community Councils. The CTMP shall be carried out as approved in accordance with the timetable specified within the approved CTMP. The CTMP shall include:

- a) Identification of the routes to site for general construction traffic and details of the number and type of vehicle movements anticipated on these routes during the construction period;
- b) Scheduling and timing of movements, respecting any large public event taking place in the local area which would be unduly affected or disrupted by construction vehicles using the public road network;
- c) Traffic management measures on the routes to site for construction traffic.

Measures such as temporary speed limits, suitable temporary signage, road markings and the use of speed activated signs and banksman/escort details should be considered. During the delivery period of construction materials any additional signing or temporary traffic control measures deemed necessary due to the size or length of any loads being delivered or removed must be undertaken by a recognised Quality Assured traffic management consultant, to be approved by Transport Scotland and the Local Roads Authority before delivery commences;

- d) Measures to mitigate the impact of general construction traffic on the Old Corry Road;
- e) A procedure for the regular monitoring of road conditions and the implementation of any remedial works required during the construction period;
- f) Measures to ensure that all affected public roads are kept free of mud and debris arising from the development;
- g) The provision of a wear and tear agreement under Section 96 of the Roads (Scotland) Act 1984 under which the developer will be responsible for the repair of any damage to the local road network attributable to construction related traffic. As part of the agreement, pre-start and post construction road condition surveys must be carried out by the developer to the satisfaction of the Roads Authority. It will also require the submission of an appropriate financial bond acceptable to the Council in respect of the risk of any road reconstruction works;
- h) Provisions for emergency vehicle access;
- i) A timetable for implementation of the measures detailed in the CTMP; and
- j) Identification of a nominated person to whom any road safety issues can be referred and measures for keeping the Community Council informed and dealing with queries and any complaints regarding construction traffic.

Reason: In the interests of road safety and to ensure adequate road safety measures are in place including measures to minimise conflict with routes to schools, cyclists and local events.

11. Recreational Access Management Plan

No development shall commence until an updated Recreational Access Management Plan (RAMP) has been submitted to, and agreed in writing by, the Planning Authority. The updated plan should look to maintain public access during construction of the development, as far as it is practicable and safe to do so and thereafter enhance public access during the operation of the development. This shall include delivering net improvements to the accessibility of access paths on completion of the development. The plan as agreed shall be implemented in full, unless otherwise approved in writing with the Planning Authority.

Reason: In the interests of maintain public access rights and pedestrian safety.

12. Landscaping

No development shall commence until a finalised detailed Landscape Plan and maintenance programme has been submitted to and approved by the Planning Authority. The Plans shall detail:

- a) the sites restoration profiles through the provision of site section drawings showing extraction and restored ground levels;
- b) the volume of peat and soils disturbed by excavation of the borrow pit;
- c) the volume of peat and soils to be used in restoration; and
- d) the method and specification of planting and seeding, including provision for aftercare.

Thereafter, the approved details shall be implemented at the earliest possible opportunity, and no later than during the first planting season following completion of the extended Broadford substation platform's formation, or as otherwise agreed in writing by the Planning Authority.

Reason: In order to safeguard existing vegetation and woodland, ensure that a high standard of landscaping is achieved appropriate to the location of the site and in order to mitigate the visual impacts of the development for users of A87, and the Old Corry Road.

13. Compensatory Planting

- (1) No development, including tree felling, shall commence until a detailed Compensatory Planting Plan (including future maintenance) has been submitted and approved in writing by the Planning Authority, following consultation with Scottish Forestry and the Highland Council's Forestry Team. The area of planting shall be no less than 2.20 hectares in size, consisting primarily of productive species and located within the Highlands.
- (2) The area identified for compensatory planting may also need to be considered under The Forestry (Environmental Impact Assessment) (Scotland) Regulations 2017, where this exceeds the current thresholds.
- (3) The Compensatory Planting Plan must follow the same process as required for preparing a woodland creation proposal, as set out in the Scottish Forestry publication: Woodland Creation Application Guidance.
- (4) The Compensatory Planting Plan must be prepared by and then implemented under the supervision of a suitably qualified forestry consultant, approved by the planning authority. The appointed forestry consultant must provide a detailed schedule of supervision, with compliance monitoring reports to be issued at agreed stages.
- (5) The applicant must provide the planning authority with a GIS shapefile clearly identifying the approved area(s) of woodland removal and the associated area(s) of compensatory planting.
- (6) The approved Compensatory Planting Plan must be implemented in full, prior to first commissioning of the development. The compensatory planting shall be maintained thereafter in accordance with the approved scheme, until established to the full satisfaction of the planning authority and then shall remain as woodland in perpetuity.

Reason: To protect Scotland's woodland resource, in accordance with the Scottish Governments policy on the Control of Woodland Removal.

14. Habitat Management Plan (HMP)

- (1) No development shall commence until a Habitat Management Plan (HMP), including the DEFRA metric used to calculate BNG value, has been submitted to, and approved in writing by the Planning Authority.
- (2) The HMP shall set out proposed habitat management of the site during the period of construction, operation, and decommissioning, restoration and aftercare, and shall provide for the maintenance, monitoring and reporting of site-specific details or particular species, habitats or wetlands on site.
- (3) The HMP shall provide provision and details for regular monitoring and review to be undertaken against the HMP objectives and reasonable measures for securing amendments or additions to the HMP in the event that the HMP objectives are not being met.
- (4) GIS Shapefiles must be supplied of the offsetting and enhancement areas to the Planning Authority prior to the commencement of works.
- (5) Until otherwise approved in advance in writing by the Planning Authority, the approved HMP (as amended from time to time with written approval of the Planning Authority) shall be implemented in full in line with the timescales set out in the approved plan.

Reason: In the interests of good land management and the protection of habitats and to allow the compensation and enhancement areas to be mapped to ensure no developments occur on these sites for a minimum of 30 years.

15. Pre-Construction Protected Species Survey

A pre-construction survey is required to be undertaken not more than 3 months prior to works commencing and a report of the survey has been submitted to, and approved in writing by, the Planning Authority. The survey shall cover both the application site and an appropriate buffer from the boundary of application site and the report of survey shall include mitigation measures where any impact, or potential impact, on protected species or their habitat has been identified.

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

Reason: To ensure that the site and its environs are surveyed and the development does not have an adverse impact on protected species or habitat.

16. Lighting

Prior to the first commissioning of the development, details of any operational external lighting, or any externally visible internal building lighting, shall be submitted to and approved in writing with the Planning Authority. The lighting shall thereafter be constructed and maintained in accordance with the approved details.

Reason: In the interests of visual amenity, to minimise light pollution and to ensure the development does not have an adverse impact on nocturnal animals.

17. Archaeology

No development or work (including site clearance) shall commence until proposals for an archaeological watching brief to be carried out during site clearance and

excavation works, has been submitted to, and approved in writing by, the Planning Authority. Thereafter, the watching brief shall be implemented as approved.

Reason: In order to protect the archaeological and historic interest of the site.

18. Community Liaison Group

No development shall commence until a community liaison group is established by the applicant, in collaboration with the Planning Authority and affected local Community Councils.

The group shall act as a forum for the community to be kept informed of project progress and, in particular, should allow advanced dialogue on the provision of all transport related mitigation measures and to keep under review the timing of the delivery of abnormal loads and performance of the Construction Traffic Management Plan.

This should also ensure that local events and tourist seasons are considered and appropriate measures to co-ordinate deliveries and work with these and any other major projects in the area to ensure no conflict between construction traffic and the increased traffic generated by such events/seasons/developments.

The liaison group, or element of any combined liaison group relating to this development, shall be maintained until the completion of the site's final restoration.

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

19. Planning Monitoring Officer

No development shall commence until the Planning Authority has approved in writing the terms of appointment by the applicant of a suitably qualified environmental specialist to assist the Planning Authority in monitoring compliance with the planning permission and conditions attached to this consent. The terms of Planning Monitoring Officer (PMO) appointment shall:

- a) Impose a duty to monitor compliance with the planning permission and conditions attached to this consent;
- b) Require the PMO to submit a report at least every three months to the Planning Authority, or monthly at the further written request of the Planning Authority, summarising works undertaken on site; and
- c) Require the PMO to report to the Planning Authority any incidences of noncompliance with the planning permission and conditions attached to this consent at the earliest practical opportunity.

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

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

REASON FOR DECISION

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

INFORMATIVES

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (paragraph 259), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at: <http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from: http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2

Mud and Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any

vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Nesting Birds

Construction works have the potential to disturb nesting birds or damage their nest sites, and as such, a nesting bird survey should be made available for review by the Planning Authority, not more than 24 hours prior to the commencement of development if this coincides within the main bird breeding season (February- August inclusive) and throughout the breeding bird season if new areas are being developed or there has been a break in construction. All wild bird nests are protected from damage, destruction, interference and obstruction under the Wildlife and Countryside Act 1981 (as amended). Some birds (listed on schedule 1 of the Wildlife and Countryside Act) have heightened protection where it is also an offence to disturb these birds while they are in or around the nest.

Protected Species – Halting of Work

You are advised that work on site must stop immediately, and NatureScot must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from NatureScot:

<https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species>

Signature: Dafydd Jones
Designation: Area Planning Manager – North
Author: Peter Wheelan
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - Location Plan
Plan 2 - Site Layout Plan
Plan 3 - Extraction Plan Sections (1 of 2)
Plan 4 - Extraction Plan Sections (2 of 2)
Plan 5 - Reinstatement Plan Sections (1 of 2)
Plan 6 - Reinstatement Plan Sections (2 of 2)
Plan 7 - Reinstatement Planting Plan
Plan 8 - LVA Appendix 12 – Appendix 1: 3d Model Images
o Cover sheet
o ZTV Visualisation Locations
o Viewpoint 1 (Figures A-1a through to A-1c)
o Viewpoint 2 (Figures A-2a through to A-2b)
o Viewpoint 3 (Figures A-3a through to A-3c)
o Viewpoint 4 (Figures A-4a through to A-4c)

- Viewpoint 5 (Figures A-5a through to A-5c)

Appendices:

Appendix 1 - Development Plan and Other Material Policy Considerations

Appendix 2 - Compliance with the Development Plan / Other Material Policy Considerations.

Appendix 3 - Appropriate Assessment

Appendix 4 - Letters of Representation

Appendix 1 – Development Plan and Other Material Policy Considerations

DEVELOPMENT PLAN

National Planning Framework 4 (2023) (NPF4)

- A1.1 Policy 1 - Tackling the Climate and Nature Crises
- Policy 2 - Climate Mitigation and Adaptation
- Policy 3 - Biodiversity
- Policy 4 - Natural Places
- Policy 5 - Soils
- Policy 6 - Forestry, Woodland and Trees
- Policy 7 - Historic Assets and Places
- Policy 11 – Energy
- Policy 12 – Zero Waste
- Policy 22 – Flood Risk and Water Management
- Policy 23 - Health and Safety
- Policy 29 - Rural Development
- Policy 33 - Minerals

Highland Wide Local Development Plan 2012 (HwLDP)

- A1.2 28 - Sustainable Design
- 36 - Development in the Wider Countryside
- 30 – Physical Constraints
- 31 – Developer Contributions
- 51 - Trees and Development
- 52 - Principle of Development in Woodland
- 53 - Minerals
- 54 - Mineral Wastes
- 55 - Peat and Soils
- 56 – Travel
- 57 - Natural, Built and Cultural Heritage
- 58 - Protected Species
- 59 – Other Important Habitats
- 61 – Landscape
- 62 – Geodiversity
- 63 – Water Environment

- 64 - Flood Risk
- 66 - Surface Water Drainage
- 69 - Electricity Transmission Infrastructure
- 72 – Pollution
- 74 – Green Networks
- 77 – Public Access

West Highland and Islands Local Development Plan (2019) (WestPlan)

- A1.3 The site is not covered by any specific development allocation or safeguarding notation within the WestPlan. The Vision and Strategy section outlines a number of general policies that apply to the proposed development including:
- 2 – Delivering Development

Broadford and Strath Local Place Plan (2024)

- A1.4 The Plan sets out a vision for how the local community can thrive and develop over the next 10 years. No specific policies or actions cover the current site. The document highlights the need to protect and restore the natural environment and enhance biodiversity. It also highlights the impact of increasing road traffic on the quality of life for the community.

Highland Council Supplementary Planning Policy Guidance

- A1.5
- Biodiversity Enhancement Planning Guidance (May 2024)
 - Construction Environmental Management Process for Large Scale Projects (Aug 2010)
 - Developer Contributions (Nov 2018)
 - Flood Risk and Drainage Impact Assessment (Jan 2013)
 - Green Networks (Jan 2013)
 - Highland Historic Environment Strategy (Jan 2013)
 - Highland's Statutorily Protected Species (Mar 2013)
 - Managing Waste in New Developments (Mar 2013)
 - Physical Constraints (Mar 2013)
 - Special Landscape Area Citations (Jun 2011)
 - Standards for Archaeological Work (Mar 2012)
 - Sustainable Design Guide (Jan 2013)
 - Trees, Woodlands and Development (Jan 2013)
 - Roads and Transport Guidelines for New Developments (May 2013)

OTHER MATERIAL POLICY CONSIDERATIONS

- A1.6
- Scottish Energy Strategy (2017)
 - The Draft Energy Strategy and Just Transition Plan (2023)
 - Historic Environment Policy for Scotland (2019)
 - Scheduled Monuments Consents Policy (2019)
 - PAN 1/2011 - Planning and Noise (2011)
 - PAN 60 – Planning for Natural Heritage (Jan 2008)

- Developing with Nature Guidance (NatureScot 2023)
- Construction Environmental Management Process for Large Scale Projects (2010)
- Highland Nature Biodiversity Action Plan 2021-2026 (2022)
- Skye and Lochalsh Biodiversity Action Plan (2003)
- Department for Energy and Security and Net Zero (2023)
- Scottish Government Planning Guidance: Biodiversity (Dec 2025)

Appendix 2 – Compliance with the Development Plan/ Other Planning Policy

National Policy

- A.2.1 National Planning Framework 4 (NPF4) forms part of the Development Plan and was adopted in February 2023. NPF4 comprises three distinct parts. Part 1 sets out an overarching spatial strategy for Scotland in the future. Outlining that Scotland is facing unprecedented challenges and that we need to reduce greenhouse gas emissions and embrace and deliver radical change so we can tackle and adapt to climate change, restore biodiversity loss, improve health and wellbeing, and build a wellbeing economy while striving to create great places. Therefore, NPF4 sets out that choices need to be made about how we can make sustainable use of our natural assets in a way that benefits communities.
- A.2.2 NPF4 outlines 18 national developments that support the plan's spatial strategy. National developments will be the focus for delivery, as well as exemplars of the Place Principle, placemaking and a Community Wealth Building (CWB) approach to economic development. Six of the national developments support the delivery of sustainable places. Among these is national development number 3 - Strategic Renewable Electricity Generation and Transmission Infrastructure, which "supports electricity generation and associated grid infrastructure throughout Scotland, providing employment and opportunities for community benefit, helping to reduce emissions and improve security of supply." National development 3 accords national development status to electricity transmission that includes c) New and/or upgraded Infrastructure directly supporting on and offshore high voltage electricity lines, cables and interconnectors including converter stations, switching stations and substations. Whilst this application is for a borrow pit, it is required to facilitate the Broadford Substation extension, which is classed as a national development.
- A.2.3 The spatial strategy reflects existing legislation by setting out that decision making requires to reflect the long-term public interest. However, in doing so, it is clear that the decision maker must make the right choices about where development should be located, ensuring clarity is provided over the types of infrastructure that need to be provided and the assets that should be protected to ensure they continue to benefit future generations. To that end, the Spatial Priorities support the planning and delivery of sustainable places, which will reduce emissions, restore and better connect biodiversity; create liveable places, where residents can live better, healthier lives; and create productive places, with a greener, fairer, and more inclusive wellbeing economy.
- A.2.4 Part 2 of NPF4 sets out the National Planning Policy which cover three themes: Sustainable Places, Liveable Places, and Productive Places; within which there are a total of 33 policies and many of these consist of distinct sub-policies. These 33 national planning policies form part of the development plan and will be assessed along with the Council's LDP policies for development management decisions. The most relevant policies are outlined below.
- A.2.5 Part 3 provides a series of annexes that provide the rationale for the strategies and policies of NPF4, which outline how the document should be used, and set out how the Scottish Government will implement the strategies and policies contained in the

document. With Annex A: 'How to use this document' noting that the policies within Part 2 should be read as a whole and '...it is for the decision maker to determine what weight to attach to policies on a case-by-case basis....' It goes on to state that '...where a policy states that development will be supported, it is in principle, and it is for the decision maker to take into account all other relevant policies....'.

- A.2.6 Many of NPF4's policies are relevant to consideration of this proposal, but attention is particularly drawn here to the following key policies. Policy 1 - Tackling the climate and nature crises aims to encourage, promote and facilitate development that addresses the global climate emergency and nature crisis. It requires 'significant weight' to be given to those crises in decision making.
- A.2.7 Policy 3 - Biodiversity aims to protect biodiversity, reverse biodiversity loss, deliver positive effects and strengthen nature networks. Every development proposal has to maintain or improve biodiversity. This proposal includes biodiversity enhancements; this will result in a net gain of 11.17%, which is considered to comply with this policy. The Councils Ecology Team have no objection to the application subject to a number of conditions.
- A.2.8 Policy 4 - Natural Places aims to protect, restore and enhance natural assets making best use of nature-based solutions.
- Part b) Development proposals that are likely to have a significant effect on an existing or proposed European site (Special Area of Conservation or Special Protection Areas) and are not directly connected with or necessary to their conservation management are required to be subject to an "appropriate assessment" of the implications for the conservation objectives. The site is near to Cuillins SPA, an appropriate assessment is detailed in Appendix 3.
 - As the site is located within the Cuillins National Scenic Area. Policy 4 c) applies. Development proposals that will affect a National Park, National Scenic Area, Site of Special Scientific Interest or a National Nature Reserve will only be supported where: i. The objectives of designation and the overall integrity of the areas will not be compromised; or ii. Any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance. NatureScot have confirmed that the proposed development subject to appropriate reinstatement works will not significantly affect the Special Qualities of the NSA. As such the proposal is not considered to compromise the overall integrity of the designation.
- A.2.9 Policy 5 – Soils. This aims to protect carbon-rich soils, restore peatlands and minimise disturbance to soils from development. SEPA have no objection subject to final details being secured by condition.
- A.2.10 Policy 6 - Forestry, woodland and trees seeks to protect and expand areas of woodland. The proposed development will result in the felling of existing commercial forestry. However, the application includes plans to create 2.2 ha (1.95ha lost plus 10%) of woodland of primarily productive species as compensatory planting for the woodland lost through the borrow pit development.

The Councils Forestry Team have no objection to these proposals subject the compensatory measures being secured by condition.

- A.2.11 Policy 11 - Energy aims to encourage, promote and facilitate all forms of renewable energy development onshore and offshore. This includes energy generation, storage, new and replacement transmission and distribution infrastructure. Section a) notes development proposals for all forms of renewable, low-carbon and zero emissions technologies will be supported, including (ii.) enabling works, such as grid transmission and distribution infrastructure.

This application for a borrow pit is to support the development of electrical transmission infrastructure.

- A.2.12 Policy 33 – Minerals. This policy seeks to support the sustainable management of resources and minimise the impacts of the extraction of minerals on communities and the environment.

- Part e) Development proposals for borrow pits will only be supported where:
 - i. the proposal is tied to a specific project and is time-limited;
 - ii. the proposal complies with the above mineral extraction criteria taking into account the temporary nature of the development; and
 - iii. appropriate restoration proposals are enforceable.

The applicant has detailed that this proposal is required to support the delivery of a specific project and will be time limited – this can be secured by condition. Appropriate restoration proposals can also be secured by condition.

Highland wide Local Development Plan (HwLDP)

- A.2.13 Highland wide Local Development Plan (HwLDP) sets out a range of planning policies applicable for the whole Highland Council area. HwLDP will continue to be used alongside NPF4 until it is replaced by a new style Local Development Plan (LDP). The Council notes that legislation and planning law indicates that if there is incompatibility between the LDP and the NPF, whichever is the more recent shall prevail. That requirement does not take away from the fact that the HwLDP must, whilst still part of the adopted Development Plan, be part of the consideration with the following policies considered relevant.

- A.2.14 The principal Highland-wide Local Development Plan policies against which the application requires to be determined is Policy 53 – Minerals and Policy 54 - Mineral Wastes.

- Policy 53 states that the Council will support borrow pits which are near to or on the site of the associated development if it can be demonstrated that they are the most suitable source of material, are time limited and appropriate environmental safeguards are in place for the workings and the reclamation.

As detailed in the report the proposed borrow pit is situated very close to the Broadford Substation, this will reduce HGV traffic. It is considered that subject to the recommended condition, that the environment will be sufficiently safeguarded.

- All mineral developments will have to provide information on pollution prevention, restoration and mitigation proposals. Restoration should be carried out in parallel with excavation where possible. Otherwise, it should be completed in the shortest time practicable. Planning conditions will be applied to ensure that adequate provision is made for the restoration of workings. The Council will expect all minerals developments to avoid or satisfactorily mitigate any impacts on residential amenity, the natural, built and cultural heritage, and infrastructure capacities. After uses should result in environmental improvement rather than just restoring a site to its original state. After uses should add to the cultural, recreational or environmental assets of an area. A financial guarantee may be sought.

Restoration details and a guarantee can be secured by condition.

- Policy 54 Mineral Wastes - Waste management is an issue to be addressed for new or existing extractions to the satisfaction of the Council for the prevention or minimisation, treatment, recovery and disposal of waste with a view to minimising waste generation and its harmfulness. A Waste Management Plan should be provided to show this information.

The application is supported by a Waste Management Plan; the final details can be secured by condition.

West Highland and Islands Local Development Plan

- A.2.15 The West Highland and Islands Local Development Plan (WHILDLP) does not contain land allocations related to the proposed development. It confirms the boundaries of Special Landscape Areas. Highland wide Local Development Plan (HwLDP) Policies 28, 57, 61 and 67 seek to safeguard these regionally important landscapes. The impact of this development on landscape is primarily assessed in the Landscape and Visual Impact section of this report.

Appendix 3 – Appropriate Assessment

APPROPRIATE ASSESSMENT

Cuillins Special Protection Area (SPA)

25/01360/FUL

CONSIDERATION OF PROPOSALS AFFECTING EUROPEAN SITES

The status of the Cuillins Special Protection Area (SPA) means that the requirements of the Conservation (Natural Habitats, and c.) Regulations 1994 as amended (the 'Habitats Regulations') or, for reserved matters the Conservation of Habitats and Species Regulations 2017 as amended apply.

This means that where the conclusion reached by the Council on a development proposal unconnected with the nature conservation management of a Natura 2000 site is that it is likely to have a significant effect on those sites, it must undertake an Appropriate Assessment of the implications for the conservation interests for which the areas have been designated. The need for Appropriate Assessment extends to plans or projects out with the boundary of the site in order to determine their implications for the interest protected within the site.

This means that the Council, as competent authority, has a duty to:

- Consider whether the proposal is directly connected with or necessary to the management of the SPA for conservation; and, if not,
- Consider, on a precautionary basis, whether the proposal is likely to have a significant effect on the SPA either alone or in combination with other plans or projects.
- Make an Appropriate Assessment of the implications (of the proposal) for the SPA in view of the SPA's conservation objectives.

The competent authority can only agree to the proposal after having ascertained that it will not have an adverse effect on the integrity of the SPA. If this is not the case and there are no alternative solutions, the proposal can only be allowed to proceed if there are imperative reasons of overriding public interest, which in this case can include those of a social or economic nature.

APPROPRIATE ASSESSMENT

While the responsibility to carry out the Appropriate Assessment rests with the Council, advice contained within Circular 6/1995 is that the assessment can be based on the information submitted from other agencies. In this case, the Appropriate Assessment is informed by information supplied by NatureScot in its consultation response dated (11th July 2025) and the applicant.

HIGHLAND COUNCIL APPRAISAL OF THE PROPOSAL

- The proposal is not connected with or necessary to the management of the SPA for conservation.
- The proposed development is not located within the Cuillins SPA but is located approx. 0.2km to the west of the designation. The Closed canopy conifer plantation, such as that which currently covers the development site, is excluded from the boundary of the SPA because it is not favoured foraging habitat for golden eagle. However, the proposed borrow pit involves the use of rock blasting which would cause disturbance to any breeding or roosting eagles if they were present in close proximity to the works.
- Whilst to date, no breeding or roosting sites have been recorded within disturbance distance of the borrow pit site. There remains (albeit unlikely) a risk that golden eagle may occupy new sites within disturbance distance of the development,
- NatureScot advise that the Council, as competent authority is required to undertake an Appropriate Assessment (AA) of the implications of the proposal on the Cuillins Special Protection Area, in view of the SPA's conservation objectives of its qualifying interests.

Appraisal Summary

It is the view of the Planning Authority, following the receipt of advice from NatureScot and considering the baseline results of the Golden Eagle Topographical (GET) modelling, that this proposal will not adversely affect the integrity of the designation.

As summarised by NatureScot the baseline survey results indicated that there are no breeding or roosting sites within the disturbance distance of the borrow pit site. In addition, the GET modelling predicts low usage of the part of the SPA closest to the borrow pit. Areas of Crags around 220m south-west of the proposed development are predicted to have moderate to high use. However, these areas are small compared to unaffected parts of this eagle range. The Prey surveys also indicate that SPA areas adjacent to the borrow pit have low prey densities therefore displacement from these areas would not affect the SPA Conservation Objectives. Furthermore, any impacts will be short term, lasting up to 18 months.

Identified mitigation:

- The applicant proposes mitigation in the form of pre-commencement surveys. This will check whether golden eagles have occupied new sites within the disturbance distance of the development. If any eagle sites are identified, then the survey will contain appropriate action measures.

NatureScot advise that if pre-start surveys are carried out as proposed, and appropriate action taken if eagle sites are identified, then any adverse effects on golden eagle will be avoided. As such the Highland Council may wish to consider whether it is necessary to condition the proposed mitigation.

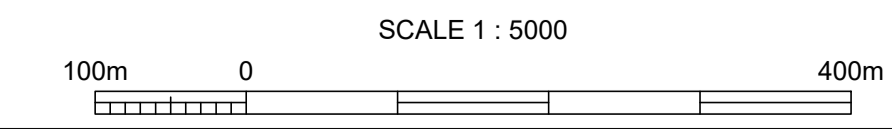
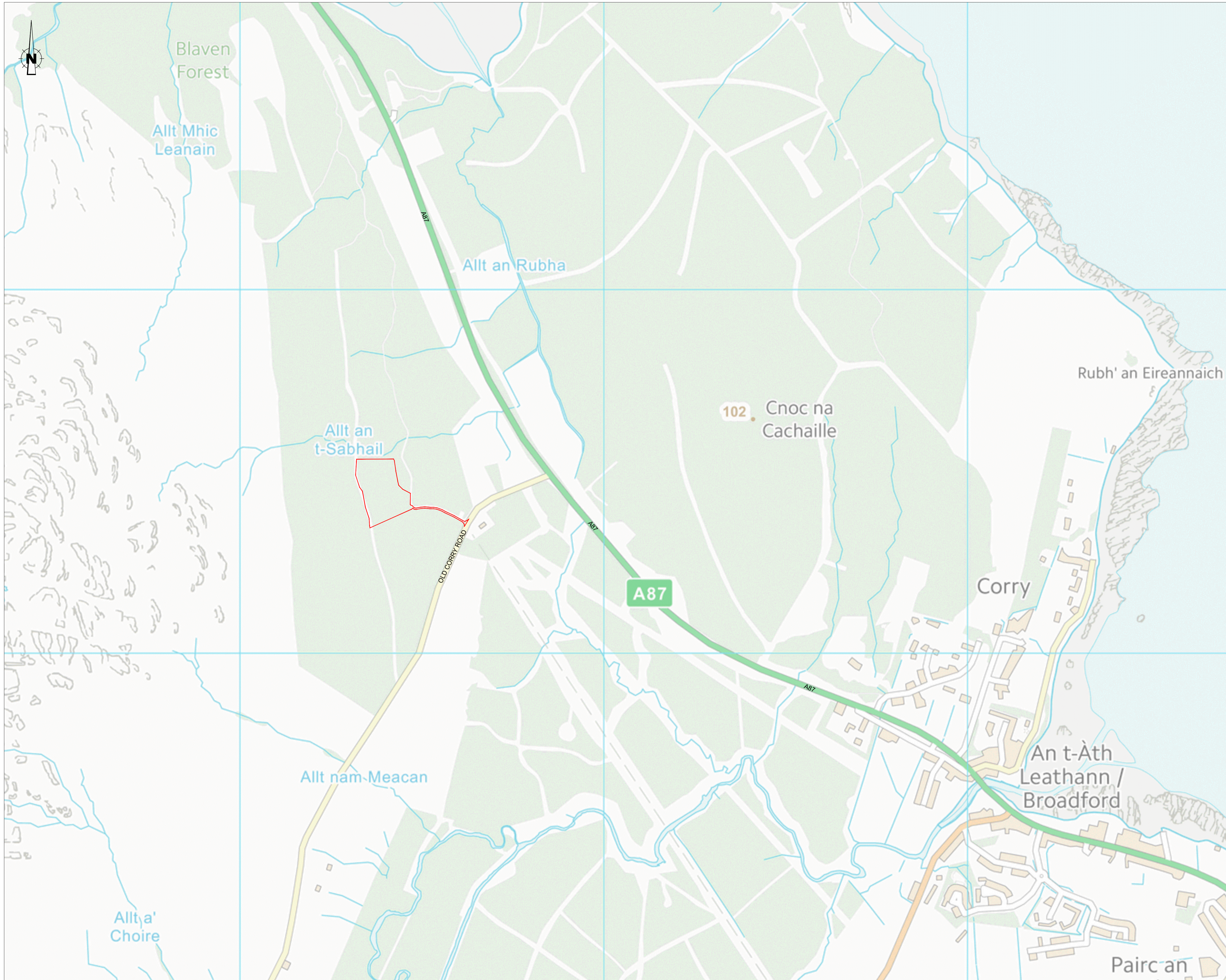
The Highland Council consider that as a precautionary measure the identified mitigation should be secured by condition.

Cumulative effects:

- NatureScot advise that none of the component developments of the wider Skye Reinforcement project (OHL transmission line, Broadford sub-station extension and borrow pit) will have an adverse effect on the integrity on the SPA by themselves, or in combination.

Overall, it is considered that the development neither in isolation nor cumulatively with other developments would have an adverse effect on the integrity of the SPA. The applicant has identified mitigation in the form of pre-commencement surveys. This will be secured by way of planning condition.

The Highland Council (03.04.2026)



NOTES

1. VERIFYING DIMENSIONS
THE CONTRACTOR SHALL VERIFY DIMENSIONS AGAINST SUCH OTHER DRAWINGS OR SITE CONDITIONS AS PERTAIN TO THIS PART OF THE WORK.
2. EXISTING SERVICES
ANY INFORMATION CONCERNING THE LOCATION OF EXISTING SERVICES INDICATED ON THIS DRAWING IS INTENDED FOR GENERAL GUIDANCE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE AND VERIFY THE EXACT HORIZONTAL AND VERTICAL ALIGNMENT OF CABLES, PIPES, ETC. (BOTH UNDERGROUND AND OVERHEAD) BEFORE WORK COMMENCES.
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7. PERSONAL VEHICLE PARKING WILL BE LOCATED AT THE BROADFORD SUBSTATION CONSTRUCTION COMPOUND.
8. FOR SITE LOCATION PLAN DRAWING REFER TO "SC00100-RPS-SI-XX-DR-C-BROAD-0001-P05 Broadford Borrow Pit Location Plan.pdf"
9. FOR BORROW PIT PLAN AND SECTION DRAWINGS REFER TO "SC00100-RPS-SI-XX-DR-C-BROAD-0002-0003-P04 Broadford Borrow Pit Plan and Section.pdf"
10. FOR BORROW PIT DRAINAGE DRAWING REFER TO "SC00100-RPS-SI-XX-DR-C-BROAD-0004-P04 Broadford Borrow Pit Drainage.pdf"
11. FOR BORROW PIT PEAT DEPTH DRAWING REFER TO "SC00100-RPS-SI-XX-DR-C-BROAD-0005-P03 Broadford Borrow Pit Peat Depths.pdf".

LEGEND

- ▬ PROPOSED PLANNING BOUNDARY NO GREATER THAN 1.95Ha (AREA INCLUDING ACCESS TRACK=1.99Ha)

P01	FOR PLANNING CONSENT	GR	GR	MT	23/05/25
Rev	Amendment Details	Dr'n	Chk'	App'	Date

rps 3rd Floor (E) T +44 (0) 141 332 0373
 Mercantile Chambers F +44 (0) 141 332 3182
 53 Bothwell Street W www.rpsgroup.com
 Glasgow, G2 6TS

Client

Project
 SKYE REINFORCEMENT WORKS

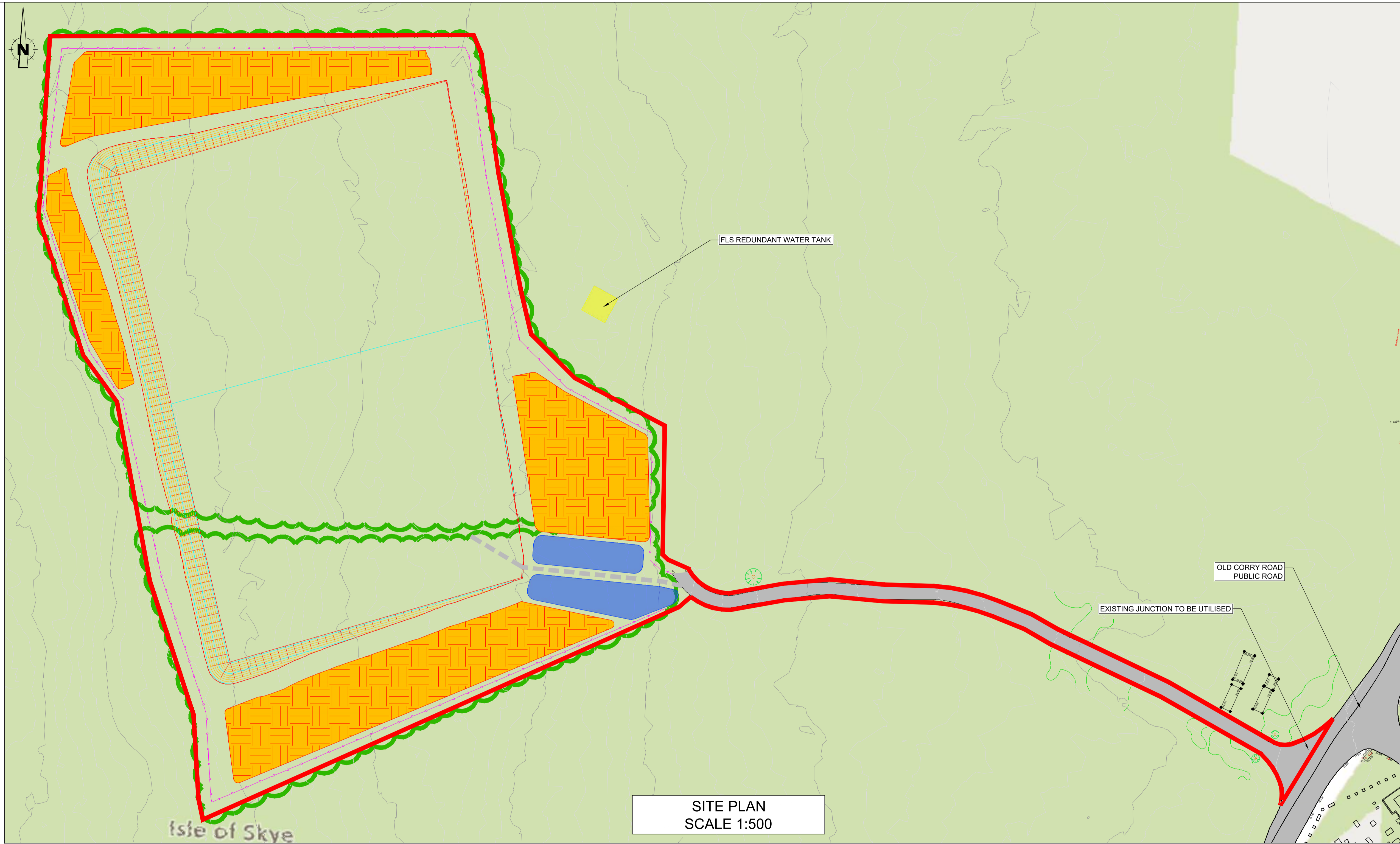
Title
 BROADFORD BORROW PIT PLANNING LOCATION PLAN

Project Number SC00100	Sheet Size A1	Drawing Scale 1:5000
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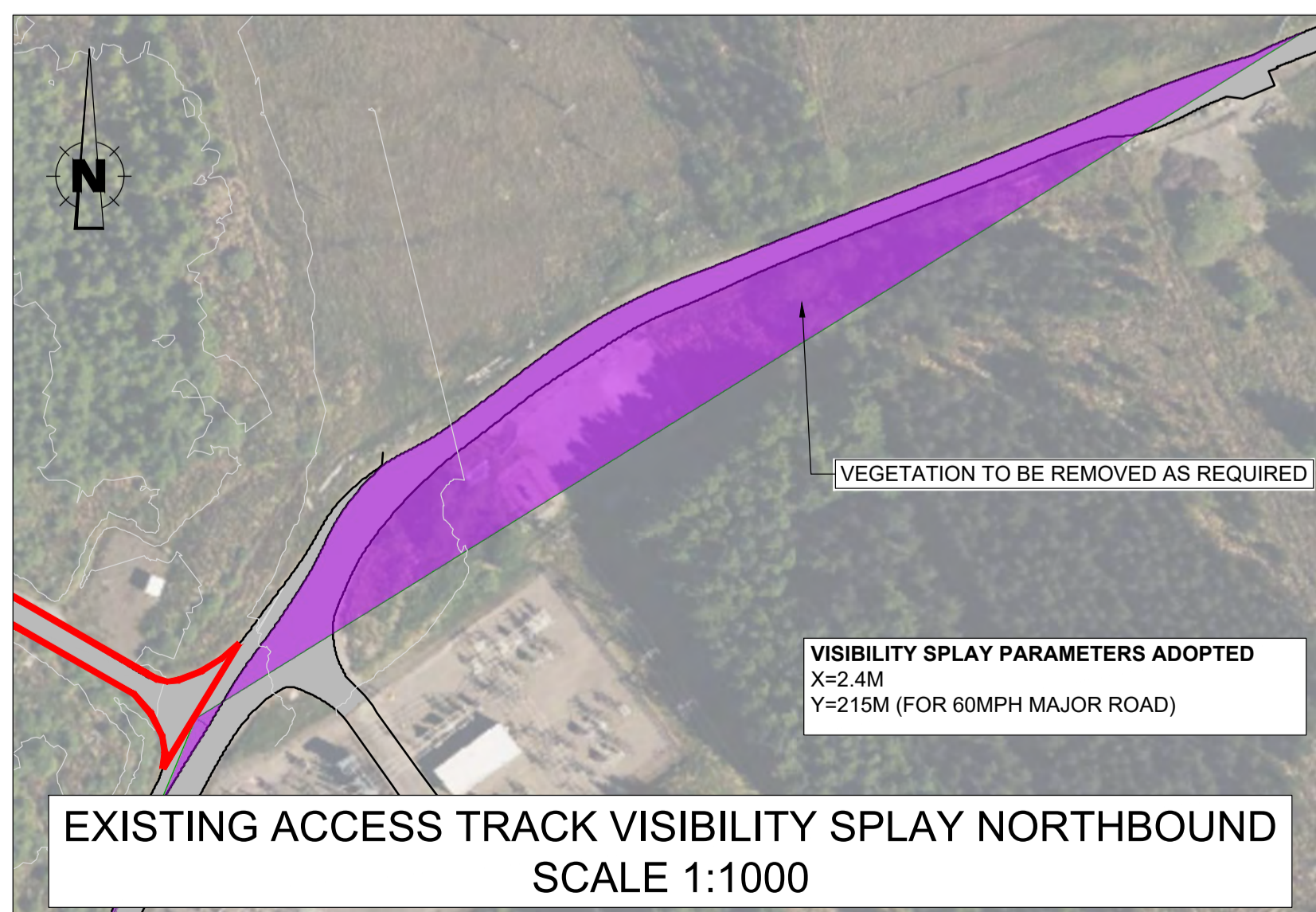
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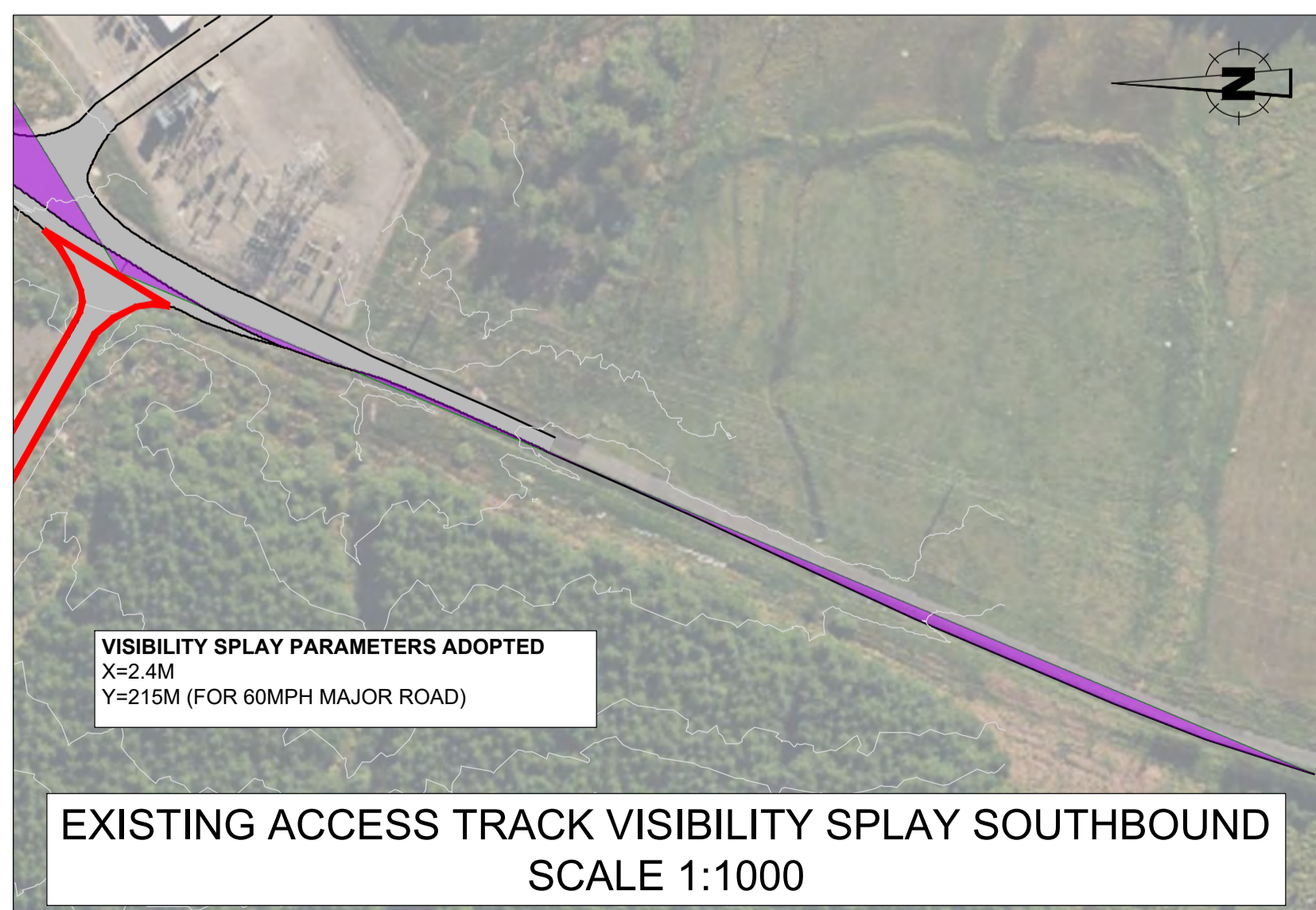
Checked By GR	Approved By GR	Date 23/05/2025
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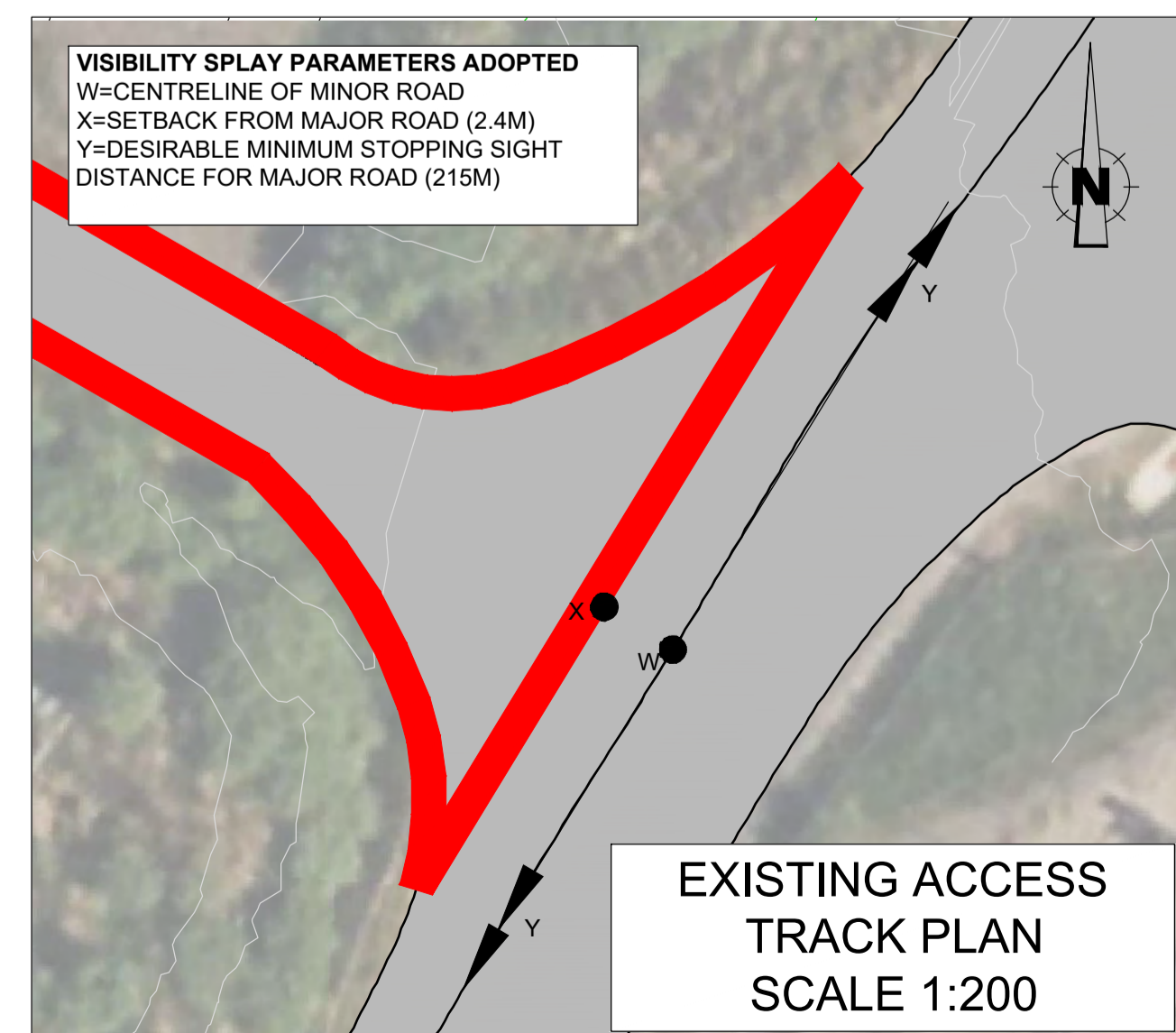
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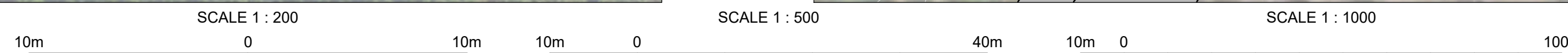
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SCALE 1:1000



EXISTING ACCESS TRACK VISIBILITY SPLAY SOUTHBOUND
SCALE 1:1000



EXISTING ACCESS TRACK PLAN
SCALE 1:200



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10. FOR BORROW PIT DRAINAGE DRAWING REFER TO "SC00100-RPS-SI-XX-DR-C-BROAD-0004-P04 Broadford Borrow Pit Drainage.pdf"
11. FOR BORROW PIT PEAT DEPTH DRAWING REFER TO "SC00100-RPS-SI-XX-DR-C-BROAD-0005-P03 Broadford Borrow Pit Peat Depths.pdf"

LEGEND

- PROPOSED PLANNING BOUNDARY NO GREATER THAN 1.95ha (AREA INCLUDING ACCESS TRACK=1.99ha)
- FLS REDUNDANT WATER TANK
- EXISTING BORROW PIT ACCESS TRACK
- INDICATIVE BUNDS LOCATION
- BORROW PIT EARTHWORKS CONTOURS
- TREE COVERAGE WITHIN BOUNDARY
- EXISTING ACCESS TRACK
- VISIBILITY CLEAR AREA
- PROPOSED PARKING / PLANT STORAGE
- PROPOSED SITE PERIMETER FENCE

P04	UPDATED TO COMMENTS	CK	CK	CK	08/01/26
P03	PLANNING BOUNDARY AMENDED TO PUBLIC ROAD.	GR	GR	GR	23/05/25
P02	UPDATED TO COMMENTS	AL	GR	GR	12/05/25
P01	FIRST ISSUE	AL	GR	GR	08/05/25
Rev	Amendment Details	Dr'n	Chk'	App'	Date

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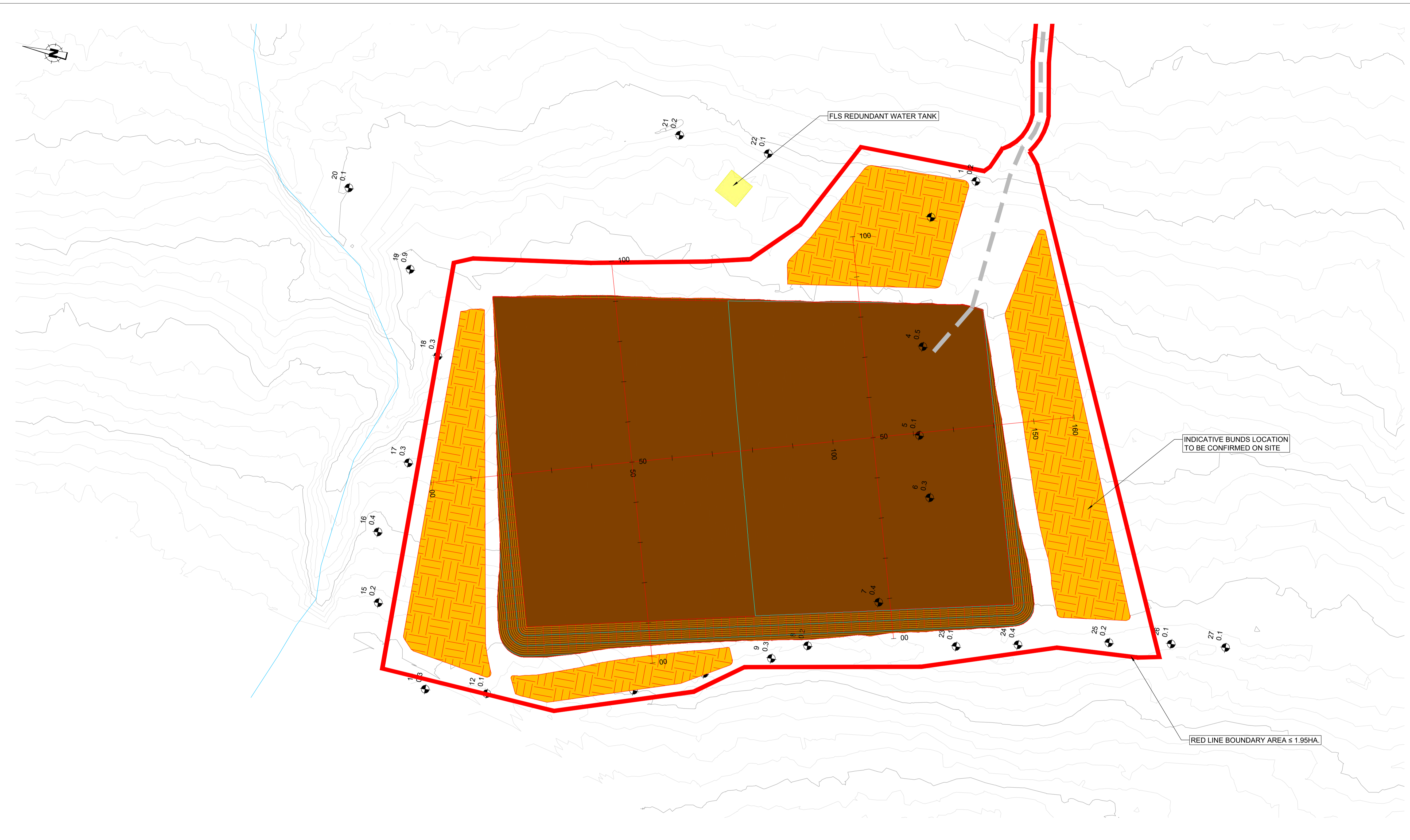
Title
 BROADFORD BORROW PIT SITE PLAN

Project Number	Sheet Size	Drawing Scale
SC00100	A1	AS SHOWN

Drawing Number
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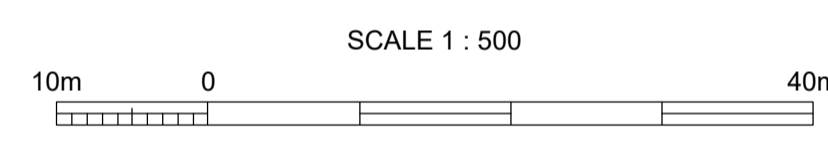
Drawn By	Status	Revision
AL	S01	P04

Checked By	Approved By	Date
GR	GR	08/05/2025



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 7. FOR BORROW PIT DRAINAGE PLAN REFER TO RPS DRAWING "SC00100-RPS-SI-XX-DR-C-BROAD-003 Broadford Borrow Pit Drainage"
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- ### LEGEND
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 - FLS REDUNDANT WATER TANK FLOORPRINT
 - PROPOSED BORROW PIT FLOORPRINT
 - INDICATIVE BORROW PIT ACCESS
 - PROPOSED BORROW PIT PROFILE
 - INDICATIVE BUNDS LOCATION



Rev	Amendment Details	Dr'n	Chk'	App'	Date
P06	UPDATED TO COMMENTS	CK	CK	CK	08/01/25
P05	PLANNING BOUNDARY AMENDED	GR	GR	GR	23/05/25
P04	AMENDED BORROW PIT DESIGN	AL	GR	GR	17/01/25
P03	UPDATED BORROW PIT DESIGN	CD	GR	MT	06/12/24
P02	UPDATED	CK	GR	MT	08/10/24
P01	FIRST DRAFT	AL	GR	MT	18/09/24

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Scottish & Southern Electricity Networks **RJ McLEOD**

Project
SKYE 132KV REINFORCEMENT WORKS

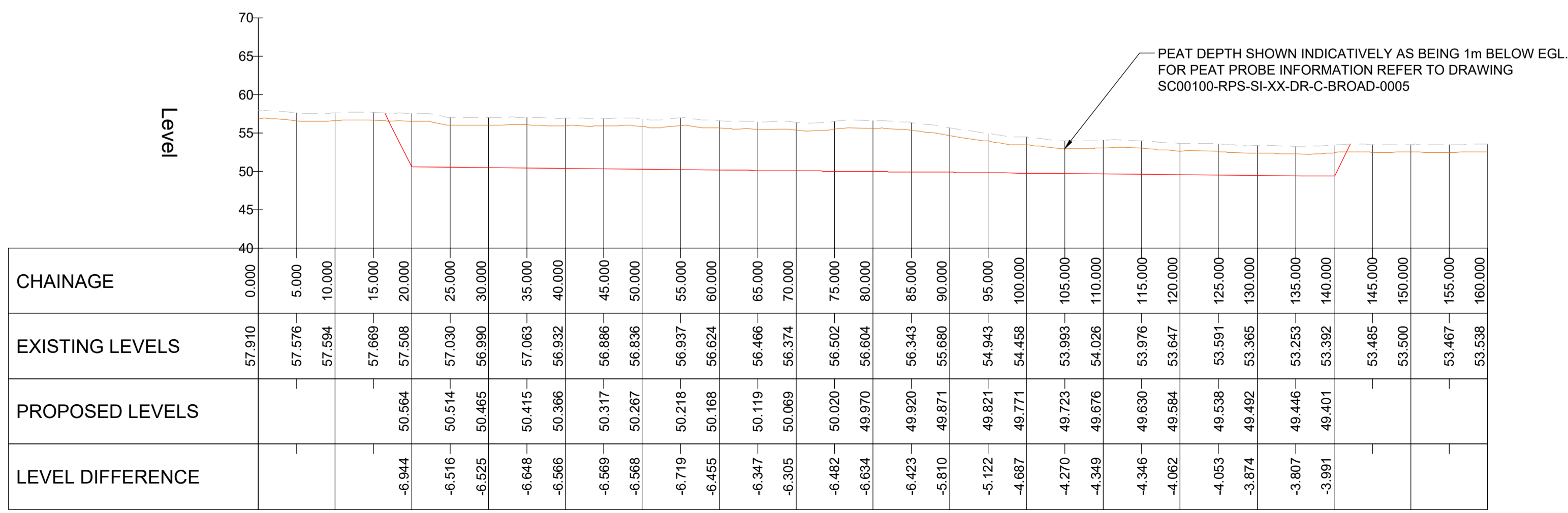
Title
BROADFORD BORROW PIT PLAN & SECTION

Project Number SC00100	Sheet Size A1	Drawing Scale AS SHOWN
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Drawing Number
SC00100-RPS-SI-XX-DR-C-BROAD-0002

Drawn By AL	Status S01	Revision P06
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Checked By GR	Approved By MT	Date 27/08/24
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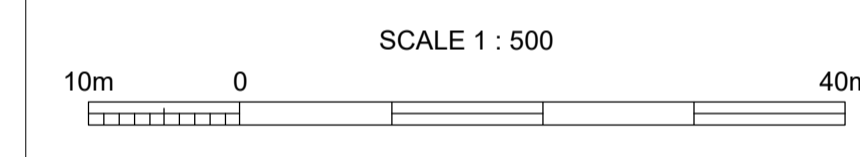


A_A - LONGSECTION
 SCALE: H 1:500, V 1:500. DATUM: 40.000



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 7. FOR BORROW PIT DRAINAGE PLAN REFER TO RPS DRAWING "SC00100-RPS-SI-XX-DR-C-BROAD-0003 Broadford Borrow Pit Drainage"
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 - PROPOSED BORROW PIT PROFILE
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P06	UPDATED TO COMMENTS	CK	CK	CK	08/01/25
P05	PLANNING BOUNDARY AMENDED	GR	GR	GR	23/05/25
P04	AMENDED BORROW PIT DESIGN	AL	GR	GR	17/01/25
P03	UPDATED BORROW PIT DESIGN	CD	GR	MT	06/12/24
P02	UPDATED	CK	GR	MT	08/10/24
P01	FIRST DRAFT	AL	GR	MT	18/09/24
Rev	Amendment Details	Dr'n	Chk'	App'	Date

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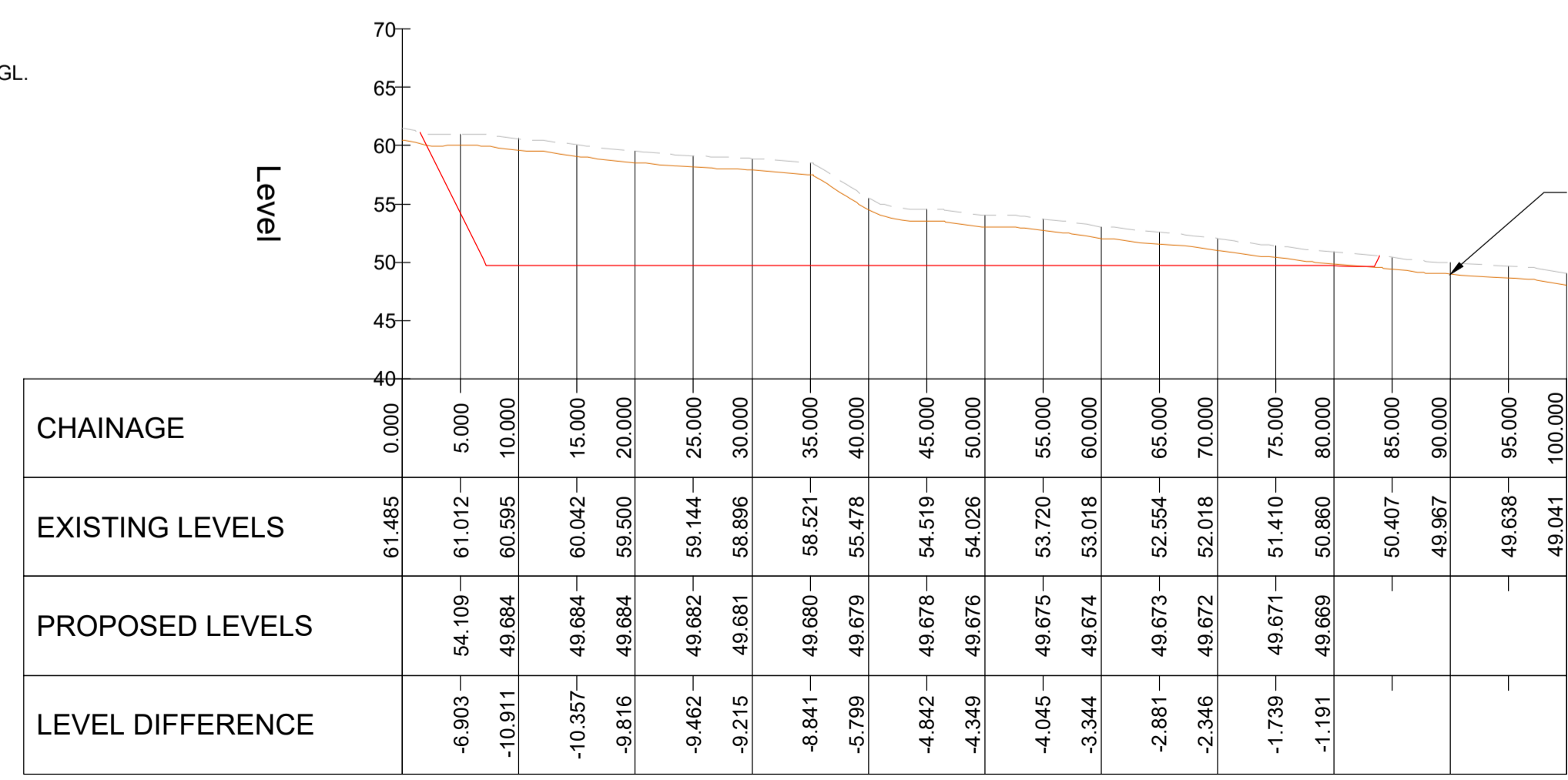
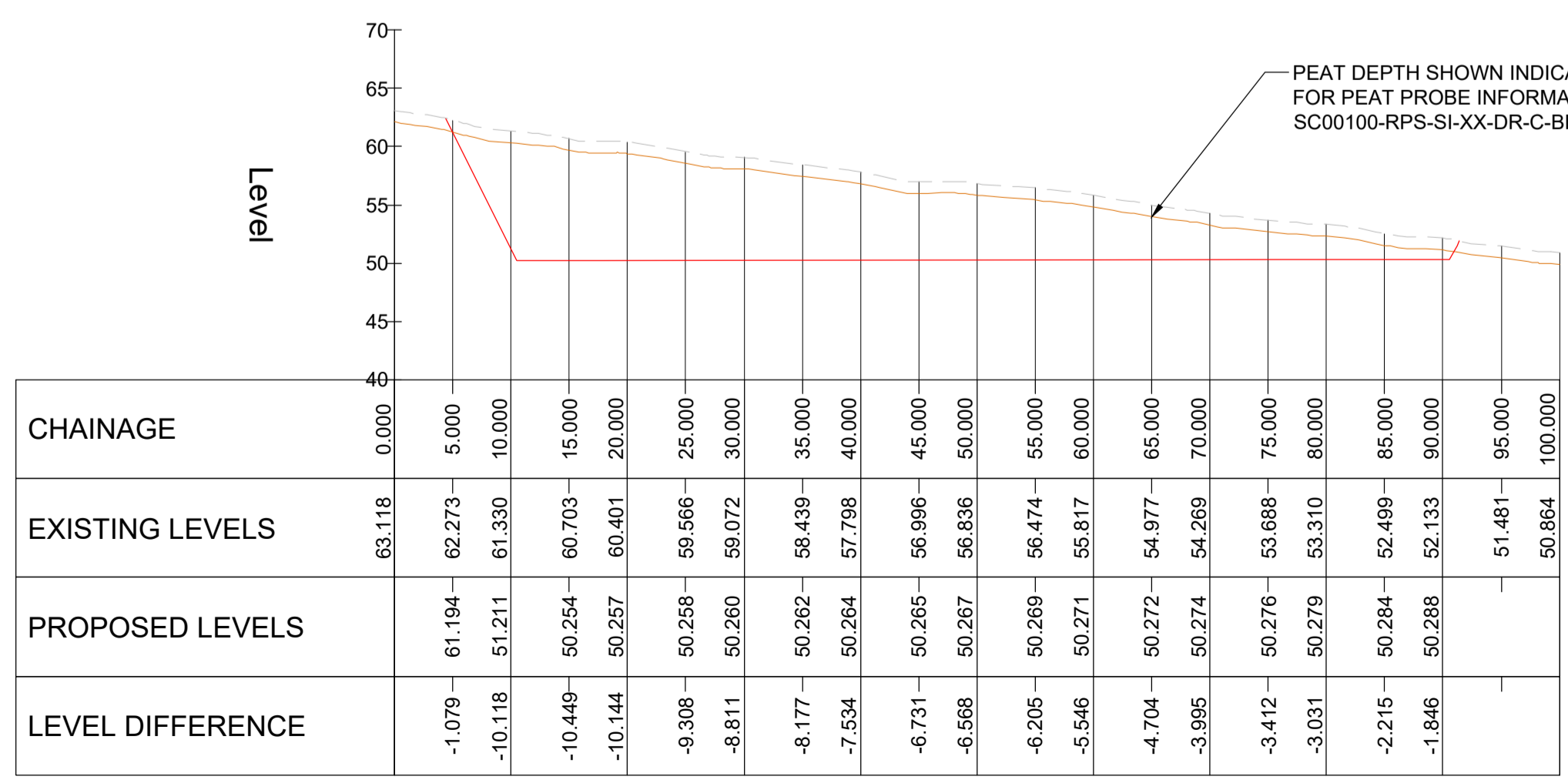
Title
BROADFORD BORROW PIT PLAN & SECTION

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Drawing Number
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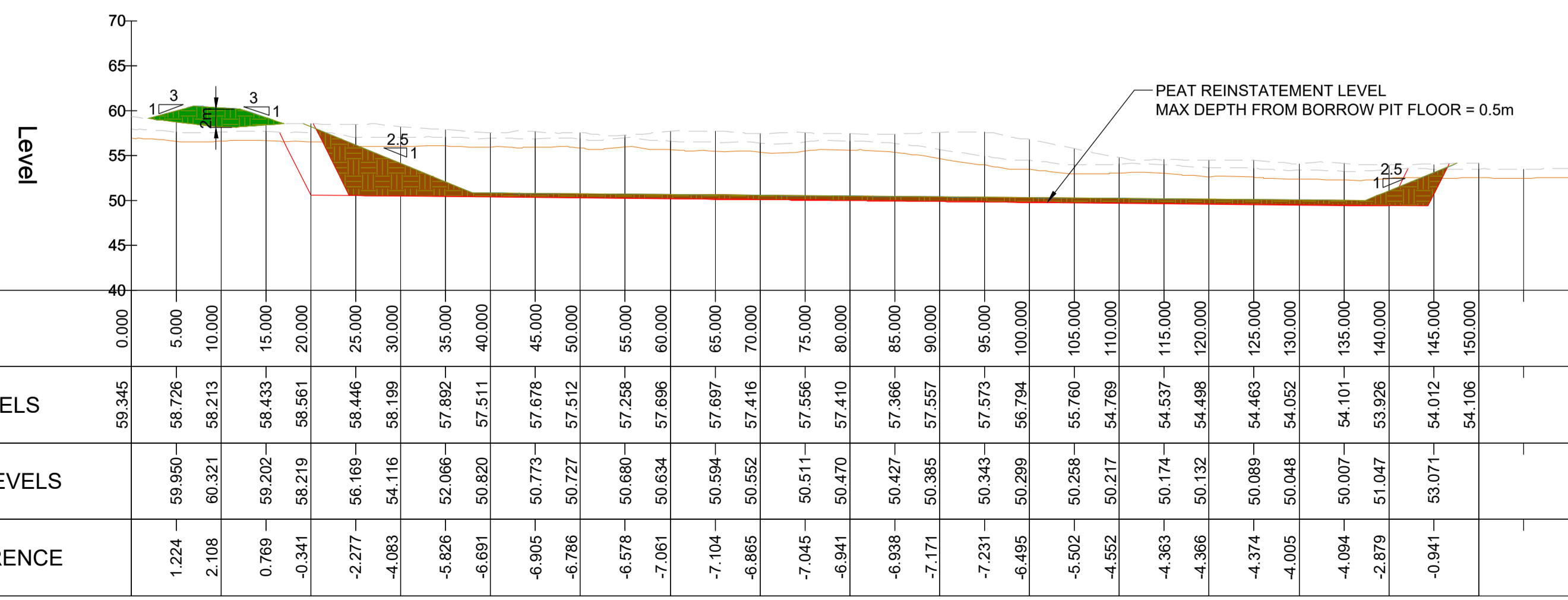
Drawn By AL	Status S01	Revision P06
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Checked By GR	Approved By MT	Date 27/08/24
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PLAN
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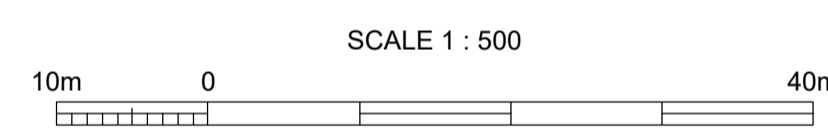
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7. FOR BORROW PIT PEAT PROBE PLAN REFER TO RPS DRAWING "SC00100-RPS-SI-XX-DR-C-BROAD-0004 Broadford Borrow Pit Peat Depths"
8. FOR BORROW PIT DRAINAGE PLAN REFER TO RPS DRAWING "SC00100-RPS-SI-XX-DR-C-BROAD-0003 Broadford Borrow Pit Drainage"
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LEGEND

- PROPOSED PLANNING BOUNDARY NO GREATER THAN 1.95Ha (AREA INCLUDING ACCESS TRACK = 1.99Ha)
- FLS REDUNDANT WATER TANK
- INDICATIVE BORROW PIT ACCESS
- PROPOSED BORROW PIT PROFILE
- INDICATIVE BUNDS LOCATION
- INDICATIVE PEAT REINSTATEMENT
- PROPOSED FINAL CONTOURS 1m & 5M RANGE



P03	UPDATED TO COMMENTS	CK	CK	CK	08/01/25
P02	PLANNING BOUNDARY AMENDED	GR	GR	GR	23/05/25
P01	FIRST DRAFT	CK	DM	AMF	14/02/25
Rev	Amendment Details	Dr'n	Chk'	App'	Date

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Project
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Title
BROADFORD BORROW PIT PEAT REINSTATEMENT PLAN & SECTION SHEET 1 OF 2

Project Number SC00100	Sheet Size A1	Drawing Scale AS SHOWN
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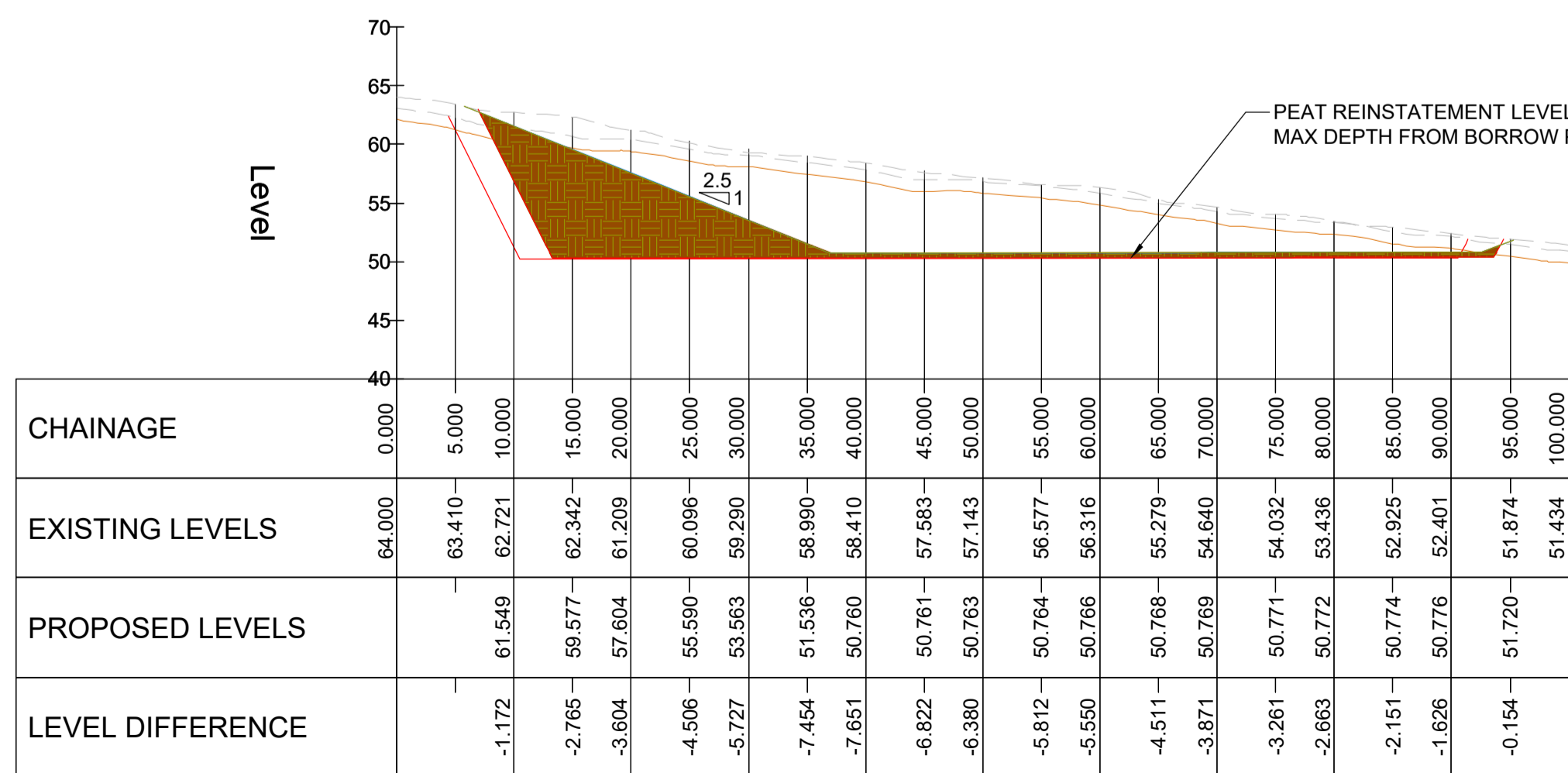
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Drawn By CK	Status S01	Revision P03
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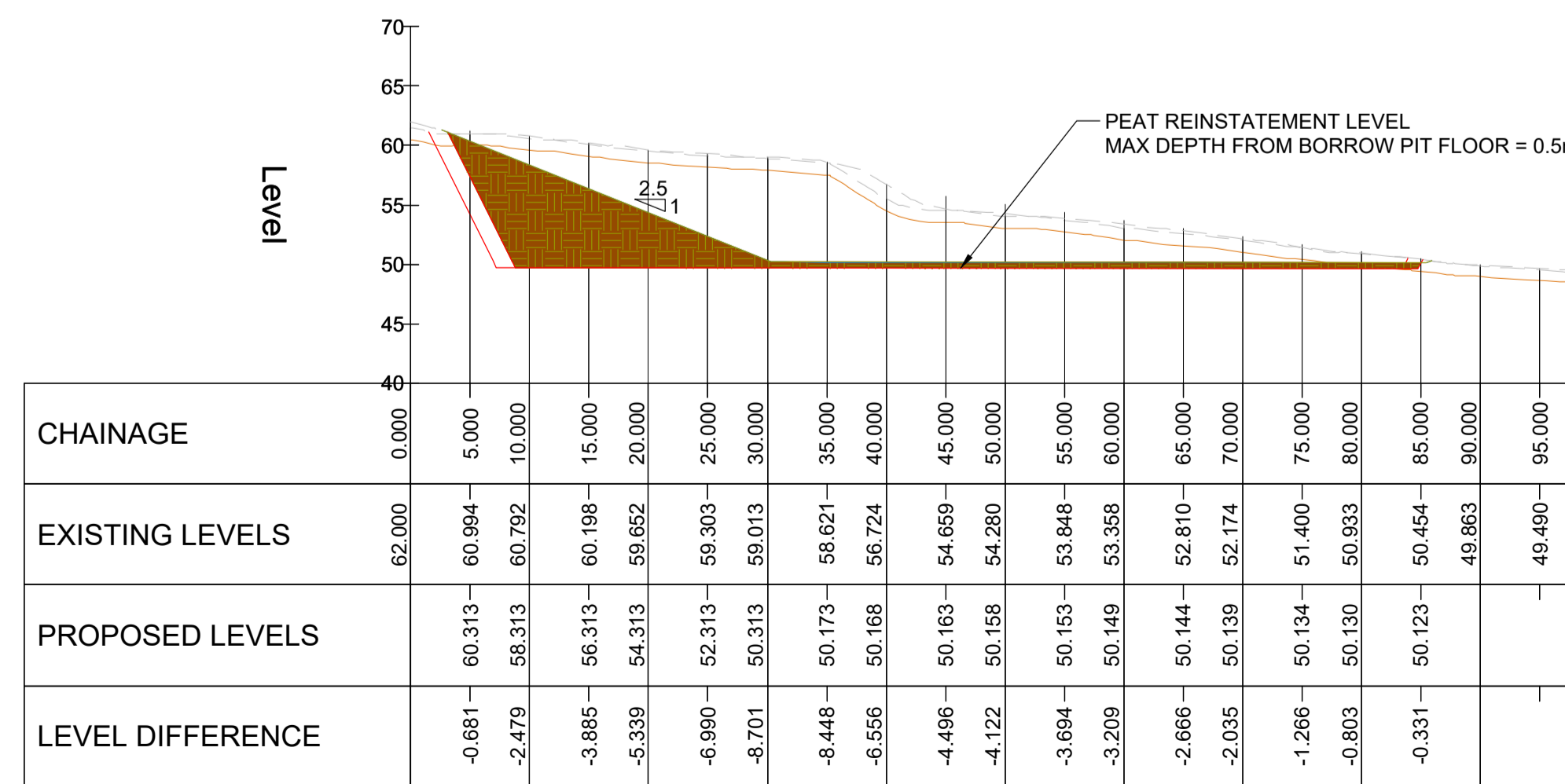
Checked By DM	Approved By AMF	Date 13/02/25
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PLAN
SCALE 1:500



B_B - LONGSECTION
SCALE: H 1:500, V 1:500. DATUM: 40.000



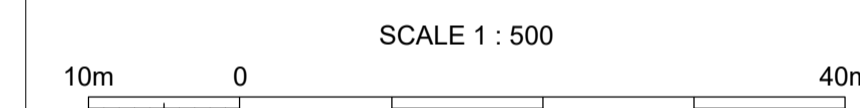
C_C - LONGSECTION
SCALE: H 1:500, V 1:500. DATUM: 40.000

NOTES

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P03	UPDATED TO COMMENTS	CK	CK	CK	08/01/25
P02	PLANNING BOUNDARY AMENDED	GR	GR	GR	23/05/25
P01	FIRST DRAFT	CK	DM	AMF	14/02/25
Rev	Amendment Details	Dr'n	Chk'	App'	Date

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Title
BROADFORD BORROW PIT PEAT REINSTATEMENT PLAN & SECTION SHEET 2 OF 2

Project Number	Sheet Size	Drawing Scale
SC00100	A1	AS SHOWN

Drawing Number
SC00100-RPS-SI-XX-DR-C-BROAD-0007

Drawn By	Status	Revision
CK	S01	P03

Checked By	Approved By	Date
DM	AMF	13/02/25



PLAN
SCALE 1:500

Table 1 - Woodland Planting (WP)

Botanical Name	Height (cms) (min)	Root condition	Form/ Habit	Spacing (m)	% Mix	Planting Area (Total Area m2)	2278
<i>Ailnus glutinosa</i>	60 - 80cm	Bare Root	1 + 1, Transplant, Seed Raised	1	25.0%	570	
<i>Betula pubescens</i>	60 - 80cm	Bare Root	1 + 1, Transplant, Seed Raised	1	25.0%	570	
<i>Salix caprea</i>	60 - 80cm	Bare Root	0/1, Cutting, Branched, 2 breaks minimum	1	25.0%	570	
<i>Salix cinerea</i>	60 - 80cm	Bare Root	0/1, Cutting, Branched, 2 breaks minimum	1	12.5%	285	
<i>Salix aurita</i>	60 - 80cm	Bare Root	0/1, Cutting, Branched, 2 breaks minimum	1	12.5%	285	

Table 2 - Highland Grassland Mix (SCM9) (as supplied by Scotia Seeds)

Botanical Name	Common Name	Sowing Rate	% Mix
Wildflower Species (20%)			
<i>Achillea millefolium</i>	Yarrow	3.00g/m ²	2.5
<i>Alchemilla alpina</i>	Alpine Lady's Mantle		1
<i>Calluna vulgaris</i>	Heather		2
<i>Erica cinerea</i>	Bell Heather		1.8
<i>Galium saxatile</i>	Heath Bedstraw		0.1
<i>Galium verum</i>	Lady's Bedstraw		1.6
<i>Luzula multiflora</i>	Heath Wood Rush		0.2
<i>Plantago lanceolata</i>	Ribwort Plantain		2
<i>Potentilla erecta</i>	Tormentil		0.1
<i>Prunella vulgaris</i>	Selfheal		2.7
<i>Ranunculus acris</i>	Meadow Buttercup		2.6
<i>Rumex acetosella</i>	Sheep's Sorrel		1
<i>Stellaria graminea</i>	Lesser Stitchwort		0.2
<i>Succisa pratensis</i>	Devils-bit Scabious		0.5
<i>Trifolium repens</i>	White Clover		1.1
<i>Veronica chamaedrys</i>	Germander Speedwell	0.1	
<i>Veronica officinalis</i>	Common Speedwell	0.3	
<i>Viola riviniana</i>	Common Dog Violet	0.2	
Grass Species (80%)			
<i>Agrostis capillaris</i>	Common Bent	3.00g/m ²	8
<i>Agrostis vinealis</i>	Brown Bent		6
<i>Anthoxanthum odoratum</i>	Sweet Vernal Grass		2
<i>Deschampsia flexuosa</i>	Wavy Hair Grass		6.3
<i>Festuca ovina</i>	Sheep's Fescue		28.5
<i>Festuca rubra spp commutata</i>	Chewings Fescue		28
<i>Molinia caerulea</i>	Purple Moor Grass		1
<i>Nardus stricta</i>	Mat Grass		0.2

SPECIFICATION

Ground Preparation

Where soils are found to be very wet or thin, ground preparation may be undertaken at the contractor's discretion, such as planting on hand-built mounds or inverted turves. Mechanical excavation of turves must only be carried out with the project manager's consent and care must be taken where any excavation is proposed to prevent potential damage to the water main.

Planting

All plants to conform to BS3936 part 1 and the JCLI National Plant Specification. Plants shall be of native provenance from provenance area 104 as determined in accordance with Forestry Commission Practice Note 8: Using Local Stock for Planting Native Trees and Shrubs. Written evidence of provenance shall be provided to the Project Manager on request.

Bareroot stock

Planting shall be carried out during the period 1st November to 31st March. Bareroot stock shall be notched planted into the existing sward or pre-prepared ground. The root collar shall be level with the soil surface, and soil lightly firmed around the tree. To promote bushy growth *Salix* spp. should be cut back just after planting to not less than 2/3rd of their total height, just above a viable bud. Mycorrhizal root dip shall be applied to all bare root plants prior to planting. Plants shall be stored onsite for the shortest period possible in a designated area protected from frost and direct sun.

Protection from grazing animals

Planting areas shall be protected from grazing animals by a 1 metre tall stock-proof fence, suitable to prevent access by cattle and sheep as indicated on Figure 122006-D-PP1. The fence shall be a strained wire and mesh fence to comply to BS 1722, suitable to prevent access by stock in accordance with Forestry Commission Technical Guide: Forest Fencing. Suitable stock-proof gates shall be provided to all enclosures to enable access for maintenance of planting and the water main when required.

Planting shall be monitored for grazing pressure by deer. If grazing is identified as a hindrance to plant establishment and growth, fencing shall be upgraded to a 1.8m tall deer proof fence in accordance with the above Technical Guide, subject to planning approval. Gaps shall be left between fenced planting areas at suitable regularity to prevent deer being trapped within the public road corridor. Individual plants shall be protected from damage by rabbits and rodents by installation of tree guards as follows:

- Common Alder and Downy birch - 90 cm x 160 mm diameter film-coated mesh tube shrub guard;
- Other scrub species - 60 cm x 160 mm diameter film-coated mesh tube shrub guard;

All tube tree guards to be securely fixed to 25mm square 90 cm timber stakes to be driven a minimum of 30 mm into the ground. All timber shall be FSC approved softwood, pressure impregnated with a suitable organic solvent preservative.

Maintenance

Plants shall be subject to a 5 year maintenance period.

Planting maintenance

A 500 mm diameter area around each plant shall be maintained free of competing weeds. All arisings shall be removed from site. All fencing, wire mesh, tree protection and staking shall be checked and tightened, re-firmed or repaired as necessary to ensure it is secure and remains effective against grazing animals. An annual application of a suitable fertiliser shall be applied if necessary in accordance with the manufacturers instructions. Plants shall be watered in dry weather as necessary throughout the maintenance period. All guards, stakes and ties shall be removed at the end of the maintenance period. Refer to Project Biodiversity Enhancement Plan for further details on maintenance and management.

NOTES

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7. FOR BORROW PIT PEAT PROBE PLAN REFER TO RPS DRAWING "SC00100-RPS-SI-XX-DR-C-BROAD-0004 Broadford Borrow Pit Peat Depths"
8. FOR BORROW PIT DRAINAGE PLAN REFER TO RPS DRAWING "SC00100-RPS-SI-XX-DR-C-BROAD-0003 Broadford Borrow Pit Drainage"
9. EXISTING GROUND MODEL BASED ON DRAWING "BROA1-L191-GE-ZZ-M-E-0001_Terrace proposal - 3D View - 3D VIEW ACC" Received on 12/08/24.

Legend

Site Location Boundary

Soft Landscape Elements

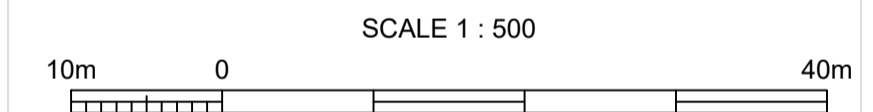
Areas of Woodland Planting (Refer Table 1 for details).

Areas where natural regeneration is to be maximised, where possible, using existing topsoil seedbank and to be amalgamated with Highland Grassland Seed Mix. (Refer Table 2 for details).

Indicative Slopes (Slopes to be 1:3 generally and to be naturally profiled with smooth flowing contours)

Indicative borrow pit access route

Indicative borrow pit access route



P01	FIRST ISSUE	SA	GR	AMF	03/04/25
Rev	Amendment Details	Dr'n	Chk'	App'	Date

	3rd Floor (E)	T +44 (0) 141 332 0373
	Mercantile Chambers 53 Bothwell Street Glasgow, G2 6TS	F +44 (0) 141 332 3182 W www.rpsgroup.com

Client		
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Project
SKYE 132KV REINFORCEMENT WORKS

Title
BROADFORD
BORROW PIT REINSTATEMENT
PLANTING PLAN

Project Number	Sheet Size	Drawing Scale
SC00100	A1	AS SHOWN

Drawing Number
SC00100-RPS-XX-ZZ-SP-L-1003

Drawn By	Status	Revision
SA	S01	P01

Checked By	Approved By	Date
GR	AMF	03/04/2025

Broadford Substation Extension Borrow Pit

Landscape and Visual Appraisal

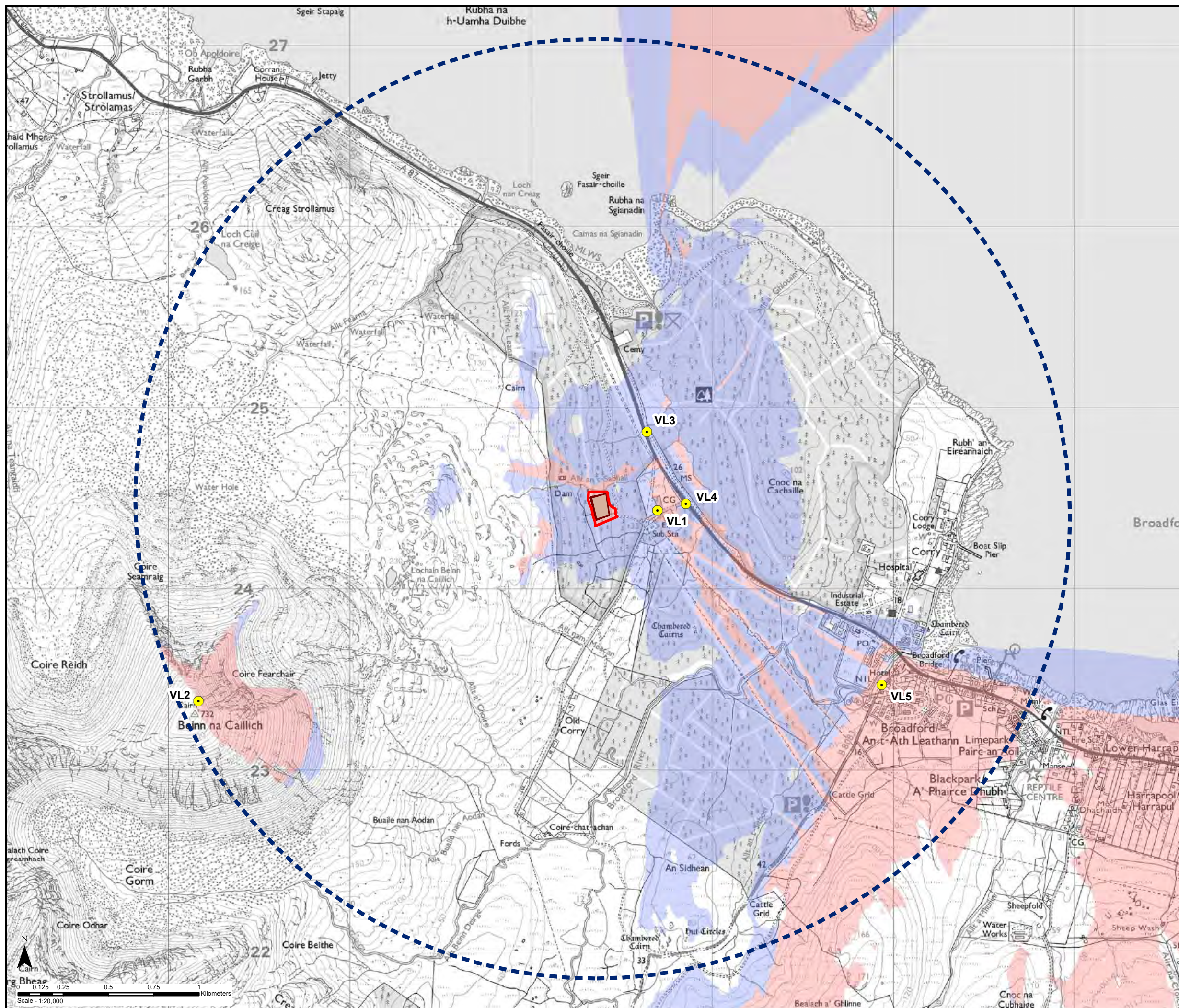
Appendix 1: 3d Model Images

April 2025

ash

Key

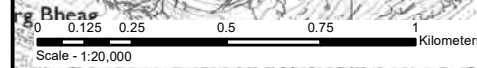
- Proposed Development Site Boundary
- 2.5 km Study Area
- Borrow Pit Base
- Borrow Pit Footprint
- Visualisation Location (VL)
- Zone of Theoretical Visibility (ZTV)**
- Bare Ground ZTV
- ZTV with Woodland



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Broadford Substation Extension Borrow Pit: Landscape and Visual Appraisal

Appendix 1 - Figure A1:
 Visualisation Locations



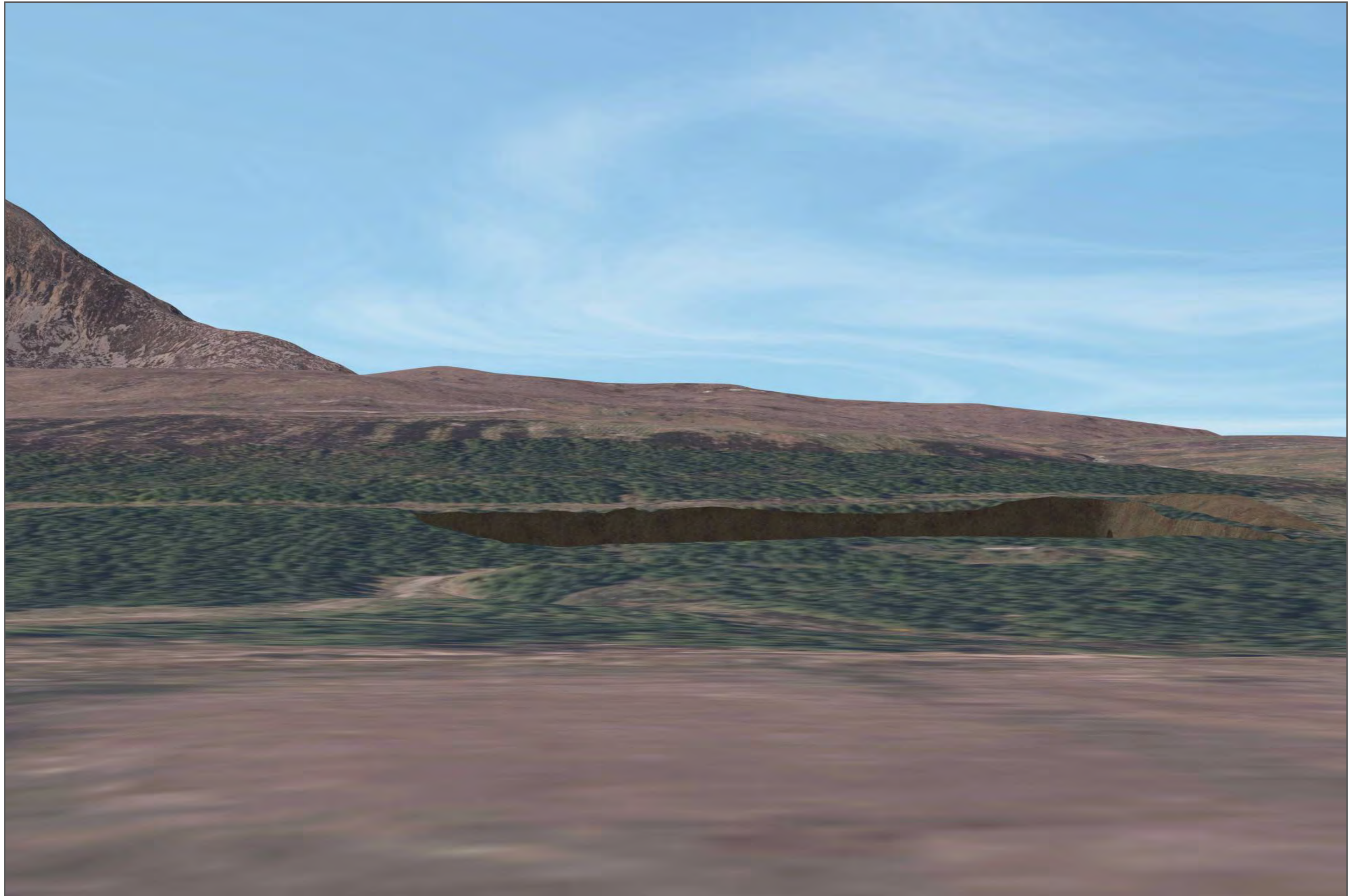


Figure A-1a - Visualisation Location 1: Old Corrie Road (bare ground, during operation)

When viewed at a comfortable arms length (approx. 500mm), this printed image is representative of our detailed central vision, but is not representative of scale and distance.

OS reference: 162700 E 824435 N Distance to Scheme: 270m Ground level: 31.3m AOD Direction of view: 269° Focal length: 50mm

Drawing No. - 122006-D-LVA-A-1a-1.0.0 Date - 02.04.2025



Figure A-1b - Visualisation Location 1: Old Corrie Road (bare ground, restoration profiles)

When viewed at a comfortable arms length (approx. 500mm), this printed image is representative of our detailed central vision, but is not representative of scale and distance.

OS reference: 162700 E 824435 N Distance to Scheme: 270m Ground level: 31.3m AOD Direction of view: 269° Focal length: 50mm

Drawing No. - 122006-D-LVA-A-1b-1.0.0 Date - 02.04.2025

Note: Trees are indicative.

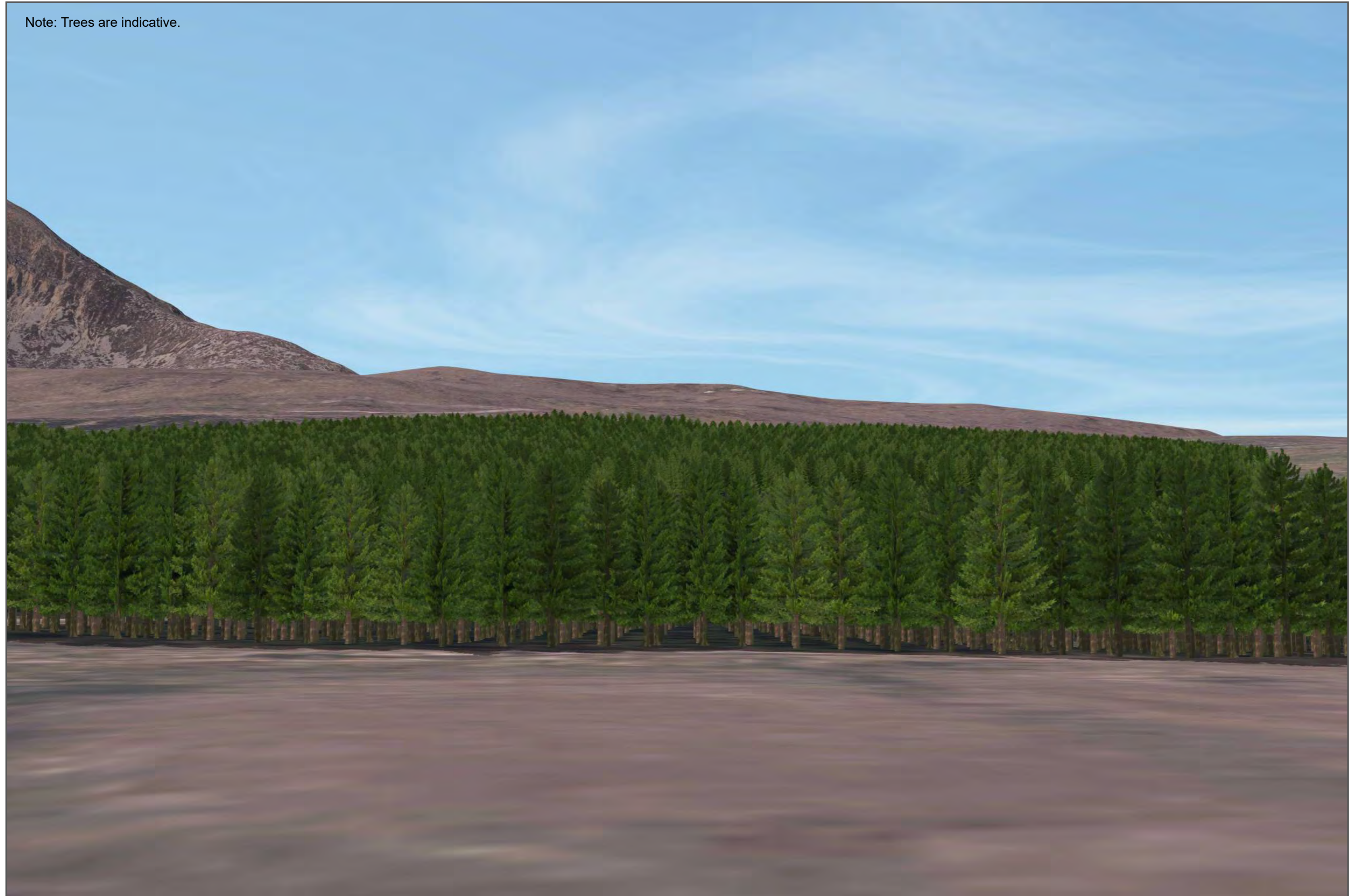


Figure A-1c - Visualisation Location 1: Old Corrie Road (with existing and proposed trees)

When viewed at a comfortable arms length (approx. 500mm), this printed image is representative of our detailed central vision, but is not representative of scale and distance.

OS reference: 162700 E 824435 N Distance to Scheme: 270m Ground level: 31.3m AOD Direction of view: 269° Focal length: 50mm

Drawing No. - 122006-D-LVA-A-1c-1.0.0 Date - 02.04.2025

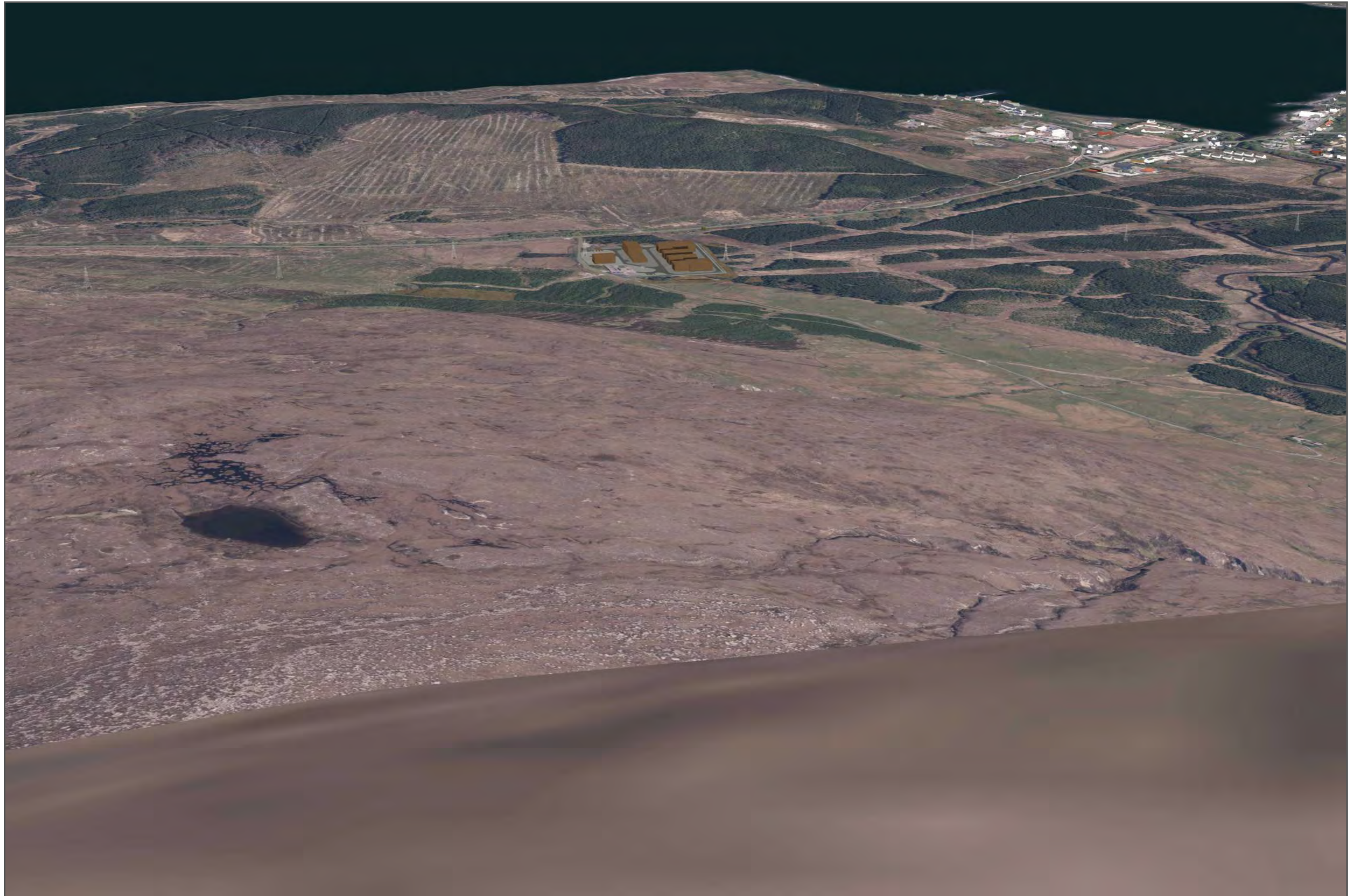


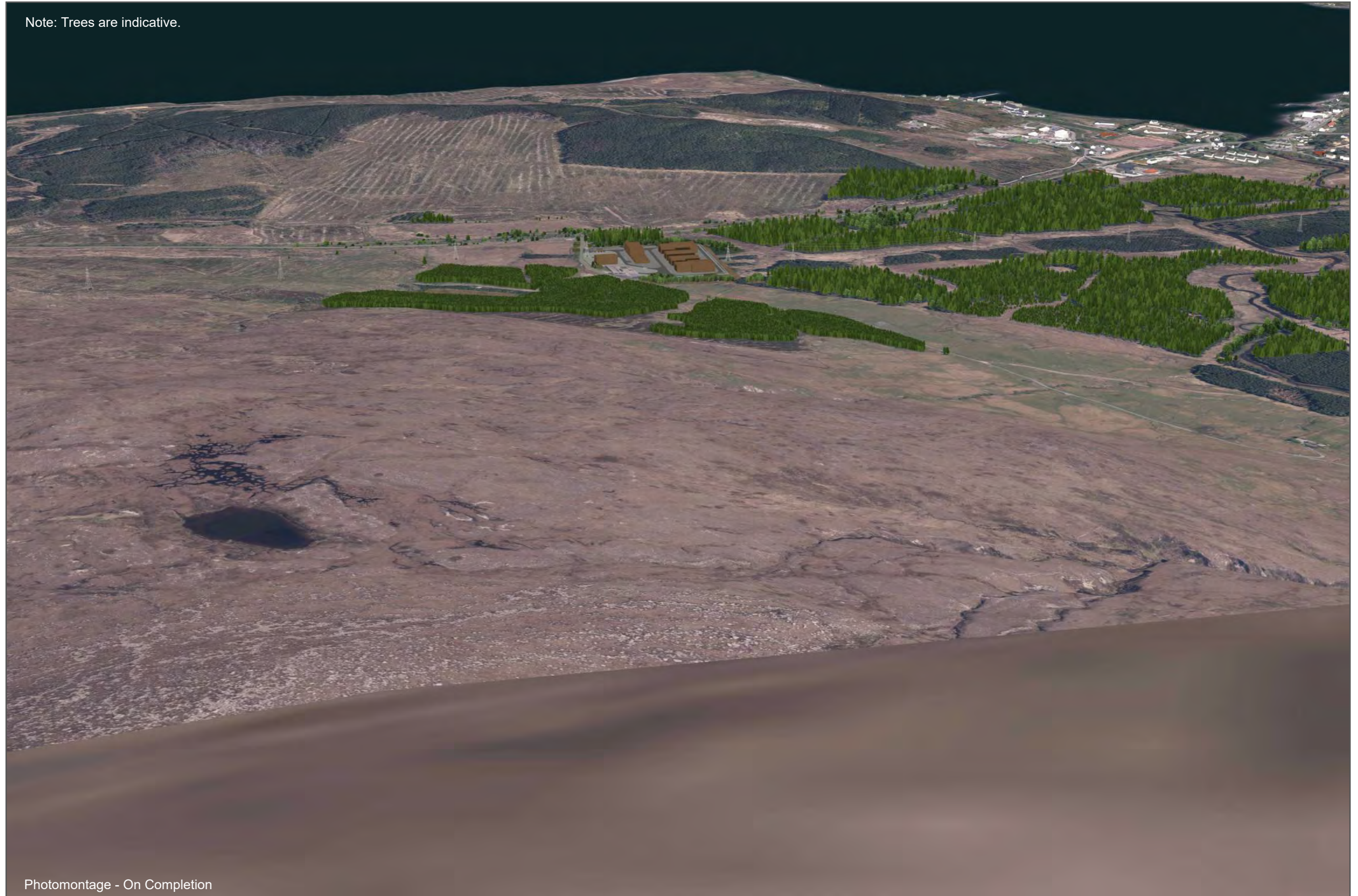
Figure A-2a - Visualisation Location 2: Beinn na Caillich (bare ground, during operation)

When viewed at a comfortable arms length (approx. 500mm), this printed image is representative of our detailed central vision, but is not representative of scale and distance.

OS reference: 160166 E 823380 N Distance to Scheme: 2420m Ground level: 723.8m AOD Direction of view: 70° Focal length: 50mm

Drawing No. - 122006-D-LVA-A-2a-1.0.0 Date - 02.04.2025

Note: Trees are indicative.



Photomontage - On Completion

Figure A-2b - Visualisation Location 2: Beinn na Caillich (with existing and proposed trees)
When viewed at a comfortable arms length (approx. 500mm), this printed image is representative of our detailed central vision, but is not representative of scale and distance.

OS reference: 160166 E 823380 N Distance to Scheme: 2420m Ground level: 723.8m AOD Direction of view: 70° Focal length: 50mm
Drawing No. - 122006-D-LVA-A-2b-1.0.0 Date - 02.04.2025



Figure A-3a - Visualisation Location 3: A87, Eastbound (bare ground, during operation)

When viewed at a comfortable arms length (approx. 500mm), this printed image is representative of our detailed central vision, but is not representative of scale and distance.

OS reference: 162642 E 824868 N Distance to Scheme: 410m Ground level: 28.1m AOD Direction of view: 215° Focal length: 50mm

Drawing No. - 122006-D-LVA-A-3a-1.0.0 Date - 02.04.2025



Figure A-3b - Visualisation Location 3: A87, Eastbound (bare ground, restoration profiles)

When viewed at a comfortable arms length (approx. 500mm), this printed image is representative of our detailed central vision, but is not representative of scale and distance.

OS reference: 162642 E 824868 N Distance to Scheme: 410m Ground level: 28.1m AOD Direction of view: 215° Focal length: 50mm

Drawing No. - 122006-D-LVA-A-3b-1.0.0 Date - 02.04.2025

Note: Trees are indicative. This image does not include trees alongside the Allt an t-Sabhail burn which would help to screen the borrow pit.



Figure A-3c - Visualisation Location 3: A87, Eastbound (with existing and proposed trees)

When viewed at a comfortable arms length (approx. 500mm), this printed image is representative of our detailed central vision, but is not representative of scale and distance.

OS reference: 162642 E 824868 N Distance to Scheme: 410m Ground level: 28.1m AOD Direction of view: 215° Focal length: 50mm

Drawing No. - 122006-D-LVA-A-3c-1.0.0 Date - 02.04.2025



Figure A-4a - Visualisation Location 4: A87, Westbound (bare ground, during operation)

When viewed at a comfortable arms length (approx. 500mm), this printed image is representative of our detailed central vision, but is not representative of scale and distance.

OS reference: 162869 E 824466 N Distance to Scheme: 490m Ground level: 28.1m AOD Direction of view: 215° Focal length: 50mm

Drawing No. - 122006-D-LVA-A-4a-1.0.0 Date - 02.04.2025



Figure A-4b - Visualisation Location 4: A87, Westbound (bare ground, restoration profiles)

When viewed at a comfortable arms length (approx. 500mm), this printed image is representative of our detailed central vision, but is not representative of scale and distance.

OS reference: 162869 E 824466 N Distance to Scheme: 490m Ground level: 28.1m AOD Direction of view: 215° Focal length: 50mm

Drawing No. - 122006-D-LVA-C-1b-1.0.0 Date - 02.04.2025

Note: Trees are indicative.



Figure A-4c - Visualisation Location 4: A87, Westbound (with existing and proposed trees)

When viewed at a comfortable arms length (approx. 500mm), this printed image is representative of our detailed central vision, but is not representative of scale and distance.

OS reference: 162869 E 824466 N Distance to Scheme: 490m Ground level: 28.1m AOD Direction of view: 215° Focal length: 50mm

Drawing No. - 122006-D-LVA-C-1c-1.0.0 Date - 02.04.2025



Figure A-5a - Visualisation Location 5: Broadford, B8083 (bare ground, during operation)

When viewed at a comfortable arms length (approx. 500mm), this printed image is representative of our detailed central vision, but is not representative of scale and distance.

OS reference: 163939 E 823472 N Distance to Scheme: 1770m Ground level: 6.4m AOD Direction of view: 300° Focal length: 50mm

Drawing No. - 122006-D-LVA-A-5a-1.0.0 Date - 02.04.2025



Figure A-5b - Visualisation Location 5: Broadford, B8083 (bare ground, restoration profiles)

When viewed at a comfortable arms length (approx. 500mm), this printed image is representative of our detailed central vision, but is not representative of scale and distance.

OS reference: 163939 E 823472 N Distance to Scheme: 1770m Ground level: 6.4m AOD Direction of view: 300° Focal length: 50mm

Drawing No. - 122006-D-LVA-A-5b-1.0.0 Date - 02.04.2025

Note: Trees are indicative. This image does not include foreground trees alongside the road.



Figure A-5c - Visualisation Location 5: Broadford, B8083 (with existing and proposed trees)

When viewed at a comfortable arms length (approx. 500mm), this printed image is representative of our detailed central vision, but is not representative of scale and distance.

OS reference: 163939 E 823472 N Distance to Scheme: 1770m Ground level: 6.4m AOD Direction of view: 300° Focal length: 50mm

Drawing No. - 122006-D-LVA-A-5c-1.0.0 Date - 02.04.2025