Agenda Item	6.4
Report No	PLN/059/26

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 25 November 2026

Report Title: 25/04051/S42: Bluebell Wind Farm Limited
Land 1.9KM SW Of Aultguish Inn, Garve

Report By: Area Planning Manager - North

Purpose/Executive Summary

Description: Lochluichart Wind Farm Extension II Redesign - Section 42 application to vary Condition 27 (consent implementation timescale) attached to Planning Permission 21/02985/FUL

Ward: 05 – Wester Ross, Strathpeffer and Lochalsh

Development category: Major Development

Reason referred to Committee: Major Development

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

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 This application has been submitted under Section 42 of the Town and Country Planning (Scotland) Act 1997 (as amended). The application is to develop without compliance with conditions previously attached to the Lochluichart Wind Farm Extension II Redesign granted on 30 January 2023 (21/02985/FUL). The applicant seeks to amend the wording of condition 27 of 21/02985/FUL which relates to the timescale for implementing the permission. No physical changes to the development or amendments to the application site boundary are proposed.

1.2 Condition 27 currently states:

- The development to which this planning permission relates must commence no later than three years of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

The applicant is requesting that Condition 27 be varied, as follows. This is to allow for a further 5 years to implement the permission:

- The development to which this planning permission relates must commence no later than five years from the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

A copy of the previous decision notice for 21/02985/FUL is contained in Appendix 4 of this report.

1.3 The effect of a Section 42 application is to create a new, standalone planning permission. The current conditions on the extant planning permission require to be reassessed as part of this process, meaning the conditions can be retained unaltered, amended, removed or added to with any changes to be borne out of reassessment of the proposal against the provisions of the Development Plan and all other material planning conversations.

1.4 The current permission requires the development to be implemented by 30th January 2026, which has since passed. However, this Section 42 application was submitted before this expiration date. Consequentially, if this Section 42 application is approved then this will result in a new implementable planning permission. Conversely, if refused, the applicant will not be able to implement the original 2023 consent as this has now lapsed, unless any decision to refuse this application is subsequently overturned at appeal made to the Scottish Government's Planning and Environmental Appeals Division (DPEA), which handles planning appeals on behalf of the Scottish Ministers.

1.5 The applicants state that the reason for this Section 42 application is to align the implementation timescale with the Section 37 consent for the extended wind farm's 33kV electricity overhead line (OHL) connection to the existing Corriemoillie Substation. The additional timescale sought would provide necessary flexibility for delivery of the grid connection, which remains subject to change due to ongoing National Energy System Operator (NESO) grid reform allocations. The requested five-year implementation period is also in line with other wind farm developments.

1.6 The Lochluichart Wind Farm Extension II Redesign was granted planning permission in 2023 (21/02985/FUL) with an operational lifespan of 40 years and was approved subject to 27 planning conditions. This was a re-design of a previously granted scheme approved in July 2020 under 19/01284/FUL which was for an increase in the turbine blade tip height from 133m to 149.9m. The 21/02985/FUL scheme to which this Section 42 application relates was consented for the following:

- 5 wind turbines of 149.9m to blade tip (with a maximum generating capacity of 4.8MW, a hub height of 83.4m and a rotor diameter of up to 133m);
- Turbine foundations and crane hard standings (1,850m2);
- Battery storage facility;
- New access tracks (approximately 3km of access tracks);
- 1 watercourse crossing;
- Control building (66m x 30m) and Substation Compound (26m (l) x 6m (w) and 4m (h); and
- Temporary construction compound (100m x 50m).

1.7 In relation to the 27 conditions, five have been submitted to the Planning Authority under the satisfaction of conditions process. These relate to conditions 7 (Micro-siting), 10 (Traffic Management), 11 (Roads Wear and Tear Agreement), 16 (Compensatory Tree Planting) and 24 (Decommissioning and Restoration Financial Guarantee). Progress has been made, but these are still pending determination.

1.8 As part of the satisfaction of planning condition 7 (Micro-siting), the applicant submitted a Section 64 Non-Material Variation (NMV) request in June 2023 (see SEIR Appendix 1.1). This related to the realignment of the western access track spur, which connects the existing main access track to turbines T7, and T8. This change was the 50m micrositing allowance afforded by condition 7. The reason for the request was that the track was too steep for the turbine delivery vehicles, with the amendment presenting a shallower profile and less cut and fill. A consequential change of this was the relocation of the turning head to the north of T8, however, this was within the 50m micro-siting allowance. The NMV was approved by the Planning Authority in August 2023.

1.9 Access will be via the existing Lochluichart Wind Farm access junction on the A835. Construction traffic would arrive to site from the south, via the A9 and A835. The route for Abnormal Load Vehicles used to transport the turbine components will be transported to the site from Invergordon or Nigg traveling along the A9 and A835.

1.10 Although not part of the current application, connection to the grid will be via a 5.2km overhead line (OHL) and two underground cabled sections to the existing Corriemoillie Substation. The grid connection was not considered to constitute EIA development and was approved by Scottish Ministers in February 2023 (22/00244/S37). Condition 1 provided the applicants with a 5-year implementation period.

1.11 Owing to the application being made under Section 42 of the Town and Country Planning Act, no formal pre-application consultation was undertaken by the applicant.

1.12 The application documentation includes: a Supporting Environmental Information Report (SEIR) and Appendices, a Non-Technical Summary, Planning Statement, and a Legal Statement. During the course of the application, a Grid Assessment Report was also submitted (September 2026). This was in response to the recent Raeshaw Farms Ltd v Scottish Ministers [2026] CSIH 10 Judicial Review decision, which clarified that, unless otherwise fully justified, then the EIA must consider the environmental effects of the 'whole project' including the grid connection. The Grid Assessment Report considered whether there were any likely significant cumulative effects of the proposed development together with the consented grid connection (22/00244/S37).

1.13 No variations have been made to the application since it was made, however, at the request of Council Officers the following Further Environmental Information has been submitted:

- Peatland Assessment and restoration areas (received July 2026); and
- Grid Assessment Report (received September 2026).

2. SITE DESCRIPTION

2.1 The proposed development is situated to the south of Loch Glascarnoch, 18km northwest of Dingwall and immediately south of the A835(T). Settlements in the nearby vicinity are Garve (9km) and Contin (17km) which are located to the southeast along the A835(T). Northwards, this road is the main route which serves Ullapool and communities across the west coast of Highland.

2.2 Other smaller clusters of residential properties within 10km include the villages of Lochluichart (4km south), Grudie (west of Lochluichart) and Gorstan (east of Lochluichart) which are located along the A832. Owing to the separation distances, intervening topography and forestry cover these settlements would have either no visibility or low levels of visibility of the proposed development. The immediate area surrounding the site is sparsely populated with closest property to the proposal being located to the northeast (Aultguish Inn) which would be 2km to the nearest proposed turbine.

2.3 The site comprises 595ha of which around 14ha would be subject to built development. The elevation of the site ranges from 260m – 500m Above Ordinance Datum (AOD) and is relativity low lying in contrast to the large scale rugged mountain massif landscape of Sgurr Mor range to the west and rounded hill landscape of Ben Wyvis to the east. To the east of the site lies the Corriemoillie forest which broadly wraps around the site from north to south. To the southwest lies Loch Fannich which is man-made with hydro dams, as is Loch Glascarnoch to the north adjacent to the A835.

2.4 The proposal would form the second northern extension to Lochluichart Wind Farm and together with the neighbouring Corriemoillie Wind Farm and the hydro dams, renewable energy is an evident land use across the wider area. The intervening land uses across the Lochluichart Estate also broadly comprise of sheep farming, forestry, dear stalking, pheasant shooting, fishing and hill walking.

2.5 The site itself forms part of an undulating upland open moorland landscape with large forestry blocks occupying the lower slopes. With the exception of the existing wind farms and associated infrastructure, the site is relatively free from infrastructure / built development.

Environmental Designations and Habitats

2.6 The site does not form part of any statutory or non-statutory designated site for nature conservation. However, there are a number of statutory designated site in the wider area within 10km. These comprise:

- Beinn Dearg Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Special Area for Conservation (SAC) is the nearest statutory designated site for nature conservation and lies 4.1km to the north of the proposed wind farm. Its designation is botanical, geological and for its upland breeding bird assemblage. The SPA qualifying interest is its nationally important population of breeding dotterel.
- Fannich Hills SSSI lies approximately 5km west of the site. The designation relates to its upland breeding bird assemblage.
- Glen Affric to Strathconon Proposed SPA lies 5.8km south of the site. The qualifying interest is golden eagle.
- Achanalt Marshes SSSI & SPA lies 7.8km southwest of the wind farm site. The designation is biological and qualifying interest of the SPA its nationally important population of sandpiper (50% of the British breeding population).
- Ben Wyvis SSSI, SAC and SPA lies 8.8km east of the site. The SSSI designation is geological. The qualifying interest of the SPA is its nationally important population of breeding dotterel.

2.7 Much of the moorland across the site itself either comprises blanket bog (M17) or wet heath (M15) with development proposed across areas of peatland. The habitat types correspond to European wet heath and active raised bog and blanket bog listed on Annex I of the habitats Directive and also represented priority habitats for the Ross and Cromarty (East) Local Biodiversity Action Plan (LBAP). A detailed peat depth survey has also identified peat depths of up to 3.75m across the site with prevailing peat depths being around 0.5m across the western area of the site and around 1m to 2.5m across the eastern area of the site.

2.8 The lower slopes of the site also comprise forestry which is predominantly Scots Pine. This commercial forestry account for roughly half of the site (297ha), of which around one third is open ground at present, one third is failed crop with the residual third being productive stocked woodland.

2.9 The central area of the site is drained by the Allt Giubhais Mor burn which feeds Loch Glascarnoch to the north. The eastern area of the site is drained by the Allt Guibhis Beag burn which feed Gacioch River to the north. Both burns are fast flowing, reflective of typical upland watercourses. A single new burn crossing is required across the Allt Beinne burn which is a tributary to the Allt Giubhais Mor burn. Water quality monitoring undertaken to inform the EIAR indicated that the burn to be crossed, and the burn this feeds into, are of good water quality. The wetland habitat across the site has potential to be Ground Water Dependant Terrestrial Ecosystems (GWDTEs) which is protected under the Water Framework Directive. The EIAR has

however concluded that this habitat is fed by surface water runoff, is not groundwater dependent and that all highly dependent GWDTE have been avoided.

2.10 The habitat across the site also has the potential to support protected species, namely water vole, pine marten and very low numbers of bat. The site and wider area also support a number of ornithological interests including red throated diver, black grouse and other bird species.

2.11 Within the site there are potential Ground Water Dependent Terrestrial Ecosystems (GWDTEs) which are protected under the Water Framework Directive. The Phase 1 Habitat Survey and associated National Vegetation Classification (NVC) survey which accompanies the application identifies that the majority of the site is wet modified bog (M17a and M19a) and that potential GWDTEs are generally confined to the watercourses that drain the site and comprise acid/neutral flush (M6c).

Landscape Designations and Wild Land Areas

2.12 The site is not located within any international or regional landscape designations. There are a number of Special Landscape Areas (SLAs) focused on the nearby mountain ranges within the vicinity of the site, particularly the Beinn Dearg – Fannich range directly to the west and Ben Wyvis to the east. The site is also close to two Wild Land Areas (WLAs) and important tourist routes to Wester Ross and Skye. Landscape designations and WLAs within a 40km radius Study Area include:

National Scenic Areas

- Wester Ross NSA at 20km to the west;
- Glen Strathfarrar NSA at 25km to the south;
- Dornoch Firth NSA at 35km to the northeast; and
- Assynt - Coigach 37km to the northwest.

Special Landscape Areas

- Fannichs, Beinn Dearg and Glen Calvie SLA at 5km to the north and west;
- Ben Wyvis SLA at 9km to the east; and
- Strathconan, Monar and Mullardoch SLA at 10km to the south.

Gardens and Designed Landscapes

- 12 which are mostly located in the settled landscapes to the southeast.

Wild Land Areas

- WLA 23 Inverpolly – Glencanisp at 38km to the northwest;
- WLA24. Central Highlands WLA at 13km to the south;
- WLA26. Coulin and Ledgowan Forest WLA at 24km to the southwest;
- WLA27. Flowerdale, Shieldaig – Torridon WLA at 30km to the west;
- WLA28. Fisherfield, Letterewe, Fannichs WLA at less than 1km to the west;
- WLA29. Rhiddoroch, Beinn Dearg and Ben Wyvis WLA wraps round the site at around 3km to the north, north-east and east; and
- WLA34 Reay – Cassley at 33km to the north.

The distances as given above are approximate and are measured from the application site boundary, as such the separation distances from the nearest turbines to the designated area are greater.

2.13. The development is contained within the Lochluichart Landscape Character Unit (LCU) which forms part of the rounded hills Landscape Character Type (LCT) that lies between the A835 to the north and the A832 to the south.

Built Heritage

2.14 Within the site there are no designated heritage assets and three known undesignated heritage assets comprising: a possible standing stone (MHG55902), probable survey post (MHG53676) and a possible chimney or borehole (C3531919) associated with the construction of the nearby Loch Glascarnoch Dam. There is one designated asset within 5km which is the Category B-listed Loch Glascarnoch Dam (LB51706).

Cumulative Development

2.15 The applicant provided an updated cumulative list of wind energy developments within 20km of the site (baseline date - May 2025). Appendix 1 of this report provides the latest position in relation to operational / under construction, consented and in planning wind farm projects within 20km of the site. The following is a summary of the main changes since consent was granted in 2023:

In planning at the time of the 2021 EIAR, but has since been approved

- Kirkan Wind Farm (17 turbines, 175m to tip – 19/01861/S36) is located 1km to the east. This proposal was under consideration at the time and was considered as part of the cumulative landscape and visual assessment. This development was consented (July 2023).

Submitted since 2023 consent and currently under consideration

- Carn Fearna Wind Farm (9 turbines, 200m to tip – 25/01650/S36) is located 9km to the southeast. This application was submitted in 2025. NPAC raised an objection to the scheme in August 2026 and is currently with Scottish Ministers for determination.
- Abhainn Dubh Wind Farm (9 turbines, 149.9m to tip – 23/02754/S36) is located 17km from the site. This application was submitted in June 2023. NPAC raised no objection to the scheme in October 2025 and is currently with Scottish Ministers for determination.

3. PLANNING HISTORY

3.1	08.09.2025	25/02997/PNO Application under Reg 62 of the Conservation (Natural Habitats, & C.) Regulations 1994 - Fanellan to Dundonnell Underground Cable	Prior Approval Granted
3.2	10.08.2022	22/00244/S37 Proposed 33kV Overhead Line: Lochluichart Wind Farm Extension II Grid Connection	Approved by Scottish Ministers

3.3	30.01.2023	21/02985/FUL Lochluichart Wind Farm Extension II Redesign - Erection and Operation of a Wind Farm for a period of 40 years, comprising of 5 wind turbines with a maximum blade tip height 149.9m, access tracks, borrow pits, substation, control building, and ancillary infrastructure.	Permission Granted
3.4	01.07.2020	19/01284/FUL Lochluichart Wind Farm Extension II - erection of 5 turbines (maximum tip height 133m), temporary construction compound, borrow pits, crane pads, access tracks, underground cables between turbines, sub-station, battery storage, maintenance and control buildings with welfare facilities	Permission Granted
3.5	24.08.2018	18/00682/PAN Extension to wind farm - erection of nine 3mw turbines (installed capacity of 27mw) and associated infrastructure works	Closed
3.6	05.06.2017	17/01834/SCOP Extension to Lochluichart Wind Farm (Scoping request under Electricity Works EIA Regulations 2000)	Scoping Issued
3.7	02.10.2012	11/03204/S36 Extension to Lochluichart Wind Farm, compromising six turbines and two borrow pits	Approved by Scottish Ministers
3.8	30.11.2011	11/02526/FUL Borrow pit excavation works to enable the development and construction of the consented Lochluichart Wind Farm	Permission Granted
3.9	19.05.2010	10/01460/FUL Section 42 application to vary condition 6.56 of 05/01052/S36RC	Permission Granted
3.10	01.09.2008	08/00587/FULRC Upgrading of access road with improved visibility splays	Permission Granted
3.11	05.09.2005	05/00463/FULRC Erection of Two 80 Metre Masts for a Temporary Period of 18 Months	Permission Granted
3.12	05.01.2009	05/01052/S36RC Construct and Operate a 22 Turbine, 66 MW Wind Farm and Associated Access Tracks/Services	Permission Granted

4. PUBLIC PARTICIPATION

4.1 Advertised: EIA (Edinburgh Gazette and Ross-shire Journal

Date Advertised: 21.11.2025. The Further Environmental Information was advertised on 18.09.2026.

Representation deadline: 18.10.2026

Timeous representations: 0

Late representations: 0

5. CONSULTATIONS

5.1 **Garve and District Community Council:** Did not respond to the consultation. The Planning Officer was advised by the Councils Community Support Service that the community council did not form at the recent Interim Election and is not currently active.

5.2 **Kiltearn Community Council:** Did not respond to the consultation.

5.3 **Lochbroom Community Council:** Did not respond to the consultation.

5.4 **Strathpeffer Community Council:** Did not respond to the consultation.

5.5 **Highlands and Islands Airport Authority (HIAL):** does not object and has no further comment.

5.6 **Historic Environment Scotland:** Does not object and confirm that the proposal would not have any significant effects on heritage assets within its remit.

5.7 **Civil Aviation Authority:** Did not respond to the consultation.

5.8 **Ministry Of Defence (MOD):** Does not object subject to the conditional requirements set out in conditions 19 (charting) and 20 (lighting) of the 2023 consent being secured through any new consent.

5.9 **NatureScot:** Does not object providing that the pre-construction surveys required under the 2023 consent are secured through any new permission.

5.10 **Scottish Forestry:** Does not object, outlining the policy position and requirements in relation to NPF4 and the Governments Control of Woodland Removal Policy.

5.11 **Scottish Water:** Does not object and confirms that there are no Scottish Water drinking water catchments or water abstraction sources, which are designated as Drinking Water Protected Areas under the Water Framework Directive, in the area that may be affected.

5.12 **SEPA:** Does not object, subject to the implementation and management measures identified in the application being secured.

5.13 **Transport Scotland:** Does not object, subject to the roads related conditions being re-applied to the new consent.

5.14 **National Air Traffic Services En Route Plc:** Did not respond to the consultation.

5.15 **Contaminated Land:** Does not object to the application and has no further comments to make.

5.16 **Ecology Team:** Does not object to the application and considers that the outline Habitat Management Plan to be acceptable in principle. Further details will need to be secured by condition.

5.17 **Environmental Health:** Does not object to the application but recommends that the wording of the condition 18 is updated to reflect the UK Governments latest noise guidance document.

5.18 **Flood Risk Management Team:** Does not object to the application and has no further comments to make.

5.19 **Forestry Team**: Does not object to the application and has no further comments to make.

5.20 **Historic Environment Team:** Does not object to the application and has no further comments to make.

5.21 **Transport Planning:** Does not object to the application. Confirms that the alteration to the implementation period is likely to impact traffic flows on the road network to the same degree are previously demonstrated by the 2023 consent. The Construction Traffic Management Plan (CTMP) condition included as part of the previous application will need to be re-attached to any new consent.

6.0 DEVELOPMENT PLAN POLICY

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

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 Section 42(2) of the 1997 Planning Act states that when dealing with this type of application, the planning authority should consider only the question of the conditions subject to which planning permission should be granted. If it is determined that Planning Permission should be granted subject to different conditions, it should be granted accordingly, and if it is determined that permission should be granted subject to the same conditions, the Planning Authority is obliged to refuse the application.

7.3 However, Annex H(5) of Circular 3/2022: Development Management Procedures, goes on to state: “In determining a Section 42 application, authorities may consider only the issue of the conditions to be attached to any resulting permission. However,

in some cases this does not preclude the consideration of the overall effect of granting a new planning permission, primarily where the previous permission has since lapsed or is incapable of being implemented". As detailed above, the original consent was granted on 30 January 2023 and lapsed on 30 January 2026. As such, it is considered that in this instance that in line with Annex H(5) consideration of the overall effect of granting a new planning permission can be given.

Development Plan / Other Planning Policy

7.4 A Section 42 consent constitutes a fresh planning permission. As such, it is necessary to assess this in the light of the current policy framework. A significant change since the January 2023 approval is the adoption of National Planning Framework 4 (NPF4) (2023). This application is supported by a Planning Statement which covers the proposal's compliance with NPF4. However, as noted in para 8.18 of the previous Committee Report, which was presented to North Planning Area Committee in January 2023, given the advanced stage of draft the NPF4 at the time of determination, significant weight should be given to draft NPF4 during the decision-making process.

7.5 The regional and local planning policy remains unchanged since 2023, with the Highland-wide Local Development Plan and West Highland and Islands Local Development Plan remaining in force. The Development Plan also includes statutorily adopted supplementary guidance. The most recent are the Governments Planning Guidance on Biodiversity (Dec 2025) and Battery Energy Storage Systems (March 2026), and the Councils Biodiversity Enhancement Planning Guidance (May 2024).

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

7.7 In summary, whilst the policy framework at the national level has altered, the overall position on renewable energy projects remains strongly supportive. NPF4 Policies 1, 2, and 3 apply to all development proposals Scotland-wide. This means that significant weight must be given to the global climate and nature crises when considering all applications. Significant weight should therefore be attributed to developments which address climate change, reduce greenhouse gas emissions, and support the transition to a net zero economy, while safeguarding environmental assets and delivering sustainable development. In this context, wind farms form part of strategic renewable electricity infrastructure that supports these objectives.

7.8 The key NPF4 policy for energy developments is Policy 11, which provides in principle support for renewable, low-carbon and zero-emission technologies, including reference in part (i) "wind farms including repowering, extending, expanding and extending the life of existing wind farms". In addition, policy 11 (b) of NPF4 states: "Grid capacity should not constrain renewable energy development." However, this support under Policy 11 is qualified by requirements to maximise socio-economic benefits, such as employment and supply chain opportunities, and to address and mitigate impacts, including cumulative effects, on communities, amenity, landscape, historic environment, water, site restoration and other relevant considerations.

7.9 At a regional level, the key policy is HwLDP Policy 67. The Council will consider the contribution of the proposed development towards meeting renewable energy generation targets and any positive or negative effects it is likely to have on the local and national economy. It states that the Council will support proposals where it is satisfied that they are located, sited and designed such that they will not be significantly detrimental overall, either individually or cumulatively with other developments, with regard to eleven identified areas, including natural, built and cultural heritage features, species and habitats and visual and landscape impacts. The proposed development was previously assessed under the terms of this policy and considered to be acceptable.

7.10 No changes to the physical parameters of the approved development are proposed and it is considered that NPF4 continues to provide substantial support for the development. However, one area of notable change is that NPF4 Policy 11(c) now places a greater emphasis on community socio-economic benefits. This is considered further in the 'Socio-economics' section below.

Supporting Environmental Information Report (SEIR)

7.11 As detailed above, a SEIR (2025) has been submitted with this application. This provides an update to and/or commentary on the environmental chapters outlined in the 2021 EIA Report (EIAR) and the 2022 Further Environmental Information Report (FEIR). In addition, due to the time since the baseline surveys were completed for the 2021 EIA Report and the 2022 FEIR, an ecological site walkover and ornithology surveys have been undertaken to confirm the ecological and ornithological baseline has not materially changed. As detailed above a Grid Assessment Report has also been submitted. This considers whether there were any likely significant cumulative effects of the proposed development together with the consented grid connection (22/00244/S37).

7.12 The SEIR indicates that no changes to the assessed environmental impacts and/or baseline data outlined in the 2021 EIA Report are predicted in relation to:

- **Socio-economics**: The SEIR considers there are no updates or changes to the assessment of socio-economic or tourism related effects as a result of this Section 42 application. However, as detailed in Socio-economic section below, in line with NPF4 Policy 11c, Officers recommend that a planning condition securing a Local Employment Scheme is added.

- **Carbon Balance:** Whilst no alterations to the approved layout are proposed, there have been changes to average onshore wind capacity factor used in the Governments Carbon Calculator tool. Based on the updated calculations of total CO2 emissions saving and payback time for the Development, it is expected to take 2.1 years to repay the carbon exchange to the atmosphere (the CO2 debt) through construction of the wind farm when compared to a fossil fuel mix of electricity generation. This is slightly longer than the 1.9 years previously reported.

- **Hydrology, Hydrogeology, Geology and Soils:** Subject to mitigation measures, the 2021 EIA reported no significant effects on hydrological, hydrogeological, geological or soil receptors. The SEIR considers given there

are no proposed changes to the approved site layout or design, this assessment remains unchanged. No significant cumulative effects with the consented grid connection are reported. In terms of peat, SEPA previously welcomed that all of the turbines are on peat depths of between 0 - 0.5m and have requested conditions to secure the proposed floating track and to limit micro-siting into deeper areas of peat than currently proposed. SEPA have also required the finalised Peat Management Plan to be secured by condition. Matters relating to peatland compensation and enhancement are outlined in the 'Natural Heritage' section of this report on handling. NatureScot, SEPA and the Council's Flood Team have raised no objections and conditions 7 (Micro-siting) and 9 (Construction Environmental Management Plan, which includes a Peat Management Plan) are unaffected by this variation application and can be attached to any subsequent consent. Subject to conditions, the development complies with NPF4 Policy 11 e) viii.

- **Traffic and Transport:** The 2021 assessment predicted that in the vicinity of the development on the A835 likely maximum peak traffic flows would increase by 2.8% (up from 1,786 to 1,837 monthly average daily two-way flows). The maximum increase in HGV traffic at this location would be 4.8% (up from 168 to 176 total weekday traffic daily average two-way flows). The peak number of vehicle movements during the construction period is expected to be during month 8 of 14, with a maximum of 51 average daily vehicle trips. Neither the total nor HGV traffic flows are predicted to increase by more than 10%. The assessment concluded that there are minor, non-significant effects that could be expected along the A835 during construction, relating to the increase in traffic operating on route.

  The SEIR considers that, given there is no proposed change to the layout or design, there is no change to the assessment of traffic and transport effects from the development. In addition, the assessment reports no significant changes to the baseline (including cumulative) conditions. In relation to schemes submitted since 2023, these will need to take into account the current scheme within their cumulative assessment and determination:

  - Lochluichart East Battery Energy Storage System (25/03004/FUL). Access to this proposed scheme is from the A835 is via the A832. The applicant does not report any significant effects.

  - Carn Fearna Wind Farm (25/01650/S36) included a cumulative assessment with the current scheme and Kirkan Wind Farm. Potential significant effects were noted in the Carn Fearna assessment on the section of the A835 between its junctions with the A832 and A834 if all three schemes were built at the same time and their peak construction months overlapped. However, subject to a CTMP which is to include an up-to-date assessment of the position regarding potential cumulative developments and if appropriate specific scheduling the effects are reported by the applicant for Carn Fearna as not significant. This scheme is currently with Scottish Minsters for determination.

- Abhainn Dubh Wind Farm (23/02754/S36) includes the current scheme in the cumulative scenario for the A9(T). No significant effects are reported. Transport Scotland and Highland Council did not object to the scheme, with determination by Scottish Ministers awaited.

Transport Planning confirm that the alteration to the implementation period is likely to impact traffic flows on the road network to the same degree as previously demonstrated by the 2023 consent. No significant cumulative effects with the consented grid connection are reported.

Overall, neither Transport Scotland or Transport Planning have raised no objection subject to Conditions 10 (Traffic Management Plan), 11 (Road Wear and Tear Agreement) and 12 (Operational Traffic Management) are unaffected by this variation application and being attached to a subsequent consent. Subject to conditions the development complies with NPF4 Policy 11e) vi and xiii.

- **Shadow Flicker:** There are no changes to the design or candidate turbine dimensions, and no new or additional receptors have been identified within 2km of turbines, the SEIR concludes that no significant shadow flicker effects are expected.

- **Aviation:** There is no change to the height or position of the turbines, and the use of infra-red aviation lighting is still proposed. No objection has been received from consultees. The Ministry of Defence (MOD) state that this is subject to the requirements set out in conditions 19 (charting) and 20 (lighting) of the 2023 consent being secured through any new consent. Subject to conditions the development complies with NPF4 Policy 11e) iv.

- **Noise –** Condition 18 controls noise immissions. The SEIR contends that there have been no changes to the baseline conditions which would materially affect the previous assessment of noise effects. No new receptors have been identified in proximity of the development. Environmental Health have no objection to the application but recommend that the wording of the condition is updated to reflect the UK Governments latest noise guidance document – Assessment and Rating of Wind Turbine Noise, 2026. The noise immission level remains unchanged. This aspect of the scheme does not raise concerns in relation to NPF4 Policy 11e) i and xiii.

- **Forestry:** The site forms part of the Lochluichart Estate Long Term Forest Plan Area. Condition 16 of 19/01284/FUL secured compensatory planting of 6.11ha, this included 2.41ha of failed trees which will be occupied by permanent infrastructure. The applicant highlights that the felling requirements are unchanged from the 2021 EIA.

  Part of the consented grid connection passes through commercial forestry. As such a woodland impact assessment was undertaken as part of that application. This anticipated that < 0.25ha of existing woodland would need to be removed to provide sufficient clearance for existing wayleaves – a

Compensatory Planting Plan is secured by condition 15 of 22/00244/S37. No significant in-combination effects with the grid connection are anticipated. Scottish Forestry and The Councils Forestry Team have no objection. Subject to a Compensatory Planting Plan being again secured by condition, this aspect does not raise concerns in relation to NPF4 Policy 11e) x.

Landscape and Visual Impact

7.13 The applicant has provided an updated Landscape and Visual assessment (SEIR Chapter 8 and Appendices 8.1 and 8.2). The site continues to be outwith any international, regional or local landscape designations. No changes are proposed to the physical parameters of the approved development, but there have been some changes to relevant guidance regarding Wild Land Areas and planning policy with the adoption of NPF4 and the LVIA has been updated to reflect these.

7.14 NPF4 Policy 11e) ii. recognises that significant landscape and visual impacts are to be expected for some forms of renewable energy. Where impacts are localised and/ or appropriate design mitigation has been applied, they will generally be considered to be acceptable.

- In terms of landscape effects - the original assessment of the operational phases of the scheme were not anticipated to result in any significant adverse effects on the Rounded Hills Landscape Character Type, or part thereof in the Lochluichart Landscape Character Unit (LCU), or any neighbouring LCUs. During the construction phase short term significant effects would be apparent but these would be localised and confined to within a 5km radius. No significant effects were reported in relation to any landscape designations.

- Significant visual effects would be contained to within a 5km radius. This included users of the A835 westbound for a 2km stretch between Viewpoint 2 (A835, Black Water Bridge) and Viewpoint 1 (Aultguish Inn), as well as visitors and residents of the Aultguish Inn.

Overall, the significant landscape and visual effects are anticipated to occur within an approximate 5km radius of the proposal. These solus effects are considered to be localised and considered to remain acceptable under the parameters of NPF4 Policy 11e) ii outlined above.

7.15 **Cumulative effects:** The updated cumulative position (excluding those at the Scoping Stage) is detailed in Appendix 1 and summarised below:

- Kirkan Wind Farm (17 turbines, 175m to tip) is located 1km to the east of the site. This proposal was under consideration at the time and was considered as part of the cumulative landscape and visual assessment. This noted that the in-conjunction effects with Kirkan Wind Farm would result in significant visual effects in relation to visitors and residents of the Aultguish Inn and for users of the A835 within close proximity of this receptor. However, whilst the Council were not supportive of Kirkton Wind Farm, this scheme has since been consented by Scottish Minsters (July 2023). Minsters considered the cumulative effects to be acceptable under the parameters of NPF4.

- Carn Fearna Wind Farm (9 turbines, 200m to tip – 25/01650/S36) is located 9km to the southeast. This application was submitted in 2025. Lochluichart Extension II is included within the cumulative LVIA for Carn Fearna. The applicants contend that Carn Fearna Wind Farm would not materially change the level of cumulative effects previously assessed in 2021 with the addition of the development. NPAC Members raised an objection to the scheme in August 2026 and is currently with Scottish Ministers for determination.

- Abhainn Dubh Wind Farm (9 turbines, 149.9m to tip – 23/02754/S36 submitted in June 2023) is located 17km from the site. Lochluichart Extension II is included within the cumulative LVIA. NPAC Members raised no objection to the scheme in October 2025 and is currently with Scottish Ministers for determination.

7.16 No significant cumulative landscape and visual effects with the consented grid connection are anticipated, principally owing to the length, direction and scale of this connection being supported by wooden H poles.

7.17 Officers consider that the scheme conforms with NPF4 Policy 11e) ii in relation to landscape and visual impacts. No statutory consultees have raised any objections or concerns in relation to landscape or visual effects as a result of this application. Planning conditions 3 (Design and Operation of Turbines), 4 (Design of Ancillary Infrastructure), 5 (Battery Storage), 6 (Advertisement of Infrastructure), 7 (micro-siting), 8 (Borrow Pits) and 9 (CEMP) of the original permission relating to design of the scheme also remain unaffected.

Natural Heritage (including biodiversity enhancement)

7.18 **Ecology and Ornithology:** As part of the applicant's satisfaction of conditions information (detailed in section 1 of this report), updated ecological and ornithological surveys were undertaken in 2023 and 2024 (SEIR Appendices 10.1, 10.2 and 11.1). The SEIR concludes that the updated surveys have identified no material change to the baseline, and therefore no anticipated changes to the assessed significance of effects on ecological and ornithological receptors are reported. No significant in combination effects are anticipated with the consented Grid Connection.

7.19 NatureScot and the Councils Ecology Team have raised no objection. Conditions 9 (Construction Environmental Management Plan) and 14 (Ecological Clerk of Works) are unaffected by this variation application and can be attached to a subsequent consent.

7.20 **Biodiversity Enhancement:** As detailed above, a central theme of NPF4 is tackling the nature crisis, with proposals being required to provide significant biodiversity enhancements. THC Biodiversity Enhancement Planning Guidance has also been adopted since the previous consent and requires a minimum of 10% biodiversity enhancement to be delivered on site. In addition, NatureScot's current guidance recommends a 1:10 ratio is required for offsetting and further is required for enhancement of affected peatland habitats. In this regard, there is an expectation that 113ha should be delivered, this is based on the anticipated loss of 10.3ha of peatland habitats.

7.21 Condition 15 of 21/02985/FUL secures a Habitat Management Plan (HMP), a draft HMP (which included the grid connection – condition 9 of 22/00244/S37) was submitted as part of the applicant's satisfaction of conditions information (detailed in section 1 of this report). However, to ensure that the applicant can deliver the enhancement requirements needed to comply with the current Development Plan, and particularly NatureScot's guidance, further information was requested.

7.22 In response, the applicant has submitted an updated Peat Condition Report (July 2026), which included additional peat probing and a walkover survey. This assessment identified large areas which are suitable for peatland restoration (which are outwith the consented Grid Connection route). These comprise:

- 108ha of failed forestry suitable for forest to bog restoration; and
- 65ha of peatland erosion which would benefit from hagg reprofiling, gulley blocks and bare peat interventions.

Overall, there are circa 173ha on site which are suitable for restoration. The applicant outlines its commitment to comply with current guidance and identifies that the restoration of 1:10 plus 10% of priority peatland on the site is achievable. The Ecology Team have confirmed that this is acceptable in principle, a finalised HMP will be secured by condition. NatureScot also have no objection. Therefore, subject to conditions, it is considered that significant biodiversity enhancements can be secured in accord with NPF4 Policy 3.

7.23 In relation to the Grid Connection, parts c and d of Condition 9 of 22/00244/S37 secures:

- A Peat Management Plan to be provided specifying method of construction of the pole foundations which minimises ground disturbance, including to areas of deep peat and priority peatland habitat; and
- An HMP, which specifically demonstrates no net loss of the extent of blanket bog habitat associated with the electricity line connection, with compensatory peatland habitat restoration with provision.

No significant in combination effects with the Grid Connection are anticipated.

Cultural Heritage

7.24 Three undesignated heritage assets were reported within the site boundary. No significant direct effects on heritage assets or unknown archaeological remains were reported as part of the previously consented scheme. However, mitigation measures were secured as part of the Construction Environment Management Plan (condition 9) for the 2023 consent. This related to the protection of the remains of a possible standing stone (MHG55902). It also covered further investigation of a possible chimney / borehole (C3531919) associated with the construction of the nearby Loch Glascarnoch Dam. The SEIR details that since the consent was issued, further site investigations have been carried out pursuant to condition 9. This identified that the borehole appears to have been excavated, capped and removed and should no longer be considered a heritage asset. No alterations to the approved layout or design of turbines are proposed, and mitigation measures can again be addressed by condition.

7.25 In terms of indirect effects, no significant indirect effects on heritage assets were reported as part of the previously consented scheme. Since the 2021 EIAR there is one further designated asset within 20km - SM13745 'Henge, 135m SW of Fiodh Mhor'. However, this Scheduled Monument is located 19.6 km south-east of the development and lies outwith its Zone of Theoretical Visibility. No impact is anticipated. In addition, no likely significant in-combination effects on cultural heritage assets are anticipated as a result of the proposed development and consented grid connection.

7.26 Historic Environment Scotland and the Councils Historic Environment Team have raised no objections. Overall, this aspect of the proposal raises no concerns and is considered to comply with the requirements of Policies 7 and 11 e)vii of NPF4 and Policy 57 of the HwLDP.

Socio-economics

7.27 Chapter 6 of the 2021 EIAR considered the socio-economic effects of the development and concluded that there would be no significant effects on socioeconomics, tourism and recreation and land-use receptors. The SEIR considers that given there is no proposed change to the development's layout or design, no change to the socio-economic effects is anticipated.

7.28 However, as detailed above one notable area of change is that NPF4 Policy 11(c) now places a greater emphasis on community socio-economic benefits. The applicants updated Planning Statement contends that the development has maximised the net economic impact and has a commitment to maximise local employment, associated business and supply chain opportunities. The EIAR identified that during the development and construction phase, it is estimated that the development could generate up to:

- £31.68 million Capital Expenditure (CAPEX), supporting local employment through construction and related activities;
- The operational expenditure (OPEX) is expected to be £1.4 m per annum, of which approximately £588,000 is estimated to be spent in the local area; and
- Short-term, beneficial effects through increased employment opportunities in the local and regional economies.

In line with NPF4 Policy 11(c), it is considered appropriate to use an additional planning condition which secures a Local Employment Scheme for the construction period of the development.

7.29 Since the original consent, the Council has published the Social Value Charter for Renewables Investment in June 2024. The charter sets out the Highland Council's expectations with regard contributing to the success of local communities for companies wishing to invest in renewables in the area. The Charter aims to:

- Embed an approach to community wealth building into Highland;
- Maximise economic benefits from our natural environment and resources;
- Engage and involve relevant stakeholders to understand how we can continually improve our impact; and
- Unlock economic opportunities for the area.

The applicant has submitted a supporting statement (SEIR Appendix 6.1) responding directly to the Charter.

7.30 Within this the applicant reiterates that the development would support an average of 30 staff on site per day, it also outlines potential training initiatives, enhancement of local supply chains, scholarships and collaborative working regarding long-term employment and skill requirements to support renewable energy projects. In terms of environmental improvements, the applicant outlines its commitment to improve the biodiversity and structure of forest habitats and increase the quality of bog habitats and available resources for wild fauna. As the remainder of this document relates to community benefit, which is not a material planning consideration and is voluntary in nature, it is not documented within this Report on Handing. Community benefit can only be secured by means of a voluntary arrangement between the Council and the developer, and the Council's Community Wealth Building Team are aware of the proposal and will conduct their own discussions with the developer directly.

Other Material Considerations

7.31 The Section 42 process does not permit amendments to the originally approved development; rather, it allows only for changes to the conditions attached to original permission. However, it does enable the Planning Authority to reconsider all conditions under which Planning Permission could be granted, not solely those the applicant has proposed to vary.

7.32 In this instance, there have been changes to planning policy since the permission was originally granted. Accordingly, the Planning Authority has reassessed the development against current policy and guidance. This is to ensure that the wording is in line with current good practice and that the conditions are suitable to regulate the proposed development. As a result, it is recommended that one new planning condition is added and that in addition to condition 27 other existing conditions be amended.

7.33 **Additional Conditions**

- Condition 28 requires a Local Employment Scheme – this is required in line with NPF4 policy 11(c);

Amended Conditions

- Condition 2 (Accordance with the Provisions of the Application) – updated to include reference to the Supplementary Environmental Information Report (SEIR) (2025), in addition to the Environmental Impact Assessment Report (EIAR) (2021) and the Further Environmental Information (FEI) (2022).
- Condition 5 (Battery Storage) – updated to include additional measures such as water supply, access for emergency vehicles and demonstrating how the layout complies with relevant fire safety guidance and fire containment measures.
- Condition 7 (Micro-siting) – Replace the reference to SNH with NatureScot.
- Condition 15 (Habitat Management Plan) – updated to include the quantity of peatland restoration and enhancement required in line with current guidance.
- Condition 18 (Noise) – Environmental Health has recommended that the wording of this condition is updated to reflect the UK Governments latest noise

guidance document – Assessment and Rating of Wind Turbine Noise, 2026. However, the noise immission limit remains unchanged.

Non-Material Considerations

7.34 None raised.

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

8.1 As per the 2023 consent, an assessment of the condition of the roads, pre and post construction will be required. This will inform the production of a roads wear and tear agreement under Section 96 of the Roads (Scotland) Act. This type of agreement can be secured by condition.

8.2 In addition, the decommissioning and restoration financial guarantee can be secured by condition.

9. CONCLUSION

9.1 The Scottish Government gives considerable commitment to renewable energy and encourages planning authorities to support wind farms where it can be demonstrated that they are on suitable sites and environmental and other impacts can be appropriately mitigated. The impact of the wind farm has already been deemed to be acceptable in this location. This application seeks to amend the wording of one condition on the Lochluichart Wind Farm planning permission to extend the time limit for implementation for a further 5 years.

9.2 Since the original consent NPF4 has been adopted. NPF4 Policy 1 demands decision makers to place significant weight to be given to the global climate and nature crisis. This is further supported by NPF4 Policy 11, the intent of which is to encourage, promote and facilitate all forms of renewable energy development onshore and offshore. The development receives in principle support from NPF4. It can be argued that the introduction of NPF4 and the updated Scottish Government and indeed UK Government energy policy position since 2023, proactively provides greater support than that which prevailed when the original development was approved and granted planning permission.

9.3 However, one area of notable change is that NPF4 Policy 11 Part (c) now places a greater emphasis on community socio-economic benefits. This thrust is further reflected by the Council publishing the Social Value Charter for Renewables Investment in June 2024. The applicant identifies several socio-economic benefits and subject to a new planning condition securing a Local Employment Scheme, this proposal is considered to comply with this aspect of NPF4.

9.4 Tackling the nature crisis is also a focus for NPF4, with Policy 3, requiring developments to provide significant biodiversity enhancement. The applicant has provided further information in relation to peatland habitat restoration. The applicant is committed to achieving these objectives. It has also been demonstrated that there is sufficient scope within the application site to meet NatureScot's peatland guidance on restoration and enhancement. A finalised HMP can be secured by condition.

9.5 The proposed variation does not alter the physical parameters of the development consented in 2023. As evidenced by the findings of the submitted supporting SEIR, no changes to previously reported significant environmental effects are anticipated. In addition, no significant cumulative effects are reported in relation to the consented grid connection. Officers are satisfied that environmental effects of this development can again be addressed and mitigated by way of the recommended conditions. No objections been raised from any consultees and no objections have been raised by any third parties.

9.6 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 current 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 has the ability to make a meaningful contribution toward the production of renewable energy.

10.5 Risk: Not applicable

10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued: None

It is recommended to **GRANT** the application subject to the following conditions and reasons.

1. **Duration of Planning Permission**

Planning Permission is granted for a period of 42 years from the date of Final Commissioning, comprising an operational period of up to 40 years from the date of Final Commissioning and a period of up to 2 years for decommissioning and site restoration to be completed in accordance with a scheme to be approved under Condition 22 of this permission. Written confirmation of the Date of Final Commissioning must be provided to the Planning Authority no later than one month after the event.

Reason: To clarify the terms of the permission as the permission sought is temporary and to define the duration of the consent.

2. **Accordance with the Provisions of the Application**

The development shall be constructed and operated in accordance with the provisions of the Application, the Environmental Impact Assessment Report (EIAR) (2021), the Further Environmental Information (FEI) (2022) and Supplementary Environmental Information Report (SEIR) (2025) and Further Environmental Information (2026), except in so far as amended by the terms of this consent.

Reason: To clarify the terms of the permission.

3. **Design and Operation of Turbines**

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

a) the make, model, design, power rating and sound power levels of the turbines to be used; and

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

c) the turbines with internal transformers.

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

Reason: To ensure that all elements of the development accord with the parameters set out in the description of development as described in this consent and set out at Chapter 3 of the Environmental Impact Assessment Report (EIAR) and to ensure that all elements are acceptable in terms of visual, landscape, noise and other environmental impact considerations.

4. **Design of Ancillary Infrastructure**

No development shall commence on the control building, substation or ancillary infrastructure until final details of the location, layout, external appearance, dimensions and surface materials of all buildings, compounds, parking areas including electric vehicle charging provision, battery storage, as well as any external lighting, fencing, walls, paths and any other ancillary elements of the development, have been submitted to, and approved in writing by, the Planning Authority. Thereafter, development shall progress in accordance with these approved details.

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

5. **Battery Storage**

1) No development shall commence on the battery storage facility until the following details have been submitted to and approved in writing by the Planning Authority, in consultation with SEPA:

a) The facilities generating capacity;
b) access and water supply for emergency vehicles;
c) fire safety measures including the means of containment of any fire suppressant materials; and
d) specific pollution prevention measures.

2) The submission shall explain and demonstrate how the proposed BESS layout satisfies the Health and Safety Guidance for Grid Scale Electrical Energy Storage Systems and National Fire Chiefs Council's Guidance - Guidance on Grid Scale Battery Energy Storage System Systems and/or any or any superseding guidance prevailing at the time.
3) Thereafter, the Development shall be installed and maintained in accordance with the approved details, unless otherwise agreed in writing by the Planning Authority.

Reason: In the interest of pollution prevention and protection of the water environment.

6. **Advertisement on Infrastructure**

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

Reason: In the interests of visual amenity.

7. **Micro-siting**

All wind turbines, buildings, borrow pits, areas of hardstanding and tracks shall be constructed in the location shown in Environmental Impact Assessment Report (EIAR) Figure 1 – Site Layout and as per the turbine co-ordinates set out in EIAR Table 3.1: Proposed Development Turbine grid reference. Wind turbines, buildings, borrow pits, areas of hardstanding and tracks may be adjusted by micro-siting within the site. However, unless otherwise approved in advance in writing by the Planning Authority (in consultation with SEPA and NatureScot), micro-siting is subject to the following restrictions:

a) no wind turbine or related hardstanding, access track, water crossing, borrow pit or temporary construction compound shall be moved more than 50m from the original position shown;

b) no wind turbine foundation shall be positioned higher than 5m above ground level than the position shown on the Site Layout plan;

c) No micro-siting shall take place with the result that infrastructure (excluding floating access tracks) is located within areas of peat of greater depth than the original position shown;

d) No micro-siting shall take place within areas hosting highly dependent Ground Water Dependent Terrestrial Ecosystems as identified in the EIAR;

e) With the exception of water-crossings, no element of the proposed development shall be positioned closer than 50m from the top of the bank of any watercourse; and

f) All micro-siting permissible under this condition must be undertaken under the direction of the Environmental Clerk of Works (ECoW).

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

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

8. **Borrow Pits**

No borrow pit shall be excavated until a site-specific scheme for the working and restoration of the borrow pit forming part of the Development has been submitted to and approved in writing by the Planning Authority in consultation with SEPA. The scheme shall include:

a) A prioritisation plan setting out that the southern borrow pit would only be used in the event that mineral reserves have been exhausted in the northern borrow pit;
b) A detailed working method statement based on site survey information and ground investigations;
c) Details of the handling of any overburden (including peat, soil and rock);
d) Drainage, including measures to prevent surrounding areas of peatland, and Ground Water Dependant Terrestrial Ecosystems (GWDTE) from drying out;
e) A site-specific buffer drawn around each loch or watercourse proportionate to the depth of excavations and at least 10m from access tracks; and
f) A programme of implementation of the works described in the scheme.

The approved scheme shall thereafter be implemented in full.

Reason: To ensure that excavation of materials from the borrow pits is carried out in a safe manner, minimises environmental and visual impacts, and to secure the restoration of borrow pits at the end of the construction period.

9. **Construction Environmental Management Plan**

No development shall commence until a finalised Construction Environmental Management Plan (CEMP) is submitted to and agreed in writing by the Planning Authority, in consultation with SEPA. The document shall include provision for:

a) an updated Schedule of Mitigation (SM); highlighting amendments made to the existing schedule of mitigation set out at Environmental Impact Assessment Report Table 3.8, and the conditions of this consent;

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

c) The following specific CEMP details:

i. A Construction Method Statement which shall cover:
- hard surfaces and access tracks, including details of any access track widening and provision of a floating access track between proposed turbines T4 and T5 with the provision of cross section drawings;
- site compound and sub-station, detailing the storage of materials and machinery, including the areas designated for offices, welfare facilities; fuel storage, battery storage and car parking;
- crane pads, turbine foundations and cable trenches;
- erection of the wind turbines; and
- measures to ensure construction vehicle adherence to the routing of the access tracks.

ii. finalised Peat Management Plan to include details of all peat stripping, excavation, storage and reuse of material in accordance with best practice advice published by SEPA and NatureScot; this shall:
- highlight how sensitive peat areas are to be marked out on-site to prevent any vehicle causing inadvertent damage;
- detail measures to avoid bare peat being left to dry out and provision of a drawing detailing the placement of removed turves over top of the stored peat to protect it from drying out as well as providing the turves a surrogate site so that the vegetation is maintained during storage; and
- avoid peat slide risk in accordance with the mitigation measures set out within a finalised Peat Slide Risk Assessment;

iii. a finalised Water Construction Management Plan (WCMP); this shall include details of:

- development and storage of material buffers (50m minimum) from water features, unless otherwise agreed in writing by Planning Authority, in consultation with SEPA;
- watercourse crossings designed to 1 in 200-year flood risk event plus 20% for climate change;
- surface water drainage provision which accords with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in Sewers for Scotland Fourth Edition, or any superseding guidance prevailing at the time. Site specific maps shall be provided showing (1) cut off ditches to prevent clean surface water entering the construction site; and (2) proposed locations of SuDS features (lagoons, cut off drains, discharges to vegetated buffers, check dams etc), demonstrating where polluted water will be directed and treated and where clean water will be re-directed. These plans shall clearly show how polluted surface water is kept away from the water environment. All surface water drainage provision shall be completed in a timely manner and installed concurrently with the construction of any track or hard surface;
- construction related maintenance regimes;

- a surface and ground water monitoring programme, highlighting any necessary public and private water supply protection measures; and
- a fisheries monitoring plan, to be prepared by the applicant in consultation with SEPA and local fishing interest groups, to: establish the characteristics of the baseline conditions prior to construction; monitor the performance of the mitigation measures set out within the WCMP; and identify triggers for any remedial action by applicant to maintain water quality and potential fish passages;

iv. measures to mitigate construction impacts on wet heath and other wetland habitats as set out within the Habitat Management Plan under Condition 15;

v. a Site Waste Management Plan, incorporating a forest waste detailing any trees to be felled and removed from site;

vi. a Pollution Prevention Plan;

vii. Construction Noise and Vibration Mitigation Plan;

viii. An Archaeological Management Plan setting out:
- a programme of work for the survey, evaluation, preservation and recording of any archaeological and historic features affected by the proposed development/work;
- a timetable for investigation; and
- a procedure to be followed should any unexpected features be identified during construction.

ix. a Breeding Bird Protection Plan (BBPP) and Species Protection Plans, with associated survey and monitoring requirements to be agreed by the Planning Authority, in consultation with NatureScot. This shall be informed by a further pre-construction ecological survey for legally protected species which shall be carried out at an appropriate time of year for the species, at a maximum of 12 months preceding commencement of construction, and a watching brief shall then be implemented by the Ecological Clerk of Works (ECoW) during construction.
The species that should be surveyed for include, but are not limited to, breeding birds, otter, pine marten, water vole, badger, red squirrel, and wildcat. The area that is surveyed shall include all areas directly affected by construction plus an appropriate buffer to identify any species within disturbance distance of construction activity and to allow for any micro-siting needs. A communication plan shall be provided to ensure all contractors are aware of the possible presence of protected species frequenting the site and the laws relating to their protection. This plan shall detail a notification and stop the job commitment requirements.

x. a site Construction Decommissioning Restoration Plan (CDRP), highlighting restoration/ reinstatement of the working areas not required during the operation of the development, including construction access tracks, borrow pits, construction compound, storage areas, laydown areas, access tracks, passing places and other construction areas.

xi. Details for the submission of a quarterly report summarising work undertaken at the site and compliance with the planning conditions during the period of construction and post construction re-instatement.

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

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

10. **Traffic Management Plan**

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

a) Information on materials, plant, equipment, components, location and labour required during construction, wheel washing arrangements, access and egress arrangements for abnormal loads, concrete wagons and heavy goods vehicles (including potential out of hours deliveries) and a local signage scheme, the scheduling, pre and post construction surveys, and a programme and methodology for any repairs as a consequence of any damage caused by construction traffic.

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

c) Contact details for a community traffic liaison officer for the Company to provide information relating to the arrangements for the delivery of all road and construction traffic mitigation measures required for the Development. This should include, but not be limited to, traffic management arrangements: to be in place during any roadworks associated with the development and for the operation of local roads during delivery of abnormal loads during the construction of the development.

d) Prior to commencement of deliveries of abnormal loads to site the proposed route for any abnormal loads on the trunk road network, details of escorts and any accommodation measures required including the removal of street furniture, junction widening, traffic management and the scheduling and timing of abnormal loads movements shall be approved in writing by Transport Scotland and the Planning Authority.

e) During the delivery period of the wind turbine construction materials any additional signing or temporary traffic control measures necessary due to the size or length of any loads being delivered or removed shall be undertaken by a

traffic management consultant whose appointment shall be approved by Transport Scotland and the Planning Authority before delivery commences.

Reason: To ensure road safety and that transportation will not have any detrimental effect on the road and structures along the route; to minimise interference with the safety and free flow of the traffic on the local and trunk roads; and to minimise adverse impacts on residents and local businesses in the area.

11. **Road Wear and Tear Agreement**

There shall be no Commencement of Development until a concluded agreement in accordance with Section 96 of the Roads (Scotland) Act 1984 under which the developer is responsible for the repair of any damage to the local road network that can reasonably be attributed to construction related traffic. As part of this agreement, pre-start and post-construction road condition surveys must be carried out by the applicant, to the satisfaction of the Roads Authority. It will also require the submission of an appropriate financial guarantee, bond or alternative form of security acceptable to the planning authority in respect of the risk of any road reconstruction works.

Reason: To ensure financial security for the protection of the road network, and for the cost incurred to repair any damage to the road network.

12. **Operational Traffic Management**

There shall be no significant heavy goods vehicle or abnormal load movement during the operational lifetime of the wind farm without the prior written approval of the Roads Authorities. Any such movements shall demonstrate adherence to the agreed Traffic Management Plan required by Condition 10.

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

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

No construction works shall commence until a Recreational Access Management Plan has been submitted to, and approved in writing by, the Planning Authority. The RAMP shall make provision for existing levels of public access to be maintained after construction other than as may be necessary to carry out repair or maintenance works. The plan shall include details of signage to be included on the Site to warn users of the paths of any hazards. The RAMP as agreed shall be implemented in full, unless otherwise approved in writing with the Planning Authority.

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

14. **Ecological Clerk of Works**

(1) An ecological clerk of works (ECoW) shall be appointed to supervise construction and decommissioning of the wind farm. The identity and terms of appointment of the ECoW shall be submitted to and approved in writing by the Planning Authority and they shall be employed for the period of:

a) Wind farm construction, including preparation, micro -siting and post - construction restoration; and

b) Wind farm decommissioning and site restoration.

In relation to (a) the terms of appointment shall be submitted prior to the commencement of the development and relation to (b), prior to the commencement of any decommissioning works.

(2) The terms of appointment shall require the ECoW to:

a) Carry out pre -construction surveys to inform the Construction and Environmental Management Plan (CEMP) required in terms of Condition 9;

b) Impose a duty to monitor compliance with the ecological and hydrological commitments provided in this planning permission, the CEMP approved in accordance with Condition 9, inclusive of the breeding birds protection plan, species protection plan, Peatland Management Plan, and the Habitat Management Plan approved in accordance with Condition 15 ("the ECoW works");

c) Report to the Company's nominated construction project manager any incidences of non -compliance at the earliest practical opportunity;

d) Submit a monthly report to the Planning Authority summarising works undertaken on site and incidences of micrositing in accordance with Condition 7; and

e) Report to the Planning Authority any incidences of non -compliance with the ecological and hydrological commitments provided in this planning permission, the CEMP approved in accordance with Condition 9, inclusive of the breeding birds protection plan, species protection plan, Peatland Management Plan, and the Habitat Management Plan approved in accordance with Condition 15, and the Decommissioning Environmental Management Plan, required in terms of Condition 22 at the earliest practical opportunity.

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

15. **Habitat Management Plan**

(1) No development shall commence until a finalised habitat management plan (HMP) has been submitted to and approved in writing by the Planning Authority, in consultation with SEPA and NatureScot.

(2) The HMP shall set out proposed habitat management of the wind farm site during the period of construction, operation, decommissioning, restoration and aftercare of the site.

(3) The HMP shall include restoration measures for the most sensitive habitats, peatland restoration proposals, provide enhancement of Annex 1 habitats, habitats for protected species and mitigation measures for birds (black grouse, divers and golden eagle), including, but not limited to:

a) The provision of a diver raft within a nearby loch;

b) The removal of deer carcases from site;

c) Water vole for at least the first three years from the date of Final Commissioning;

d) Construction time restrictions during the black grouse lekking season, and avoidance of working the previously used borrow pit during this period with its restoration to provide suitable lekking habitat;

e) Monitoring of bird populations, including flight paths within and adjacent to the wind farm site from the period from Commencement of Development until the date of completion of restoration;

f) Monitoring deer populations and management within and adjacent to the wind farm site; and

g) 113ha of peatland habitat shall be restored onsite.

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

(5) Unless otherwise approved in advance in writing with the Planning Authority, the approved HMP shall be implemented in full and within the approved timescales.

Reason: In the interests of the protection of the habitats and species identified in the EIAR.

16. **Compensatory Tree Planting**

(1) No development 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. The area of planting shall be no less than 6.11 hectares in size, consisting primarily of productive species and located within the Highlands.

(2) The Compensatory Planting Plan shall be prepared by and then implemented under the supervision of a suitably qualified forestry consultant and in accordance with Annex 6 of the Scottish Government's policy on Control of Woodland Removal: Implementation Guidance (February 2019).

(3) All planting shall be implemented in full prior to the Commencement of Development, or as otherwise agreed with the Planning Authority. The planting shall be maintained thereafter in accordance with the approved scheme, until established to the full satisfaction of the Planning Authority.

(4) The Lochluichart Estate Long Term Forest Plan shall be updated to incorporate changes arising from the development and shall be submitted to the Planning Authority concurrently with the proposed Compensatory Planting Plan.

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

17. **Construction Hours**

(1) The hours of operation of the construction phase of the development hereby permitted other than in respect of the construction of the substation shall be limited to 0700 hours to 1900 hours on Monday to Saturday and no work shall take place on Sundays or public holidays unless previously approved in writing by the Planning Authority. Out with these hours, development at the site shall be limited to turbine delivery and erection, commissioning, maintenance and pouring of concrete foundations (provided that the developer notifies the Planning Authority of any such works within 24 hours if prior notification is not possible). In addition, access for security reason, emergency responses or to undertake any necessary environmental controls is permitted out with these hours.

(2) The hours of operation of the construction phase of the substation shall be limited to 0800 hours to 1900 hours on Monday to Friday and 0800 to 1800 on Saturday and no work shall take place on Sundays or public holidays unless previously approved in writing by the Planning Authority. In addition, access for security reasons, emergency responses or to undertake any necessary environmental controls is permitted out with these hours.

Reason: In the interest of local amenity.

18. **Operational Noise**

The rating level of noise immissions from the combined effects of the wind turbines hereby permitted (including the application of any tonal penalty), when determined in accordance the Assessment and Rating of Wind Turbine Noise, 2026 (ARWTN), shall not exceed 2db L_{A90} above the predicted levels given in Table 7.4 of the Environmental Impact Assessment Report at any noise sensitive location existing at the time of consent. A copy of Table 7.4 is provided below:

Table 7.4: Predicted Noise Levels due to the Proposed Development

Receptor	Standardised 10 m Wind Speed, ms^{-1}								
	4	5	6	7	8	9	10	11	12
	Noise Limit, dB, $L_{A90,10min}$								
Aultguish Inn	16.7	22.2	26.4	27.0	27.0	27.0	27.0	27.0	27.0

In addition:

a) Prior to the First Export Date, the wind farm operator shall submit to the Highland Council (THC) for written approval a list of proposed independent consultants who may undertake compliance measurements in accordance with this condition. Amendments to the list of approved consultants shall be made only with the prior written approval of THC;

b) Within 21 days from receipt of a written request of THC, following a complaint to it alleging noise disturbance at a dwelling, the wind farm operator shall, at its expense, employ an independent consultant approved by THC to assess the level of noise immissions from the wind farm at the complainant's property (or a suitable alternative location agreed in writing with THC) in accordance with the procedures described in Assessment and Ratng of Wind Turbine Noise (ARTWN).

The written request from THC shall set out at least the date, time and location that the complaint relates to. Within 14 days of receipt of the written request of THC made under this paragraph (b), the wind farm operator shall provide the information relevant to the complaint to the in the format set out in ARWTN.

c) Prior to the commencement of any measurements by the independent consultant to be undertaken in accordance with these conditions, the wind farm operator shall submit to THC for written approval the proposed measurement location identified in accordance with the ARWTN where measurements for compliance checking purposes shall be undertaken.

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

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

d) Prior to the commencement of any measurements by the independent consultant to be undertaken in accordance with these conditions, the wind farm operator shall submit to THC for written approval a proposed assessment protocol setting out the following:

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

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

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

e) The wind farm operator shall provide to THC the independent consultant's assessment of the rating level of noise immissions undertaken in accordance with the ARWTN within two months of the date of the written request of THC made under paragraph (b) of this condition unless the time limit is extended in writing by THC. The assessment shall include all data collected for the purposes of undertaking the compliance measurements, such data to be provided in the format set out in ARWTN. The instrumentation used to undertake the measurements shall be calibrated and certificates of calibration shall be submitted to THC with the independent consultant's assessment of the rating level of noise immissions;

f) Where a further assessment of the rating level of noise immissions from the wind farm is required as the rating level is above the noise limits, the independent consultant shall undertake a further assessment of the rating level to correct for background noise so that the rating level relates to wind turbine noise immission only. The wind farm operator shall submit a copy of the further assessment within 21 days of submission of the independent consultant's assessment pursuant to paragraph (e) above unless the time limit for the submission of the further assessment has been extended in writing by THC;

g) The wind farm operator shall continuously log power production, wind speed and wind direction, all in accordance with ARWTN. The data from each wind turbine shall be retained for a period of not less than 24 months. The wind farm operator shall provide this information in the format set out in ARWTN on its request within 14 days of receipt in writing of such a request;

h) Where it is proposed to operate any turbine in a reduced running mode in order to meet the limits, no turbine shall be erected until a curtailment plan for the turbines has been submitted and approved in writing by THC. The curtailment plan shall demonstrate how the limits will be complied with and shall include the following:

i. Definition of each noise reduced running mode including sound power data;

ii. The wind conditions (speed & direction) at which any noise reduced running mode will be implemented; and

iii. Details of the manner in which the running modes will be defined in the SCADA data or how the implementation of the curtailment plan can be otherwise monitored and evidenced;

The Curtailment Plan shall be implemented in accordance with the approved details;

i) Prior to the First Export Date, the wind farm operator shall submit to THC for written approval, a scheme of mitigation to be implemented in the event that the rating level, after adjustment for background noise contribution and any tonal penalty, is found to exceed the conditioned limits. The scheme shall define any reduced noise running modes to be used in the mitigation together with sound power levels in these modes and the manner in which the running modes will be defined in the SCADA data; and

j) The scheme referred to in paragraph (i) above shall include a framework of immediate and long term mitigation measures. The immediate mitigation measures shall ensure the rating level will comply with the conditioned limits and shall be implemented within seven days of the further assessment described in paragraph (f) above being received by THC. These measures shall remain in place, except during field trials to optimise mitigation, until a long term mitigation strategy is ready to be implemented.

Reason: In the interest of amenity.

19. **Aviation Charting**

At least 14 days prior to the commencement of development the applicant shall provide the Planning Authority, Civil Aviation Authority, Ministry of Defence and NATS with the following information:

a) the date of the expected commencement of each stage of construction and the expected end date;
b) the height above ground level of the tallest structure forming part of the development;
c) the maximum extension height of any construction equipment; and
d) the position of the turbines and masts in latitude and longitude.

Reason: In the interests of aviation safety.

20. **Aviation Lighting**

Prior to commencing the erection of any wind turbine, or deploying any construction equipment or temporary structure(s) 50 metres or more in height (above ground level) the undertaker shall submit an aviation lighting scheme for the approval of the Planning Authority, in consultation with the Ministry of Defence, NATS and the Civil Aviation Authority, defining how the development will be lit throughout its life to maintain civil and military aviation safety requirements as determined necessary for aviation safety by the Ministry of Defence. This shall include:

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

will be fitted with, which shall be invisible to the naked eye with no visible aviation lighting permitted; and

b) The locations and heights of all wind turbines and any anemometry mast featured in the development identifying those that will be fitted with aviation warning lighting identifying the position of the lights on the wind turbine generators.

Thereafter, the undertaker shall exhibit such lights as detailed in the approved aviation lighting scheme. The lighting installed will remain operational for the lifetime of the Development

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

21. **Telecommunication**

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

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

22. **Decommissioning Environmental Management Plan**

(1) No development shall commence (excluding preliminary ground investigation, which shall be permitted) until an Interim Decommissioning, Restoration and Aftercare Plan ("IDRP") has been submitted to and approved in writing by the Planning Authority. The IDRP shall outline measures for the decommissioning of the turbines and the restoration and aftercare of the Site. It shall include proposals for the removal of the Development (save for access tracks and foundations), the treatment of ground surfaces, the management and timing of the works, and environmental management provisions.

(2) No later than 12 months prior to final decommissioning of the Development a detailed Decommissioning Environmental Management Plan (DEMP), based upon the principles of the approved IDRP, shall be submitted to the Planning Authority for written approval in consultation with NatureScot and SEPA.

(3) The Development shall be decommissioned, site restored in accordance with the approved DEMP, unless otherwise agreed in writing in advance with the Planning Authority in consultation with NatureScot and SEPA.

Reason: To ensure the decommissioning and removal of the development in an appropriate and environmentally acceptable manner and the restoration of the Site. In the interests of safety, amenity and environmental protection.

23. **Redundant Turbines**

In the event that any wind turbines installed and commissioned fail to produce electricity on a commercial basis for a continuous period of 12 months, unless otherwise approved in writing by the Planning Authority, the Company shall submit a scheme for the removal of the wind turbine(s) and ancillary equipment within 6 months of the expiration of the 12-month period which shall be implemented as approved in writing. The site shall be reinstated in accordance with the Decommissioning Environmental Management Plan ("DEMP").

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

24. **Decommissioning and Restoration Financial Guarantee**

(1) No wind turbine foundations shall be put in place until details of financial provisions to cover the full cost of decommissioning and site restoration under Condition 23 have been submitted to, and approved in writing by, the Planning Authority. Following such approval documentary evidence shall be provided to the Planning Authority to confirm that the approved provisions are in place. The approved provisions shall be kept in place until site decommissioning and restoration is complete in accordance with Condition 23.

(2) The value of the financial provision shall be determined by a suitably qualified independent professional as being sufficient to meet the costs of implementing the IDRP.

(3) The value of the financial provision shall be agreed in writing by the Company and the Planning Authority, or, failing agreement, determined (on application by either party) by a suitably qualified independent professional no less than every five years and increased or decreased to take account of any variation in costs of compliance with the IDRP.

Reason: To ensure sufficient funds to secure performance of the decommissioning, restoration and aftercare conditions attached to this planning permission in the event of default by the company.

25. **Community Liaison Group**

No development shall commence until a scheme setting out arrangements for establishing community liaison and to inform the community about the arrangements for the delivery of all road and construction traffic mitigation measures required for the development shall be submitted to and approved by the Planning Authority. This scheme shall include, but not be limited to, construction and decommissioning traffic management arrangements, the operation of local roads during the transportation of abnormal loads and identification of contact arrangements during the construction of the development. The scheme shall be implemented as approved.

Reason: To minimise the impact of the development on local roads and the on local community.

26. **Planning Monitoring Officer**

No development shall commence until the Planning Authority has approved in writing the terms of appointment by the applicant of an independent and suitably qualified environmental consultant 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 two 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 non-compliance 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.

27. **Time Limit for the Implementation of this Planning Permission**

The development to which this planning permission relates must commence no later than 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 the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997 (As Amended).

28. **Local Employment Scheme**

Prior to the Commencement of Development, a Local Employment Scheme for the construction of the development shall be submitted to and agreed in writing by the Planning Authority. The submitted Scheme shall make reference to the Environmental Impact Assessment Report (EIAR) undertaken for this development, dated March 2021 and the Supplementary Environmental Information Report (SEIR), dated October 2025. The Scheme shall include the following:

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

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

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

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

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

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

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

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

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

REASON FOR DECISION

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.

Signature:	Bob Roberston – Area Planning Manager South
Designation:	p.p. Area Planning Manager North
Author:	Alison Harvey
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 – Location Plan – SEIR Figure 2.1 (2025)
	Plan 2 – Location Plan – EIAR Figure 1.1 Rev 1 (2021)
	Plan 3 – Site Layout Plan – EIAR Figure 1 (2021)
	Plan 4 – Previously Approved Micrositing Layout (June 2023)
	Plan 5 – Turbine Design – EIAR Figure 3.2 (2021)
	Plan 6 – Grid Connection Corridor – SEIR Figure 1 (2026)

Appendices:

Appendix 1: Cumulative Schemes within 20km

Appendix 2: Development Plan and Other Material Policy Considerations

Appendix 3: Compliance with the Development Plan / Other Material Policy Considerations

Appendix 4: 21/02985/FUL Decision Notice

Appendix 1: Cumulative Schemes (within 20km)

This excludes all refused applications and those at EIA Scoping stage.

Wind Farm Name	No. of turbines	Height to tip (m)	Distance to site (km)
Operational /Under Construction			
Corriemoillie	17	125m	0km
Fairburn	20	100m	17km
Lochluichart Wind Farm	17	125m	1km
Lochluichart Wind Farm Extension	6	125m	0km
Novar Wind Farm	34	60m	20km
Novar Wind Farm II	16	99.5m	20km
Consented			
Kirkan*	17	175m	1km
In Planning			
Carn Fearna**	9	200m	9km
Abhainn Dubh Wind Farm**	9	149.9m	17km
* sites that have been consented since January 2023 ** sites that have been submitted as formal planning applications since January 2023			

Appendix 2 – Development Plan and Other Material Policy Considerations

DEVELOPMENT PLAN

National Planning Framework 4 (2023) (NPF4)

A2.1 Policy 1 – Tackling the climate and nature crisis

Policy 2 – Climate mitigation and adaptation

Policy 3 – Biodiversity

Policy 4 – Natural places

Policy 5 – Soils

Policy 6 – Forestry, woodland and trees

Policy 7 – Historic assets and places

Policy 11 – Energy

Policy 13 - Sustainable Transport

Policy 22 – Flood risk and water management

Policy 23 – Health and safety

Policy 25 – Community wealth benefits

Policy 33 – Minerals

Highland Wide Local Development Plan 2012

A2.2 28 - Sustainable Design

29 - Design Quality and Place-making

30 - Physical Constraints

31 - Developer Contributions

36 – Wider Countryside

51 - Trees and Development

52 - Principle of Development in Woodland

53 – Minerals

54 - Mineral Wastes

55 - Peat and Soils

56 - Travel

57 - Natural, Built and Cultural Heritage

58 - Protected Species

59 - Other important Species

60 - Other Importance Habitats

61 - Landscape

62 - Geodiversity

63 - Water Environment

64 - Flood Risk

66 - Surface Water Drainage

67 - Renewable Energy Developments

68 - Community Renewable Energy Developments

69 - Electricity Transmission Infrastructure

72 - Pollution

73 - Air Quality

74 - Green Networks

77 - Public Access

78 - Long Distance Routes

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

A2.3 No policies or allocations relevant to the proposal are included in the adopted Local Development Plan. It does however confirm the boundaries of the Ben Wyvis SLA, the Fannichs, Beinn Dearg and Glencalvie SLA, and the Strathconon, Monar and Mullardoch SLA, or part thereover where these SLAs fall within the WHILDP area.

Onshore Wind Energy Supplementary Guidance (OWESG) (2016)

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

Other Highland Council Supplementary Guidance

A2.5

- Biodiversity Enhancement Planning Guidance (May 2024)
- Developer Contributions (Mar 2018)
- Flood Risk and Drainage Impact Assessment (Jan 2013)
- Green Networks (Jan 2013)
- Highland Historic Environment Strategy (Jan 2013)

- Highland's Statutorily Protected Species (Mar 2013)
- Highland Renewable Energy Strategy and Planning Guidelines (May 2006)
- Physical Constraints (Mar 2013)
- Roads and Transport Guidelines for New Developments (May 2013)
- Special Landscape Area Citations (Jun 2011)
- Sustainable Design Guide (Jan 2013)
- Trees, woodland and development (Jan 2013)

OTHER MATERIAL POLICY CONSIDERATIONS

Emerging Highland Council Development Plan Documents and Planning Guidance

A2.6 The Highland-wide Local Development Plan is currently under review and is at Main Issues Report Stage. It is anticipated the Proposed Plan will be published following publication of secondary legislation post NPF4.

A2.7 In addition, the Council has further advice on delivery of major developments in several documents. This includes Construction Environmental Management Process for Large Scale Projects (Aug 2010) and The Highland Council Visualisation Standards for Wind Energy Developments (Jul 2016).

Other National Legislation, Policy and Guidance

A2.8
- Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 – interim and annual targets replaced by Climate Change (Emissions Reduction Targets) (Scotland) Bill in November 2024
- Climate Change Committee Report to UK Parliament (July 2024)
- UK Government Clean Power Action Plan (Dec 2024)
- Draft Energy Strategy and Just Transition Plan (2023)
- Onshore Wind Energy Policy Statement (2022)
- Scottish Energy Strategy (2017)
- 2020 Routemap for Renewable Energy (2011)
- Energy Efficient Scotland Route Map, Scottish Government (2018)
- Siting and Designing Wind Farms in the Landscape, SNH (2017)
- Assessing Impacts on Wild Land Areas, Technical Guidance, NatureScot (2020)
- Wind Farm Developments on Peat Lands, Scottish Government (2011)
- Historic Environment Policy for Scotland, HES (2019)
- PAN 1/2011 - Planning and Noise (2011)
- PAN 60 – Planning for Natural Heritage (2008)

- NatureScot: Guidance on Aviation Lighting Impact Assessment (2024)
- Planning Guidance: Battery Energy Storage Systems (March 2026)
- Scottish Government Planning Guidance: Biodiversity (Dec 2025)
- Circular 4/1998 – The use of Conditions in Planning Permissions – this states that planning conditions should only be imposed when they meet all of the following six tests: 1) Necessary, 2) Relevant to planning, 3) Relevant to the development to be permitted, 4) Enforceable, 5) Precise; and Reasonable in all other respects.
- Circular 1/2017 - Environmental Impact Assessment Regulations (2017)
- Circular 3/2022 – Development Management Procedures
- Advising on peatland habitats and carbon-rich soils in development management, NatureScot (2026)
- UK Government: Assessment and Rating of Wind Turbine Noise (2026)

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

National Policy

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

- Part 1 – sets out an overarching spatial strategy for Scotland in the future. This includes spatial principles, national and regional spatial priorities, and action areas;
- Part 2 – sets out policies for the development and use of land to be applied in the preparation of local development plans; local place plans; masterplans and briefs; and for determining the range of planning consents. This part of the document should be taken as a whole in that all relevant policies should be applied to each application; and
- Part 3 – provides a series of annexes that give the rationale for the strategies and policies of NPF4. It also outlines how the document should be used and sets out how the Scottish Government will implement the strategies and policies. 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….'.

A3.2 **Part 1 - The Spatial Strategy** outlines that Scotland is facing unprecedented challenges and the 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. 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.

A3.3 At the national level, NPF4 considers that Strategic Renewable Electricity Generation and Transmission Infrastructure will assist in the delivery of the Spatial Strategy and Spatial Priorities for the north of Scotland, and that Highland can continue to make a strong contribution toward meeting Scotland’s ambition for net zero. Alongside these ambitions, the strategy for Highland aims to protect environmental assets as well as to stimulate investment in natural and engineered solutions to address climate change. This aim is not new and will clearly require a balancing exercise to be undertaken, which is reflected throughout NPF4.

A3.4 **Part 2 – Policies**: NPF4 Policies 1, 2, and 3 now apply to all development proposals Scotland-wide, which means that significant weight must be given to the global climate and nature crises when considering all development proposals, as required by NPF4 Policy 1. To that end, development proposals are to be sited and designed to minimise lifecycle greenhouse gas emissions, as far as is practicably possible, in accordance with NPF4 Policy 2, while contributing to the enhancement of biodiversity, as required by NPF4 Policy 3.

A3.5 Complementing those policies is NPF4 Policy 4 (Natural Places), which sets out that development proposals by virtue of type, location, or scale that have an unacceptable impact on the natural environment will not be supported. The policy goes on to clarify what that means for different designations. It sets out that proposals with likely significant effects on European sites (SACs or SPAs) require appropriate assessment, and that development proposals that will affect a National Park, NSA or SSSI 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.

The site is not located within any designations. No significant effects on designations are anticipated.

A3.6 Similarly, sites designated in Development Plans for local nature conservation or Special Landscape Areas (SLAs) are protected in NPF4 Policy 4 unless the development will not result in significantly adverse effects on its qualities or its integrity, or, these effects are clearly outweighed by social, environmental, or economic benefits of at least local importance.

No significant effects on designations are anticipated.

A3.7 The most significant policy change for Natural Places introduced by NPF4 Policy 4 is with regard to Wild Land Areas (WLA). This policy now states that renewable energy developments that support national targets will be supported in WLAs and that buffer zones around WLAs will not be applied, so that effects of development outwith WLAs will not be a significant consideration. The site itself is not located within any WLAs.

A3.8 Policy 5 (Soils) intends to protect carbon-rich soils, restore peatlands and minimise disturbance to soils from development. It states that development proposals will only be supported if they are designed and constructed in accordance with the mitigation hierarchy. In accordance with the mitigation hierarchy, peat depth surveys were undertaken as part of the consented scheme. Further survey work has since been carried out in relation to peatland condition and restoration proposals.

Under Criterion c) Development proposals on peatland, carbon-rich soils and priority peatland habitat will only be supported for:

> i. Essential infrastructure and there is a specific locational need and no other suitable site;

ii. The generation of energy from renewable sources that optimises the contribution of the area to greenhouse gas emissions reductions targets;

iii. Small-scale development directly linked to a rural business, farm or croft;

iv. Supporting a fragile community in a rural or island area; or

v. Restoration of peatland habitats.

A3.9 SEPA, NatureScot and THC Ecology Team have no objection. A finalised Peat Management Plan and HMP will again be secured by condition. In line with NatureScot peatland guidance, to achieve compensation a 1:10 ratio of area of peatland lost:area of peatland restored is required. In addition, a further 10% is required for biodiversity enhancement. At the request of Officers, additional information has been submitted. This has identified that circa 173 hectares on site which are suitable for restoration. This is in excess of the 113ha required. The Ecology Team have confirmed that this is acceptable in principle, a finalised HMP will be secured by condition. NatureScot also have no objection.

A3.10 **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 and emerging low-carbon and zero emissions technologies including hydrogen and carbon capture utilisation and storage (CCUS)". It specifies that the principle of all forms of renewable, low-carbon, and zero emission technologies is supported (with the exception of wind farm proposals located in National Parks or National Scenic Areas (NSA's)) including 'enabling works, such as grid transmission and distribution infrastructure' which encompasses this application.

The proposal is not located within a National Park or NSA as such the continuation of this previous consented scheme is considered to be supported in principle under the terms of this policy.

A3.11 Policy 11 c) confirms development proposals will only be supported where they maximise net economic impact, including local and community socio-economic benefits such as employment, associated business and supply chain opportunities. A Local Employment Scheme planning condition is recommended. Further measures out with the remit of planning can be developed in conjunction with the Councils Community Wealth Building Team.

A3.12 Policy 11 e) i to xiii) sets out the criteria against which applications must be assessed. However, it goes onto state that in considering these impacts, significant weight will be placed on the contribution of the proposal to renewable energy generation targets and on greenhouse gas emissions reduction targets.

i. **impacts on communities and individual dwellings, including, residential amenity, visual impact, noise and shadow flicker;**

No changes to the approved layout or design are proposed. Subject to the recommended conditions the development continues to be acceptable.

ii. **significant landscape and visual impacts, recognising that such impacts are to be expected for some forms of renewable energy. Where impacts are localised and/or appropriate design mitigation**

has been applied, they will generally be considered to be acceptable;

No changes to the approved layout or design are proposed. Overall, the significant landscape and visual effects are anticipated to occur within an approximate 5 kilometre (km) radius of the proposal. These effects are considered to be localised and considered to remain acceptable under the parameters of NPF Policy 11e) ii outlined above. No additional significant cumulative effects are anticipated.

iii. **public access, including impact on long distance walking and cycling routes and scenic routes;**

No changes to the approved layout or design are proposed. A Recreational Access Management Plan (RAMP) will again be secured by condition.

iv. **impacts on aviation and defence interests including seismological recording;**

No aviation concerns have been raised by consultees subject to the requirements set out in conditions 19 (charting) and 20 (lighting) of the 2023 consent being secured through any new consent.

v. **impacts on telecommunications and broadcasting installations, particularly ensuring that transmission links are not compromised;**

No concerns were raised as part of the previous consent – no concerns have been raised in relation to this s42 application. Condition 21 will again be used to secure remediation in the event of telecommunication interference.

vi. **impacts on road traffic and on adjacent trunk roads, including during construction;**

No change to the assessment of traffic and transport effects from the development and there are no significant changes to baseline (including cumulative) conditions. Transport Planning confirm that the alteration to the implementation period is likely to impact traffic flows on the road network to the same degree are previously demonstrated by the 2023 consent. No significant cumulative effects with the consented grid connection are reported. Conditions 10 (Traffic Management Plan), 11 (Road Wear and Tear Agreement) and 12 (Operational Traffic Management) are unaffected by this variation application and being attached to a subsequent consent.

vii. **impacts on historic environment;**

There has been no material change in the baseline of heritage assets that could be affected by the development. Historic Environment Scotland and the Councils Historic Environment Team have raised no objections. Mitigation measures regarding direct effects on undesignated heritage assets will continue to be secured through condition 9 (CEMP).

viii. **effects on hydrology, the water environment and flood risk;**

Neither SEPA nor the Councils Flood Risk Management Team have objected to the application. Conditions protecting these receptors will again be secured through condition 7 (micro-siting) and 9 (CEMP – which will include a Water Construction Management Plan (WCMP)).

ix. **biodiversity including impacts on birds;**

Updated surveys have identified no material change to the baseline, and therefore no anticipated changes to the assessed significance of effects on ecological and ornithological receptors are reported. NatureScot and the Councils Ecology Team have raised no objection. Conditions 9 (Construction Environmental Management Plan) and 14 (Ecological Clerk of Works) are unaffected by this variation application and can be attached to a subsequent consent.

x. **impacts on trees, woods and forests;**

Scottish Forestry and The Councils Forestry Team have no objection. A Compensatory Planting Plan will again be secured by condition.

xi. **proposals for the decommissioning of developments, including ancillary infrastructure, and site restoration;**

A decommissioning plan and site restoration, including a financial bond will continue to be secured by conditions 22-24.

xii. **the quality of site restoration plans including the measures in place to safeguard or guarantee availability of finances to effectively implement those plans;**

A decommissioning plan and site restoration, including a financial bond will be secured by condition (22 and 24). Post construction restoration will be secured through the CEMP (condition 9) and overseen by the ECoW (condition 14).

xiii. **cumulative impacts.**

Where appropriate cumulative effects have taken into account and considered to be acceptable, subject to the recommended planning conditions. The assessment has also taken into potential cumulative effects with the consented grid connection (22/00244/S37).

A3.13 **Policy 25 (Community wealth building)** aims to encourage, promote and facilitate a new strategic approach to economic development that also provides a practical model for building a wellbeing economy at local, regional and national levels. While NPF4 considers national developments as a focus for delivery, they should also be exemplars of the community wealth building approach to economic development. A Local Employment Scheme planning condition is recommended. Further measures out with the remit of planning can be developed in conjunction with the Councils Community Wealth Building Team.

Highland wide Local Development Plan (HwLDP)

A3.14 The principal HwLDP policy on which the application needs to be determined is Policy 67 - Renewable Energy. HwLDP Policy 67 sets out that renewable energy development should be well related to the source of the primary renewable resource needed for operation, the contribution of the proposed development in meeting renewable energy targets and positive/negative effects on the local and national economy as well as all other relevant policies of the Development Plan and other relevant guidance. In that context the Council will support proposals where it is satisfied, they are located, sited and designed such as they will not be significantly detrimental overall, individually or cumulatively with other developments having regard to 11 specified criteria (as listed in HwLDP Policy 67). Such an approach is

consistent with the concept of Sustainable Design (HwLDP Policy 28) and aims of NFP4 to achieve the right development in the right place; it is not to allow development at any cost.

The suitability of this scheme was assessed against the HwLDP in 2023 and considered to be acceptable, there are no material considerations which would override this assessment.

A3.15 **West Highland and Islands Local Development Plan**

A3.16 The WHILDP does not contain any specific land allocations related to the proposed development. The WHILDP confirms the boundaries of the SLAs. The boundaries set out in WHILDP are supported by a background paper which includes citations for the SLAs. HwLDP Policies 28, 57, 61 and 67 of the HwLDP seek to safeguard these regionally important landscapes.

The suitability of this scheme was assessed against the WHILDP in 2023 and considered to be acceptable, there are no material considerations which would override this assessment.

Onshore Wind Energy Supplementary Guidance (OWESG)

A3.17 The Council's OWESG is a material consideration in the determination of planning applications. The supplementary guidance does not provide additional tests in respect of the consideration of development proposals against Development Plan policy. However, it provides a clear indication of the approach the Council towards the assessment of proposals, and thereby aid consideration of applications for onshore wind energy proposals

A3.18 The OWESG approach and methodology to the assessment of proposals is applicable and is set out in the OWESG Para 4.16 - 4.17. It provides a methodology for a judgement to be made on the likely impact of a development on assessed "thresholds" in order to assist the application of HwLDP Policy 67. The 10 criteria are particularly useful in considering visual impacts, including cumulative impacts.

Officers assessment of the scheme in relation to the 10 criteria is outlined in Appendix 7 of the 21/02985/FUL Report on Handling. The proposal was considered the meet the thresholds. No changes to the approved layout or design are proposed and there have been no materials changes to the baseline which would override this previous assessment.

The Highland Council
Comhairle na Gàidhealtachd

PLANNING PERMISSION Reference No: 21/02985/FUL

To:
Bluebell Wind Limited
Per: Nick Sage
16 West Borough
Wimborne
BH21 1NG

Town and Country Planning (Scotland) Act 1997 (As Amended)
Planning Etc. (Scotland) Act 2006

DECISION NOTICE

Lochluichart Wind Farm Extension II Redesign - Erection and Operation of a Wind Farm for a period of 40 years, comprising of 5 wind turbines with a maximum blade tip height 149.9m, access tracks, borrow pits, substation, control building, and ancillary infrastructure.
Land 1.9Km SW Of Aultguish Inn, Garve, IV23 2PQ

The Highland Council in exercise of its powers under the above Acts **grants planning permission** for the above development in accordance with the particulars given in the application and the following documents:

Document Type	Document No.	Version No.	Date Received
Location Plan	1.1	Rev 1	17.06.2021
Site Layout Plan	Figure 1		24.06.2021
EIA Report: Volume 2 - Typical Wind Turbine Design	Figure 3.2		24.06.2021

CONDITIONS AND REASONS

This permission is granted subject to the following conditions and reasons:

1. **Duration of Planning Permission**
Planning Permission is granted for a period of 42 years from the date of Final Commissioning, comprising an operational period of up to 40 years from the date of Final Commissioning and a period of up to 2 years for decommissioning and site restoration to be completed in accordance with a scheme to be approved under Condition 22 of this permission. Written confirmation of the Date of Final Commissioning must be provided to the Planning Authority no later than one month after the event.

Reason: To clarify the terms of the permission as the permission sought is temporary and to define the duration of the consent.

2. **Accordance with the Provisions of the Application**
The development shall be constructed and operated in accordance with the provisions of the Application, the Environmental Impact Assessment Report (EIAR) and Further Environmental Information (FEI), except in so far as amended by the terms of this consent.

Dated: 30th January 2023

Dafydd Jones
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Area Planning Manager

Reason: To clarify the terms of the permission.

3. **Design and Operation of Turbines**
No turbines shall be erected until details of the proposed wind turbines have been submitted to, and approved in writing by, the Planning Authority. These details shall include:

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

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

Reason: To ensure that all elements of the development accord with the parameters set out in the description of development as described in this consent and set out at Chapter 3 of the Environmental Impact Assessment Report (EIAR) and to ensure that all elements are acceptable in terms of visual, landscape, noise and other environmental impact considerations.

4. **Design of Ancillary Infrastructure**
No development shall commence on the control building, substation or ancillary infrastructure until final details of the location, layout, external appearance, dimensions and surface materials of all buildings, compounds, parking areas including electric vehicle charging provision, battery storage, as well as any external lighting, fencing, walls, paths and any other ancillary elements of the development, have been submitted to, and approved in writing by, the Planning Authority. Thereafter, development shall progress in accordance with these approved details.

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

5. **Battery Storage**
No development shall commence on the battery storage facility until final details of its generating capacity and specific pollution prevention measures been submitted to, and approved in writing by, the Planning Authority, in consultation with SEPA.

Reason: In the interest of pollution prevention and protection of the water environment.

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

Reason: In the interests of visual amenity.

Dated: 30th January 2023

Dafydd Jones

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Area Planning Manager

7. **Micro-siting**

All wind turbines, buildings, borrow pits, areas of hardstanding and tracks shall be constructed in the location shown in Environmental Impact Assessment Report (EIAR) Figure 1 - Site Layout and as per the turbine co-ordinates set out in EIAR Table 3.1: Proposed Development Turbine grid reference. Wind turbines, buildings, borrow pits, areas of hardstanding and tracks may be adjusted by micro-siting within the site. However, unless otherwise approved in advance in writing by the Planning Authority (in consultation with SEPA and SNH), micro-siting is subject to the following restrictions:

a) No wind turbine or related hardstanding, access track, water crossing, borrow pit or temporary construction compound shall be moved more than 50m from the original position shown;
b) No wind turbine foundation shall be positioned higher than 5m above ground level than the position shown on the Site Layout plan;
c) No micro-siting shall take place with the result that infrastructure (excluding floating access tracks) is located within areas of peat of greater depth than the original position shown;
d) No micro-siting shall take place within areas hosting highly dependent Ground Water Dependent Terrestrial Ecosystems as identified in the EIAR;
e) With the exception of water-crossings, no element of the proposed development shall be positioned closer than 50m from the top of the bank of any watercourse; and
f) All micro-siting permissible under this condition must be undertaken under the direction of the Environmental Clerk of Works (ECoW).

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

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

8. **Borrow Pits**

No borrow pit shall be excavated until a site specific scheme for the working and restoration of the borrow pit forming part of the Development has been submitted to and approved in writing by the Planning Authority in consultation with SEPA. The scheme shall include:

a) A prioritisation plan setting out that the southern borrow pit would only be used in the event that mineral reserves have been exhausted in the northern borrow pit;
b) A detailed working method statement based on site survey information and ground investigations;
c) Details of the handling of any overburden (including peat, soil and rock);
d) Drainage, including measures to prevent surrounding areas of peatland, and Ground Water Dependant Terrestrial Ecosystems (GWDTE) from drying out;
e) A site-specific buffer drawn around each loch or watercourse proportionate to the depth of excavations and at least 10m from access tracks; and
f) A programme of implementation of the works described in the scheme.

The approved scheme shall thereafter be implemented in full.

Dated: 30th January 2023

Dafydd Jones

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Area Planning Manager

Reason: To ensure that excavation of materials from the borrow pits is carried out in a safe manner, minimises environmental and visual impacts, and to secure the restoration of borrow pits at the end of the construction period.

9. **Construction Environmental Management Plan**
No development shall commence until a finalised Construction Environmental Management Plan (CEMP) is submitted to and agreed in writing by the Planning Authority, in consultation with SEPA. The document shall include provision for:

a) An updated Schedule of Mitigation (SM); highlighting amendments made to the existing schedule of mitigation set out at Environmental Impact Assessment Report Table 3.8, and the conditions of this consent;
b) Processes to control / action changes from the agreed SM;
c) The following specific CEMP details:

i. A Construction Method Statement which shall cover:

- hard surfaces and access tracks, including details of any access track widening and provision of a floating access track between proposed turbines T4 and T5 with the provision of cross section drawings;
- site compound and sub-station, detailing the storage of materials and machinery, including the areas designated for offices, welfare facilities; fuel storage, battery storage and car parking;
- crane pads, turbine foundations and cable trenches;
- erection of the wind turbines; and
- measures to ensure construction vehicle adherence to the routing of the access tracks.

ii. Finalised Peat Management Plan to include details of all peat stripping, excavation, storage and reuse of material in accordance with best practice advice published by SEPA and NatureScot; this should:

- highlight how sensitive peat areas are to be marked out on-site to prevent any vehicle causing inadvertent damage;
- measures to avoid bare peat being left to dry out and provision of a drawing detailing the placement of removed turves over top of the stored peat to protect it from drying out as well as providing the turves a surrogate site so that the vegetation is maintained during storage; and
- avoid peat slide risk in accordance with the mitigation measures set out within a finalised Peat Slide Risk Assessment;

iii. A finalised Water Construction Management Plan (WCMP; this shall include details of:

- development and storage of material buffers (50m minimum) from water features, unless otherwise agreed in writing by Planning Authority, in consultation with SEPA;
- watercourse crossings designed to 1 in 200 year flood risk event plus 20% for climate change;

Dated: 30th January 2023

Dafydd Jones

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Area Planning Manager

- surface water drainage provision which accords with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in Sewers for Scotland Fourth Edition, or any superseding guidance prevailing at the time. Site specific maps shall be provided showing (1) cut off ditches to prevent clean surface water entering the construction site; and (2) proposed locations of SuDS features (lagoons, cut off drains, discharges to vegetated buffers, check dams etc), demonstrating where polluted water will be directed and treated and where clean water will be re-directed. These plans must clearly show how polluted surface water is kept away from the water environment. All surface water drainage provision shall be completed in a timely manner and installed concurrently with the construction of any track or hard surface;
- construction related maintenance regimes;
- a surface and ground water monitoring programme, highlighting any necessary public and private water supply protection measures; and
- a fisheries monitoring plan, to be prepared by the applicant in consultation with SEPA and local fishing interest groups, to: establish the characteristics of the baseline conditions prior to construction; monitor the performance of the mitigation measures set out within the WCMP; and identify triggers for any remedial action by applicant to maintain water quality and potential fish passages;

iv. Measures to mitigate construction impacts on wet heath and other wetland habitats as set out within the Habitat Management Plan under Condition 15;

v. A Site Waste Management Plan, incorporating a forest waste detailing any trees to be felled and removed from site;

vi. A Pollution Prevention Plan;

vii. Construction Noise and Vibration Mitigation Plan;

viii. An Archaeological Management Plan setting out:

- a programme of work for the survey, evaluation, preservation and recording of any archaeological and historic features affected by the proposed development/work;
- a timetable for investigation; and
- a procedure to be followed should any unexpected features be identified during construction.

ix. A Breeding Bird Protection Plan (BBPP) and Species Protection Plans, with associated survey and monitoring requirements to be agreed by the Planning Authority, in consultation with NatureScot. This must be informed by a further pre-construction ecological survey for legally protected species which must be carried out at an appropriate time of year for the species, at a maximum of 12 months preceding commencement of construction, and a watching brief must then be implemented by the Ecological Clerk of Works (ECoW) during construction. The species that should be surveyed for include, but are not limited to, breeding birds, otter, pine marten, water vole, badger, red squirrel, and wildcat. The area that is surveyed should include all areas directly affected by construction plus an appropriate buffer to identify any species within disturbance distance of construction activity and to allow for any micro-siting needs. A communication plan must be provided to ensure all contractors are aware of the possible presence of protected species frequenting the site and the laws relating to their protection. This plan must detail a notification and stop the job commitment requirements.

Dated: 30th January 2023

Dafydd Jones

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Area Planning Manager

x. A site Construction Decommissioning Restoration Plan (CDRP), highlighting restoration/ reinstatement of the working areas not required during the operation of the development, including construction access tracks, borrow pits, construction compound, storage areas, laydown areas, access tracks, passing places and other construction areas.

xi. Details for the submission of a quarterly report summarising work under taken at the site and compliance with the planning conditions during the period of construction and post construction re-instatement.

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

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

10. **Traffic Management Plan**

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

a) Information on materials, plant, equipment, components, location and labour required during construction, wheel washing arrangements, access and egress arrangements for abnormal loads, concrete wagons and heavy goods vehicles (including potential out of hours deliveries) and a local signage scheme, the scheduling , pre and post construction surveys, and a programme and methodology for any repairs as a consequence of any damage caused by construction traffic.

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

c) Contact details for a community traffic liaison officer for the Company to provide information relating to the arrangements for the delivery of all road and construction traffic mitigation measures required for the Development. This should include, but not be limited to, traffic management arrangements: to be in place during any roadworks associated with the development and for the operation of local roads during delivery of abnormal loads during the construction of the development.

d) Prior to commencement of deliveries of abnormal loads to site the proposed route for any abnormal loads on the trunk road network, details of escorts and any accommodation measures required including the removal of street furniture, junction widening, traffic management and the scheduling and timing of abnormal loads movements must be approved in writing by Transport Scotland and the Planning Authority.

e) During the delivery period of the wind turbine construction materials any additional signing or temporary traffic control measures necessary due to the size or length of any loads being delivered or removed must be undertaken by a traffic management consultant whose appointment shall be approved by Transport Scotland and the Planning Authority before delivery commences.

Dated: 30th January 2023

Dafydd Jones

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Area Planning Manager

Reason: To ensure road safety and that transportation will not have any detrimental effect on the road and structures along the route and to minimise interference with the safety and free flow of the traffic on the local and trunk roads and to minimise adverse impacts on residents and local businesses in the area.

11. **Roads Wear and Tear Agreement**
There shall be no Commencement of Development until a concluded agreement in accordance with Section 96 of the Roads (Scotland) Act 1984 under which the developer is responsible for the repair of any damage to the local road network that can reasonably be attributed to construction related traffic. As part of this agreement, pre-start and post-construction road condition surveys must be carried out by the applicant, to the satisfaction of the Roads Authority. It will also require the submission of an appropriate financial guarantee, bond or alternative form of security acceptable to the planning authority in respect of the risk of any road reconstruction works.

Reason: To ensure financial security for the protection of the road network, and for the cost incurred to repair any damage to the road network.

12. **Operational Traffic Management**
There shall be no significant heavy goods vehicle or abnormal load movement during the operational lifetime of the wind farm without the prior written approval of the Roads Authorities. Any such movements shall demonstrate adherence to the agreed Traffic Management Plan required by Condition 10.

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

13. **Recreational Access Management Plan**
No construction works shall commence until an Access Management Plan has been submitted to, and approved in writing by, the Planning Authority. The plan will make provision for existing levels of public access to be maintained after construction other than as may be necessary to carry out repair or maintenance works. The plan shall include details of signage to be included on the Site to warn users of the paths of any hazards. The plan as agreed shall be implemented in full, unless otherwise approved in writing with the Planning Authority.

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

14. **Ecological Clerk of Works**
(1) An ecological clerk of works (ECoW) shall be appointed to supervise construction and decommissioning of the wind farm. The identity and terms of appointment of the ECoW shall be submitted to and approved in writing by the Planning Authority and they shall be employed for the period of:

a) Wind farm construction, including preparation, micro -siting and post - construction restoration; and
b) Wind farm decommissioning and site restoration.

In relation to (a) the terms of appointment shall be submitted prior to the commencement of the development and relation to (b), prior to the commencement of any decommissioning works.

Dated: 30th January 2023

Dafydd Jones

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Area Planning Manager

(2) The terms of appointment shall require the ECoW to:

a) Carry out pre -construction surveys to inform the Construction and Environmental Management Plan (CEMP) required in terms of Condition 9;
b) Impose a duty to monitor compliance with the ecological and hydrological commitments provided in this planning permission, the CEMP approved in accordance with Condition 9, inclusive of the breeding birds protection plan, species protection plan, Peatland Management Plan, and the Habitat Management Plan approved in accordance with Condition 15 ("the ECoW works");
c) Report to the Company's nominated construction project manager any incidences of non -compliance at the earliest practical opportunity;
d) Submit a monthly report to the Planning Authority summarising works undertaken on site and incidences of micrositing in accordance with Condition 7; and
e) Report to the Planning Authority any incidences of non -compliance with the ecological and hydrological commitments provided in this planning permission, the CEMP approved in accordance with Condition 9, inclusive of the breeding birds protection plan, species protection plan, Peatland Management Plan, and the Habitat Management Plan approved in accordance with Condition 15, and the Decommissioning Environmental Management Plan, required in terms of Condition 22 at the earliest practical opportunity.

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

15. **Habitat Management Plan**

(1) No development shall commence until a finalised habitat management plan (HMP) has been submitted to and approved in writing by the Planning Authority, in consultation with SEPA and NatureScot.
(2) The HMP shall set out proposed habitat management of the wind farm site during the period of construction, operation, decommissioning, restoration and aftercare of the site.
(3) The HMP shall include restoration measures for the most sensitive habitats, peatland restoration proposals, provide enhancement of Annex 1 habitats, habitats for protected species and mitigation measures for birds (black grouse, divers and golden eagle), including, but not limited to:

a) The provision of a diver raft within a nearby loch;
b) The removal of deer carcases from site;
c) Water vole for at least the first three years from the date of Final Commissioning;
d) Construction time restrictions during the black grouse lekking season, and avoidance of working the previously used borrow pit during this period with its restoration to provide suitable lekking habitat;
e) Monitoring of bird populations, including flight paths within and adjacent to the wind farm site from the period from Commencement of Development until the date of completion of restoration; and
f) Monitoring deer populations and management within and adjacent to the wind farm site.

Dated: 30th January 2023

Dafydd Jones

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Area Planning Manager

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

(5) Unless otherwise approved in advance in writing with the Planning Authority, the approved HMP shall be implemented in full.

Reason: In the interests of the protection of the habitats and species identified in the EIAR.

16. **Compensatory Tree Planting**

(1) No development 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. The area of planting shall be no less than 6.11 hectares in size, consisting primarily of productive species and located within the Highlands.

(2) The Compensatory Planting Plan shall be prepared by and then implemented under the supervision of a suitably qualified forestry consultant and in accordance with Annex 6 of the Scottish Government's policy on Control of Woodland Removal: Implementation Guidance (February 2019).

(3) All planting shall be implemented in full prior to the Commencement of Development, or as otherwise agreed with the Planning Authority. The planting shall be maintained thereafter in accordance with the approved scheme, until established to the full satisfaction of the Planning Authority.

(4) The Lochluichart Estate Long Term Forest Plan shall be updated to incorporate changes arising from the development and shall be submitted to the Planning Authority concurrently with the proposed Compensatory Planting Plan.

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

17. **Construction Hours**

(1) The hours of operation of the construction phase of the development hereby permitted other than in respect of the construction of the substation shall be limited to 0700 hours to 1900 hours on Monday to Saturday and no work shall take place on Sundays or public holidays unless previously approved in writing by the Planning Authority. Out with these hours, development at the site shall be limited to turbine delivery and erection, commissioning, maintenance and pouring of concrete foundations (provided that the developer notifies the Planning Authority of any such works within 24 hours if prior notification is not possible). In addition, access for security reason, emergency responses or to undertake any necessary environmental controls is permitted out with these hours.

(2) The hours of operation of the construction phase of the substation shall be limited to 0800 hours to 1900 hours on Monday to Friday and 0800 to 1800 on Saturday and no work shall take place on Sundays or public holidays unless previously approved in writing by the Planning Authority. In addition, access for security reasons, emergency responses or to undertake any necessary environmental controls is permitted out with these hours.

Reason: In the interest of local amenity.

Dated: 30th January 2023

Dafydd Jones

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Area Planning Manager

18. **Operational Noise**
The rating level of noise immissions from the combined effects of the wind turbines hereby permitted (including the application of any tonal penalty), when determined in accordance with the attached Guidance Notes, shall not exceed 2db LA90 above the predicted levels given in Table 7.4 of the Environmental Impact Assessment Report at any noise sensitive location existing at the time of consent. A copy of Table 7.4 is provided below:

Table 7.4: Predicted Noise Levels due to the Proposed Development

Receptor	Standardised 10 m Wind Speed, ms^{-1}								
	4	5	6	7	8	9	10	11	12
	Noise Limit, dB, $L_{A90,10min}$								
Aultguish Inn	16.7	22.2	26.4	27.0	27.0	27.0	27.0	27.0	27.0

In addition:

a) Prior to the First Export Date, the wind farm operator shall submit to the Highland Council (THC) for written approval a list of proposed independent consultants who may undertake compliance measurements in accordance with this condition. Amendments to the list of approved consultants shall be made only with the prior written approval of THC;

b) Within 21 days from receipt of a written request of THC, following a complaint to it alleging noise disturbance at a dwelling, the wind farm operator shall, at its expense, employ an independent consultant approved by THC to assess the level of noise immissions from the wind farm at the complainant's property (or a suitable alternative location agreed in writing with THC) in accordance with the procedures described in the attached Guidance Notes.

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

c) Prior to the commencement of any measurements by the independent consultant to be undertaken in accordance with these conditions, the wind farm operator shall submit to THC for written approval the proposed measurement location identified in accordance with the Guidance Notes where measurements for compliance checking purposes shall be undertaken.

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

Dated: 30th January 2023

Dafydd Jones

.....

Area Planning Manager

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

d) Prior to the commencement of any measurements by the independent consultant to be undertaken in accordance with these conditions, the wind farm operator shall submit to THC for written approval a proposed assessment protocol setting out the following:

i. The range of meteorological and operational conditions (the range of wind speeds, wind directions, power generation and times of day) to determine the assessment of rating level of noise immissions; and
ii. A reasoned assessment as to whether the noise giving rise to the complaint contains or is likely to contain a tonal component.

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

e) The wind farm operator shall provide to THC the independent consultant's assessment of the rating level of noise immissions undertaken in accordance with the Guidance Notes within two months of the date of the written request of THC made under paragraph (b) of this condition unless the time limit is extended in writing by THC. The assessment shall include all data collected for the purposes of undertaking the compliance measurements, such data to be provided in the format set out in Guidance Note 1(e) of the Guidance Notes. The instrumentation used to undertake the measurements shall be calibrated in accordance with Guidance Note 1(a) and certificates of calibration shall be submitted to THC with the independent consultant's assessment of the rating level of noise immissions;

f) Where a further assessment of the rating level of noise immissions from the wind farm is required pursuant to Guidance Note 4(c) of the attached Guidance Notes, the wind farm operator shall submit a copy of the further assessment within 21 days of submission of the independent consultant's assessment pursuant to paragraph (e) above unless the time limit for the submission of the further assessment has been extended in writing by THC;

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

h) Where it is proposed to operate any turbine in a reduced running mode in order to meet the limits, no turbine shall be erected until a curtailment plan for the turbines has been submitted and approved in writing by THC. The curtailment plan shall demonstrate how the limits will be complied with and shall include the following:

Dated: 30th January 2023

Dafydd Jones

.....

Area Planning Manager

i. Definition of each noise reduced running mode including sound power data;
ii. The wind conditions (speed & direction) at which any noise reduced running mode will be implemented; and
iii. Details of the manner in which the running modes will be defined in the SCADA data or how the implementation of the curtailment plan can be otherwise monitored and evidenced;

The Curtailment Plan shall be implemented in accordance with the approved details;

i) Prior to the First Export Date, the wind farm operator shall submit to THC for written approval, a scheme of mitigation to be implemented in the event that the rating level, after adjustment for background noise contribution and any tonal penalty, is found to exceed the conditioned limits. The scheme shall define any reduced noise running modes to be used in the mitigation together with sound power levels in these modes and the manner in which the running modes will be defined in the SCADA data; and

j) The scheme referred to in paragraph (i) above should include a framework of immediate and long term mitigation measures. The immediate mitigation measures must ensure the rating level will comply with the conditioned limits and must be implemented within seven days of the further assessment described in paragraph (f) above being received by THC. These measures must remain in place, except during field trials to optimise mitigation, until a long term mitigation strategy is ready to be implemented.

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

Note 1

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

Dated: 30th January 2023

Dafydd Jones

.....
Area Planning Manager

(b) The microphone shall be mounted at 1.2 - 1.5 metres above ground level, fitted with a two-layer windshield or suitable equivalent approved in writing by the Local Authority, and placed outside the complainant's dwelling. Measurements should be made in "free field" conditions. To achieve this, the microphone shall be placed at least 3.5 metres away from the building facade or any reflecting surface except the ground at the approved measurement location. In the event that the consent of the complainant for access to his or her property to undertake compliance measurements is withheld, the wind farm operator shall submit for the written approval of the Local Authority details of the proposed alternative representative measurement location prior to the commencement of measurements and the measurements shall be undertaken at the approved alternative representative measurement location.

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

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

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

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

Note 2

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

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

Dated: 30th January 2023

Dafydd Jones

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Area Planning Manager

(c) Values of the LA90,10-minute noise measurements and corresponding values of the 10-minute standardised ten metre height wind speed for those data points considered valid in accordance with Note 2(b) shall be plotted on an XY chart with noise level on the Y-axis and wind speed on the X-axis. A least squares, "best fit" curve of an order deemed appropriate by the independent consultant (but which may not be higher than a fourth order) shall be fitted to the data points to define the wind farm noise level at each integer speed.

Note 3

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

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

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

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

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

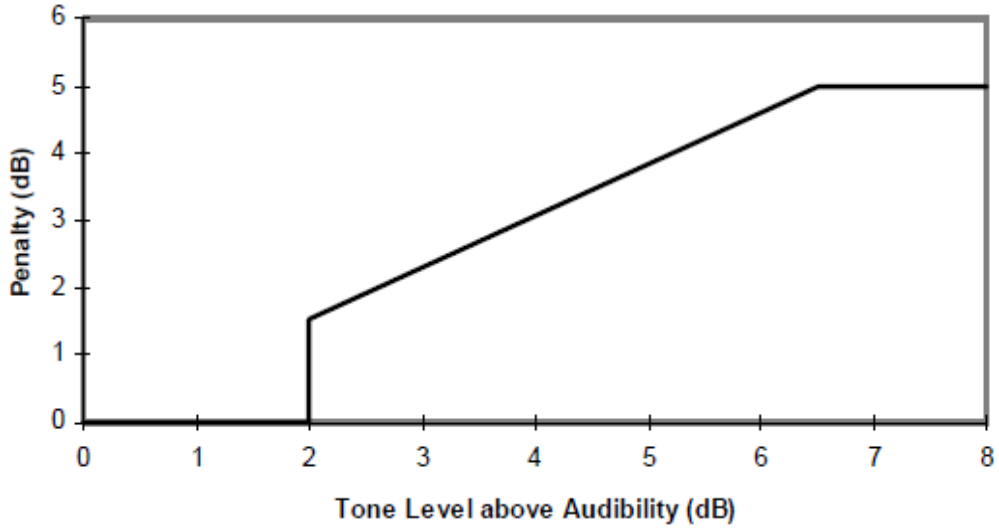
(f) The tonal penalty is derived from the margin above audibility of the tone according to the figure below derived from the average tone level above audibility for each integer wind speed.

Dated: 30th January 2023

Dafydd Jones

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Area Planning Manager



Note 4

(a) If a tonal penalty is to be applied in accordance with Note 3 the rating level of the turbine noise at each wind speed is the arithmetic sum of the measured noise level as determined from the best fit curve described in Note 2 and the penalty for tonal noise as derived in accordance with Note 3 at each integer wind speed within the range set out in the approved assessment protocol.

(b) If no tonal penalty is to be applied then the rating level of the turbine noise at each wind speed is equal to the measured noise level as determined from the best fit curve described in Note 2.

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

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

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

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

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

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

Dated: 30th January 2023

Dafydd Jones

.....

Area Planning Manager

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

Reason: In the interest of amenity.

19. **Aviation**
At least 14 days prior to the commencement of development the applicant shall provide the Planning Authority, Civil Aviation Authority, Ministry of Defence and NATS with the following information:

a) The date of the expected commencement of each stage of construction and the expected end date;
b) The height above ground level of the tallest structure forming part of the development;
c) The maximum extension height of any construction equipment; and
d) The position of the turbines and masts in latitude and longitude.

Reason: In the interests of aviation safety.

20. **Aviation Lighting**
Prior to commencing the erection of any wind turbine, or deploying any construction equipment or temporary structure(s) 50 metres or more in height (above ground level) the undertaker must submit an aviation lighting scheme for the approval of the Planning Authority, in consultation with the Ministry of Defence, NATS and the Civil Aviation Authority, defining how the development will be lit throughout its life to maintain civil and military aviation safety requirements as determined necessary for aviation safety by the Ministry of Defence. This should include:

a) Details of any construction equipment and temporary structures with a total height of 50 metres or greater (above ground level) that will be deployed during the erection of wind turbine and details of any aviation warning lighting that they will be fitted with, which shall be invisible to the naked eye with no visible aviation lighting permitted; and
b) The locations and heights of all wind turbines and any anemometry mast featured in the development identifying those that will be fitted with aviation warning lighting identifying the position of the lights on the wind turbine generators.

Thereafter, the undertaker must exhibit such lights as detailed in the approved aviation lighting scheme. The lighting installed will remain operational for the lifetime of the Development.

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

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

Dated: 30th January 2023

Dafydd Jones

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Area Planning Manager

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

22. **Decommissioning Environmental Management Plan**

(1) No development shall commence (excluding preliminary ground investigation, which shall be permitted) until an interim decommissioning, restoration and aftercare plan ("IDRP") has been submitted to and approved in writing by the Planning Authority. The IDRP shall outline measures for the decommissioning of the turbines and the restoration and aftercare of the Site. It will include proposals for the removal of the Development (save for access tracks and foundations), the treatment of ground surfaces, the management and timing of the works, and environmental management provisions.

(2) No later than 12 months prior to final decommissioning of the Development a detailed Decommissioning Environmental Management Plan (DEMP), based upon the principles of the approved IDRP, shall be submitted to the Planning Authority for written approval in consultation with NatureScot and SEPA.

(3) The Development shall be decommissioned, site restored in accordance with the approved DEMP, unless otherwise agreed in writing in advance with the Planning Authority in consultation with NatureScot and SEPA.

Reason: To ensure the decommissioning and removal of the development in an appropriate and environmentally acceptable manner and the restoration of the Site. In the interests of safety, amenity and environmental protection.

23. **Redundant Turbines**

In the event that any wind turbines installed and commissioned fail to produce electricity on a commercial basis for a continuous period of 12 months unless otherwise approved in writing by the Planning Authority the Company shall submit a scheme for the removal of the wind turbine(s) and ancillary equipment within 6 months of the expiration of the 12 month period which shall be implemented as approved in writing. The site shall be reinstated in accordance with the Decommissioning Environmental Management Plan ("DEMP").

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

24. **Decommissioning and Restoration Financial Guarantee**

(1) No wind turbine foundations shall be put in place until details of financial provisions to cover the full cost of decommissioning and site restoration under Condition 23 have been submitted to, and approved in writing by the Planning Authority. Following such approval documentary evidence shall be provided to the Planning Authority to confirm that the approved provisions are in place. The approved provisions must be kept in place until site decommissioning and restoration is complete in accordance with Condition 23.

(2) The value of the financial provision shall be determined by a suitably qualified independent professional as being sufficient to meet the costs of implementing the IDRP.

(3) The value of the financial provision shall be agreed in writing by the Company and the Planning Authority, or, failing agreement, determined (on application by either party) by a suitably qualified independent professional no less than every five years and increased or decreased to take account of any variation in costs of compliance with the IDRP.

Dated: 30th January 2023

Dafydd Jones

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Area Planning Manager

Reason: To ensure sufficient funds to secure performance of the decommissioning, restoration and aftercare conditions attached to this planning permission in the event of default by the company.

25. **Community Liaison Group**
No development shall commence until a scheme setting out arrangements for establishing community liaison and to inform the community about the arrangements for the delivery of all road and construction traffic mitigation measures required for the development shall be submitted to and approved by the Planning Authority. This scheme should include, but not be limited to, construction and decommissioning traffic management arrangements, the operation of local roads during the transportation of abnormal loads and identification of contact arrangements during the construction of the development. The scheme shall be implemented as approved.

Reason: To minimise the impact of the development on local roads and the on local community.

26. **Planning Monitoring Officer**
No development shall commence until the Planning Authority has approved in writing the terms of appointment by the applicant of an independent and suitably qualified environmental consultant 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 two 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 non-compliance 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.

27. **Time Limit for the Implementation of this Planning Permission**
The development to which this planning permission relates must commence no later than three 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 the provisions of Section 58 and 59 of the Town and Country Planning (Scotland) Act 1997 (As Amended).

Variations
No variations were made to the application during the determination period, however, the applicant provided EIA Further Environmental Information (FEI) relating to: ecology, ornithology, forestry and landscape and visual impacts

Dated: 30th January 2023

Dafydd Jones

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Area Planning Manager

PLANNING PERMISSION

Section 75 Obligation
None.

REASON FOR DECISION
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.

REASONED CONCLUSION
With the exception of landscape and visual effects of the development, the Council is in agreement with the findings of the Environmental Impact Assessment Report and Supplementary Information, that the development is unlikely to give rise to any new or other significant adverse impact on the environment. The Council has found that significant adverse landscape and visual effects are likely to arise in close proximity, both during construction and operation of the wind farm. These effects would however by sufficiently localised and would not occur to an unacceptable degree. The Council also satisfied that all other environmental effects of this development can be addressed by way of mitigation. The Council has incorporated the requirement for a schedule of mitigation within the conditions of this permission. Monitoring of construction and operational compliance has been secured through Conditions 9, 10, 14, 15 and 26 of this permission.

FOOTNOTE TO APPLICANT

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.

Accordance with Approved Plans and Conditions
You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action.

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.

Dated: 30th January 2023

Dafydd Jones

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Area Planning Manager

Scottish Water
You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Septic Tanks and Soakaways
Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

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 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.

Construction Hours and Noise-Generating Activities
You are advised that construction hours of work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, has been conditioned.

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

Dated: 30th January 2023

Dafydd Jones

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Area Planning Manager

Protected Species - Halting of Work
You are advised that work on site must stop immediately, and Scottish Natural Heritage 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 SNH: www.snh.gov.uk/protecting-scotlands-nature/protected-species

Building Regulations
Please note that Building Regulations and/or a Building Warrant may be applicable to some or all of the works described in this decision notice. You must check with the Council's Building Standards service prior to work commencing to establish what compliance or approval is necessary. If a warrant is required, you must not commence work until one has been applied for and issued. For more information, please contact Building Standards at eBuildingStandards@highland.gov.uk or on **01349 886608**.

Land Ownership/Planning Permission
For the avoidance of doubt, the existence of planning permission does not affect or supersede an individual's ownership or other legal rights. Please be advised that this permission does not entitle you to build on, under or over ground outwith your ownership or to enter private ground to demolish, construct or maintain your property.

Utility Checking On Site
The https://www.linesearchbeforeudig.co.uk/website is a self-service website to allow you to check your proposal and site for utility assets before the commencement of any development on site.

SGN Overbuild Advisory Note

There are a number of risks created by built over gas mains and services; these are:

- *Pipework loading – pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.*
- *Gas entry into buildings – pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.*
- *Occupier safety – lack or no fire resistance of pipework, fittings, or meter installation. Means of escape could be impeded by an enclosed meter.*

Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:

1. *Check your proposals against the information held at https://www.linesearchbeforeudig.co.uk/ to assess any risk associated with your development* ***and***
2. *Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:*

Dated: 30th January 2023

Dafydd Jones
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Area Planning Manager

Phone 0800 912 1722 / Email plantlocation@sgn.co.uk

In the event of an overbuild on our gas network, the pipework must be altered, you may betemporarily disconnected, and your insurance may be invalidated.

Further information on safe digging practices can be found here:

- *Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work* https://www.sgn.co.uk/damage-prevention

- Further information can also be found here https://www.sgn.co.uk/help-and-advice/digging-safely

Dated: 30th January 2023

Dafydd Jones

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Area Planning Manager

PLANNING PERMISSION

RIGHT OF APPEAL ETC

1. If the applicant is aggrieved by the decision to refuse planning permission for, or approval required by a conditions in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may appeal to the Scottish Ministers under Section 47 of the Town and Country Planning (Scotland) Act 1997 (as amended) within three months beginning with the date of this notice. The notice of appeal should be addressed to:

   Directorate for Planning and Environmental Appeals
   Scottish Government
   Ground Floor
   Hadrian House
   Callendar Business Park
   Callendar Road
   Falkirk
   FK1 1XR

Appeals can also be lodged online via the ePlanning Portal at: https://www.eplanning.scot

2. If permission to develop land is refused or granted subject to conditions, whether by the planning authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997 (as amended).

Dated: 30th January 2023

Dafydd Jones

.....

Area Planning Manager

230000 232000 234000 236000

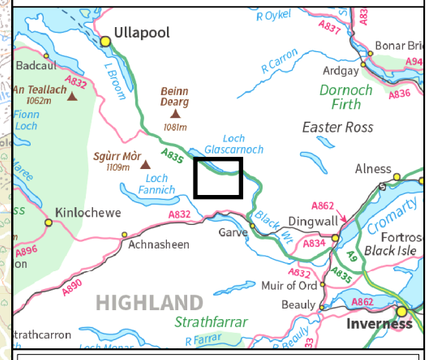
872000 870000 868000

405.065579.00001.0003.0 Site Location

LEGEND

Site Boundary

N



BORALEX

SLR

LOCHLUICHART WIND FARM S42

SUPPORTING ENVIRONMENTAL INFORMATION REPORT

SITE LOCATION

FIGURE 2.1

Scale 1:25,000 @ A3

Date SEPTEMBER 2025

0 1 2 Kilometres

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Figure 1.1: Site Location

INFINERGY



Legend:

Site Boundary

Title:
Site Location

Project:
Lochluichart Wind Farm Extension II

Source:
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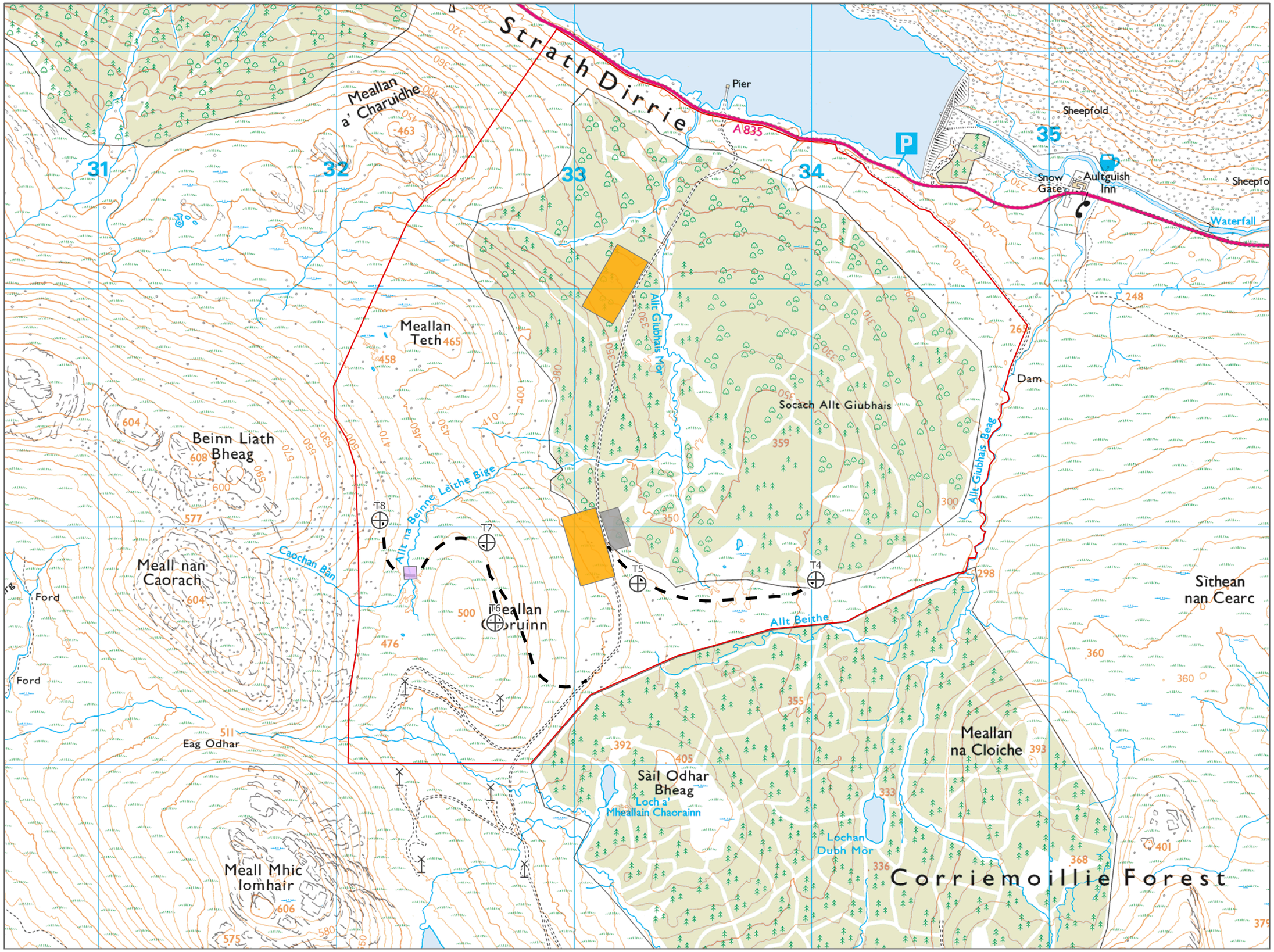
Client:
Infinergy

Drawn by:	Checked:
HW	AG
Date:	**Figure:**
16/03/2021	1.1
Scale: 0 0.1 0.2 0.4 Kilometres	**Revision No:** 1

INFINERGY

Figure 1: Site Layout

INFINERGY



Legend:

- Planning Boundary
- Proposed Turbine Location
- Indicative Access Track
- Borrow Pit
- Substation/ Control Building/ Construction Compound
- Watercourse Bridge

T4: 234009, 868766
T5: 233268, 868761
T6: 232668, 868596
T7: 232633, 868934
T8: 232183, 869027

Title: Figure 1: Site Layout

Project: Lochluichart Wind Farm Extension II

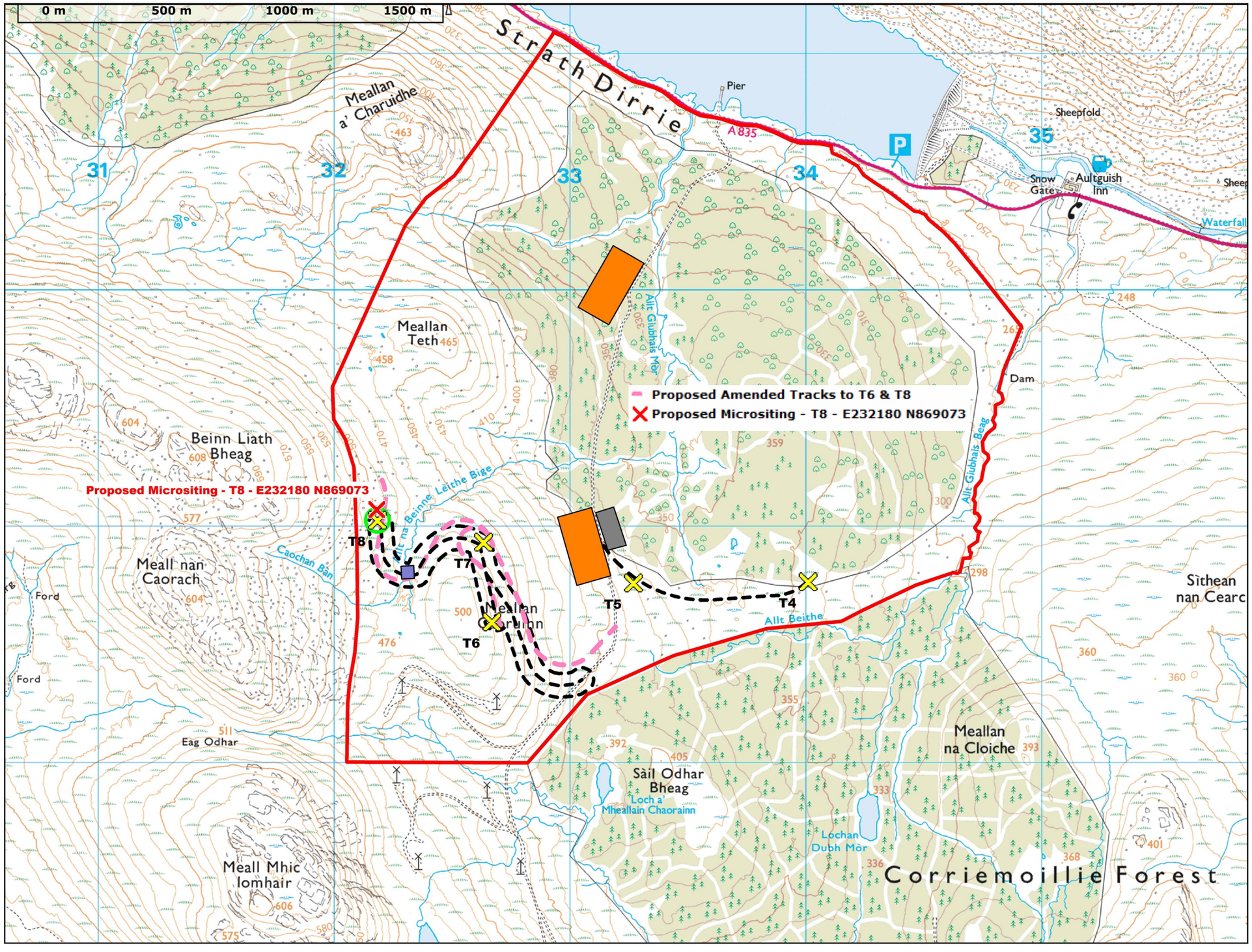
Source: © Crown copyright and database rights 2018. Ordnance Survey 0100031673

Client: Infinergy

Drawn by:	Checked:
HW	AG
Date: 02/09/2019	**Figure:** 1
Scale: 0 100 200 400 Meters	**Revision No:**

INFINERGY

INFINERGY



Consented Key:

- Borrow Pit
- Planning Boundary
- Substation/Control Building Construction Compound
- Watercourse Bridge
- Access Track with 50m Micrositing Buffer
- T8 Micrositing Buffer 50m
- Consented Turbines:
  - T4 E234009 N868766
  - T5 E233268 N868761
  - T6 E232668 N868596
  - T7 E232633 N868934
  - T8 E232183 N869027

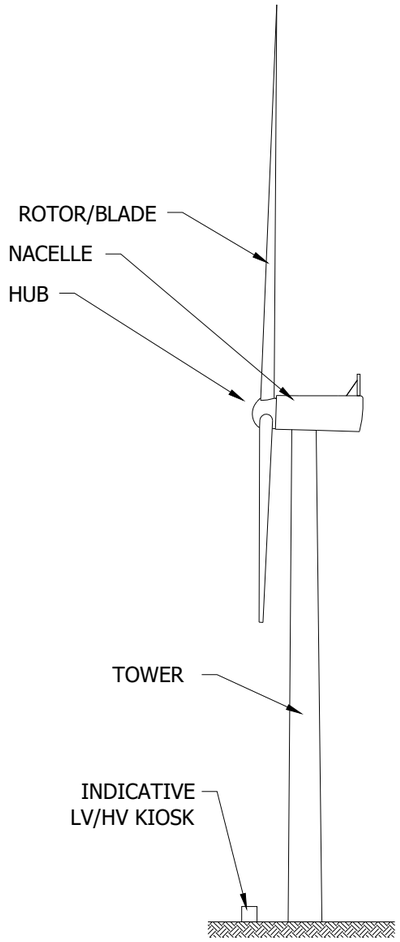
Title:
Stage I Micrositing Layout

Project:
Lochluichart Wind Farm Extension II

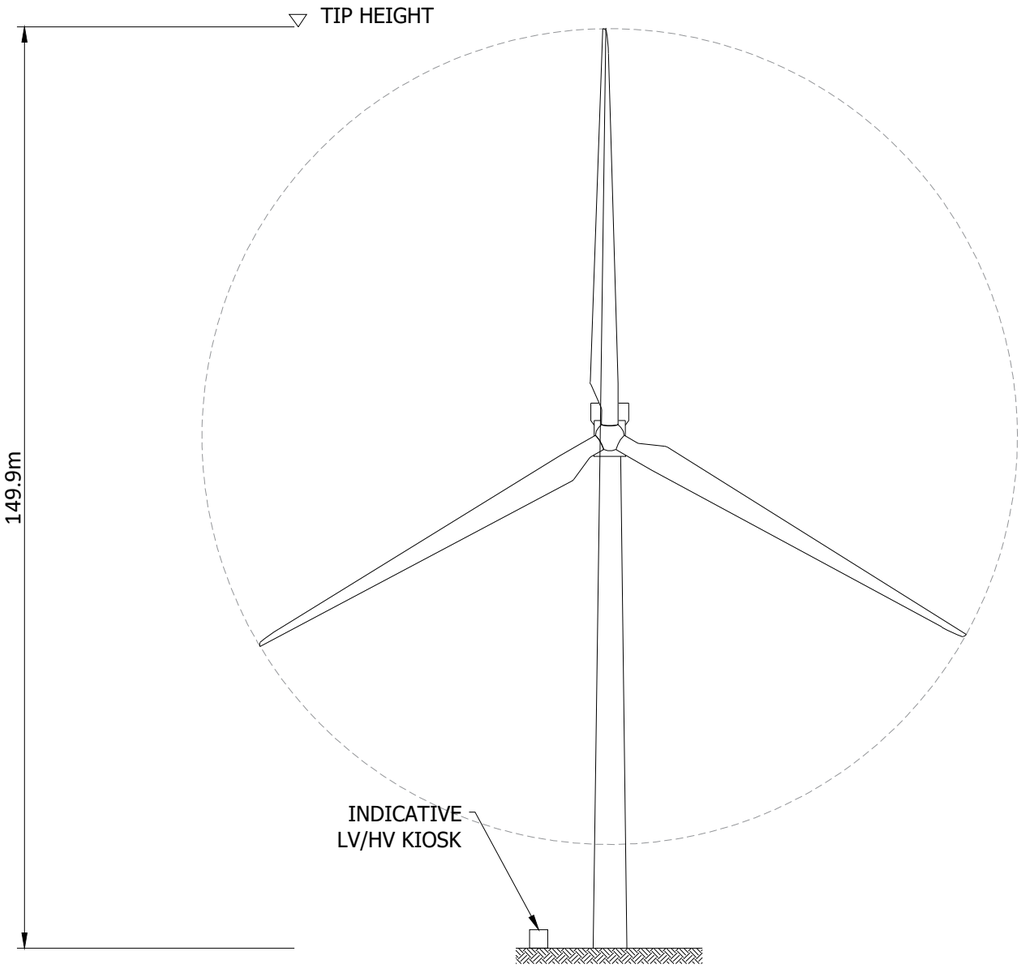
Source:
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Drawn By:	**Checked:**
SSH	AFI
Date: 13th June 2023	**Figure:**
Scale: A3 @ 1-17000	**Revision No:** 1

INFINERGY



END-ELEVATION



ELEVATION

0 10 20 30 40 50 60 70 80 90 100m

SCALE 1:1000

Title:
Typical Wind Turbine Design
Figure 3.2

Lochluichart Wind Farm Extensions II

Source: © Crown copyright and database rights 2021 Ordnance Survey 0100031673

Client: Infinergy

Drawn by:	**Checked:**
BM	DB
Date:	**Figure:**
March 2021	3.2
Scale:	**Revision:**
1:1000	-

INFINERGY

230000
232000
234000
236000
238000
870000
868000
866000

T8
T7
T6
T5
T4

N

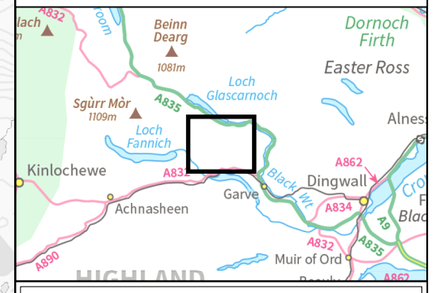
0
1
2
Kilometres

LEGEND

- Site Boundary
- Turbine Location
- Substation
- Watercourse Bridge
- Borrow Pit
- Access Track

Grid Route Alignment

- Overhead Cable
- Underground Cable
- Grid Route 500 m Buffer



BORALEX

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LOCHLUICHART WIND FARM S42

FOR INTERNAL USE

GRID CONNECTION CORRIDOR

FIGURE 1

Scale 1:30,000 @ A3

Date JULY 2026

405.065579.00001.0009.0 Grid Connection Corridor Constraints

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