

**Fanellan Hub 400 kV Substation and  
Converter Station  
Environmental Impact Assessment Report  
Volume 4 | Technical Appendices**

**Appendix 6.5 – Scoping Matrix**

**February 2025**



**Table 1 Scoping Matrix**

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
1	In-Combination Effects	Each technical chapter should consider the in-combination effects of inter connecting developments. The planning authority expects to see consideration of connecting lines, under and above ground where these would affect the same environmental receptor.	The Highland Council (THC)	Section 1.2	<b>Volume 2: Chapters 8-17</b>	Noted, each technical chapter presents an analysis of the in-combination effects of connecting lines or other works.
2	Black Bridge	THC expects that any works required to upgrade the Black Bridge crossing of the River Beaully to be included in the EIA	The Highland Council (THC)	Section 1.3	<b>Volume 4; Technical Appendix 3.2 Review of Black Bridge Works</b>	A separate appendix covering the proposed works at the Black Bridge and potential environmental effects has been prepared and accompanies the EIA.
3	Alternatives	It is expected that the main development alternatives studied by the application and an indication of the main reasons for the site selection and final project design choice is presented including the following:	The Highland Council (THC)	Section 2.0	<b>Volume 2, Chapter 4: Site Selection and Alternatives.</b>	Response noted. <b>Volume 2, Chapter 4</b> includes a detailed assessment of the alternative options considered and the process involved in selecting the preferred site.

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<ul style="list-style-type: none"> <li>• the design chapter should clearly set out the design evolution of the scheme including constraints to the delivery of that scheme;</li> <li>• the range of technologies that may have been considered;</li> <li>• locational criteria and economic parameters used in site selection;</li> <li>• options and requirements for temporary and permanent access;</li> </ul> <p>design and locational options for all elements of the proposed development (including grid connections), with this required to consider sub-division of the totality of the project and if any elements</p>				

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>could be accommodated in separate locations such as on brownfield land such as within a worked out quarry, or via extending existing substation sites; and</p> <ul style="list-style-type: none"> <li>the environmental effects of the different options examined.</li> </ul>				
4	Land Use and Policy	The scope of the EIA should, address all the relevant issues covered within NPF4, HwLDP, IMFLDP2 and Highland Council Supplementary Guidance.	The Highland Council (THC)	Section 3.2	<b>Volume 2, Chapter 7: Energy Policy and Context. Planning Statement</b>	Volume 2, Chapter 7: Energy Policy and Context includes a comprehensive list of all applicable policies and development plans. The planning statement which will be submitted with the application will also detail compliance with these policies.
5	Land Use and Policy	The EIA should also reference NPF4 Policy 18 Infrastructure First, and Policy 2 Nature Protection, Restoration and Enhancement.	The Highland Council (THC)	Section 3.3	<b>Volume 2, Chapter 7: Energy Policy and Context.</b>	Noted. These policies have been added to Volume 2, Chapter 7: Energy Policy and Context.
6	Sustainability	The Council's Sustainable Design Guide SG provides	The Highland Council (THC)	Section 3.7	<b>Accompanying document Design and</b>	The Proposed Development has been

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>advice and guidance on a range of sustainability topics, including design, building materials, and minimising environmental impacts of development. A Sustainable Design Statement is required.</p> <p>The proposed substation must be designed in a way that is sympathetic to the local area and existing pattern of development. The Council also needs to fully understand the detailed design parameters of the facility proposed, such as scale and appearance, and it would be beneficial to have information to explain the specific electricity network benefits and capacity.</p>			<b>Access Statement (incorporating Sustainable Design Statement) and Volume 2, Chapter 2: Project Need</b>	<p>reviewed against the Sustainable Design Guide Checklist in the accompanying Design and Access Statement. Volume 2, Chapter 2: Project Need provides detail electricity network benefits.</p>
7	Sustainability	<p>The application should include a statement on how the development is likely to contribute to achieving net zero, but also Scottish Government Energy Efficient Scotland roadmap and provide the Highlands and UK with secure, and clean,</p>	The Highland Council (THC)	Section 3.8	<b>Volume 2, Chapter 2: Project Need</b>	<p>Volume 2, Chapter 2: Project Need provides detail on <b>these points</b></p>

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>electricity supplies. It should also be made clear if any part of the project would be capable of being delivered in isolation, or that it has been designed to be served by a suite of grid infrastructure upgrades; being prescriptive about which associated connections or other substation upgrades would be integral to the decision to progress with the development. BESS development interest the new substation may attract, giving an indication of how much BESS development / generating capacity could theoretically be accommodated on this part of the network, and make clear if any such subsequent proposals are not an integral part of this project and could be accommodated elsewhere. Similarly, consideration should be given to any potential for the development to serve potential future major</p>				

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		energy users (such as hydrogen production).				
8	Landscape and Visual	The Council expects the EIAR to consider the landscape and visual impact of the development. The Council makes a distinction between the two. While not mutually exclusive, these elements require separate assessment and therefore presentation of visual material in different ways. The Council, while not precluding the use of panoramic images, require single frame images with different focal lengths taken with a 35mm format full frame sensor camera – not an 'equivalent.' The focal lengths required are 50mm and 75mm. The former gives an indication of field of view and the latter best represents the scale and distance in the landscape, i.e., a more	The Highland Council (THC)	Section 3.9	<b>Volume 2: Chapter 8 Landscape and Visual Amenity</b> <b>Volume 3: Figures 8.20 - 8.31</b>	Noted. <b>Volume 3: Figures 8.20 - 8.31</b> , visualisations have been produced in accordance with THC guidance as agreed during a separate consultation exercise. Figure 8.Xb of each photomontage states which landscape and visual receptors are represented by the viewpoint.

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		realistic impression of what we see from the viewpoint.				
9	Landscape and Visual	<p>In instances where the development is largely screened, for example by tree cover, monochrome photomontages of the same focal length shall be submitted showing site buildings and infrastructure in red o allow for a fuller analysis. Additionally, where landscaping and planting is proposed, you should include visualisations years 0, 5, and 10 from the completion of construction to show how the landscaping will embed the development into its receiving environment.</p>	The Highland Council (THC)	Section 3.10	<b>Volume 2: Chapter 8 Landscape and Visual Amenity Volume 3: Figures 8.20 - 8.31</b>	<p>Noted. We have proposed the production of photomontages at 2 scenarios (year 0/1 and year 15) in keeping with the assessment methodology and the approach for the other substations. Following a separate consultation exercise a third year 7 scenario is illustrated for 2 viewpoints, but no further assessment has been undertaken. Multiple visualisations have been produced in line with relevant Guidance, which have been deemed sufficient to support this application. For this type of development, we do not think that monochrome montages are needed.</p>
10	Landscape and Visual	Assessments should cover impacts of all elements of the	The Highland Council (THC)	Section 3.11	<b>Volume 2: Chapter 8 Landscape and Visual Amenity</b>	Noted.



No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>development, including the substation building, substation infrastructure, any likely new or re-located overhead line infrastructure, any security fencing, any tree felling, any lighting and any associated road improvement works required both on site, and potentially off site including bridge upgrades / replacements. Separate volumes of visualisations should be prepared to both Highland Council Standards and NatureScot guidance. These should be provided in hard copy. It would be beneficial for THC's volume to be provided in a A3 leaver arch folder for ease of use.</p>				

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
11	Landscape and Visual	Specifically, in regard to Chapter 8 – All of the elements of a development are important to consider within any EIAR and the assessment must include the expected landscape and visual impact of all buildings, access roads, temporary compounds, laydown areas, soil and overturned stores, fencing etc. All elements of the proposal are to be rendered into photomontages.	The Highland Council (THC)	Section 3.12	<b>Volume 2, Chapter 8: Landscape and Visual Amenity.</b>	The EIAR considers the effects at Construction. Operation Year 0 (as built) and Operation Year 15 from the photomontages. Following a separate consultation exercise a third year 7 scenario is illustrated for 2 viewpoints, but no further assessment has been undertaken.
12	Landscape and Visual	The finalised list of Viewpoints (VP) and wireframes for the assessment of effects of a proposed development must be agreed in advance of preparation of any visuals with THC and NatureScot It is noted that the recreational receptor of attendees at Belladrum Festival Grounds are proposed to be scoped	The Highland Council (THC)	Section 3.13	<b>Volume 2, Chapter 8: Landscape and Visual Amenity.</b>	Noted - a suitable VP was added to the assessment in consultation with THC. Due to the distance and visibility a wireline was agreed. Recreational users of the festival were added to the assessment.

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>out of assessment. Whilst attendees may only be present for a limited period of the year, the EIA should still consider the festival to be a receptor which could be significantly adversely impacted by the visual effect of this development. Owing to the number of visitors this attracts, and its associated benefit to the local economy, it would be reasonable to include this within the scope of the LVIA with a representative viewpoint or series of wireframes across the grounds where people may well be taking in the festival's surrounding landscape.</p>				
13	Landscape and Visual	<p>We acknowledge that there will be some micro-siting of the viewpoints to avoid intervening screening of vegetation boundary treatments etc. We would recommend that the photographer has in</p>	The Highland Council (THC)	Section 3.14	<p><b>Volume 2, Chapter 8: Landscape and Visual Amenity.</b>  <b>Volume 3, Figures 8.20-8.31 (Photomontages)</b></p>	<p>Noted – All of the photography has been captured within the winter season.</p>

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>their mind whether the VP is representative or specific and also who the receptors are when they are taking the photos it would be helpful. We have also found that if the photographer has a 3D model on a laptop when they go out on site it helps the orientation of the photography. Care should also be taken when undertaking the baseline photography in appropriate weather conditions, and during months of the year when visibility is not excessively obscured by intervening vegetation / diecious trees being full leaf to ensure that the worst case scenario is accurately captured in the LVIA. Production of Zone of Theoretical Visibility (ZTV) and route analysis considering the nature and type of intervening</p>				

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		trees, woodland, with further consideration given to woodland management plans and committed felling and planting cycles is also required.				
14	Landscape and Visual	The detailed location of viewpoints will be informed by site survey, mapping and predicted ZTVs and should be selected in order to show the proposal from as an open viewpoint as possible. Community Councils may request additional viewpoints and it would be recommended that any pre-application discussions with the local community, and associated reporting on consultation undertaken, take this into account.	The Highland Council (THC)	Section 3.15	<b>Volume 2, Chapter 8: Landscape and Visual Amenity.</b>	Noted. Methodology associated with the viewpoints is detailed in <b>Volume 2, Chapter 8: Landscape and Visual Amenity.</b> Consultation with THC and other groups has been ongoing throughout the EIA process.  The CLG was consulted about viewpoints and asked if there were any particular viewpoints they wanted included in the EIA. No locations were suggested.
15	Landscape and Visual	The purpose of the selected and agreed viewpoints shall be clearly identified and stated in the supporting information. For	The Highland Council (THC)	Section 3.16	<b>Volume 2, Chapter 8: Landscape and Visual Amenity.</b> <b>Volume 3: Figures 8.20 - 8.31</b>	Noted. Viewpoints and figures will be clearly labelled to establish which element they apply to.

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>example, it should be clear that the VP has been chosen for landscape assessment, or visual impact assessment, or cumulative assessment, or sequential assessment, or to show a representative view, or for assessment of impact on designated sites, communities, or individual properties. However, it is important for assessors to remember that Visual Effects are defined by GLVIA3 not just as effects on views, but as 'Effects on specific views and on the general amenity experienced by people'.</p>				
16	Landscape and Visual	Based on the information presented date, the proposed 5km Study Area may not be sufficient with their remaining potential for	The Highland Council (THC)	Section 3.17	<b>Volume 2, Chapter 8: Landscape and Visual Amenity.</b>	Comment noted. ZTV figures in the EIA use a 10 km study area for the Cumulative Assessment and a 5 km study area for the Proposed

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>significant effects occurring beyond this distance. Given the elevated nature of the site, the scale of the proposed substation, and height of the HVDC converter station element, it is suggested that a study area of around 10km may be more appropriate to investigate further.</p>				<p>Development assessment</p>
17	Landscape and Visual	<p>The LVIA Chapter of the EIAR should also clearly set out the methodology including:</p> <ul style="list-style-type: none"> <li>• Definitions of each point on the scale of magnitude of change which is used by the applicant in reaching a conclusion on the magnitude of change.</li> <li>• Definitions of each point on the scale of sensitivity of receptor which is used by the applicant in reaching</li> </ul>	The Highland Council (THC)	Section 3.18	<b>Volume 2, Chapter 8: Landscape and Visual Amenity.</b>	<p>Noted. A detailed methodology has been developed and appended to the EIA chapter. Singular and grouped cumulative effects are presented in the chapter for each VP. An SRA was not completed for the Proposed Development as intervening vegetation and topography receptors travelling along Fanellan Road are unlikely to experience 'prolonged' visibility of the Proposed Development.</p>

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>a conclusion on the sensitivity of receptor.</p> <ul style="list-style-type: none"> <li>The threshold to which the applicant considers a significant effect is reached. For the avoidance of doubt the Council consider that Moderate impacts can be significant, and it is recommended that the EIAR takes this approach as well.</li> </ul> <p>A clear matrix approach supported by descriptive text setting out how you have reached your conclusion of effect on landscape character, designated landscapes, visual receptors, and residential amenity. The LVIA should contain an assessment of singular and cumulative effects for each of the representative</p>				



No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>viewpoints (as opposed to grouped receptors) following this methodology. This approach is important because the logic of the applicant's assessment must be clearly and readily understood. For key routes where there is shown to be prolonged sections of theoretical visibility towards the site, these should be subject of sequential route analysis, with provision of baseline photography at regular intervals, together with wireframes of the proposed development.</p>				
18	Landscape and Visual	<p>When assessing the impact on recreational routes please ensure that all core paths, rights of way, national cycle network, and long-distance trails are assessed. It should be</p>	The Highland Council (THC)	Section 3.19	<b>Volume 2, Chapter 8: Landscape and Visual Amenity.</b>	Comment noted.

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>noted that these routes are used by a range of receptors. An assessment of the impacts of the proposal on landscape should assess the impacts on any landscapes designated at a national and local scale.</p>				
19	Landscape and Visual	<p>Separate to the production of the EIAR and LVIA, owing to the development being of national scale, a 3D flythrough of the project covering key routes and receptors is also required for presentation to committee, with the scope and content of this to be developed with Council officers. As with previous SSEN projects this material is expected to demonstrate the short term and longer-term impacts of the development post</p>	The Highland Council (THC)	Section 3.20	<b>Volume 2, Chapter 8: Landscape and Visual Amenity.</b>	Comment noted. A 3D flythrough of the project will be presented to the committee.

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		establishment of intervening proposed landscaping.				
20	Cultural Heritage	It was advised to scope out direct impacts on Inventory Battlefields, World Heritage Sites and Conservation Areas, Temporary Setting Impacts from the construction, and indirect impacts. However, it will nevertheless be important to fully assess the impacts of the proposed development on the historic environment, including cumulative impacts taking account of associated infrastructure including OHL routes and other proposed substations.	Historic Environment Scotland (HES)	Section 3.21	<b>Volume 2, Chapter 11: Cultural Heritage.</b>	Comment noted. The cultural heritage assessment details potential effects on the historic environment of the area and includes a cumulative assessment of relevant projects in the area.
21	Cultural Heritage	It was noted that the applicants have set a study area of 1km around the development but will consider assets out with that boundary that fall within the ZTV or	Historic Environment Scotland (HES)	Section 3.22	<b>Volume 2, Chapter 11: Cultural Heritage.</b>	The baseline for the assessment has been gathered following consultation with HES on heritage assets outside the 1km study area. Where relevant, photomontages and wireframes have be

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>where cumulative impacts may occur (para. 7.5.3). It will also be necessary to consider assets that do not fall within the ZTV, but where the development may be present in views towards them. Where assessment of an asset's setting indicates that there could be significant impacts from the proposed development, wireframes should be produced to help assess those impacts. Where the impacts are identified as significant, photomontages should be produced to illustrate the impacts.</p>				<p>used to highlight the impacts for the assessment.</p>
22	Cultural Heritage	<p>The proposed development has the potential to have a significant effect on following assets and their settings. They should be</p>	Historic Environment Scotland (HES)	Section 3.23	<b>Volume 2, Chapter 11: Cultural Heritage.</b>	<p>These assets have been included in the EIA.</p>

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>scoped into the assessment:</p> <ul style="list-style-type: none"> <li>• SM5570 Kiltarlity Old Parish Church</li> <li>• SM2425 Culburnie Ring Cairn and Stone Circle</li> <li>• SM2435 Belladrum, chambered cairns</li> <li>• SM4979 Dun Mor, fort</li> <li>• SM4729 Phoinneas Hill, enclosure</li> <li>• SM2423 Dun Mor, fort, Ballindoun</li> </ul>				
23	Cultural Heritage	HES agreed that Beaufort Castle and Beaufort Castle Inventory Garden and Designated Landscape (GDL) would be scoped into further assessments.	Historic Environment Scotland (HES)	Section 3.24	<b>Volume 2, Chapter 11: Cultural Heritage.</b>	Comment noted. Beaufort Castle and Beaufort Castle Inventory Garden (GDL) have been included in the EIA chapter.
24	Cultural Heritage	HES also advised that the assessment should consider potential impacts on important views from the castle, particularly from the principal rooms. It is also suggested to consider impacts on views from and within the parklands that form	Historic Environment Scotland (HES)	Section 3.25	<b>Volume 2, Chapter 11: Cultural Heritage.</b>	Comment noted.

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>the core of the designed landscape around the castle. Assessment may require visualisations such as wireframes or photomontages, depending on the degree of likely impacts identified. HES do not have any specific visualisations to suggest from the proposed Belladrum Inventory Garden and Designed Landscape due to its distance and the lack of designed views in the direction of the proposed development. It is possible to accommodate the proposed development without raising issues of national interest for Listed Buildings, and Inventory Gardens and Designed Landscapes. If visualisations show the proposed development may have an adverse visual impact, it should</p>				

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		be possible to mitigate this.				
25	Cultural Heritage	THC noted that they were satisfied with the proposed approach to cultural heritage assessment.	The Highland Council (THC) Archaeology officer	Section 3.26	N/A	Comment noted
26	Ecology, habitats and ornithology	An EIAR chapter covering ecology, habitats and ornithology will be required. This should provide a baseline survey of the bird and animals (mammals, reptiles, amphibians, etc.) interest on site. It needs to be categorically established what species are present on the site, and where, before a future application is submitted. Further the EIAR should provide an account of the habitats present on the proposed development site. It should identify rare and threatened habitats, and those protected by European or UK legislation, or	The Highland Council (THC)	Section 3.37	<b>Volume 2, Chapter 9 Ecology and Nature Conservation</b> <b>Volume 2, Chapter 10: Ornithology</b> <b>Biodiversity Net Gain Report</b> <b>Volume 3, Figure 8.11: Landscape Mitigation Plan.</b>	Comment noted. The EIA chapters , appendices and supporting documents cover these items.

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>identified in national or local Biodiversity Action Plans. Habitat enhancement and mitigation measures should be detailed. Details of any habitat enhancement programmes (such as native-tree planting, stock exclusion, etc.) for the proposed site should be provided. It is expected that the EIAR will address whether or not the development could assist or impede delivery of elements of relevant Biodiversity Action Plans.</p>				
27	Ecology, habitats and ornithology	<p>An ecological impact assessment for the site and should be considered alongside the development EIAR. This should follow the CIEEM guidance on ecological impact assessment and be proportionate to the</p>	The Highland Council (THC)	Section 3.38	<p><b>Volume 2, Chapter 9:Ecology Biodiversity Net Gain Report</b></p>	<p>Separate Biodiversity Net Gain (BNG) reports and toolkits will be provided alongside the EIA. An ecological impact assessment is provided in the ecology chapter.</p>



No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>scale of development. It should cover the ecological resources of the site including protected species within the Highlands Nature Biodiversity Action Plan. It is expected that the proposal shall demonstrate compliance with NPF4 policy 3b and that using the DEFRA metric, a minimum of 10% of biodiversity enhancement overall, can be brought about.</p>				
28	Ecology, habitats and ornithology	<p>The EIAR should address the likely impacts on the nature conservation interests of all the designated sites in the vicinity of the proposed development. It should provide proposals for any mitigation that is required to avoid these impacts or to reduce them to a level where they are not significant. NatureScot has</p>	The Highland Council (THC)	Section 3.39	<p><b>Volume 2, Chapter 9 Ecology and Nature Conservation</b> <b>Volume 2, Chapter 10: Ornithology</b></p>	<p>Advice and guidance noted. Designated sites have been included in the EIA chapters and mitigation has focused on minimising impacts to these.</p>

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		provided specific advice in respect of the designated site boundaries for SPAs on protected species and habitats within those sites.				
29	Ecology, habitats and ornithology	It was noted that NatureScot agreed with the proposed scope of surveys and assessments to be included in the EIAR.	NatureScot	Section 3.40	<b>Volume 2, Chapter 9 Ecology and Nature Conservation</b> <b>Volume 2, Chapter 10: Ornithology</b>	Comment noted.
30	Ecology, habitats and ornithology	The EIAR needs to address the aquatic interests within local watercourses, including downstream interests that may be affected by the development, for example increases in silt and sediment loads resulting from construction works; pollution risk / incidents during construction; obstruction to upstream and downstream migration both during and after construction; disturbance of spawning	The Highland Council (THC)	Section 3.41	<b>Volume 2, Chapter 9 Ecology and Nature Conservation</b>	Comment noted. This has been included in the EIA and consultation with local fisheries boards was undertaken.

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		beds / timing of works; and other drainage issues. The EIAR should evidence consultation input from the local fishery board(s) where relevant.				
31	Ecology, habitats and ornithology	If wild deer are present or will use the site an assessment of the potential impact on deer will be required. This should address deer welfare, habitats, and other interests.	The Highland Council (THC)	Section 3.42	<b>Volume 2, Chapter 9 Ecology and Nature Conservation</b>	The site is not one frequented by deer in large quantities, as such, while deer may pass through the land the development won't affect this and no deer management plan was deemed necessary. This is documented in the EIA chapter.
32	Ecology, habitats and ornithology	The EIAR should include a map and assessment of impacts upon Groundwater Dependent Terrestrial Ecosystems (GWDTE) and buffers, these habitats are easily damaged by insensitive drainage.	The Highland Council (THC)	Section 3.43	<b>Volume 2, Chapter 9 Ecology and Nature Conservation</b> <b>Volume 3, Figure 9.1.2 National Vegetation Classification.</b>	Comment noted, This has been included in the EIA.
33	Ecology, habitats and ornithology	A draft or outline Habitat Management Plan (HMP) and Species Protection Plan (SPP)	The Highland Council (THC)	Section 3.44	<b>Volume 3, Appendix 8.6 Landscape Management Plan</b>	An outline HMP has been developed and included within the Landscape

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>should be produced as part of the EIA, including any proposals for mitigation and enhancement in relation to important habitats and species. Any compensatory planting plans should be carefully considered and included in the HMP. The HMP should include a comprehensive monitoring programme for all habitat improvements, and breeding birds on the site.</p>				<p>Management Plan appended to the EIA.</p>
34	Ecology, habitats and ornithology	<p>The presence of Schedule 1 raptors and qualifying interests of Special Protected Areas and other areas designated for aviary interests must be included and considered as part of the planning application process; not as an issue that can be considered at a later stage. Any consent given without due consideration to</p>	The Highland Council (THC)	Section 3.44	<b>Volume 2, Chapter 10: Ornithology</b>	<p>Comment noted. Consideration of raptors and their nesting sites has been included in the ornithology assessment.</p>

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>these species may breach European Directives with the possibility of consequential delays or the project being halted by the EC. .</p>				
35	Ecology, habitats and ornithology	<p>SSE has a target for all projects gaining consent to achieve a minimum 10% net gain for biodiversity. NatureScot's Developing with Nature guidance has been prepared, in discussion with Scottish Government, to support major development applications. It sets out a number of common measures to enhance biodiversity. For national, major and EIA developments, more detailed assessment and more ambitious measures are likely to be required. The applicant should explore and identify opportunities for biodiversity enhancement as early</p>	The Highland Council (THC)	Section 3.44	<b>Biodiversity Net Gain Report</b>	Comment and advice noted and addressed. A separate BNG report will be submitted with the EIA.

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>as possible, including through discussion with key stakeholders. Within the EIA report, information on predicted losses, proposed compensation and delivery of additional positive effects should be clearly summarised. The information must be sufficient to allow the consenting authority and relevant stakeholders to see clearly how effects will be addressed, and compensation and enhancement delivered.</p>				
36	Traffic and Transportation	<p>A Transport Assessment (TA), Construction Traffic Management Plan (CTMP) and an Abnormal Load Assessment will be required within the EIAR. The Transport Assessment Methodology below sets out what the Council requires, and further information is</p>	The Highland Council (THC)	Section 3.54	<b>Volume 2, Chapter 12: Traffic and Transportation</b>	Comments noted. The TA, Outline CTMP and Abnormal Load and Construction Traffic Assessment Report are appended to the EIA.

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		provided in our published Roads and Transport Guidelines for New Developments. When establishing a scope for the assessment consideration should be given to the use of the public roads in this area can be influenced significantly by tourist traffic.				
37	Transport Assessment	THC noted that improvements to the Black Bridge were scoped out of the EIA and have requested that it be assessed within the EIAR	The Highland Council (THC) Transport Planning Officer	Section 3.55	<b>Volume 3: Appendix 3.2 Review of Black Bridge Works</b>	The improvements to the Black Bridge have been presented in Appendix 3.2 Review of Black Bridge Works which provides potential environmental effects.
38	Transport Assessment	THC noted that HGVs may need to access the site via the village of Kiltarlity due to the issues at the Black Bridge. THC stated its opposition to HGV traffic through the village and advised that the applicant should focus on improvements to the Black Bridge to support construction and access requirements.	The Highland Council (THC) Transport Planning Officer	Section 3.56	<b>Volume 3: Appendix 3.2 Review of Black Bridge Works</b>	The assessment of the Black Bridge improvement works are on-going. It is considered that routing through Kiltarlity is a temporary measure to enable construction to start within the Site and that after the Black Bridge works are complete construction traffic will use the

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
						<p>preferred route from the A831 via the C1106. Therefore, the assessment has been split into to two Phases, namely:</p> <p>Phase 1 – Before construction on Black Bridge; and</p> <p>Phase 2: After construction on Black Bridge.</p>
39	Transport Assessment	<p>THC stated that no abnormal load movements will be accepted across the Lovat Bridge carrying the A862 over the River Beauly without detailed inspections and assessments being undertaken and the findings accepted by THCs Structures Team. THCs understanding is that such inspections will need to include diving surveys of the existing bridge piers and foundations within the river.</p>	The Highland Council (THC) Transport Planning Officer	Section 3.57	N/A	<p>Comment noted and included in ongoing evaluations regarding the river crossing.</p>



No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
40	Transport Assessment	<p>THC stated that the assessment of environmental impacts from the predicted traffic will follow the principles set out in the Institute of Environmental Management and Assessment (IEMA) Guidelines for the Environmental Assessment of Traffic and Movement. However, this approach does not include any requirement to assess the existing local public road networks condition and capability to accommodate the predicted traffic impacts physically and safely, whilst remaining safe for other road users. This will be for all construction and operational traffic, not just abnormal loads (ALs). This reinforces our pre-application feedback highlighting that an additional Transport Assessment (TA) will be required to</p>	The Highland Council (THC) Transport Planning Officer	Section 3.58	<b>Volume 4: Appendix 12.2: Transport Assessment</b>	Comment noted. The IEMA standards have been adhered to and a TA has been produced to complement the EIA chapter.

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		do that assessment and clarify what physical road improvements and traffic management measures will be required.				
41	Transport Assessment	The THC Transport Planning Officer specifically mentions both physical changes to the road network and traffic management measures, as the submitted scoping report only makes reference to traffic management measures. The likely scale of impacts and the nature of local public roads in that area will require physical road improvements alongside traffic management measures. The scale and nature of such improvements will need to be determined when the proposed means of access and predicted impacts from the proposed development have been established.	The Highland Council (THC) Transport Planning Officer	Section 3.59	<b>Volume 2, Chapter 12: Traffic and Transportation</b>	Comment noted and considered in the EIA.

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		The Council will not support any construction or ongoing operational access along the single-track section of the C1106 Fanellen Road without appropriate physical improvements to it.				
42	Transport Assessment	Regarding quantifying the scale of traffic impacts and the intention in the EIA to use Rule 1 (30% increase in all and HGV traffic) and Rule 2 (10% increase in all and HGV traffic at high sensitivity locations) from the IEMA Guidelines, the Council will require any single-track roads with passing places to be identified as high sensitivity as defined by Rule 2. This reflects the sensitivity of such routes to changes in the quantum and nature of traffic flows along them.	The Highland Council (THC) Transport Planning Officer	Section 3.60	<b>Volume 2, Chapter 12: Traffic and Transportation</b>	Comment noted
43	Transport Assessment	Transport Planning note the intention to gather Annual Average Daily Flows (AADF) for	The Highland Council (THC) Transport Planning Officer	Section 3.61	<b>Volume 2, Chapter 12: Traffic and Transportation</b>	Comment noted. As stated in the CTMP found within <b>Volume 4, Appendix 12.1: Outline Construction Traffic</b>

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>existing routes and use that in the environmental assessment to compare changes as a result of the proposed development. Given that the proposed construction working hours for this development will, in most parts, be between 07:00 and 19:00, AADF information should not be used, and 12-hour average flows utilised for the period 07:00 – 19:00.</p> <p>Using AADF will simply lessen the scale of change that the development will be generating during the working day.</p>				<p><b>Management Plan</b>, the proposed construction traffic HGV movement hours are expected to be:</p> <p>Monday to Friday: 08:00 – 19:00; and</p> <p>Saturday: 08:00 – 13:00.</p> <p>However, it is expected that movement of smaller vehicles (Car / LGVs would be outwith this time frame).</p> <p>To align with the Proposed Development Site working hours, it is assumed that Car / LGV movements (not including workforce movements) are expected to be between Monday to Sunday: 07:00 – 19:00.</p> <p>Therefore, the baseline traffic flows have had factors (derived from DfT's TRA0308) applied to convert the 24-hour AADF to comparable 11-hour flows for HGV traffic and for 12-hour flows to compare the car /LGV traffic.</p> <p>The movements of Staff and Workforce are expected to take place before 07:00 and after 19:00 and are therefore outside the proposed construction working hours. It is anticipated that the Principal Contractor will enforce efforts to reduce impact on local receptors during staff and</p>

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
						workforce movement hours.
44	Transport Assessment	When calculating the predicted quantum and profile of construction traffic likely to be generated by the proposed development, this should also include the likely traffic generated by the felling and removal of trees referenced in the Scoping Report, as well as trips associated with other related development associate with the proposed substation, its connections and other proposed and consented major development projects affecting the road network.	The Highland Council (THC) Transport Planning Officer	Section 3.62	<b>Volume 2, Chapter 12: Traffic and Transportation</b>	<p>Comment noted. Construction traffic generated by the felling and removal of trees is included within the assessment.</p> <p>Construction traffic generated by cumulative developments was not assessed as several SSEN Transmission projects identified are pre-application stage and do not have the required information relating to vehicle trips which can be used in this study yet.</p> <p>Trip Generation data that was available for the SSEN Transmission project (Ref ECU00005165), the Beauly-Peterhead 400 kV overhead line (OHL) project provided trip generation that is indicative at this time and is expected to be</p>

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
						<p>lower in reality based on resources available.</p> <p>The daily trip generation of the Beaulay-Peterhead 400 kV OHL project equates to a maximum of 7 Car / LGV movements and 2 HGV movements on any link within the study area within an hour, which is not estimated to cause any significant environmental effects.</p>
45	Transport Assessment	<p>Post construction, Transport Planning note the comments that operational traffic levels are predicted to be low and as such, no assessment of those likely impacts is deemed necessary. The Council will expect any submission to clarify the likely quantum and profile of operational traffic levels due to be generated by the finished development. That should include likely demands from the proposed offices and training facilities (see</p>	The Highland Council (THC) Transport Planning Officer	Section 3.63	<b>Volume 4: Appendix 12.2: Transport Assessment</b>	Comment noted – this has been considered in the TA.

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>comments below). This information, along with the proposed lasting operational capability of the local public road network, after being improved by this development, should be used to determine if the TA will need to include a formal assessment of the road networks capability to accommodate such operational traffic levels physically and safely.</p>				
46	Transport Assessment	<p>Transport Planning note the intention for this new development to include new offices and training facilities. The required TA will need to set out the likely travel and parking demands of such facilities and justify the adequacy of the developments ability to accommodate such demands. Also, current national policy looks for such facilities to be</p>	The Highland Council (THC) Transport Planning Officer	Section 3.64	N/A	Comment noted – this has been considered in the TA.

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>accessible by all and by sustainable means of travel. The TA will need to have assessed the accessibility of such facilities by non-car modes, including justifying the adequacy of any improvements deemed necessary. It will also need to ensure sufficient provision is made within the development site for cycle and disabled car parking facilities.</p>				
47	Transport Assessment Methodology	<p>The following is our generic template for the Transport Assessment Methodology, Abnormal Load Assessment, Constriction Traffic Management Plan: Identify all public roads affected by the development. In addition to transportation of all abnormal loads &amp; vehicles (delivery of components) this</p>	The Highland Council (THC) Transport Planning Officer	Section 3.65	<b>N/A</b>	Guidance noted.



No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>should also include routes to be used by local suppliers and staff. It is expected that the developer submits a preferred access route for the development. All other access route options should be provided, having been investigated in order to establish their feasibility. This should clearly identify the pros and cons of all the route options and therefore provide a logical selection process to arrive at a preferred route.</p>				
48	Transport Assessment Methodology	<p>Establish current condition of the roads. This work which should be undertaken by a consulting engineer acceptable to the Council and will involve an engineering appraisal of the routes including the following:</p>	The Highland Council (THC) Transport Planning Officer	Section 3.65	<b>N/A</b>	Guidance noted.

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<ul style="list-style-type: none"> <li>• assessment of structural strength of carriageway including construction depths and road formation where this is likely to be significant in respect of proposed impacts, including non-destructive testing and sampling as required;</li> <li>• road surface condition and profile;</li> <li>• assessment of structures and any weight restrictions;</li> <li>• road widths, vertical and horizontal alignment, and provision of passing places;</li> <li>and</li> <li>• details of adjacent communities.</li> </ul>				
49	Transport Assessment Methodology	Determine the traffic generation and distribution of the proposals throughout the construction and operation periods to provide accurate data	The Highland Council (THC) Transport Planning Officer	Section 3.65	<b>Volume 2, Chapter 12: Traffic and Transportation</b>	Guidance noted.

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>resulting from the proposed development including:</p> <ul style="list-style-type: none"> <li>• nos. of light and heavy vehicles including staff travel;</li> <li>abnormal loads; and</li> <li>• duration of works.</li> </ul>				
50	Transport Assessment Methodology	<p>The TA should include current traffic flows including use by public transport services, school buses, refuse vehicles, commercial users, pedestrians, cyclists, and equestrians.</p>	The Highland Council (THC) Transport Planning Officer	Section 3.65	<b>Volume 4: Appendix 12.2: Transport Assessment</b>	Guidance noted. Traffic flow data was obtained from Automatic Traffic Counts and Transport Scotland and the Department for Transport Traffic Databases to inform the assessment.
51	Transport Assessment Methodology	<p>Impacts of proposed traffic including:</p> <ul style="list-style-type: none"> <li>• impacts on carriageway, structures, verges etc.;</li> <li>• impacts on other road users;</li> <li>• impacts on adjacent communities;</li> <li>• swept path and gradient analysis where it is envisaged that transportation of traffic could be problematic; and</li> </ul>	The Highland Council (THC) Transport Planning Officer	Section 3.65	<b>Volume 2, Chapter 12: Traffic and Transportation</b>	Guidance noted.

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<ul style="list-style-type: none"> <li>• provision of Trial Runs to be carried out in order to prove the route is achievable and/or to establish the extent of works required to facilitate transportation.</li> </ul>				
52	Transport Assessment Methodology	<p>Proposed mitigation measures to address impacts identified in five above, including:</p> <ul style="list-style-type: none"> <li>• carriageway strengthening;</li> <li>• strengthening of bridges and culverts;</li> <li>• carriageway widening and/or edge strengthening;</li> <li>• provision of passing places;</li> <li>• road safety measures; and</li> <li>• traffic management including measures to be taken to ensure that development traffic does not use routes other than the approved routes.</li> </ul> <p>Details of residual effect</p>	The Highland Council (THC) Transport Planning Officer	Section 3.65	<b>Volume 2, Chapter 12: Traffic and Transportation</b>	Guidance noted.

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
53	Abnormal Load Assessment	The TA should include an Abnormal Load Assessment of the roads utilised to convert abnormal loads to the site. The assessment will need to confirm the proposed port of entry for AIL components and justify the adequacy of the route for transporting them to the site. Early discussion with the Council's abnormal loads team is recommended.	The Highland Council (THC) Transport Planning Officer	Section 3.65	<b>Volume 4: Appendix 12.2: Transport Assessment</b>	Guidance noted. The Transport Assessment contains a Desktop Abnormal Load Route Review for plant equipment on route to Site via Kiltarlity. The assessment of Abnormal Loads via Black Bridge is contained within Volume 4, Appendix 12.3: Abnormal Load and Construction Traffic Assessment Report.
54	Construction Management Plan (CTMP)	Owing to the likely scale of impacts and the nature of local public roads in the area, a combination of physical road improvements alongside traffic management measures will be required. The scale and nature of such improvements will need to be determined when the proposed means of access and predicted impacts from	The Highland Council (THC) Transport Planning Officer	Section 3.66	<b>Volume 2, Chapter 3 Description of Development</b>	Guidance noted. A list of public road improvements and the associated drawing references (provided with the planning application) is contained in Chapter 3 Description of Development

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>the proposed development have been established. To be clear, the Council will not support any construction or ongoing operational access along the single-track section of the C1106 Fanellen Road without appropriate physical improvements to it.</p>				
55	Construction Management Plan (CTMP)	<p>Transport Planning require any application for planning permission associated with this proposal to submit a CTMP for the approval of the Planning Authority. A CTMP will normally detail the following issues, however this is not an exhaustive list and the CTMP should be tailored to reflect the issues pertinent to this development:</p> <ul style="list-style-type: none"> <li>• Identification of all Council maintained roads likely to be affected by the various</li> </ul>	The Highland Council (THC) Transport Planning Officer	Section 3.67	<b>Volume 2, Chapter 12: Traffic and Transportation Appendix 12.1 Outline Construction Traffic Management Plan</b>	<p>Guidance noted. An outline CTMP has been provided at this stage. This outline CTMP will be reviewed and updated where necessary by the Principal Contractor during the detailed design phase.</p>

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>stages of the development,</p> <ul style="list-style-type: none"> <li>• Predicted volume, type, and duration of construction traffic.</li> <li>• Location of site compound, staff parking and visitor parking.</li> <li>• Proposed measures to mitigate the impact of general construction traffic and abnormal loads on the local road network following detailed assessment of relevant roads.</li> <li>• Details of any traffic management signage required for the duration of the construction period.</li> <li>• Measures to ensure that all affected public roads are kept free of mud and debris arising from the development.</li> <li>• The developer may also be requested to enter into a Section 96 agreement with the</li> </ul>				

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>Highland Council to cover any abnormal wear and tear to the Council roads. This will include a requirement for pre and post construction surveys to be undertaken and agreed with the Council and for the provision of a suitable bond.</p> <p>If the development involves any abnormal loads a detailed protocol, route and delivery programme will be required and agreed with any interested parties such as Highland Council, the Police, Transport Scotland, and community representatives. The protocol shall identify any requirement for convoy working and/or escorting of vehicles and include arrangements to provide advance notice</p>				



No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		of abnormal load movements in the local media.				
56	Socio-economic, Tourism and Recreation	<p>THC consider that Socio-Economic, Tourism and Recreational impacts should have its own chapter in the EIAR. The EIAR should estimate who may be affected by the development, in all or in part, which may require individual households to be identified, local communities or a wider socio-economic grouping such as tourists and tourist related businesses, recreational groups, attractions and events, such as Belladrum - Tartan Heart Festival and any other local sporting interests or events. The application should include relevant economic information connected with the project, including the</p>	The Highland Council (THC)	Section 3.69	<b>Volume 2, Chapter 16: Socio-Economics</b>	A socio-economic assessment has been undertaken and included in the EIA.

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		potential number of jobs, and economic activity associated with the procurement, construction, operation and decommissioning of the development. This should set out the impact on the regional and local economy, not just the national economy. Any mitigation proposed should also address impacts on the regional and local economy.				
57	Socio-economic, Tourism and Recreation	Highland Council's Outdoor Access Officer notes that outdoor access considerations should be scoped into the EIA.	The Highland Council (THC)	Section 3.71	<b>Volume 2, Chapter 16: Socio-Economics</b>	Effects to access routes has been included in the socio-economic chapter.
58	Forestry	THC forestry officer stated that the scoping proposals in the Forestry chapter are accepted with the following recommendations; <ul style="list-style-type: none"> <li>The applicant will need to provide a Forestry Chapter to the ES by a</li> </ul>	The Highland Council (THC) Forestry Officer	Section 3.75	<b>Volume 2, Chapter 15; Forestry</b> <b>Volume 3; Figure 8.11 Landscape Management Plan</b> <b>Compensatory Planting Plan</b>	Comments and guidance noted and have been used in the production of the EIA chapter on Forestry.

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>professional forester which identifies the location, type and condition of all trees and woodland on and around the site. The ES should provide a baseline survey of the trees and plants (including fungi, lichens and bryophytes) present on the site to determine the presence of any rare or threatened species.</p> <ul style="list-style-type: none"> <li>The applicant should design the layout to minimise the impact on woodland as much as possible, especially native broadleaf woodland and woodland listed on the AWI.</li> </ul>				

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<ul style="list-style-type: none"> <li>• The ES should include Tree Constraints Plans and Tree Protection Plans to BS5837:2012 to show how retained trees/ woodland would be safeguarded from construction activity as well as a tree/ woodland removal drawing which shows the extent of woodland that would need to be removed to accommodate new development.</li> <li>• The applicant will also need to provide a Landscape Plan and Landscape Maintenance Plan which shows how trees to be removed are to be</li> </ul>				

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>replaced with on-site planting and to show how the visual amenity of the local landscape is to be enriched.</p> <ul style="list-style-type: none"> <li>• Where woodland is proposed to be removed, compliance with the Scottish Government's Control of Woodland Removal policy must be demonstrated.</li> <li>• Where there are any proposals for woodland removal, compensatory planting of an area of new woodland, of a scale and type of woodland equivalent to that which is to be removed is a clear expectation. If</li> </ul>				

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		necessary, this may be off-site.				
59	Aviation and Defence Interests	No objections were received with respect to technical safeguarding and the project does not conflict with the safeguarding criteria of National Air Traffic Services (NATS).	National Air Traffic Services (NATS).	Section 3.76	<b>N/A</b>	Comment noted.
60	Aviation and Defence Interests	The project falls outside the Ministry of Defence (MOD) safeguarded areas and does not affect defence interests.	Ministry of Defence (MOD)	Section 3.77	<b>N/A</b>	Comment noted.
61	Aviation and Defence Interests	Highlands and Island Airports Limited confirmed that the proposed development does not impact the Safeguarding criteria and operation of Inverness Airport.	Highlands and Island Airports Limited	Section 3.78	<b>N/A</b>	Comment noted.
62	Miscellaneous	The EIAR needs to address all relevant climatic factors which can greatly influence the impact range of many of the preceding factors on account of seasonal changes affecting, rainfall, sunlight, prevailing wind direction etc. From this base data information on the expected impacts of	The Highland Council (THC)	Section 3.79	<b>N/A</b>	The EIA will include these factors where applicable and appropriate.

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>any development can then be founded recognising likely impacts for each phase of development including construction, operation, and decommissioning. Issues such as dust, air borne pollution and / or vapours, noise, light, can then be highlighted. Consideration must also be given to the potential health and safety risks associated with lightning strikes given the proximity of recreational routes through the site.</p>				
63	Significant Effects on the Environment	<p>Leading from the assessment of the environmental elements the EIAR needs to describe the likely significant effects of the development on the environment, which should cover the direct effects and any indirect, secondary, cumulative, short, medium and long-term, permanent and temporary, positive and negative effects of the development, resulting from:</p>	The Highland Council (THC)	Sections 4.0-4.5	<b>Volume 2, Chapters 1- 16, Chapter 18: Summary of Effects</b>	Advice and guidance noted.

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<ul style="list-style-type: none"> <li>• the existence of the development;</li> <li>• the use of natural resources; and</li> <li>• the emission of pollutants, the creation of nuisances and the elimination of waste.</li> <li>• The potential significant effects of development must have regard to:               <ul style="list-style-type: none"> <li>• the extent of the impact (geographical area and size of the affected population);</li> <li>• the trans-frontier nature of the impact;</li> <li>• the magnitude and complexity of the impact;</li> <li>• the probability of the impact; and</li> <li>• the duration, frequency, and reversibility of the impact.</li> </ul> </li> </ul>				



No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>The effects of development upon baseline data should be provided in clear summary points.</p> <p>The Council requests that when measuring the positive and negative effects of the development a four-point scale is used advising any effect to be either strong positive, positive, negative, or strong negative. The applicant should provide a description of the forecasting methods used to assess the effects on the environment.</p>				
64	Mitigation	<p>Consideration of the significance of any adverse impacts of a development will of course be balanced against the projected benefits of the proposal. Valid concerns can be overcome or minimised by mitigation by design, approach, or the offer of additional features, both on and off site. A description of the measures envisaged to prevent, reducing and where possible offset any</p>	The Highland Council (THC)	Section 5.1	<b>Volume 2, Chapters 1 -16, Chapter 19:Schedule of Mitigation</b>	Advice and guidance noted. Mitigation measures have been incorporated into the EIA where applicable and a summary is presented in Chapter 19,

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		significant adverse effects on the environment must be set out within the EIAR and be followed through within the application for development.				
65	Mitigation	<p>The mitigation being tabled in respect of a single development proposal can be manifold.</p> <p>Consequently, the EIAR should present a clear summary table of all mitigation measures associated with the development proposal. This table should be entitled draft Schedule of Mitigation. As the development progresses to procurement and then implementation this carries forward to a requirement for a Construction Environmental Management Document (CEMD) and then Plan (CEMP) which in turn will set the framework for individual Construction Method Statements (CMS).</p>	The Highland Council (THC)	Section 5.2	<b>Volume 2, Chapters 1 -16, Chapter 19:Schedule of Mitigation</b>	Advice and guidance noted. A full summary of mitigation measured is presented in the EIA. A CEMP will be provided by the principal contractor.

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		This is currently under review by a working party led by SEPA working through Heads of Planning Scotland but for the time being remains relevant.				
66	Mitigation	The implementation of mitigation can often involve a number of parties other than the developer. In particular local liaison groups involving the local community are often deployed to assist with phasing of construction works – abnormal load deliveries, construction works to the road network, borrow pit blasting. It should be made clear within the EIAR or supporting information accompanying a planning application exactly which groups are being involved in such liaison, the remit of the group and the management and resourcing of the required effort	The Highland Council (THC)	Section 5.3	<b>Volume 2, Chapter 19:Schedule of Mitigation</b>	Advice and guidance noted.
67	Geology, Hydrology and Hydrogeology, Soils and Contaminated Land	The EIAR should fully describe the likely	The Highland Council (THC)	Section 3.27	<b>Volume 2: Chapter 13 Hydrology,</b>	Comment noted. This has been addressed in the EIA chapter.

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>significant effects of the development on the local geology including aspects such as earthworks, site restoration and the soil generally including direct effects and any indirect. Proposals should demonstrate construction practices that help to minimise the use of raw materials and maximise the use of secondary aggregates and recycled or renewable materials. The soils and overburden balance calculation should demonstrate whether additional material will be required or will be generated, and where it is proposed to be temporarily or permanently stored. The applicant is encouraged to achieve a cut and fill balance on or in the immediate vicinity of the development footprint to avoid haulage via the local road network.</p>			<p><b>Hydrogeology, Geology and Soils</b></p>	

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
68	Geology, Hydrology and Hydrogeology, Soils and Contaminated Land	<p>The EIAR needs to address the nature of the hydrology and hydrogeology of the site,</p> <p>and of the potential impacts on water courses, water supplies, water quality, water quantity and on aquatic flora and fauna. Impacts on watercourses, lochs, groundwater, other water features and sensitive receptors, such as water supplies, need to be assessed. Measures to prevent erosion, sedimentation or discolouration will be required, along with monitoring proposals and contingency plans. Assessment will need to recognise periods of high rainfall which will impact on any calculations of run-off, high flow in watercourses and hydrogeological matters. You are strongly advised at an early stage to consult</p>	SEPA	Section 3.28	<p><b>Volume 2: Chapter 13 Hydrology, Hydrogeology, Geology and Soils</b></p> <p><b>Volume 4: Appendix 13.1 Flood Risk Assessment (FRA)</b></p>	Comments and advice noted. The FRA has been appended to the EIA report.

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		SEPA as the regulatory body responsible for the implementation of the Controlled Activities (Scotland) Regulations 2005 (CAR), however it is likely that a map and assessment of all engineering activities in or impacting on the water environmental including proposed buffers, details of any flood risk assessment, and details of any related CAR applications will be required to be included with the EIAR-SEPA to identify if a CAR license is necessary and the extent of the information required by SEPA to assess any license application.				
69	Geology, Hydrology and Hydrogeology, Soils and Contaminated Land	If culverting should be proposed, either in relation to new or upgraded accesses, then it should be noted that SEPA has a general presumption against modification, diversion or culverting	SEPA	Section 3.29	<b>Volume 2: Chapter 13 Hydrology, Hydrogeology, Geology and Soils</b>	Comments noted. A list of watercourses has been included in the EIA chapter.

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>of watercourses. Schemes should be designed to avoid crossing watercourses, and to bridge watercourses where this cannot be avoided. The EIAR will be expected to identify all water crossings and include a systematic table of watercourse crossings or channelising, with detailed justification for any such elements and design to minimise impact. The table should be accompanied by photography of each watercourse affected and include dimensions of the watercourse. It may be useful for the applicant to demonstrate choice of watercourse crossing by means of a decision tree, taking into account factors including catchment size (resultant flows), natural habitat and environmental concerns. Further guidance on the design</p>				

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		and implementation of crossings can be found on SEPA's Construction of River Crossings Good Practice Guide.				
70	Geology, Hydrology and Hydrogeology, Soils and Contaminated Land	<p>SEPA's consultation response noted in relation to section 9 of the scoping report and section 4 of the attached appendix that peaty soils are present in some areas of the site.</p> <p>If disturbance of the areas where carbon rich soils are present is avoided, SEPA are content with the approach of scoping out peat. However, if this is not the case a proportionate Peat Management Plan should be included in the submission, and it should be demonstrated how impacts have been minimised with a detailed map of where the areas of peat with peat depths are located.</p>	SEPA	Section 3.30	<b>Volume 2: Chapter 13 Hydrology, Hydrogeology, Geology and Soils</b>	<p>Ground investigation (GI) trial pit information indicates the presence of peat soils are limited to few isolated pockets within the PAN boundary, with only four out of 91 machine excavated trial pits showing evidence of peat soils present within.</p> <p>From the desk study undertaken, supported by the GI trial pit data, it appears that there is very little peat on site. Peat has not been considered in the EIA, no peat surveys were required.</p> <p>Subsequent email correspondence with SEPA dated October 10<sup>th</sup> 2024 confirmed that SEPA were in agreement with this approach and no peat probing would be</p>



No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
						required. THC confirmed that they were in agreement with this also.
71	Geology, Hydrology and Hydrogeology, Soils and Contaminated Land	In relation to section 9 of the scoping report and section 2 of the attached appendix and early pre-application advice of SEPA, the current proposed layout will impact on a natural watercourse which runs south-west to north-east before, what appears to be artificially redirected south-eastwards to join another tributary to the River Beaully. SEPA have received further information regarding the proposed drainage and detailed plans that appear to directly impact this watercourse by email dated 09 July 2024.	SEPA	Section 3.31	<b>Volume 2: Chapter 13 Hydrology, Hydrogeology, Geology and Soils</b>	Comment noted, the watercourse referenced has been included in the EIA chapter.
72	Geology, Hydrology and Hydrogeology, Soils and Contaminated Land	SEPA has no record of private water supplies within the site, and they have also noted the presence of a well to the northwest of Upper Fanellan Cottages. The	SEPA	Section 3.32	<b>Volume 2: Chapter 13 Hydrology, Hydrogeology, Geology and Soils</b>	Comment noted. This well was investigated through PWS surveys and a site visit and found to not be present. This is documented in the EIA chapter.

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>status of this should be confirmed in the final submission. In relation to engineering works in the water environment and waste management, guidance can be found on the regulation section of SEPA website.</p>				
73	Geology, Hydrology and Hydrogeology, Soils and Contaminated Land	<p>The Council's Flood Risk Management Team had no substantive site specific comments to make at this stage. However, there are a number of watercourses and waterbodies on the site therefore the following generic advice applies:</p> <ul style="list-style-type: none"> <li>• All tracks should be kept a minimum 10m away from any waterbody except water crossings;</li> <li>• Access tracks not acting as preferential pathways for runoff and efforts being made to retain</li> </ul>	The Highland Council (THC)	Section 3.33	<p><b>Volume 2: Chapter 13 Hydrology, Hydrogeology, Geology and Soils</b>  <b>Volume 4: Appendix 13.1 Flood Risk Assessment (FRA)</b></p>	Advice noted.

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>existing natural drainage wherever possible;</p> <ul style="list-style-type: none"> <li>• Natural flood management techniques should be applied to reduce the rate of runoff where possible; use of Suds to achieve pre-development runoff rates and to minimise erosion on existing watercourses;</li> <li>• Water crossings in the form of culverts or bridges, or upgrades to existing crossings must be designed to accommodate to 1 in 200-year flood event, plus climate change;</li> <li>• Land rising within any floodplain to be avoided; if</li> </ul>				

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>ultimately required, compensatory storage must be provided;</p> <p>The EIA should be informed by the Council's Flood Risk and Drainage Impact Assessment SG.</p>				
74	Geology, Hydrology and Hydrogeology, Soils and Contaminated Land	<p>The need for, and information on, abstractions of water supplies for concrete works or other operations should also be identified. The Environmental Health officer advised that the applicant will be required to carry out an investigation to identify any private water supplies, including pipework, which may be adversely affected by the development. A report which includes details of the measures proposed to prevent contamination or physical disruption shall be submitted for the written approval of the</p>	The Highland Council (THC)	Section 3.34	<b>Volume 2: Chapter 13 Hydrology, Hydrogeology, Geology and Soils</b>	See response above at row 72. No PWS were identified on site and no assessment required.

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>Planning Authority. The report should include details of any monitoring prior to, during and following construction. If appropriate, it should also include proposals for contingency measures in the event of an incident. Highland Council has some information on known supplies which can be provided on request however, it is not definitive. An on-site survey will be required.</p>				
75	Geology, Hydrology and Hydrogeology, Soils and Contaminated Land	<p>Scottish Water has no objection to this Scoping; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced. Scottish Water noted that there is live infrastructure in the proximity of the development area that may impact on the existing Scottish Water assets. The applicant</p>	Scottish Water	Section 3.35	<b>Volume 2: Chapter 13 Hydrology, Hydrogeology, Geology and Soils</b>	<p>Comment noted. Communications are ongoing with Scottish Water, a mains connection has been requested for the permanent site and discussions are ongoing with Scottish Water over the protection of their assets at site access points.</p>

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>must identify any potential conflicts with Scottish Water assets and contact their Asset Impact Team via Scottish Water Customer Portal for an appraisal of the proposals. Written permission must be obtained before any works are started within the area of our Apparatus. For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system. There may be limited exceptional circumstances where they would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges. In</p>				

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide decision that reflects the best option from environmental and customer perspectives.				
76	Geology, Hydrology and Hydrogeology, Soils and Contaminated Land	The Highland Council's contaminated land officer is satisfied with scoping response that there are no significant concerns in terms of known potential contaminated land issues within the red line site boundary presented.	The Highland Council (THC)	Section 3.36	<b>Volume 2: Chapter 13 Hydrology, Hydrogeology, Geology and Soils</b>	Comment noted.
77	Noise	Planning conditions are not usually used to	The Highland Council (THC)	Section 3.47	<b>Volume 2: Chapter 14 Noise and Vibration</b>	Comment noted.

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>control the impact of construction noise as similar powers are available to the Local Authority under Section 60 of the Control of Pollution Act 1974. However, as the proposed development will include significant construction works over several years and will be undertaken in close proximity to noise sensitive properties, there is potential for significant disturbance from construction noise.</p>				
78	Noise	<p>The applicant will need to submit a construction noise/vibration assessment. The assessment should be carried out by a competent person, in accordance with BS 5228 1:2009 "Code of practice for noise and vibration control on construction and open sites – Part 1: Noise". It should include:</p>	The Highland Council (THC)	Section 3.48	<b>Volume 2: Chapter 14 Noise and Vibration</b>	Comment noted. A noise and vibration assessment has been prepared in accordance with the appropriate standards.



No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<ul style="list-style-type: none"> <li>• A description of construction activities with reference to noise/vibration generating activities, plant and equipment.</li> <li>• A detailed plan showing the location of noise/vibration sources, noise sensitive premises and any survey measurement locations.</li> <li>• A description of any mitigation methods that will be employed and the predicted effect of said methods on noise/vibration levels. Mitigation measures must include details of the construction working hours. It should be noted that the Highland Council's recommended construction working hours are 8am to 7pm Monday to Friday and 8am to 1pm on Saturdays with no work on Sundays. Any working undertaken out with those hours would require written approval</li> </ul>				

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>from the Planning Authority. It is expected local residents should have guaranteed period of quiet and respite from construction noise.</p> <ul style="list-style-type: none"> <li>• A prediction of noise levels resultant at the curtilage of noise sensitive receptors.</li> <li>• An assessment of the predicted noise/vibration levels in comparison with relevant standards.</li> </ul>				
79	Noise	<p>It is also expected that the developer/contractor will employ the best practicable means to reduce the impact of noise from construction activities. The size and scale of the construction works needs to be taken into account, particularly when considering what constitutes the best practicable means for noise and vibration mitigation. Attention should be given to the use of tonal reversing alarms, ground</p>	The Highland Council (THC)	Section 3.49	<b>Volume 2: Chapter 14 Noise and Vibration</b>	Comment and advice noted.

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		compaction plant and rocking blasting/crushing which are often the most intrusive elements of a large construction project.				
80	Noise	Given the size and duration of the construction of this project, that applicant should establish a Community Liaison Group (CLG) for this project. The community liaison group should keep residents informed of the progress of the project, not only discuss issues such as noise but also any concerns regarding vehicle access and deliveries etc. and allow for complaints to be addressed fairly and expeditiously.	The Highland Council (THC)	Section 3.50	<b>Volume 2: Chapter 14 Noise and Vibration</b>	Comment and advice noted.
81	Noise	The applicant will also be required to submit a construction noise assessment in respect of the impact from construction traffic.	The Highland Council (THC)	Section 3.51	<b>Volume 2: Chapter 14 Noise and Vibration</b>	Comment noted – this has been included in the EIA.

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
82	Noise – Operational	<p>The site is less than 200 metres away from residential properties. The site is in rural area, and it has a low existing ambient noise level. The noise emissions from substations are known to be tonal and would be contrast with the natural ambient sounds which would normally occur in this location. The applicant will be required to submit a detailed noise assessment undertaken by a competent person, which should include, but is not limited, to the following: -</p> <ul style="list-style-type: none"> <li>• A description of the proposed development in terms of new noise sources</li> <li>• A plan showing the location of new and existing noise sources, noise sensitive premises and any survey measurement locations.</li> <li>• A survey of the background (LA90, T)</li> </ul>	The Highland Council (THC)	Section 3.52	<b>Volume 2: Chapter 14 Noise and Vibration</b>	Comment noted – these have been addressed in the EIA chapter.

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>ambient noise (LAeq,T), and 1/3rd octave band spectrum levels to determine the existing noise level in the area and at any nearby properties likely to be affected by the noise. It is expected that the monitoring will be conducted over at least a 7-day period.</p> <ul style="list-style-type: none"> <li>• A prediction of noise levels arising from the proposed development at noise sensitive properties. It is expected that all predictions will be based on a worst-case scenario.</li> <li>• A comparison of the predicted Rating level for noise arising from the development with the background level in accordance with BS4142:2014+A1:2019: Methods for rating and assessing industrial and commercial sound.</li> <li>• A description of any noise mitigation</li> </ul>				

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>methods that will be employed. The effect of mitigation methods on the predicted levels should be reported, where appropriate. Details of the mitigation measure should also the detailed specifications of any barriers, enclosures etc.</p>				
83	Noise – Operational	<p>The outcome of the noise assessment must clearly demonstrate noise arising from the proposed development will not have any adverse impact on existing noise sensitive properties and will meet the following criteria: The assessment should be able to demonstrate compliance with the following criteria: -</p> <ol style="list-style-type: none"> <li>Noise arising from within the operational land of the sub-station, when measured and /or calculated as an L<sub>zeq</sub>, 5min, in the 100Hz one third octave frequency</li> </ol>	The Highland Council (THC)	Section 3.52	<b>Volume 2: Chapter 14 Noise and Vibration</b>	Comment noted – this has been discussed pre-application with THC and within the EIA chapter.

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>band must not exceed 30dB, at noise sensitive premises; and</p> <p>2. The Rating Level of noise arising from the use of plant, machinery or equipment installed or operated within operational land of the sub-station, must not exceed the current background noise levels at noise sensitive premises. In determining suitable mitigation measures and the design of the proposed new sub-station and HDVC convertor station, consideration should be given to the likelihood of future development at the site. It would be important that any future expansion of the site, irrespective of permitted development rights, does not result in increased noise levels.</p>				
84	Dust	Given the proximity of the working area to houses etc. the applicant may require	The Highland Council (THC)	Section 3.53	<b>Volume 4: Appendix xx CEMP</b>	A CEMP will be produced by the principal contractor and will include dampening

No.	Subject	Task	Consultee	Scoping Opinion Reference	EIA Report Reference	Comments
		<p>submitting a scheme for the suppression of dust during construction. Particular attention should be paid to construction traffic movements.</p>				<p>down of potential sources of dust as recommended dust management measures where required.</p>