

FEARNA STORAGE

Fearna Pumped Storage Hydro Scheme EIA Report

Chapter 13 – Land Use

February 2025



Quality Information

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13. Land Use

13.1 Executive Summary

- 13.1.1 This assessment addresses the Proposed Development's impacts on land use. The assessment considers existing land uses which may be directly or indirectly affected by the construction and operation of the Proposed Development except those which are detailed specifically in other EIA report chapters.
- 13.1.2 The Proposed Development would result in temporary and permanent effects to some land uses within the study area. However, after the deployment of mitigation measures no significant negative effects are predicted.
- 13.1.3 Moderate positive effects on moorland and forestry are predicted based on the biodiversity net gain measures proposed for these habitats.

13.2 Introduction

- 13.2.1 This chapter uses publicly available information to assess the likely effects of the Proposed Development on land use within the study area.
- 13.2.2 The forms of land use known to take place within and around the site of the Proposed Development, and which are considered in this Chapter are as follows:
 - Settlement;
 - Infrastructure;
 - Moorland;
 - Forestry and woodland;
 - Agriculture;
 - Hydroelectric generation;
 - Telecommunications and Aviation Interests;
 - Lochs and rivers;
 - Fish Farming;
 - Tourism; and
 - Recreation.
- 13.2.3 This Chapter considers the potential effects, including cumulative effects, on land use during construction and operation of the Proposed Development.
- 13.2.4 This Chapter should be read in conjunction with the following chapters:
 - Chapter 4 – Assessment Methodology, Scoping and Consultation
 - Chapter 5 – Planning and Policy Context
 - Chapter 6 – Hydrology and Water Management;
 - Chapter 7 – Landscape and Visual;
 - Chapter 8 – Terrestrial Ecology;
 - Chapter 9 - Forestry;
 - Chapter 10 – Ornithology;
 - Chapter 11 - Aquatic Ecology

Chapter 12 – Geology soils and Water;
Chapter 14 – Recreation and Access;
Chapter 15 - Transport and Access; and
Chapter 17 – Socio-economics and Tourism.

- 13.2.5 As detailed in **Chapter 2 – The Proposed Development**, with proper maintenance the Proposed Development should remain functional for over a hundred years. If the project were to be decommissioned, it is anticipated that the potential effects on land use would be less than the construction impacts. As such, a separate assessment of potential decommissioning effects on land use is not included in this Chapter. Where likely significant effects are predicted during construction and operation, appropriate mitigation measures are proposed, and the significance of predicted residual effects is assessed.
- 13.2.6 This assessment has been carried out by Gilkes Energy Ltd. A table presenting relevant qualifications and experience of key staff involved in the preparation of this Chapter is included in Appendix 1.1 – EIA Specialist Team of this EIA Report.

13.3 Scope of Assessment

Study Area

- 13.3.1 The Study Area encompasses the area over which all desk-based and field data were gathered to inform the assessment presented in this Chapter. The Study Area comprises the landholdings within which the infrastructure and habitat enhancements for the Proposed Development are located, and more specifically the area including and surrounding the Proposed Development, together with the waterbodies and watercourses downstream from the Proposed Development, and settlements adjacent to the boundary of the Proposed Development.
- 13.3.2 The landholdings are:
- Land owned by SSE Renewables;
 - The West Glenquoich Estate;
 - The East Glenquoich Estate;
 - The Kingie Estate;
 - Glen Kingie Forest;
 - The Glen Garry Forest, owned by Forestry and Land Scotland (FLS); and
 - Private residences within Glen Garry; and

Consultation Responses

- 13.3.3 To inform the scope of the assessment for the Proposed Development, consultation was undertaken with statutory and non-statutory bodies. **Table 13.1** summarises the scoping and consultation responses relevant to the Landscape and Visual Assessment and provides information on where and/or how points raised have been addressed in this assessment.
- 13.3.4 Full details on the consultation responses and scoping opinion can be reviewed in Chapter 5: Scoping and Consultation, and associated appendices.

Table 13.1 Consultation Responses

Consultee	Issue Raised	Response/Action Taken
The Highland Council Scoping Response 17 July 2024	The EIAR should recognise the existing land uses affected by the development having particular regard for THC's Development Plan inclusive of all statutorily adopted Supplementary Guidance (SG).	Existing land uses affected by the Proposed Development are addressed in this chapter. Chapter 4 of the EIA covers Scoping and Consultation. Chapter 5 of the EIAR covers planning and policy context. In addition a separate Planning Statement accompanies the planning application. Potential effects of the Proposed Development on land use in relation to other specialist subjects are covered in Chapters 6 to 12, 14, 15 and 17.

Issues Scoped out of Assessment

13.3.5 None

13.4 Legislation, Policy and Guidance**Legislative Context**

13.4.1 This assessment has taken account of national, regional and local legislation, policy and guidance relating to land use which is relevant to the Proposed Development. Detailed information on planning policy is contained within Chapter 5: Planning Policy Context and the Planning Statement accompanying the planning application for The Proposed Development. The following provides a summary with respect to land use.

Policy Context

13.4.2 The following legislation and policy has been considered in the assessment:

National

The Fourth National Planning Framework for Scotland (NPF4) (2023);
Scottish Land Use Strategy 2021 – 2026 (LUS3); and
Scotland's Forestry Strategy 2019 - 2029.

Regional

The Highland-wide Local Development Plan (HwLDP), 2012; and
The West Highland and Islands Local Development Plan 2019 (WestPlan).

13.5 Methodology**Desk Study**

13.5.1 A desk study to identify the key components of land use in the local area has been undertaken to establish the existing conditions. This is based primarily on information provided by the various affected landowners.

Field Study

13.5.2 There has been no specific field study in support of this assessment, although land use has been considered during the other specialist fieldwork carried out in support of the EIA.

Assessment Methodology

- 13.5.3 There are few published guidelines for assessing development effects upon recreational activities. The method adopted in this assessment is one of determining the baseline through desk-based analysis and consultation. Potential effects are identified and the scale of changes they may cause to the baseline are then determined and assessed for their significance in respect of the sensitivity of the affected feature. Mitigation measures are then identified where relevant, before an assessment of the significance of any residual effects.
- 13.5.4 The assessment has involved the following key tasks:
- Consultation with landowners and other organisations concerned with land use in the area;
 - Reference to relevant Local Development Plans and other literature to obtain baseline information; and
 - Evaluation of impacts based on land take, severance and disruption during construction and operation of the Proposed Development.
- 13.5.5 The establishment of the degree of effect is based on the evaluation of sensitivity of the land use which may be affected, and the potential magnitude of change which may occur as a result of The Proposed Development.

Sensitivity

- 13.5.6 Sensitivity concerns the potential for land use to be affected by the Proposed Development. Land uses have been evaluated for their sensitivity based on a four-point scale as follows:
- High: land used for a unique purpose, important in the local context, which would be very difficult to relocate;
 - Medium: land important to its current use which would be possible, but difficult to maintain elsewhere;
 - Low: a relatively common land use within the local context which is not closely linked to the location and would be able to relocate within the local area; or
 - Negligible: a common land use in the local area which is not directly linked to the location and could easily be maintained elsewhere.

Magnitude

- 13.5.7 Magnitude of effect concerns the degree of change which would be expected to take place to existing land uses. Magnitude has been measured on a four point scale as follows:
- High: land take resulting in complete loss of an area of land which relates to a single land use;
 - Medium: land take leading to notable loss of an area of land which is important for a particular land use;
 - Low: land take leading to a small scale loss of an area of land used for a particular land use; or
 - Negligible: land take which does not affect the ability of existing land use to continue.

Significance of Effect

- 13.5.8 The degree of effect significance is calculated by comparison of the magnitude of impact to land use in relation to its sensitivity. Effect significance is assessed using the following criteria:
- Major: where the Proposed Development would prevent an existing land use or activity from continuing, or the loss of amenity would result in that land use or activity being deterred;
 - Moderate: where the Proposed Development would lead to a notable disruption to an existing land use, preclude its continuation for a protracted period of time, but would not prevent the land use from continuing to take place in the longer term;
 - Minor: where the Proposed Development may compromise an existing land use but would not affect its ability to continue to take place; or

Neutral: where the Proposed Development would have no discernible influence on existing or intended land use activities.

13.5.9 For the purposes of this assessment impacts of Major or Moderate are considered to be significant.

13.5.10 The assessment considers the potential effects of the Proposed Development on land use during both the construction phase and the longer-term operation.

Assumptions and Limitations

13.5.11 Whilst every effort has been made to ensure that the information on land use from the desk study, consultation and fieldwork described above is comprehensive, it is possible that other less well-known land uses may have been overlooked and have not been considered in this assessment.

13.6 Baseline Conditions

Existing Baseline

Settlement

13.6.1 Settlement within the study area is primarily comprised of the village of Invergarry and scattered individual and small groups of properties along the A87 and C1144.

Infrastructure

13.6.2 The main transport routes through the study area are the A82 the A87, both trunk roads.

13.6.3 The Skye transmission line passes through Glen Garry and past the Proposed Development.

Moorland

13.6.4 Much of the area around the PSH site comprises open moorland up to over 900m in altitude. These areas are used for deer stalking. There are no sheep kept on the moorland. The mountains within the area, the closest of which are the Munros Gleouraich, Spidean Mialach and Gairich, are popular with hillwalkers.

Forestry and woodland

13.6.5 There is significant forestry and woodland within the area, primarily within the FLS owned Garry Forest, as well as further areas within the large private estates in Glen Garry. Most of this is commercial plantation forestry, but there are also important areas of native woodland including some areas of Caledonian pinewood. Within the site of the PSH itself, there is no commercial forestry and very little woodland. Woodland within the FLS Garry Forest, the Kingie Forest Estate and the Kingie Estate would be affected by the proposed access for construction of the Proposed Development, the Southern Access Route (SAR). Although this would generally utilise existing tracks within the Garry Forest, which would require limited upgrading, a new section of access track is required through an area of commercial forestry within the Kingie Estate.

13.6.6 More detail of the woodland and forest resource within the study area is provided in Chapter 9: Forestry.

Agriculture

13.6.7 There is no agricultural land within the area affected by the Proposed Development.

Hydroelectric generation

13.6.8 A significant component of the Proposed Development is the Quoich Reservoir, which is the reservoir for the existing SSE 18MW Quoich hydro scheme. Downstream of this scheme, Loch Garry is impounded by the Invergarry dam, and feeds the 20MW Invergarry hydro scheme.

13.6.9 There are a number of small run-of-river hydro schemes in Glen Garry, with the Allt Mheil scheme being located downstream of the proposed Coire Dubh dam.

Telecommunications and Aviation Interests

- 13.6.10 The following telecommunication, aviation and military interests have been consulted with in connection with the Proposed Development:

BT;
The Civil Aviation Authority;
The Defence Infrastructure Organisation;
The Joint Radio Company;
NATS Safeguarding; and
Highlands and Islands Airports.

Lochs and rivers

- 13.6.11 The area contains a number of sizeable lochs including Loch Quoich, Loch Fearna, Loch Garry and Loch Oich. There are also a number of smaller lochans, including the the ecologically important Lochan an Staic adjacent to the proposed Southern Access Route.
- 13.6.12 The principal watercourses are the Gearr Garry, the River Kingie and the River Garry. There are numerous other smaller watercourses within the area including the Allt Fearna and Allt Mheil which would be directly affected by the Proposed Development.
- 13.6.13 There are no Scottish Water facilities, but the area is within a Scottish Water drinking water protected area. There are a number of private water supplies within the study area. These are discussed in Chapter 12: Geology, Soils and Water, and are not considered in this Chapter.

Fish Farming

- 13.6.14 MOWI Scotland Ltd operate a floating salmon farm on Loch Garry, accessed from the C1144.

Tourism

- 13.6.15 There are tourist attractions and tourist accommodation within the area. Information on tourism as a socio-economic activity is provided in **Chapter 17: Socioeconomics and Tourism**.

Recreation

- 13.6.16 Ardverikie Estate is a popular destination for hillwalkers and other recreational users. These are covered in **Chapter 14: Recreation and Access**.

Future Baseline

- 13.6.17 There is no indication from the information acquired that the baseline is in the process of any significant transition that will affect this assessment.
- 13.6.18 A search was undertaken to identify any planning applications made within the last two years which have the potential to be affected by the Proposed Development. This search identified the following potentially relevant applications:
- The Coire Glas PSH;
Upgrade to the Skye Transmission Line (awaiting determination); and
Beinn Bheag Wind Farm (scoping).

Information Gaps

- 13.6.19 It is not considered that any information gap affects the validity of this assessment.

13.7 Mitigation by Design

- 13.7.1 Design features and embedded mitigation measures have been incorporated into the design and construction of the Proposed Development to prevent, avoid or minimise significant adverse environmental effects and to enhance beneficial effects.

- 13.7.2 The following design principles have been applied to minimise the effect of the Proposed Development on land use:

The footprint of the Proposed Development has been minimised as far as is compatible with its proposed function;

Wherever practicable, infrastructure would be underground;

Where infrastructure is required to be above ground, this would be designed to minimise both the land take and impact on the landscape as far as practicable.

13.8 Potential Significant Effects

- 13.8.1 This section considers the potential impacts and associated effect significance of the construction, and operation of the Proposed Development on land use, based on the typical activities described in Chapter 2 – The Proposed Development.

Construction Effects

Settlement

- 13.8.2 There is likely to be some disturbance to amenity of properties along the A86 and A87 as a result of construction vehicle movements to the site of the Proposed Development. This is covered in **Chapter 15 - Transport and Access** and **Chapter 16 – Noise and Vibration**.

Infrastructure

- 13.8.3 The key construction impact on infrastructure would be that on the A86 trunk road. This is covered in **Chapter 15 - Transport and Access**.
- 13.8.4 It is anticipated that construction of the Skye transmission line upgrade would be complete before the start of construction of the Proposed Development and as such there would be no impact on it.

Moorland

- 13.8.5 There would be temporary and permanent loss of areas of moorland, during the construction of the Proposed Development associated with construction of the permanent infrastructure and the reservoir inundation. These would affect approximately 170 ha of moorland. Within the context of the overall extent of similar moorland within the area, the loss is not considered to have a material effect on the use of that area, which is primarily used for deer stalking.
- 13.8.6 Sensitivity for moorland land use is considered to be **Negligible** and the magnitude of effect is assessed as **Low**. The effect on moorland land use is therefore considered to be **Minor** during construction.

Forestry and woodland

- 13.8.7 The vast majority of forestry and woodland in the area would be unaffected by construction of the Proposed Development. For the areas which will be displaced by the Southern Access Route, significantly larger areas would be planted elsewhere as compensation and for biodiversity net gain. The details of this are covered in **Chapter 9 - Forestry** and **Appendix 8.X - Outline Biodiversity Enhancement and Management Plan**.
- 13.8.8 Sensitivity for forestry is considered to be **Medium** and the magnitude of effect is assessed as **Low**. The effect on forestry is therefore considered to be **Minor** during construction.

Agriculture

- 13.8.9 There is very little agricultural land within the area of the Proposed Development and none of it would be impacted by it during construction.
- 13.8.10 Sensitivity for agriculture is considered to be **Negligible** and the magnitude of effect is assessed as **Negligible**. The effect on agriculture is therefore considered to be **Neutral** during construction.

Hydroelectric generation

- 13.8.11 During construction, there would be no impact on the operation of SSE's Garry Hydro schemes.
- 13.8.12 During construction of the Coire Dubh dam, flows to the Allt Mheil run-of-river hydro scheme would be maintained such that its operation would not be affected.
- 13.8.13 Sensitivity for hydroelectric generation is considered to be **High** and the magnitude of effect is assessed as **Negligible**. The effect on hydroelectric generation is therefore considered to be **Neutral** during construction.

Telecommunications and Aviation Interests

- 13.8.14 Consultation with the following organisations has established that there would be no negative impact on their operation or provision of services. The correspondence supporting this is attached at Appendix 14.1 – Telecommunications and Aviation Interests.
- BT;
- The Civil Aviation Authority;
- The Defence Infrastructure Organisation (DIO);
- The Joint Radio Company;
- NATS Safeguarding; and
- Highlands and Islands Airports.
- 13.8.15 The Defence Infrastructure Organisation, part of the MoD, have advised that the Proposed Development falls within part of the UK Military Lowflying System designated Tactical Training Area 14T (TTA 14T), an area within which fixed wing aircraft may operate as low as 100 feet or 30.5 metres above ground level to conduct low level flight training. The introduction of a new building or structure with a height above ground of 15m or greater in this location, along with the significant changes to the surrounding landscape and increase in water levels has the potential to introduce a physical obstruction to low flying aircraft operating in the area. To address the impact upon low flying given the location and scale of the development, the MOD would require that conditions were added to any consent issued requiring that the development is fitted with aviation safety lighting, and that sufficient data is submitted to ensure that structures can be accurately charted to allow deconfliction.
- 13.8.16 If aviation safety lighting is required by the MoD for the final design of the dams and powerhouse, this would be infrared lighting, which as it is invisible to mammals and birds, would have no effect on the landscape and visual or ecological impacts of the Proposed Development.
- 13.8.17 Sensitivity for telecommunications and aviation interests is considered to be **Medium** and the magnitude of effect is assessed as **Negligible** after provision of any lighting required by the MoD. The effect on telecommunications and aviation interests is therefore considered to be **Neutral** during construction.

Lochs and rivers

- 13.8.18 The construction impacts on lochs and rivers are covered in the following chapters:
- Chapter 6 - Hydrology and Water Management;
 - Chapter 11 - Aquatic Ecology;
 - Chapter 12 - Geology , Soils and Water; and

- Chapter 14 - Recreation and Access.

Fish Farming

- 13.8.19 MOWI Scotland Ltd's fish farming operations would not be affected by the construction of the Proposed Development, except in the event of a major pollution incident. Such an incident would be mitigated by the application of the measures detailed in **Appendix 2.2 – Outline CEMD**.
- 13.8.20 Sensitivity for fish farming is considered to be **Medium** and the magnitude of effect is assessed as **Low**. The effect on fish farming is therefore considered to be **Minor** during construction.

Tourism

- 13.8.21 Tourism impacts during construction are covered in **Chapter 17 - Socio-economics and Tourism**.

Recreation

- 13.8.22 Glen Garry and the surrounding area is a popular destination for walkers and other recreational users. Construction impacts on this land use are covered in **Chapter 14 - Recreation and Access**.

Operational Effects

Settlement

- 13.8.23 Vehicle movements to and from the Proposed Development would reduce significantly between the construction and operational phases. This would reduce the disturbance to amenity of properties along the A86 and A87. The C1144 road along Glen Garry would be used for normal operational traffic, with the Southern Access Route only used for major maintenance or refurbishment works or for any abnormal loads. The increased traffic on the C1144 and its impacts are covered in **Chapter 15 - Transport and Access** and **Chapter 16 – Noise and Vibration**.

Infrastructure

- 13.8.24 No material impacts on infrastructure are foreseen during operation of the Proposed Development.

Moorland

- 13.8.25 There would be permanent loss of areas of moorland, during the operation of the Proposed Development associated with construction of the permanent infrastructure and the reservoir inundation. These would affect approximately 170 ha of moorland. Within the context of the overall extent of similar moorland within the area, the loss is not considered to have a material effect on the use of that area, which is primarily used for deer stalking.
- 13.8.26 A substantial package of habitat compensation and enhancement works would be completed as part of the Proposed Development, detailed in **Appendix 8.7 – Outline Biodiversity Enhancement and Management Plan**. After implementation of these measures there would be a net improvement in moorland habitats, with a commensurate improvement in their land uses.
- 13.8.27 Sensitivity for moorland land use is considered to be **Negligible** and the magnitude of effect is assessed as **Medium**. The positive effect on moorland land use is therefore considered to be **Moderate** during operation.

Forestry and woodland

- 13.8.28 The vast majority of forestry and woodland in the area would be unaffected by operation of the Proposed Development. For the areas which will be displaced by the Southern Access Route, significantly larger areas would be planted elsewhere as compensation and for biodiversity net gain. The details of this are covered in **Chapter 9 - Forestry** and **Appendix 8.7 - Outline Biodiversity Enhancement and Management Plan**.
- 13.8.29 Sensitivity for forestry is considered to be **Medium** and the magnitude of effect is assessed as **Medium**. The positive effect on forestry after implementation of the OBEMP measures is therefore considered to be **Moderate** during operation.

Agriculture

- 13.8.30 There is very little agricultural land within the area of the Proposed Development and none of it would be impacted by it during operation.
- 13.8.31 Sensitivity for agriculture is considered to be **Negligible** and the magnitude of effect is assessed as **Negligible**. The effect on agriculture is therefore considered to be **Neutral** during construction.

Hydroelectric generation

- 13.8.32 During operation, there would be no impact on the operation of SSE's Garry Hydro schemes.
- 13.8.33 During operation of the Coire Dubh dam, flows to the Allt Mheil run-of-river hydro scheme would be maintained such that its operation would not be affected.
- 13.8.34 Sensitivity for hydroelectric generation is considered to be **High** and the magnitude of effect is assessed as **Negligible**. The effect on hydroelectric generation is therefore considered to be **Neutral** during operation.

Telecommunications and Aviation Interests

- 13.8.35 As for during construction, sensitivity for telecommunications and aviation interests during operation is considered to be **Medium** and the magnitude of effect is assessed as **Negligible** after provision of any lighting required by the MOD. The effect on telecommunications and aviation interests is therefore considered to be **Neutral** during operation.

Lochs and rivers

- 13.8.36 The operational impacts on lochs and rivers are covered in the following chapters:
- Chapter 6 - Hydrology and Water Management;
 - Chapter 11 - Aquatic Ecology;
 - Chapter 12 - Geology , Soils and Water; and
 - Chapter 14 - Recreation and Access.

Fish Farming

- 13.8.37 MOWI Scotland Ltd's fish farming operations would not be affected by the operation of the Proposed Development, except in the event of a major pollution incident, the risk of which would reduce significantly from during the construction phase of the Proposed Development, subject to the implementation of operational procedures for protection of the environment.
- 13.8.38 Sensitivity for fish farming is considered to be **Medium** and the magnitude of effect is assessed as **Negligible**. The effect on fish farming is therefore considered to be **Neutral** during operation.

Tourism

- 13.8.39 Tourism impacts during operation are covered in **Chapter 17 - Socioeconomics and Tourism**.

Recreation

- 13.8.40 Glen Garry and the surrounding area is a popular destination for walkers and other recreational users. Operational impacts on this land use are covered in **Chapter 14 - Recreation and Access**.

Cumulative Effects

- 13.8.41 There is another consented but as yet not constructed pumped storage hydro scheme, Coire Glas, located to the south-east of the Proposed Development. No cumulative land use issues are foreseen relating to this development.
- 13.8.42 The Beinn Bheag wind farm is currently at scoping stage of planning. There is currently insufficient information to assess any cumulative land use effects of this development, should it proceed further through the planning process to construction.

13.9 Mitigation and Enhancement

Mitigation and Enhancement During Construction

13.9.1 Mitigation and enhancement during construction is as outlined in sections 13.7 above.

Mitigation and Enhancement During Operation

13.9.2 Mitigation and enhancement during operation is as outlined in sections 13.8 above.

13.10 Residual Effects

13.10.1 Potential residual effects and associated effect significance of the construction and operation of the Proposed Development following the implementation of mitigation measures are outlined in paragraph 13.7 and 13.8 above.

13.10.2 A summary of the Proposed Development's residual effects on land use is provided in **Table 13.2**.

Table 13.2 – Summary of Residual Effects on Land Use

Effect	Type of Effect	Sensitivity of Receptor	Magnitude of Effect	Significance
Construction				
Settlement	Refer to Chapter 15.			
Infrastructure	Refer to Chapter 15.			
Moorland	Negative	Negligible	Low	Minor
Forestry	Negative	Medium	Low	Minor
Agriculture	Neutral	Negligible	Negligible	Neutral
Hydro generation	Neutral	High	Negligible	Neutral
Telecom & aviation	Neutral	Medium	Negligible	Neutral
Fish Farming	Negative	Medium	Low	Minor
Lochs and rivers	Refer to Chapters 6, 11, 12 and 14.			
Tourism	Refer to Chapter 17.			
Recreation	Refer to Chapter 14.			
Operation				
Settlement	Refer to Chapter 15.			
Infrastructure	Refer to Chapter 15.			
Moorland	Positive	Negligible	Medium	Moderate
Forestry	Positive	Medium	Medium	Moderate
Agriculture	Neutral	Negligible	Negligible	Neutral
Hydro generation	Neutral	High	Negligible	Neutral

Effect	Type of Effect	Sensitivity of Receptor	Magnitude of Effect	Significance
Telecom & aviation	Neutral	Medium	Negligible	Neutral
Fish Farming	Neutral	Medium	Negligible	Neutral
Lochs and rivers	Refer to Chapters 6, 11, 12 and 14.			
Tourism	Refer to Chapter 17.			
Recreation	Refer to Chapter 14.			

13.11 Conclusion

- 13.11.1 The Proposed Development would result in temporary and permanent effects to some land uses within the study area. However, after the deployment of mitigation measures no significant negative effects are predicted.
- 13.11.2 Moderate positive effects on moorland and forestry are predicted based on the biodiversity net gain measures proposed for these habitats.

Appendix 13.1 - Telecommunications and Aviation Interests

Consultation with the following organisations has established that there should be no negative impact on their operation or provision of services. The correspondence supporting this is attached below.

British Telecom

Advised that the proposed development should not cause interference to BT's current or planned network.



OUR REF: WID13385

Thank you for your email dated 21/03/2024.

We have studied this proposal for the Fearna Pumped Storage Hydro Project with respect to EMC and related problems to BT point-to-point microwave radio links.

The conclusion is that proposed development should not cause interference to BT's current and presently planned radio network.

I have referred to Figure 3.1 Location Plan on ECU00005061 however unable to see co-ordinates for any structures at height that may cause any impact. If you would like us to review please provide exact location co-ordinates and we will reassess this for you.

The Civil Aviation Authority

No response received.

The Defence Infrastructure Organisation

Scoping Response addressed in main chapter text.

The Joint Radio Company

No response received.

NATS Safeguarding

The Proposed Development does not conflict with NATS safeguarding criteria.

From: NATS Safeguarding <NATSSafeguarding@nats.co.uk>
Sent: 03 April 2024 10:36
To: McKenzie JR (James); Econsents Admin
Cc: Fraser.Allison@gilkesenergy.com; NATS Safeguarding
Subject: RE: Request for Scoping Opinion Fearna Pumped Storage Hydro Project / ECU00005061

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

However, please be aware that this response applies specifically to the above consultation and only reflects the position of NATS (that is responsible for the management of en route air traffic) based on the information supplied at the time of this application. This letter does not provide any indication of the position of any other party, whether they be an airport, airspace user or otherwise. It remains the LPA's responsibility to ensure that all the appropriate consultees are properly consulted.

If any changes are proposed to the information supplied to NATS in regard to this application which become the basis of a revised, amended or further application for approval, then as a statutory consultee NERL requires that it be further consulted on any such changes prior to any planning permission or any consent being granted.

Yours Faithfully

NATS

NATS Safeguarding