Environmental Impact Assessment Report

Teindland Wind Farm

Volume 3

TA A2.3: Gate Check Report

Document prepared by Envams Ltd for: Teindland Wind Farm Ltd

April 2025

Gate Check 1 Report

Teindland Wind Farm

Document prepared by Envams Ltd for:

September 2024

Contents

1 INTRODUCTION

1.1 BACKGROUND

This report has been produced to provide the Scottish Government Energy and Consents Unit (ECU) with the responses of the project team to consultation comments received to date about the proposed Teindland Wind Farm (the Development).

This Gate Check 1 Report has been produced by Envams Ltd on behalf of Teindland Wind Farm Limited (the Applicant).

The Applicant submitted an Environmental Impact Assessment (EIA) Scoping Report for the Development in July 2022 to the ECU. The Applicant received an EIA Scoping Opinion in September 2022.

2 SCOPING RESPONSES

Scoping responses were received from the following organisations listed in table 1.2 below.

Table 2.1: Scoping Responses Received

Consultee	**Topics Covered**
Energy Consents Unit (ECU)	• Aviation • Battery Storage • Ornithology • Borrow Pits • Ecology • Fish • Forestry • Heritage
Moray Council	• Landscape and Visual • Hydrology • Heritage • Forestry • Noise • Transport and Access
Aberdeen international Airport	No comment / objection
BT Radio Network Protection	• Television and Telecommunications
Defence Infrastructure Organisation (DIO)	• Aviation
Edinburgh Airport	No comment / objection
Glasgow Airport	No comment / objection
Glasgow Prestwick Airport	No comment / objection
Historic Environment Scotland (HES)	• Landscape and Visual • Heritage
Highlands & Islands Airports Limited (HIAL)	• Aviation
Joint Radio Company (JRC)	• Television and Telecommunications

Marine Scotland Science (MSS) Standing Advice	• Ecology/Fish
NATS Safeguarding	• Aviation
NatureScot	• Landscape and Visual • Ecology • Ornithology
RSPB Scotland	• Ornithology
Scottish Water	• Hydrology / PWS • Infrastructure
Scottish Environment Protection Agency (SEPA)	• Hydrology / Flooding • Peat • Forestry • Engineering / Borrow pits • Ecology
Spey Fishery Board	• Ecology / Fish
Transport Scotland	• Traffic and Transport

3 LANDSCAPE AND VISUAL

Table 3.1: Responses to Consultee Comments on Landscape and Visual Matters

Consultee	Scoping Comment	Response to Consultee	Section within EIA Report where comment has been addressed
ECU	Viewpoints and visualisations It is recommended by the Scottish Ministers that the final list of viewpoints and visualisations should be agreed following discussion between the Company, Moray Council, Historic Environment Scotland and NatureScot.	LVIA viewpoints were reviewed following scoping and a revised list, taking on board consultee requests, has been prepared. NatureScot have confirmed they have no further comment to make and a pre-application meeting with Moray Council has been scheduled for 22/08/2024 at which it is anticipated that LVIA viewpoints will be discussed/agreed. Visualisations requested by HES are a matter for the Cultural Heritage assessment and are separate from LVIA. Consultation with HES is discussed in the relevant section.	LVIA chapter

Consultee	Scoping Comment	Response to Consultee	Section within EIA Report where comment has been addressed
Moray Council	There is very limited scope to accommodate further large scale wind turbine developments in Moray in landscape and visual terms and the Landscape Capacity Study concludes that no landscape within Moray has the scope to accommodate turbines over 150m. Fifteen of the proposed turbines are located within the *Upland Moorland and Forestry* (10) Landscape Character Type (LCT) where the landscape is assessed as having High-Medium sensitivity to the Very Large typology (>130m), with some limited scope for the Very Large turbines, around 150m high, to be accommodated in this more extensive upland landscape. The remaining 2 turbines are located within the *Rolling Farmlands and Forests* (5) LCT with the landscape assessed as having High sensitivity to, and no scope to accommodate, turbines over 50m high in this landscape.	Noted	
	The Moray Onshore Wind Energy (MOWE) Non-Statutory Guidance 2020 and Landscape Capacity Study 2017 are strategic level guidance. The wind farm would be located in an area of commercial woodland lying close to Brown Muir Hill. This hill forms a prominent landmark feature in views across the well-settled coastal plain of Moray and siting turbines of this size in close proximity to this hill may affect the focus it provides in views. We would wish to see the effects of the proposal on the character of Brown Muir Hill specifically addressed in the LVIA.	Local guidance identified will be considered within the LVIA, including in relation to Brown Muir Hill.	LVIA chapter
	Detailed consideration should be given to the landscape and visual effects of felling and restocking proposals (both adverse and beneficial) in the LVIA.	The LVIA will consider changes arising as a result of felling and restocking which is proposed as part of the Development.	LVIA chapter

Consultee	Scoping Comment	Response to Consultee	Section within EIA Report where comment has been addressed
	Opportunities should be explored to accelerate positive changes to the diversity and design of the forest over and above the Forest Plan.	Detail of the Forest Plan, in respect of its diversity and design, are a separate matter which will be considered in the relevant chapter of the EIA Report and will be cross-referenced in the LVIA where relevant.	
	Section 10 of the Scoping Report addresses Aviation matters and notes that an Aircraft Detection Lighting System (ADLS) will be considered by the applicant. The Council would welcome meaningful mitigation of visible aviation lighting with the use of an ADLS being the preference.	Noted.	
	ZTVs should be produced showing lighting visibility and intensity (assuming directional intensity mitigation will be put in place).	ZTVs will be produced showing potential visibility of proposed aviation lighting, not intensity. Intensity is a highly variable property which cannot be accurately mapped as it depends on a range intangible factors including the exact light fitting being used (which will not be specified within the application), the prevailing atmospheric conditions at any given time, the presence or absence of other sources of light at the observation location or within the surrounding landscape and the subjective comparisons that may be made with these.	LVIA chapter
	We would wish to see an assessment of night-time lighting effects from all viewpoints (including a table showing numbers of lit turbines visible from each representative viewpoint) with night-time visualisations produced from up to three representative viewpoints. These viewpoints should be agreed with the Council once the details of the lighting scheme is confirmed.	The LVIA will consider effects of aviation lighting on all receptors that may be notably affected by it. Night-time visualisations will be provided from three viewpoint locations (in line with NatureScot guidance) and the position of aviation lights will be illustrated on the wirelines for all LVIA viewpoints. Tables showing numbers of lit turbines will not be provided. Current NatureScot guidance has seen the requirement for their inclusion removed and the same information is more helpfully provided by the wireline visualisations. A pre-application meeting was held with the council on 22/08/2024 and viewpoint locations were formally agreed via email on 29/08/2024	LVIA chapter
	The Scoping Report does not set out a proposed method for assessing cumulative effects or a list of operational, consented and application-stage wind farms that will be considered in the LVIA. Figure A10 shows the location of operational, consented and application-stage wind farms (although the Garbet Hill wind farm is missing) but this figure is not cross-referenced in Section 2 of the	The assessment of cumulative effects will be undertaken in line with current best practice guidance, including NatureScot's 'Assessing the cumulative landscape and visual impact of onshore wind energy developments' (2021). A revised LVIA scope document has been prepared and issued to Moray Council which sets a set of criteria for the inclusion of	LVIA chapter

Consultee	Scoping Comment	Response to Consultee	Section within EIA Report where comment has been addressed
	scoping report. The second set of bullet points listed under paragraph 2.18 of the Scoping Report does not make sense and makes no mention of application-stage wind farms such as Garbet Hill and Clash Gour. We request that the applicant provides a comprehensive table of wind farm developments to be to be agreed with the Council.	cumulative developments, rather than specific list which may become outdated between agreement and assessment being undertaken. A pre-application meeting was held with the council on 22/08/2024 and viewpoint locations and scope were formally agreed via email on 29/08/2024.	
	The Scoping Report proposes a 45 km study area for the LVIA. While this is an accepted distance for a development of this size, we would recommend that the detailed assessment of landscape effects focusses on a smaller area of up to 20 km. A great many Landscape Character Types (LCTs) are identified for detailed assessment in paragraph 2.10 of the Scoping Report and the Council would prefer to see a thorough and detailed assessment of fewer LCTs lying closer to the proposal where there is potential for significant effects.	The LVIA will include ZTVs showing an initial 45 km study area as required by NatureScot guidance but will adopt a 20 km detailed study area as requested by Moray Council.	LVIA chapter
	Similarly, the Council would recommend focussing the detailed assessment of designated landscapes in Moray on the following Special Landscape Areas (SLAs) where potential for significant effects is greatest: • The Spey Valley and Gordon Castle Policies SLA • The Spey Valley SLA • Lossiemouth to Portgordon Coast SLA	Assessment of designated landscapes within the LVIA will focus on those identified by Moray Council.	LVIA chapter
	The Council consider that Inventory listed Garden and Designed Landscape (GDLs) with potential visibility and lying within 20 km of the proposal should be considered in the LVIA. We are particularly concerned about potential effects on Gordon Castle GDL due to its closeness to the proposal and the potential for open views from the walled garden and more open policies around the castle. The Council would expect to see a detailed assessment of potential effects on the character and from views to and from this valued landscape.	Effects on the historic significance of GDLs and their setting will be considered within the Cultural Heritage chapter of the EIA Report. For LVIA purposes, they will be considered as indicators of landscape value and as visual receptors if (as with Gordon Castle) they are readily accessible to the public. Gordon Castle GDL also lies entirely within an SLA and will be considered as a valued landscape in the assessment of effects on the SLA.	LVIA chapter
	A detailed ZTV should be provided in the EIA Report based on an OS 1:50,000 scale map base within 15km of the proposal to allow more accurate appraisal of potential visibility in the local area.	A detailed ZTV will be provided within the LVIA, covering the 20 km detailed study area requested elsewhere by Moray Council.	LVIA chapter
	The viewpoints shown on Figure A9 and listed in Table 2 of the Scoping Report should be supplemented with the following additional representative viewpoints:	A revised LVIA scope document has been prepared and issued to Moray Council which sets out a revised list of viewpoints and	LVIA chapter

Consultee	Scoping Comment	Response to Consultee	Section within EIA Report where comment has been addressed
	• Gordon Castle Garden and Designed Landscape • The A96 west of Fochabers • B9015 near Dipple • Spey Bay • Duke of Gordon Monument, Elgin • Charlestown of Aberlour • A95 South-west of Aberlour • Rothes Golf Course	visualisations. All locations identified by Moray Council have been incorporated.	
NatureScot	There are key sensitivities within the study area and the LVIA should include assessment of effects on the following: • The Speyside Way, one of Scotland's Great Trails, which passes close to the development site. A sequential cumulative assessment should be assessed as part of the LVIA. • Landmark hills such as Brown Muir and Ben Aigan as well as effects on views from Speyside in general. • Elgin and its setting which was a key issue in the consideration of Brown Muir Wind Farm. • The A96 including cumulative and sequential effects.	All receptors identified by NatureScot will be considered within the LVIA.	LVIA chapter
	Due to the height of the turbines a full lighting assessment should be provided as described in Annex 1 of our guidance document. The lighting assessment should include lowlight photomontages.	Night time effects will be considered within the LVIA and low light montages will be provided in line with current NatureScot guidance.	LVIA chapter
	We request a high resolution version of the ZTV with a OS 1:50k basemap, the ZTVs provided with the scoping report do not follow our visual representation of wind farm guidance. We will then be able to comment on viewpoints including the lowlight/night time viewpoints.	A revised LVIA scope document was prepared and issued to NatureScot on 11/07/2024, alongside detailed ZTVs produced in line with NatureScot guidance. NatureScot confirmed on 15/07/2024 that they had no further comment on the proposed scope of the LVIA.	N/A

4 ARCHAEOLOGY AND CULTURAL HERITAGE

Table 4.1: Responses to Consultee Comments on Archaeology and Cultural Heritage Matters

Consultee	Scoping Comment	Response to Consultee	Section within EIA Report where comment has been addressed
ECU	Historic Environment It is recommended by the Scottish Ministers that the Company discuss and agree with Historic Environment Scotland all the historic environment assets to be impact assessed, both within the context of the proposed Development alone and within a cumulative context with other Developments.	The EIA Report will undertake an assessment of impacts on heritage assets and their settings, to the scope set out in Chapter 6: Archaeology and Cultural Heritage, Section 6.4 of the Scoping Report and which has been agreed by HES (12/09/2022) as being appropriate. The EIA Report will include an assessment of the cumulative effects with nearby developments. HES and the Aberdeenshire Council Archaeology Service have also been consulted on suggested viewpoints for Settings photography.	Archaeology and Cultural Heritage chapter
Moray Council	Given the large scale of the turbines proposed, the study area should include the transport route and a review of potential direct impact along said transportation route should also be included in the Cultural Heritage assessment (e.g. impact on historic bridges or other roadside heritage assets, areas where road widening / new areas of track or turning areas area required). The scope/study area for the wind farm area itself is acceptable.	The EIA Report will undertake an assessment of direct impacts on heritage assets within the Development site and along the proposed transportation route. This transportation route should be considered as an indicative route, as this will not be confirmed until post-consent.	Archaeology and Cultural Heritage chapter
HES	Without prejudice and based on the information provided, we note that there are a number of nationally important heritage assets located in the vicinity of the development site application boundary. The potential impacts on these assets should be assessed using our Managing Change in the Historic Environment Setting Guidance (2016) and the Environmental Impact Assessment Handbook (2018).	The EIA Report will be conducted with reference to the relevant statutory and planning framework and guidance for cultural heritage, including the Historic Environment Setting Guidance (2016) and the Environmental Impact Assessment Handbook (2018), as recommended by HES.	Archaeology and Cultural Heritage chapter
	Potential impacts on scheduled monuments The EIA Scoping Report briefly mentions the following sites as part of the initial assessment: Church of Dundurcas, old parish church (SM5621)	The EIA Report will undertake an assessment of impacts on the settings of these heritage assets. Wireline visualisations from these heritage assets will be included within the EIA Report.	Archaeology and Cultural Heritage chapter

Consultee	Scoping Comment	Response to Consultee	Section within EIA Report where comment has been addressed
	The monument is located approximately 2 km south of the proposed development. According to the ZTV, the proposed turbines are likely to be visible from the church, therefore, potential impacts on its setting should be assessed and a wireframe produced as part of this. Rothes Castle (SM2455) The monument is located approximately 2.7 km south of the proposed development. The ZTV suggests that the proposed turbines are likely to be visible from the castle, therefore potential impacts on its setting should be assessed and a wireframe produced as part of this. Bogton, stone circle 250m NW of (SM) The monument is located approximately 3.7 km north of the proposed development. The ZTV suggests that the proposed turbines may be visible, therefore potential impacts on its setting should be assessed and a wireframe produced as part of this.		
	Category A-listed buildings and Inventory GDLs We are content for the 13 category A listed buildings and 3 GDLs within 5 km to be scoped into the study, as well as the 33 other category A listed buildings within 10 km of the proposed development. We would welcome assessment of potential impacts on these assets' settings as per the proposed methodology. We would be happy to comment on requirements for visualisations, and mitigation if appropriate, if potential for significant impacts is identified during the assessment.	The EIA Report will undertake an assessment of impacts on the settings of these heritage assets. Further consultation has been carried out with HES (22/07/2024) to agree on visualisations requirements.	Archaeology and Cultural Heritage chapter

5 HYDROLOGY AND HYDROGEOLOGY

Table 5.1: Responses to Consultee Comments on Hydrology and Hydrogeology Matters

Consultee	Scoping Comment	Response to Consultee	Section within EIA Report where comment has been addressed
ECU	Private water supplies The Scottish Ministers request that the Company investigates the presence of any private water supplies which may be impacted by the proposed Development. The EIA Report should include details of any supplies identified by this investigation, and if any supplies are identified, the Company should provide an assessment of the potential impacts, risks, and any mitigation which would be provided.	Private Water Supplies (PWS) have been obtained from Moray Council. Should the Development have a hydrological link to the source of a supply then is will be assessed using a source-pathway-receptor model within the Hydrology and Hydrogeology chapter of the EIA Report.	Hydrology and Hydrogeology chapter
Moray Council	In terms of Flood Risk and Drainage Impact the applicant will still need to provide the following documents at full Application stage: Flood Risk Assessment (FRA) LEVEL 2. The FRA should provide details of the proposed development, flood risk from all sources, results of hydrological and hydraulic studies, and proposed mitigation. A Drainage Impact Assessment (DIA) for the site, in line with the requirements of the Moray Council Flood Risk and Drainage Impact Supplementary Guidance. www.moray.gov.uk/downloads/file133646.PDF. The DIA should include plans and calculations for the proposed drainage system. Plans submitted with the application should include the proposed layout of the drainage system. The drainage system should be designed to a 1:30 year return period (including climate change), without surcharging. If attenuation is used the system should drain completely within 24 hours. If the proposed system involves infiltration, information on the ground conditions is required as well as infiltration testing on or near the location for the infiltration system. The applicant should demonstrate that the post development run-off rate does not exceed the pre-development run-off rate, or increase the risk of flooding to the surrounding land.	We are in agreement with SEPA's scoping comment that 'it is unlikely that there will be a need for detailed information on flood risk'. Given the elevated nature of the Development from sources of flooding, such as the River Spay and Sauchenbush Burn, a succinct section within the Hydrology and Hydrogeology chapter will assess the risk of flooding rather than a standalone FRA. The Development will not involve the installation of substantial areas of impermeable hardstanding which would require a formal SuDS network. The existing network of forestry tracks will be utilised and where new access tracks are required, these will be formed of washed Type 2 aggregate which will remain permeable. Temporary drainage measures for the constriction compound will be identified within the Water and Construction Environmental Management Plan (WCEMP).	Hydrology and Hydrogeology chapter

Consultee	Scoping Comment	Response to Consultee	Section within EIA Report where comment has been addressed
	The applicant needs to evidence that any works on the site will not impact on flood risk to the surrounding area. Where access routes cross over watercourses or drainage paths, the applicant will need to provide details for the crossings, and demonstrate that the design of the crossing is such that it will not reduce the flow of the existing watercourse. Please note that the Scottish Environment Protection Agency (SEPA) has recently published updated recommended Climate Change allowances for the drainage design of new developments. The applicant will be able to determine what figure to use on SEPA's webmap, a free-access site: https://scottishepa.maps.arcgis.com/apps/webappviewer/index.html?id=2ddf84e295334f6b93bd0dbbb9ad7417		
Scottish Water	A review of our records indicates that the proposed activity falls within a drinking water catchment where a Scottish Water abstraction is located. Scottish Water abstractions are designated as Drinking Water Protected Areas (DWPA) under Article 7 of the Water Framework Directive. The Spey Boreholes supply Badentinan Water Treatment Works (WTW) and it is essential that water quality and water quantity in the area are protected. In the event of an incident occurring that could affect Scottish Water we should be notified immediately using the Customer Helpline number **0800 0778 778**. The activity is a sufficient distance from the intake that it is likely to be low risk, however care should be taken and water quality protection measures must be implemented. The fact that this area is located within a drinking water catchment should be noted in documentation. Also anyone working on site should be made aware of this during site inductions and we would also like to take the opportunity, to request that 3 in advance of any works commencing on site, Scottish Water is notified at protectdwsources@scottishwater.co.uk so we can make our operational teams aware there will be activity taking place in the catchment.	Measures to limit the potential for pollution of surface water and groundwater will be outlined in the WCEMP. This will include a procedure for immediately notifying Scottish Water and SEPA of any pollution events during the construction phase.	An appendix, comprising a draft Construction Environmental Management Plan (CEMP)

Consultee	Scoping Comment	Response to Consultee	Section within EIA Report where comment has been addressed
Scottish Water	Infrastructure within boundary There are a large number of assets within the redline ownership boundary but there are none within the blueline development boundary. The access track to be upgraded will cross a 200 mm PVC water main so a crossing point design will have to be agreed.	The protective measures for existing water infrastructure will be outlined in the WCEMP and the detailed method will be agreed with Scottish Water prior to construction.	An appendix comprising a draft CEMP
SEPA	From SEPA's experience, the following key issues will usually need to be addressed. To avoid delay and potential objection, the information outlined below and relevant issues in the attached appendix must be submitted in support of the application. a) Map and assessment of all engineering works within and near the water environment including buffers, details of any flood risk assessment and details of any related applications made under the Controlled Activities Regulations (CAR). With relation to flood risk, if, having considered the site and potential for flood risk, it appears that the only apparent issue could relate to design of watercourse crossing, then provided crossings are designed to accommodate the 1 in 200 year event and other infrastructure is located well away from watercourses it is unlikely that there will be a need for detailed information on flood risk. c) Map and assessment of impacts upon groundwater abstractions and buffers. Where there are no abstractions within 250 m of excavations then this should be confirmed in the EIA Report. i) Map of proposed waste water drainage layout. j) Map of proposed surface water drainage layout. k) Map of proposed water abstractions including details of the proposed operating regime.	A 70 m buffer has been established between the principal Development infrastructure and watercourses. Should engineering activities be required in the water environment then these will be identified on a map. Watercourse crossings will be designed to convey the 0.5 % annual exceedance probability event. Licensed abstraction data has been provided by SEPA. There are no groundwater abstractions within 250 m of an excavation of 1 m or greater associated with the Development.	Hydrology and Hydrogeology chapter

6 PEAT / ENGINEERING

Table 6.1: Responses to Consultee Comments on Peat and Engineering Matters

Consultee	Scoping Comment	Response to Consultee	Section within EIA Report where comment has been addressed
ECU	Borrow pits Where borrow pits are proposed as a source of on-site aggregate they should be considered as part of the EIA process and included in the EIA Report detailing information regarding their location, size, layout and nature. Ultimately, it would be necessary to provide details of the proposed depth of the excavation compared to the actual topography and water table, proposed drainage and settlement traps, turf and overburden removal and storage for reinstatement, and details of the proposed restoration profile. The impact of such facilities (including dust, blasting and impact on water) should also be appraised as part of the overall impact. Information should cover the requirements set out in 'PAN 50: Controlling the Environmental Effects of Surface Mineral Workings'.	Borrow pits are not anticipated as being required on this site, however, should borrow pits be proposed following further design work, the guidance provided by the ECU will be followed.	If required, in an appendix describing the borrow pits. Assessments of potential impacts would be included in the EIA Report chapters on Hydrology and Hydrogeology, Noise and Other Issues.
	Hydrology, geology, hydrogeology and peat A full assessment on the impact on peat should be included in the EIA Report. The assessment of the impact on peat must include peat probing for all areas where development is proposed. This assessment should include probing not just at the point of infrastructure as proposed by the scheme but also covering the areas of ground which would be subject to micrositing limits. A Peat Management Plan should also be prepared, as well as an Outline Habitat Management Plan.	Phase 1 Peat Probing has been undertaken. Phase 2 Peat probing is currently being scoped, and would include areas of ground within micrositing limits. A Peat Management Plan will be prepared on completion of the Phase 2 Peat Probing. An Outline Habitat Management Plan will be prepared and provided as an appendix to the EIA Report.	Peat chapter and associated technical appendices An appendix, comprising a Peat Management Plan. An appendix, comprising an Outline Habitat Management Plan.
	Peat landslide hazard and risk assessment The Scottish Ministers consider that where there is a demonstrable requirement for peat landslide hazard and risk assessment	Peat landslide hazard and risk assessment will be prepared on completion of Phase 2 Peat Probing that is in the process of being scoped.	Peat chapter and an appendix comprising the Peat

Consultee	Scoping Comment	Response to Consultee	Section within EIA Report where comment has been addressed
	("PLHRA"), the assessment should be undertaken as part of the EIA process. This will provide the Scottish Ministers with a clear understanding of whether the risks are acceptable and capable of being controlled by mitigation measures. The Peat Landslide Hazard and Risk Assessments: Best Practice Guide for Proposed Electricity Generation Developments (Second Edition), published at Proposed electricity generation developments: peat landslide hazard best practice guide - gov.scot (www.gov.scot), should be followed in the preparation of the EIA Report, which should contain such an assessment and details of mitigation measures. It should be noted by the Company that the Scottish Ministers engage the services of appropriate specialists to assess PLHRAs submitted with an EIA Report.		landslide hazard and risk assessment.
SEPA	From SEPA's experience, the following key issues will usually need to be addressed. To **avoid delay and potential objection**, the information outlined below and relevant issues in the attached appendix must be submitted in support of the application. d) Peat depth survey and table detailing re-use proposals. Where much of the site is on peat, we expect the application to be supported by a comprehensive site specific Peat Management Plan. f) Map and site layout of borrow pits h) Quarry or Borrow Pit Site Management Plan of pollution prevention measures.	A Peat Management Plan will be prepared on completion of Phase 2 Peat Probing. Borrow pits are not anticipated as being required on this site, however, should borrow pits be proposed following further design work, the guidance provided by the ECU will be followed.	An appendix, comprising a Peat Management Plan. If required, in an appendix describing the borrow pits. Assessments of potential impacts and any required mitigation would be included in the EIA Report
	Disturbance and re-use of excavated peat and other carbon rich soils Scottish Planning Policy states (Paragraph 205) that "Where peat and other carbon rich soils are present, applicants must assess the likely effects of development on carbon dioxide (CO2) emissions. Where peatland is drained or otherwise disturbed, there is liable to be a release of CO2 to the atmosphere. Developments must aim to minimise this release."	Peat depths and classification to be confirmed by Phase 2 Peat Probing, currently being scoped.	An appendix, comprising a Peat Management Plan.

Consultee	Scoping Comment	Response to Consultee	Section within EIA Report where comment has been addressed
	The planning submission must a) demonstrate how the layout has been designed to minimise disturbance of peat and consequential release of CO2 and b) outline the preventative / mitigation measures to avoid significant drying or oxidation of peat through, for example, the construction of access tracks, drainage channels, cable trenches, or the storage and re-use of excavated peat. There is often less environmental impact from localised temporary storage and reuse rather than movement to large central peat storage areas. The submission must include: a) A detailed map of peat depths (this must be to full depth and follow the survey requirement of the Scottish Government's Guidance on Developments on Peatland - Peatland Survey (2017)) with all the built elements (including peat storage areas) overlain to demonstrate how the development avoids areas of deep peat and other sensitive receptors such as Groundwater Dependent Terrestrial Ecosystems (GWDTE). b) A table which details the quantities of acrotelmic, catotelmic and amorphous peat which will be excavated for each element and where it will be re-used during reinstatement. Details of the proposed widths and depths of peat to be re-used and how it will be kept wet permanently must be included. 3.4. To avoid delay and potential objection proposals must be in accordance with Guidance on the Assessment of Peat Volumes, Reuse of Excavated Peat and Minimisation of Waste and our Developments on Peat and Off-Site uses of Waste Peat. 3.5. Dependent upon the volumes of peat likely to be encountered and the scale of the development, applicants must consider whether a full Peat Management Plan (as detailed in the above guidance) is required or whether the above information would be best submitted as part of the schedule of mitigation. 3.6. Please note we do not validate carbon balance assessments except where requested to by Scottish Government in exceptional circumstances. Our advice on the minimisation of peat disturbance and peatland restoration may need to be taken into account when you consider such assessments.	A Climate Change and Carbon Balance assessment will be completed which will outline the predicted generation capacity of the Proposed Development. SEPA's carbon calculator tool will be also used to calculate the Proposed Developments potential effects on greenhouse gas emissions.	Climate Change chapter. Potential impacts on GWDTEs will be assessed in the Ecology chapter and/or the Hydrology and Hydrogeology chapter.

7 ECOLOGY

Table 7.1: Responses to Consultee Comments on Ecology Matters

Consultee	Scoping Comment	Response to Consultee	Section within EIA Report where comment has been addressed
ECU	Designated areas protected areas and protected species The Scottish Ministers recommend that the Company seek the agreement of Moray Council, Historic Environment Scotland, NatureScot, RSPB Scotland and the Spey Fishery Board regarding the designated sites, protected areas and protected species to be included in the EIA Report. It is recommended by the Scottish Ministers that the Company discusses and agrees protection of the Broad Burn and the Red Burn with the Spey Fishery Board. Where required, sufficient information should be included in the EIA Report regarding Habitat Regulation Appraisals	Statutory designated sites within 10 km of the development site and non-statutory designated sites within 2 km of the development site will be included as part of the ecology assessment. All European Protected Species and species listed on Schedule 5 of the Wildlife and Countryside Act will be included as part of the ecology assessment. Consultation will be undertaken with the Spey Fisheries Borad to discuss proposed protection measures relating to the Red Burn and the Broad Burn. A Habitats Regulations Appraisal will be included as part of the ecology assessment.	Ecology chapter
	Ecology and ornithology and designated and protected areas The EIA Report should provide a baseline survey of the animals (mammals, reptiles, amphibians, etc) and bird interests on site. It needs to be categorically established which species are present on the site, and where they are present, before an application is submitted. Further, the EIA Report should provide an account of the habitats present on the site of the proposed Development. It should identify rare and threatened habitats, and those protected by European or UK legislation, or identified in national or local Biodiversity Action Plans.	The Ecology chapter of the EIA Report and associated technical appendices will provide full details of the methods and results of protected species and habitat surveys. Sensitive records will be restricted to confidential annexes where required. This will include species listed on Schedule 5 of the Wildlife and Countryside Act, Schedule 8 listed plant species and European Protected Species (EPS) and Biodiversity Action Plan species. Habitat surveys will identify the locations of Phase 1 Habitats, National Vegetation Classification communities and Groundwater Dependent Terrestrial Ecosystems.	Ecology chapter and associated technical appendices
	Fish Fisheries Management Scotland have developed advice which should be fully considered throughout the planning, construction and monitoring phases of the proposed Development. That advice can be found at: 170412-Guidance-Terrestrialwindfarms.pdf (fms.scot) MSS generic scoping guidelines for onshore wind farm (and overhead line development) is provided at: Onshore Renewables Interactions - gov.scot (www.gov.scot)	A fish habitat survey will be undertaken to inform the development and evaluate the potential of the watercourses for supporting fish fauna, including migratory fish, non-migratory fish, lamprey species and freshwater pearl mussel. The survey will be based on Scottish Fisheries Coordination Centre methods. Consultation will be undertaken with the Spey Fisheries Board to discuss proposed protection measures relating to the Red Burn and the Broad Burn.	Ecology chapter

Consultee	Scoping Comment	Response to Consultee	Section within EIA Report where comment has been addressed
	How fish populations can be impacted during the construction, operation and decommissioning of a wind farm development should be considered, in relation to freshwater and diadromous fish and fisheries, during the EIA process.	The MSS Generic Scoping Guidance will be used and referenced within the EIA Report.	
	Fish surveys The Scottish Ministers recommend that the fish surveys to be undertaken should be discussed and agreed by the Company, Marine Science Scotland and the Spey Fishery Board.	MSS and the Spey fishery Board will be consulted on the approach to fish surveys. It is envisioned that a fish habitat survey, based on Scottish Fisheries Coordination Centre methods, will be undertaken to inform the development and evaluate the potential of the watercourses for supporting fish fauna, including migratory fish, non-migratory fish, lamprey species and freshwater pearl mussel. It is expected that, following a consent, pre, during and post construction fish sampling surveys will be undertaken by the Spey District Salmon Fishery Board.	Ecology chapter
Marine Scotland Science (MSS)	Scoping MSS issued generic scoping guidelines which outline how fish populations can be impacted during the construction, operation and decommissioning of a wind farm development and informs developers as to what should be considered, in relation to freshwater and diadromous fish and fisheries, during the EIA process. In addition to identifying the main watercourses and waterbodies within and downstream of the proposed development area, developers should identify and consider, at this early stage, any areas of Special Areas of Conservation where fish are a qualifying feature and proposed felling operations particularly in acid sensitive areas.	A fish habitat survey will be undertaken to inform the development and evaluate the potential of the watercourses for supporting fish fauna, including migratory fish, non-migratory fish, lamprey species and freshwater pearl mussel. The survey will be based on Scottish Fisheries Coordination Centre methods. It is expected that, following a consent, pre, during and post construction fish sampling surveys will be undertaken by the Spey District Salmon Fishery Board. The ecology assessment will consider potential effects on the River Spey Special Area of Conservation (SAC) under a Habitats Regulations Appraisal, as part of the ecology assessment.	Ecology chapter
	EIA Report MSS will focus on those developments which may be more sensitive and/or where there are known existing pressures on fish populations. The generic scoping guidelines should ensure that the developer has addressed all matters relevant to freshwater and diadromous fish and fisheries and presented them in the	The ecology assessment will consider the potential effects bulleted by MSS on any fish fauna in general; and in particular with reference to the River Spey Special Area of Conservation (SAC) under a Habitats Regulations Appraisal, as part of the ecology assessment.	Ecology chapter

Consultee	Scoping Comment	Response to Consultee	Section within EIA Report where comment has been addressed
	appropriate chapters of the EIA Report. Use of the gate check checklist should ensure that the EIA Report contains the required information; the absence of such information may necessitate requesting additional information which may delay the process: Developers should specifically discuss and assess potential impacts and appropriate mitigation measures associated with the following: • any designated area, for which fish is a qualifying feature, within and/or downstream of the proposed development area; • the presence of a large density of watercourses; • the presence of large areas of deep peat deposits; • known acidification problems and/or other existing pressures on fish populations in the area; and • proposed felling operations.		
NatureScot	River Spey Special Area of Conservation (SAC) The development site is within the catchment of the River Spey. The River Spey and many of its tributaries are designated as a Special Area of Conservation (SAC) designated for its Atlantic salmon, freshwater pearl mussels, sea lamprey and otter. The main stem of the River Spey is also a Site of Special Scientific Interest (SSSI) for the same 4 species. The designated site is downstream of the development, thus any changes to the water quality of the burns draining to the River Spey may have an impact on the SAC and SSSI. The EIA should include details of any mitigation measures, such as pollution prevention measures, to prevent any run off or spillages entering water courses connected to the SAC. It is likely that mitigation measures will require to be secured via condition to enable us to conclude there will not be adverse effects on the integrity SPA. Teindland Quarry Special Site of Scientific Interest (SSSI) The Teindland Quarry SSSI is within 600m of the proposed development. The proposed development, including access routes, should be able to be designed in such a way that effects on the	The ecology assessment will consider potential effects on the River Spey Special Area of Conservation (SAC) under a Habitats Regulations Appraisal, as part of the ecology assessment. Mitigation measures to safeguard the River Spey and its qualifying receptors will be also be set out in the ecology assessment. The Ecology chapter of the EIA Report and associated technical appendices will provide full details of the methods and results of protected species and habitat surveys. Sensitive records will be restricted to confidential annexes where required. This will include species listed on Schedule 5 of the Wildlife and Countryside Act, Schedule 8 listed plant species and European Protected Species (EPS) and Biodiversity Action Plan species. Habitat surveys will identify the locations of Phase 1 Habitats, National Vegetation Classification communities and Groundwater Dependent Terrestrial Ecosystems.	Ecology chapter, with a Habitat Regulations Appraisal in an appendix.

Consultee	Scoping Comment	Response to Consultee	Section within EIA Report where comment has been addressed
	SSSI can be avoided by keeping any infrastructure at a suitable distance from SSSI. Our general pre-application advice document provides further advice on species, habitat surveys, peatlands and the information to be included our in the EIA.		
SEPA	From SEPA's experience, the following key issues will usually need to be addressed. To avoid delay and potential objection, the information outlined below and relevant issues in the attached appendix must be submitted in support of the application. b) Map and assessment of impacts upon Groundwater Dependent Terrestrial Ecosystems and buffers. Where it is clear that much of the site is likely to be peatland and/or wetland, we suggest you may wish to go straight to carrying out NVC survey without carrying out Phase 1 and Sniffer assessments (see appendix for details)	The extents of National Vegetation Classification communities and Groundwater Dependent Terrestrial Ecosystems will be identified as part of the habitat assessment.	Ecology chapter and associated technical appendices
Spey Fishery Board	The Board is concerned that this proposed development area includes the Broad Burn and the Red Burn. The Broad Burn, in particular, had historically been impassible to migratory fish due to a distillery weir, which was resolved a few years ago by the distillery concerned. So this Burn has now been reopened for access by salmonids and wild Atlantic salmon and sea trout are now able to spawn in this Burn. The Board is concerned that this proposal would involve building on peat which is close to these watercourses, and which could lead to issues with erosion and siltation, particularly if machinery crosses these watercourses. This could lead to an increase in sediment deposition within the Burns, which may have an adverse impact upon wild Atlantic salmon and sea trout populations within them, the former of which is a designated species under the SAC legislation. To monitor this effectively, the Spey Fishery Board will require to undertake a programme of electrofishing before, during and after construction, if this proposal proceeds, in order to fulfil its statutory mandate. Our concern is further heightened by the apparent lack of consideration of biosecurity measures, given the paucity of information regarding biosecurity protocols. In particular, we would wish to see appropriate protocols established for the disinfection of	Consultation with the Spey District Salmon Fishery Board will be undertaken to inform the scope of the assessment. This will include focus on concerns relating to the Red Burn and the Broad Burn. Biosecurity measures, such as limiting any cross catchment working and cleaning vehicles upon entering and leaving site will also be included, as will pollution prevention measures. A fish habitat survey will be undertaken to inform the development and evaluate the potential of the watercourses for supporting fish fauna, including migratory fish, non-migratory fish, lamprey species and freshwater pearl mussel. The survey will be based on Scottish Fisheries Coordination Centre methods. It is expected that, following a consent, pre, during and post construction fish sampling surveys will be undertaken by the Spey District Salmon Fishery Board. The ecology assessment will consider potential effects on the River Spey Special Area of Conservation (SAC) under a Habitats Regulations Appraisal, as part of the ecology assessment.	Ecology chapter and associated technical appendices

Consultee	Scoping Comment	Response to Consultee	Section within EIA Report where comment has been addressed
	machinery upon arrival at the site and prior to any work being undertaken, as well as protocols for the safe handling of oils, fuels and materials on site.		

8 ORNITHOLOGY

Table 8.1: Responses to Consultee Comments on Ornithology Matters

Consultee	Scoping Comment	Response to Consultee	Section within EIA Report where comment has been addressed
Scoping Responses			
ECU	Bird surveys It is recommended by the Scottish Ministers that decisions on bird surveys – species, methodology, vantage points, viewsheds and duration – site specific and cumulative – should be made following discussion between the Company, NatureScot and RSPB Scotland.	Consultation with NatureScot (as statutory consultee) has been undertaken to inform ornithological baseline data gathering methods.	Ornithology chapter
	Ecology and ornithology and designated and protected areas The EIA Report should provide a baseline survey of the bird interests on site. It needs to be categorically established which species are present on the site, and where they are present, before an application is submitted.	Two years of baseline ornithological surveys have been completed, in accordance with NatureScot guidance. The data gathered is sufficiently robust to inform the impact assessment. Full survey methods and results will be provided in the Ornithology Technical Appendix. The Ornithology chapter will identify those species considered to be Important Ornithological Features, which will be fully assessed within the EIA Report.	Ornithology chapter and associated technical appendix
NatureScot	Moray and Nairn Coast Special Protection Area (SPA) As noted in the scoping report the above SPA is less than 5km from the proposed development site. Our understanding of the area is that osprey from SPA commute over or close to the Teinldnad site. It is therefore likely that the proposed wind farm has a likely significant effect on the SPA and sufficient information should be included with the EIA Report to inform a Habitats Regulations Appraisal, and an Appropriate Assessment by the Competent Authority.	The proximity of the Moray and Nairn Coast SPA to the Site is acknowledged.	Ornithology chapter and associated technical appendix

Consultee	Scoping Comment	Response to Consultee	Section within EIA Report where comment has been addressed
	We note the proposal to survey only for 1 non-breeding season. While the scoping report provides details of the surveys undertaken to date it does not include any of the results. If the surveys to date have recorded birds which are qualifying features of the SPAs then it is likely that a second season of non-breeding surveys are required. All surveys should be in accordance with our guidance document.	Two years of baseline ornithology surveys have been completed to inform the assessment, including two breeding seasons and two non-breeding seasons.	
RSPB	We do not hold any recent bird data for this site, but there are historical records (from 2004-2007) of breeding goshawk and long-eared owl and possible breeding by capercaillie and hen harrier. We feel that the ornithological surveys proposed are adequate for the site, but the applicant should be prepared to undertake a second year of non-breeding season surveys should findings deem this necessary	Data has been obtained from RSPB through a formal data request. This includes records of capercaillie within 10 km of the Site. A second non-breeding season was covered by the baseline ornithology surveys.	Ornithology chapter and associated technical appendix
Additional consultation, outwith the Scoping process			
NatureScot	Ospreys breeding in, or passing over, the Site should be treated as birds from the Moray and Nairn Coast SPA population. Osprey are therefore a key species of concern and the competent authority will need to undertake a Habitats Regulations Appraisal. Two years of breeding season baseline surveys would likely be required.	The potential impacts on osprey will be fully assessed within the EIA Report. The potential for a likely significant effect on the SPA will also be determined. Two breeding seasons were covered by the baseline survey campaign.	Ornithology chapter and associated technical appendix
	Capercaillie are present in the wider area and there are historical records from Teindland Forest. The presence of capercaillie would be a notable constraint as birds outside of SPAs are considered integral to the protection of SPA populations.	Capercaillie data has been obtained from RSPB and Forestry & Land Scotland, with the last record from the Site coming from 2016. In addition, a habitat suitability survey has been completed as part of baseline data gathering. The potential for undertaking habitat enhancement works, to maintain dispersal corridors for this species, will be investigated as part of the Proposed Development. Although the data suggests capercaillie is not present on Site, this species will be considered appropriately within the EIA Report, including the potential for impacts on the regional population.	Ornithology chapter
	Merlin has historically bred within the vicinity of the Site and is a potential species for consideration. Sourcing local Raptor Study Group (RSG) data is advised.	Data was requested from the RSG as part of data gathering. No merlin records were obtained through desk study or baseline surveys. Breeding raptor species within the vicinity of the Site will be assessed appropriately within the Ornithology chapter.	Ornithology chapter
	The Site has potential connectivity with SPAs designated for wintering geese. Two non-breeding seasons of survey coverage	A second non-breeding season was covered by the baseline ornithology surveys.	Ornithology chapter and associated technical appendix

Consultee	Scoping Comment	Response to Consultee	Section within EIA Report where comment has been addressed
	would be required to obtain sufficient effort to assess these features.		

9 NOISE

Table 9.1: Responses to Consultee Comments on Noise Matters

Consultee	Scoping Comment	Response to Consultee	Section within EIA Report where comment has been addressed
ECU	Noise assessment It is recommended by the Scottish Ministers that the final list of receptors in respect of noise assessment should be agreed following discussion between the Company and Moray Council. The noise assessment report should be formatted as per Table 6.1 of the IOA "A Good Practice Guide to the Application of ETSU-R-97 for the Assessment and Rating of Wind Turbine Noise".	Consultation will be undertaken with the Environmental Health Department of Moray Council to agree the list of assessed noise-sensitive receptors and if relevant, background noise monitoring locations. The structure and methodology of the noise assessment will be undertaken in line with the IOA Good Practice Guide ('the GPG')	Noise chapter
Moray Council	The Council would seek further clarification as to whether blasting of borrowed pits is proposed. If this is the case then additional methodologies will need to be considered in relation to vibration and air over pressure, as detailed in PAN 50 Annex D – Control of Blasting at Surface Mineral Workings. In terms of considering what other wind farm development should be considered for the cumulative assessment, The Council would recommend the appointed consultant review the Institute of Acoustics (IOA) bulletin article of January/February 2016 on cumulative noise, as well as ETSU-r -97 and the associated IOA *"Good Practice Guide To The Application of ETSU-R-97 For The Assessment And Rating Of Wind Turbine Noise."* The IOA GPG notes in Section 5.1.4 "If the proposed wind farm produces noise levels within 10dB of any existing wind farm/s at the same receptor location, then a cumulative noise impact assessment is necessary". It appears that the current initial turbine has arrived at this	At this stage, the requirement for borrow pit blasting is not known (see Section 6 of this Gate Check 1 report). However, the noise assessment will set out the steps to be followed should blasting be found to be necessary, in order to ensure no significant effects occur. The assessment of noise effects will be undertaken in line with the IOA Good Practice Guide ('the GPG'), including the '10 dB difference' criterion for cumulative effects. At this stage, it is likely that the substation and any energy storage systems will be located sufficiently far from receptors for there to be no reasonable prospect of a significant effect. However, this will be reconsidered once the Development layout tis finalised, and a full assessment of noise impacts from this plant will be undertaken if found to be necessary.	Noise chapter

Consultee	Scoping Comment	Response to Consultee	Section within EIA Report where comment has been addressed
	conclusion, however, it would assist in clarity if that can be stated to be the case for candidate turbine(s). Based on the current separation distance of turbine T11 to dwelling H4 (Table 17of Scoping report) of 761m, it seems likely the 35 dBA contour will be exceeded, necessitating the carrying out a baseline background study. The Council would welcome the opportunity to meet onsite with the appointed consultant and discuss relevant background locations, as recommended in the IOA Good Practice Guide. The Council recommend lower absolute limit from ETSU-R97 for the night time period of an L A 90 of 40 dB(A), or background + 5, whichever is greater, rather than L A 90 of 43 dB(A) or background + 5, whichever is greater. The Council agree that Low Frequency Noise, Amplitude Modulation and Tonality should be referenced within the EIA Report. It has been previous practice that warranties can be provided on turbine providers to re-assure against Tonality and can form planning conditions to ensure this is dealt with. It is also recognised that it is not possible to predict for the occurrence of Amplitude Modulation, however, it is a matter is generally addressed in Planning conditions. In relation to Low Frequency Noise it would seem prudent to reference the current research findings on this. The Council would not expect an assessment/prediction of low frequency noise and would not recommend any planning conditions on the matter. It is noted an “Energy Storage Area” is shown in Figure A4 and this may present an additional source of operational noise that needs considered/evaluated. We would anticipate acoustic modelling and thereafter if necessary a BS 4142 assessment to ensure the amenity of dwellings is not adversely affected		

10 TRAFFIC AND TRANSPORT

Table 10.1: Responses to Consultee Comments on Traffic and Transport Matters

Consultee	Scoping Comment	Response to Consultee	Section within EIA Report where comment has been addressed
ECU	Transport – abnormal loads The Scottish Ministers recommend that the Company discuss and agree the scope of the Abnormal Loads Assessment with Transport Scotland prior to it being undertaken.	An abnormal loads assessment has already been undertaken for the Proposed Development with the scope drawing on experience of other windfarms in the area. This document will be shared with Transport Scotland for discussion and review..	
Moray Council	EIA/TA to assume worst case i.e. all materials imported and no borrow pits on site.	EIA assumes worst case construction trip generation (all materials imported).	Traffic and Transport chapter
	An Access Route Assessment will be required including: • A scope for the assessment of the abnormal load deliveries including identification of the origin of the components, proposed route for deliveries, possible points of constraint along the network (i.e. at junctions, bends in the road, points of weight, width and height restriction etc.) (This should include all roads under the control of The Moray Council, Transport Scotland and neighbouring Local authorities). • Preliminary assessment of the existing route condition (This will need to be updated prior to commencement of deliveries with a condition survey and video of the route). • Details of each abnormal load including vehicle and load dimensions, gross weight and axle weights. • Swept Path Analysis for all abnormal load vehicles through points of constraint along the network to be agreed; • Details of proposed access onto the public road - upgrading of the existing arrangement will be required along with the provision and maintenance of visibility splays. • Mitigation works proposed along the route at points of constraint. (Note some mitigation works will be permanent). • A scope for the assessment of the impact of construction vehicles and deliveries of materials to the site, including identification of the origin of the components, proposed	An Abnormal Loads Assessment will be included as a technical Appendix to the Traffic and Transport chapter. This will detail the preferred route, pinch points, and includes swept path plans for abnormal loads vehicles. Noted. Details will be provided in the Abnormal Loads Assessment. Swept path analysis will be provided in the Abnormal Loads Assessment. Details of the proposed access onto the public road will be provided in the Traffic and Transport Chapter. Mitigation works required at points of constraint are detailed in the Abnormal Loads Assessment. A scope for the assessment of the impact of construction vehicles is provided in the EIA Report Chapter.	The Traffic and Transport chapter and Technical Appendix comprising the Abnormal Load Assessment.

Consultee	Scoping Comment	Response to Consultee	Section within EIA Report where comment has been addressed
	route for deliveries, possible points of constraint along the network (i.e. at junctions, bends in the road, points of restricted road width etc.). All existing road culverts and ditches will need to be maintained in full working order without capacity restrictions at all stages of construction. Extensions to existing culverts will only be permitted where a watertight joint to existing pipe work can be provided Any extension of existing stone culverts will not be permitted and full replacement with no capacity restrictions will be required. Specific measures will be required at the junction between the limit of the public road and the private access track to the Wind Farm to ensure that there is no discharge of water, mud etc. at any time onto the public road.	Any extensions to existing culverts will be subject of a detailed design and approval process which will take cognisance of these comments. Mitigation measures such as wheel cleaning are discussed in the EIA Report Chapter.	
	A Construction Traffic Management Plan will be required, including; • Duration of works; • Estimated number of vehicle movements (i.e. materials, plant, staff, components); • Schedule for delivery of abnormal loads; • Source for stone and concrete deliveries and route to the site; • Measures to be put in place to prevent material being deposited on the public road; • Traffic Management during works including any specific instructions to drivers; • Parking provision, turning, loading and unloading areas; and • Improvements to the public road network to accommodate construction traffic. A wear and tear agreement will be required. Details of the extent of this will need to be discussed with TMC and approved once further details of the proposals and requirements have been submitted and considered. Subject to confirmation of the proposed routing, access and junctions with the public, the need for Road Construction Consent	Details of construction/staff vehicle numbers/routing, and details of what may be included in a Construction Traffic Management Plan (CTMP) are provided in this chapter. A final CTMP will be prepared before any construction of the Proposed Development commences and agreed with TMC. A condition will be attached to any consent granted for the provision of the CTMP. Scope and requirements of Wear and Tear Agreement will be discussed with TMC once confirmation of the proposals and mitigation works have been submitted for consideration. Noted.	Traffic and Transport chapter Traffic and Transport chapter

Consultee	Scoping Comment	Response to Consultee	Section within EIA Report where comment has been addressed
	will be considered for the upgrading/formation of the access onto the public road and for other mitigation works to the public road elsewhere. Adequate parking provision will be required for vehicles waiting to unload, staff working onsite etc. in order to ensure parking does not obstruct the public road. Mitigation work to existing roads will be required to accommodate the addition of construction traffic. Further comments will be made as the proposals are development and details provided to the Roads Authority. Bridges and Structures team have not been consulted at this early stage. However it should be noted that there are over bridges with height restrictions on the routes to the proposed access: Garbity Bridge at GR 331126, 852539, Coxton Railway Bridge at GR 325972, 861208 and Lhanbryde Railway Bridge at GR 327123, 861021. All of these bridges belong to Network Rail. Further requirements would be provided once full details of vehicles, loads and routes have been confirmed.	On site parking provision is described in this Chapter. Noted. Noted. Consultation will be undertaken with TMC Structures team and Network Rail as required, prior to any Abnormal Loads deliveries being made which is in line with the Abnormal Loads permitting process.	
	New traffic surveys are supported. Permission must be sought from the Council before the installation of traffic counting equipment on the public road.	No new traffic surveys are anticipated to be required. If required, the project team will engage with the Moray Council Roads team.	
	Where historic traffic count data is used, low traffic growth rates are to be applied to Roads under the control of Moray Council.	Historic traffic data and base traffic flows have been factored to year of construction using NRTF low growth.	Traffic and Transport chapter
	There are no committed developments in the area surrounding the proposed Wind Farm which would need to be included in the Transport Assessment.	Noted.	

Consultee	Scoping Comment	Response to Consultee	Section within EIA Report where comment has been addressed
	We note that it is anticipated that turbine components will be delivered to Inverness and then transported to the site via the A96(T) through Forres and into Elgin. It should be noted that Transport Scotland will require to be satisfied that the size of turbines proposed can negotiate the selected route and that their transportation of the loads will not have any detrimental effect on structures within the trunk road route path. A full Abnormal Loads Assessment report should be provided with the Environmental Impact Assessment Report (EIA Report) that identifies key pinch points on the trunk road network. Swept path analysis should be undertaken and details provided with regard to any required changes to street furniture or structures along the route.	An Abnormal Loads Assessment is included as a technical Appendix to this chapter. This details the preferred route, pinch points, and includes swept path plans.	A Technical Appendix comprising the Abnormal Loads Assessment.
Transport Scotland	Transport – abnormal loads The Scottish Ministers recommend that the Company discuss and agree the scope of the Abnormal Loads Assessment with Transport Scotland prior to it being undertaken.	Noted. Transport Scotland will be consulted to agree the scope of the Abnormal Loads Assessment	

11 FORESTRY

Table 11.1: Responses to Consultee Comments on Forestry Matters

Consultee	Scoping Comment	Response to Consultee	Section within EIA Report where comment has been addressed
ECU	Forestry and woodland removal Although they did not submit a response to the scoping consultation the Scottish Ministers recommend that the Company discusses tree felling and woodland removal with Scottish Forestry at the earliest opportunity. All tree felling and restocking proposals should be given full consideration in assessments of landscape and visual impacts.	Scottish Forestry will be contacted to comment on the assessment of impacts on forestry, from a progressed design. Tree removal will comply with the Control of Woodland Removal Policy. Where permanent removal is necessary compensatory planting of at least an equivalent area and equivalent benefits will be included in mitigation. Additional short-term felling will be	Forestry chapter and associated technical appendices

		required to avoid leaving unstable and hazardous margins and to provide working clearances. These areas will be replanted on-site. These will require amendment to the existing forest plan. Permanent forestry removal and restocking will be considered in the Landscape and Visual impact Assessment.	
Moray Council	The proposed site is located within an extensive area of commercial forestry. The Scoping Report implies that widespread felling will be required to accommodate the proposed development. Where possible, keyhole felling should be utilised. Large areas of the woodland within the site boundary are identified on the Native Woodland Survey of Scotland (NWSS) and the Ancient Woodland Inventory (AWI) [as 2b Long Established of Plantation Origin (LEPO)]. Given that LEPOs can develop the characteristics of ancient woodland, the value of the woodland must be established by way of a detailed woodland survey. Should the detailed survey establish that this woodland is classed as ancient woodland, the removal of such would be contrary to the Scottish Government's Control of Woodland Removal Policy (CWRP) and Policy EP7 of the Moray Local Development Plan 2020. Detailed consideration should be given to the landscape and visual effects of felling and restocking proposals (both adverse and beneficial) in the LVIA and mitigation and landscape enhancement should be optimised in the design of any Wind Farm Forest Plan and/or compensatory planting. Proposed forest felling areas should be shown in relevant visualisations from nearby viewpoints. Consideration should also be given to any tree removal (single trees or area less than 0.1ha) that may be required, in particular relating to the proposed access route and requirements to accommodate abnormal load deliveries.	There will be a requirement to utilise keyholes for the turbines in some locations. Any areas of felling outwith keyholes can be replanted following standard forest practice. Areas identified for felling will be assessed for Ancient Woodland Qualities using the Forest Practice Guide "Restoration of Native Woodland on Ancient Woodland Sites" and areas found to be Ancient Woodland will not be removed. Tree removal will comply with the Control of Woodland Removal Policy as far as is practicable. Where permanent removal is necessary compensatory planting of at least an equivalent area and to provide equivalent forest benefits will be included in mitigation. Additional short-term felling will be required to avoid leaving unstable and hazardous margins and to provide working clearances. These areas will be replanted on-site. These will require amendment to the existing forest plan. Any permanent forestry removal and restocking will be considered in the Landscape and Visual impact Assessment. Felling and replanting will be in accordance with the UK Forestry Standard.	Forestry chapter and associated technical appendices
SEPA	From SEPA's experience, the following key issues will usually need to be addressed. To **avoid delay and potential objection**, the	A map and table of forestry removal will be produced once a final design has been agreed. This will be included in the EIA Report as part of a forestry technical appendix.	Forestry chapter and associated

	information outlined below and relevant issues in the attached appendix must be submitted in support of the application. e) Map and table detailing forest removal if on afforested area. Note that habitat survey information is not required for areas which are heavily forested or recently felled.		technical appendices

12 SOCIO-ECONOMICS, TOURISM, RECREATION AND LAND USE

Table 12.1: Responses to Consultee Comments on Socio-economic, Tourism, Recreation and Land Use Matters

Consultee	Scoping Comment	Response to Consultee	Section within EIA Report where comment has been addressed
Moray Council	Detailed assessment of impact should also include consideration of the extent to which the proposal contributes to renewable energy generation targets, its effects on greenhouse gas emissions and net economic impact, including socio-economic benefits such as employment.	The possible socio-economic effects from the Development will be outlined including: possible job opportunities and community benefit.	Socio-economics, Tourism, Recreation and Land Use chapter

13 CLIMATE CHANGE

Table 12.1: Responses to Consultee Comments on Climate Change Matters

Consultee	Scoping Comment	Response to Consultee	Section within EIA Report where comment has been addressed
Moray Council	Detailed assessment of impact should also include consideration of the extent to which the proposal contributes to renewable energy generation targets, its effects on greenhouse gas emissions and net economic impact, including socio-economic benefits such as employment.	A Climate Change and Carbon Balance assessment will be completed which will outline the predicted generation capacity of the Proposed Development. SEPA's carbon calculator tool will be also used to calculate the Proposed Developments potential effects on greenhouse gas emissions.	Climate Change chapter

14 AVIATION

Table 14.1: Responses to Consultee Comments on Aviation Matters

Consultee	Scoping Comment	Response to Consultee	Section within EIA Report where comment has been addressed
ECU	**Aviation - lighting** It is recommended by the Scottish Ministers that, as soon as they can, the Company engages with the Civil Aviation Authority to discuss and agree their night-time aviation lighting requirements. The Company should also engage with the Defence Infrastructure Organisation (DIO) to discuss and agree their safety-related lighting requirements especially in relation to low flying aircraft concerns. ~~It is also recommended by the Scottish Ministers that with regards to impacts of nighttime aviation lighting, the Company should discuss and agree with Moray Council and NatureScot the range (in kilometres from the proposed Development) for night time assessments of the impacts of night-time aviation lighting and receptors therein to be assessed.~~ As well as the scope, methodology, findings and recommendations of such assessments, full details of all mitigation of aviation lighting impacts subsequently identified should be provided in the EIA Report.	Following the studies that will be undertaken, ~~XXX~~ the project Development Team will engage with aviation operators and NatureScot on an Aircraft Detection Lighting ~~System~~ System. The development will be fitted with MOD accredited aviation safety lighting in accordance with the Air Navigation Order 2016.	Aviation Section of the Other Issues Chapter
	Aviation – radar It is recommended by the Scottish Ministers that the Company has discussions with Defence Infrastructure Organisation (Safeguarding) to agree a mitigation scheme regarding the effects of the proposed turbines on the ATC Radar at RAF Lossiemouth and the AD radar at RAF Buchan.	The potential effects on the ATC radar at RAF Lossiemouth have been discussed with Defence Infrastructure Organisation (DIO). The project team are investigating / considering various mitigation options to discuss with RAF Lossiemouth. The potential effects on the Air Defence Radar at RAF Buchan have been discussed with Defence Infrastructure at the MoD, who have subsequently indicated their intention not to object based on the turbine positions/dimensions presented at Scoping. The MoD / DIO will be reconsulted when a final layout has been designed.	Aviation Section of the Other Issues Chapter

Consultee	Scoping Comment	Response to Consultee	Section within EIA Report where comment has been addressed
	Aviation – other The Company should note that, with regards to impacts on Inverness Airport, Highlands and Islands Airports Limited require an Aviation Impact Feasibility Study to be carried out by or commissioned by the Company.	A study into the potential impacts on safeguarding for Inverness Airport will be undertaken and HIAL will be consulted with this report. Any required mitigation including layout revisions identified through this process will be considered in the design taken forward for submission.	Aviation Section of the Other Issues Chapter
Moray Council	Section 10 of the Scoping Report addresses Aviation matters and notes that an Aircraft Detection Lighting System (ADLS) will be considered by the applicant. The Council would welcome meaningful mitigation of visible aviation lighting with the use of an ADLS being the preference.	The project Development Team will consult with Aviation operators and NatureScot on an ADLS once the final development layout has been determined. Any Landscape and Visual Impacts of this will be addressed as summarised in Table 3.1 of this Gatecheck Report.	Aviation Section of the Other Issues Chapter
DIO	**Air Traffic Control (ATC) Radar** The turbines will be 16.5 km from, detectable by, and will cause unacceptable interference to the ATC radar used by RAF Lossiemouth. Wind turbines have been shown to have detrimental effects on the performance of Primary Surveillance Radars. These effects include the desensitisation of radar in the vicinity of the turbines, shadowing and the creation of "unwanted" aircraft returns which air traffic controllers must treat as aircraft returns. The desensitisation of radar could result in aircraft not being detected by the radar and therefore not presented to air traffic controllers. Controllers use the radar to separate and sequence both military and civilian aircraft, and in busy uncontrolled airspace radar is the only sure way to do this safely. Maintaining situational awareness of all aircraft movements within the airspace is crucial to achieving a safe and efficient air traffic service, and the integrity of radar data is central to this process. The creation of "unwanted" returns displayed on the radar leads to increased workload for both controllers and aircrews. Furthermore, real aircraft returns can be obscured by a turbine's radar return, making the tracking of both conflicting unknown aircraft and the controllers' own traffic much more difficult.	The potential effects on the ATC radar at RAF Lossiemouth has been discussed with Defence Infrastructure Organisation (DIO). The project team are investigating / considering various mitigation options to discuss with RAF Lossiemouth.	Aviation Section of the Other Issues Chapter

Consultee	Scoping Comment	Response to Consultee	Section within EIA Report where comment has been addressed
DIO	**Air Defence (AD) radar** The turbines will be 84 km from, detectable by, and will cause unacceptable interference to the AD radar at Buchan. Wind turbines have been shown to have detrimental effects on the operation of radar. These include the desensitisation of radar in the vicinity of the turbines, and the creation of "false" aircraft returns. The probability of the radar detecting aircraft flying over or in the vicinity of the turbines would be reduced, hence turbine proliferation within a specific locality can result in unacceptable degradation of the radar's operational integrity. This would reduce the RAF's ability to detect and deter aircraft in United Kingdom sovereign airspace, thereby preventing it from effectively performing its primary function of Air Defence of the United Kingdom.	The potential effects on the Air Defence Radar at RAF Buchan have been discussed with Defence Infrastructure at the MoD, who have subsequently indicated their intention not to object based on the turbine positions/dimensions presented at Scoping. The MoD / DIO will be reconsulted when a final layout has been designed.	Aviation Section of the Other Issues Chapter
DIO	**Physical Obstruction** In this case the development falls within Low Flying Area 14 (LFA 14), an area within which fixed wing aircraft may operate as low as 250 feet or 76.2 metres above ground level to conduct low level flight training. The addition of turbines in this location has the potential to introduce a physical obstruction to low flying aircraft operating in the area. If the developer is able to overcome the issues stated above, to address the impact up on low flying given the location and scale of the development, the MOD would require that conditions are 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. As a minimum the MOD would require that the development be fitted with MOD accredited aviation safety lighting in accordance with the Air Navigation Order 2016.	The development will be fitted with MOD accredited aviation safety lighting in accordance with the Air Navigation Order 2016.	Aviation Section of the Other Issues Chapter
HIAL	Highlands and Islands Limited (HIAL) request that an Aviation Impact Feasibility Study (AIFS), of the proposed Wind Farm, is undertaken to understand any impact on the infrastructure and operation of Inverness Airport. The following are required to be assessed by the applicant:	A study into the potential impacts on safeguarding for Inverness Airport will be undertaken and HIAL will be consulted with this report. Any required mitigation including layout revisions identified through this process will be considered in the design taken forward for submission.	Aviation Section of the Other Issues Chapter

Consultee	Scoping Comment	Response to Consultee	Section within EIA Report where comment has been addressed
	• Air Traffic Control Surveillance Minimum Altitude Chart (ATCSMAC) (see CAP777) requirement. • Instrument Flight Procedures (IFPs) (see CAP785) requirement. (As the Wind Fam's location is beneath airspace coincident with Inverness Airport's IFPs) • Primary Surveillance Radar (see CAP670 & CAP764) inc. Optical Line of Site assessment. (Please consider the Thales STAR PSR & proposed Terma Scanter Radar – Expected to be commissioned Oct 2023. Contact this office for details of the location and electronics height) It should be noted that Inverness Airport are in the process of developing new airspace and instrument flight procedures; this work is relatively mature and should be included in the AIFS. This office should be contacted for further details. The AIFS should be produced by a firm which has the necessary expertise and a track record of performing such assessments. This office will provide guidance, if required, in selecting a firm. Once the AIFS has been reviewed by HIAL, and any impact to Inverness Airport is understood, the applicant may then expect to be contacted by HIAL to enter into formal discussions.		
NATS	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 your 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.	NATS will be reconsulted on the planning application layout prior to submission.	Aviation Section of the Other Issues Chapter

15 OTHER ISSUES

Table 15.1: Responses to Consultee Comments on Other Issues

Consultee	Scoping Comment	Response to Consultee	Section within EIA Report where comment has been addressed
BT	The conclusion is that, the Project indicated should not cause interference to BT's current and presently planned radio network. BT requires 100 m minimum clearance from any structure to the radio link path. If the proposed Turbine locations change, please let us know and we can reassess this for you.	Noted. BT will be contacted to reassess the turbine locations when a design, informed by known constraints, has been progressed.	Telecommunications and Infrastructure section of Other Issues chapter
JRC	There is an EXCLUSION ZONE around most Base Station sites of 500m, i.e. no development is permitted. This will be evaluated on a case by case basis for smaller turbines. Unfortunately, part (or all) of the proposed development breaches one or more of these limits. The affected links are: **460MHz Telemetry and Telecontrol:** *JESHLS1-JESHLO20* **A26 >1GHz Microwave Point to Point:** *SCHY 0929270/1* **Fixed Links:** *SSE 0929293/1* *SSE 0929270/2* Therefore JRC OBJECTS TO THE PROPOSED DEVELOPMENT.	Following further consultation, JRC have since removed their objection to the scoping layout. However, JRC will be consulted on further layout changes and will be consulted on possible mitigation options if impacts on JRC assets are still predicted.	Telecommunications and Infrastructure section of Other Issues chapter