



 Fred. Olsen Renewables

# Culachy Wind Farm Exhibition

April 2022



# Welcome

Welcome to our exhibition about proposals to develop Culachy Wind Farm, which is located on the Culachy Estate, approximately 7.5km south of Fort Augustus.

We are at the very early stages of the proposed project's development. We would like to start a conversation with the local community and key stakeholders about how we can develop a project that will:

- Deliver local and regional supply chain opportunities
- Make a positive contribution to the local economy
- Provide more than £300,000 per year in community benefit
- Actively support Scotland's net zero ambitions

Consultation is an important part of the development process. We welcome your feedback and opinions. Please complete a feedback form, or contact the team to discuss the plans further.

**e** [communities@fredolsen.co.uk](mailto:communities@fredolsen.co.uk)  
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## About Fred. Olsen Renewables

Fred. Olsen Renewables is one of the leading independent renewable power producers in the UK. Our operational UK wind farm portfolio comprises a total generating capacity of 529.7 MW and we have an extensive pipeline of projects coming forward.

With over twenty-five years' experience in consenting, developing and operating wind farms, we are one of the very few developers that take a project all the way from initiation and development, through to operation and ultimately decommissioning.

By being involved in every aspect of a wind farm's lifecycle, we are not only experts in developing successful projects, we are good neighbours.

# Our proposals

## About the site

The proposed wind farm is located approximately 7.5km south of Fort Augustus and the land that we are looking to develop is on Culachy Estate.

Our plans are still at a very early stage and we hope to gather feedback that will, alongside the results of the technical assessments, inform the design. This will allow us to develop a more detailed design which we will then discuss with the community and key stakeholders, prior to applying for consent.

### We hope this exhibition will:

- Outline our proposals for the site
- Detail the opportunities that the wind farm can present locally
- Help us to understand local issues and concerns

## Culachy Wind Farm

### At this stage, the main components of the proposed development are:

- Up to 10 turbines with a height of up to 220m to tip
- Turbine foundations and crane hardstandings
- A battery storage facility
- External transformers at each turbine
- A network of new and upgraded access tracks
- An anemometry mast for wind monitoring
- An onsite substation and control building
- Temporary construction compounds, laydown areas and car parking
- Temporary borrow pits



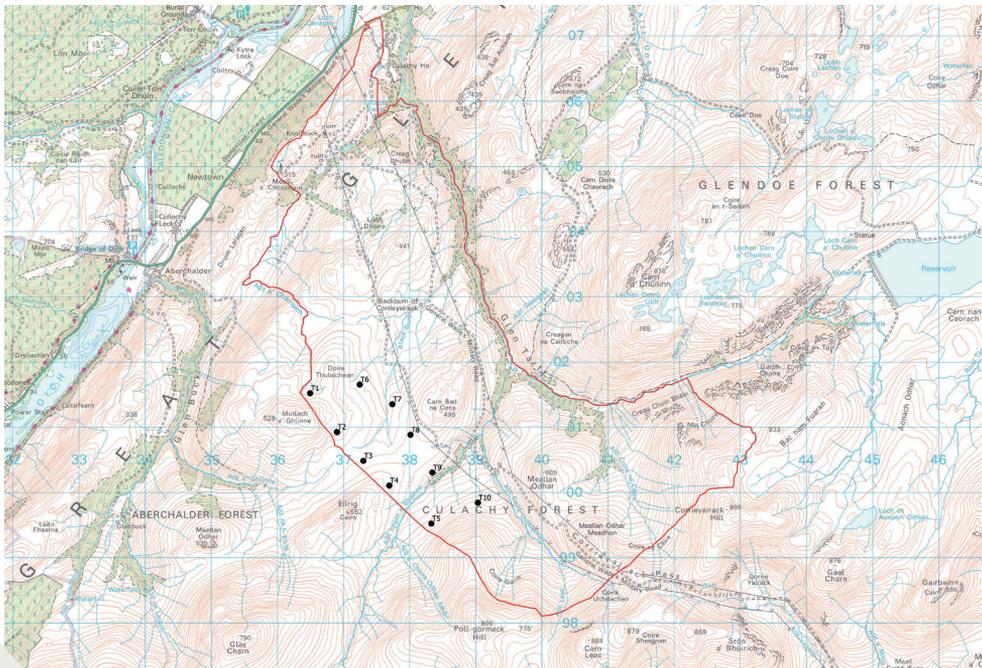
# Layout and Design Process

## Many factors will determine the final location of the wind turbines, including:

- Visual impact
- Impact on sensitive habitats
- Proximity to areas of ecological interest
- Wind resource
- Engineering constraints
- Community comments

Some of these issues will not be fully identified until the technical assessments are finished. This means that the layout you see today may be different from the layout submitted with the application for consent.

We will ensure that the local community and key stakeholders are consulted throughout the development of our proposals and on the final layout.



# Development Process

**We are currently undertaking the scoping and consultation phase of our development process for the proposed development.**

We submitted a Scoping Report to the Scottish Government Energy Consents Unit (ECU) in February 2022. This described our draft proposal and invited the views of consultees on the scope of the Environmental Impact Assessment (EIA).

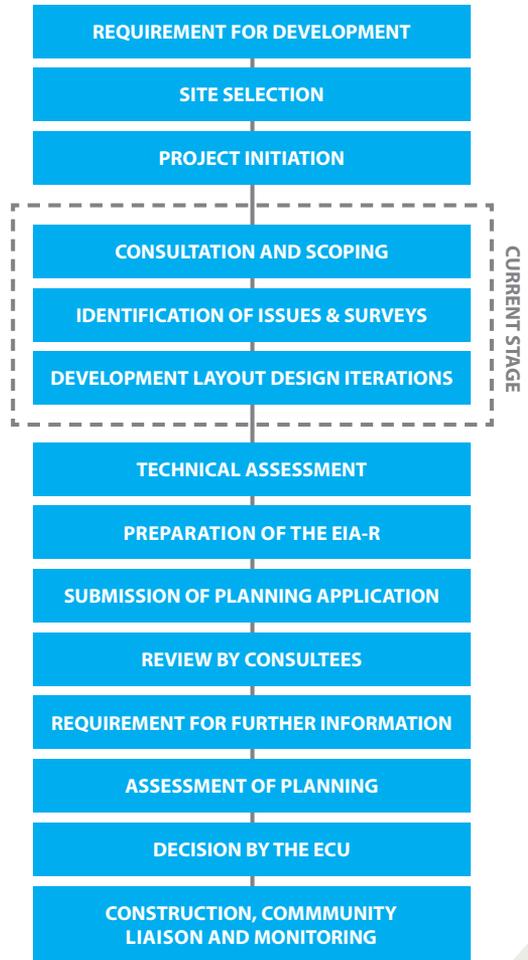
The Scoping Opinion that we receive determines the scope of the EIA.

Baseline surveys are ongoing for the proposed development. These surveys will inform the final layout of the site ensuring that it minimises effects on the local environment. We then evaluate and present the effects of the project in the Environmental Impact Assessment Report (EIA-R). The EIA-R will accompany the application for consent to the ECU.

**The EIA-R will consider:**

- Ornithology
- Ecology
- Landscape and visual
- Noise
- Geology, hydrology and hydrogeology
- Cultural heritage and archaeology
- Access and traffic
- Socio-economics, tourism and recreation
- Telecommunications
- Aviation

## Our Development Process



# Environmental Impact Assessment

## Environmental Considerations

An Environmental Impact Assessment (EIA) is being undertaken to identify and assess the potential significant environmental effects of the proposal. The information gathered through the EIA process will help to shape the design and layout of the proposed development and required mitigation measures. This includes, amongst others:

## Ornithology

This assessment considers any potential effect on local bird assemblages. Extensive ornithology surveys are being completed.

## Ecology

This assessment considers the local flora and fauna, with the exception of birds which are assessed separately. Habitat and protected species surveys have been undertaken within the site which include bats, water vole, otter, badger, red squirrel and pine marten. All surveys that require updating are underway, with all data to be collected within the 2022 survey seasons.

## Cultural Heritage

This assessment considers the cultural heritage assets in close proximity to the site and helps to inform appropriate mitigation proposals. Careful consideration will be given to any potential impacts upon cultural heritage assets, such as General Wade's Military Road.





### Hydrology, Hydrogeology and Peat

This assessment considers the hydrological, geological and hydrogeological characteristics of the proposed development site, and helps to inform appropriate mitigation proposals, if they are required. There are some mapped areas of peat on the site and whilst considering other constraints, the layout will be designed to avoid deep peat as far as possible.

### Aviation and Telecommunications

This assessment will consider the potential effects of the proposed wind farm on civil and military aviation interests. Telecommunications operations will also be considered.

### Socioeconomics

Predicted socioeconomic effects of the proposed development will be outlined within the Environmental Impact Assessment Report (EIA-R). This includes benefits on local, regional and national levels during the construction and operational periods of the proposed development.

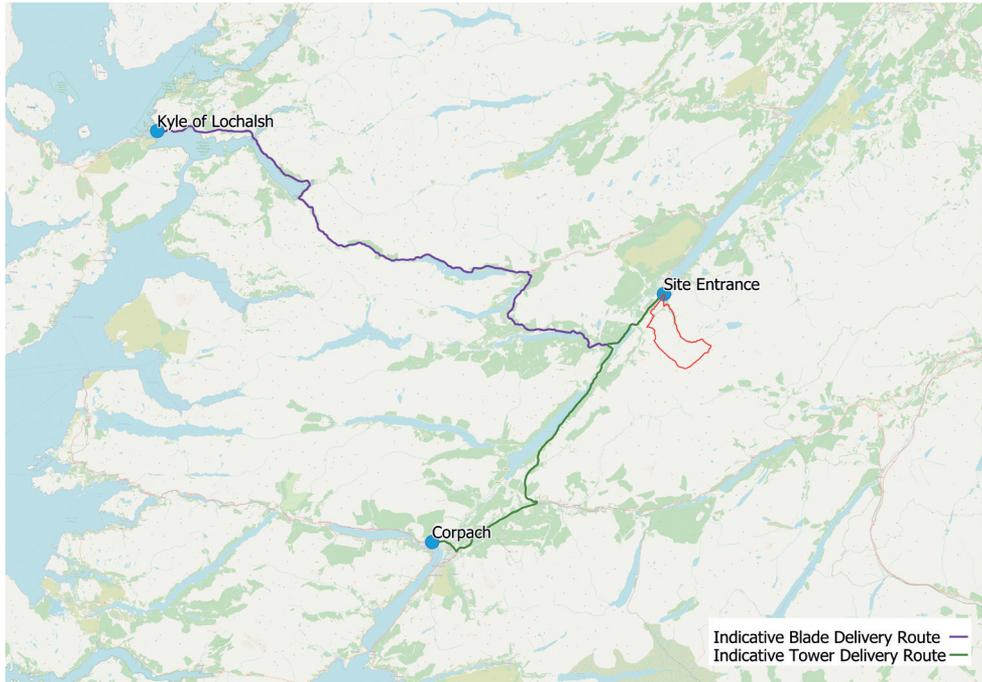
### Noise and Vibration

This assessment will consider the effects of both construction and operational noise on nearby sensitive receptors, including in combination with other nearby wind farms. No perceptible ground-borne vibration is expected from the operation of the wind farm.

## Traffic and Transport

This assessment considers the impact on traffic volumes and the transport network during the construction period, operational phase and decommissioning phase of the proposed development.

The initial route review has identified that blades will be delivered to Kyle of Lochalsh, travel along the A87, A82 and the Ardachy Road to a new site entrance. Tower components will be delivered to Corpach and travel along the A82 to meet the Ardachy Road to the new site entrance.





## Landscape and Visual Impact

Once the design layout has been finalised, a full Landscape and Visual Impact Assessment (LVIA) of the proposed development will be carried out to consider effects on:

- Landscape fabric - changes to the physical form of the landscape and its elements
- Landscape character - changes in the key characteristics and qualities of the landscape as a result of the development
- Visual amenity - changes in the appearance of the landscape as a result of development.

The proposed development will be analysed to identify elements with the potential to cause an effect on the landscape within the specified study area.

## Photomontages and ZTV

The images presented at this exhibition have been prepared to illustrate the visual impact of the proposed draft layout from four viewpoint locations. Photographs from each of these viewpoints have had wind turbines added using computer generated software.

A preliminary Zone of Theoretical Visibility (ZTV) diagram has been generated for the proposed development that indicates the number of turbines theoretically visible from any location within the study area.

This means that from those areas that are coloured you may be able to see the proposed development. The different colours let you know how many wind turbines you may be able to see.

The ZTV does not consider trees and buildings. These can often screen views so that fewer or no turbines are actually visible. The ZTV gives an initial idea of those areas from which you may be able to see the wind farm. This is checked by landscape architects during site visits.

Should you wish to receive hard copy materials please do not hesitate to get in touch by emailing [communities@fredolsen.co.uk](mailto:communities@fredolsen.co.uk).

## Community Benefit

**If consented, Culachy Wind Farm will provide over £300,000 per year to the local community. This equates to over £10m in community benefit throughout the lifespan of the project.**

We want to work closely with the communities surrounding the wind farm to ensure that the community benefit can address identified local challenges such as:

- Fuel poverty
- Energy efficiency
- Housing stock
- Recreation
- Connectivity
- Tourism

We are very aware of the exciting projects that are currently being delivered locally. We would be keen to explore how we can support local aspirations and ensure that the community benefit from Culachy Wind Farm can make a significant contribution towards these plans.

Get in touch by emailing [communities@fredolsen.co.uk](mailto:communities@fredolsen.co.uk).

## Supply Chain

We always seek to employ local services during the construction and operation of our wind farms – helping to maximise local economic opportunities. Services that we have previously employed include:

- Local accommodation
- Plant hire
- Caterers
- Groundworks
- Fencers
- Concrete and aggregate

If you, or your company, are able to provide any of these services, and more, please get in touch by emailing [suppliers@fredolsen.co.uk](mailto:suppliers@fredolsen.co.uk).

In order to support our efforts in engaging local businesses, we are members of Inverness Chamber of Commerce. We have held a supply chain event with the Chamber and hope to hold further events as our plans progress.

**inverness**  
CHAMBER OF COMMERCE



# Proposed Timeline

## Site selection

The land at Culachy was awarded to Fred. Olsen Renewables in 2021.

Research has been ongoing and shows good wind speeds and minimal constraints on site.

## Planning

We want to apply to the Scottish Government for consent by early 2023.

Ahead of then we will undertake a range of public consultation and seek to gather as much feedback as possible.

The application will be supported by an Environmental Impact Assessment Report (EIA-R) that will show the results of all studies undertaken. The EIA-R will be publicly available. Interested parties can formally comment on the application to Scottish Government.

## Construction

12-18 months

If approved, construction usually begins one year after consent.

Construction can take between 12 and 18 months, and planning conditions will be used to manage certain elements of construction.

## Operation

We are applying for permission to operate the wind farm for 35 years. The community fund will be active throughout this period.

## Decommissioning

12 months

A decommissioning plan will form part of the application.

At the end of the operational period, turbines are removed and the site restored. A financial bond will be put in place to cover the cost of decommissioning.

Alternatively, there is the opportunity to explore repowering the project with new, modern turbines. This would be subject to substantial community consultation.

If you have any questions please do not hesitate to get in touch.

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