

WELCOME TO OUR PUBLIC CONSULTATION EVENT

7 FEBRUARY – 6 MARCH 2024



Welcome to the first public consultation for our proposed Allt an Tuir Renewable Energy Park development located north west of Rosehall off the A837, west of the River Cassley, and west of Lairg, Sutherland.

Site description

Allt an Tuir Renewable Energy Park will include wind turbines, a solar array and battery storage with a generating capacity in excess of 50 MW. This will require an application to be submitted to the Scottish Ministers under Section 36 of the Electricity Act 1989.

Developer

The Allt an Tuir Renewable Energy Park is being developed by Allt an Tuir Renewable Energy Park Ltd ('the developer'), a joint venture between REG Power Developments and ESB.

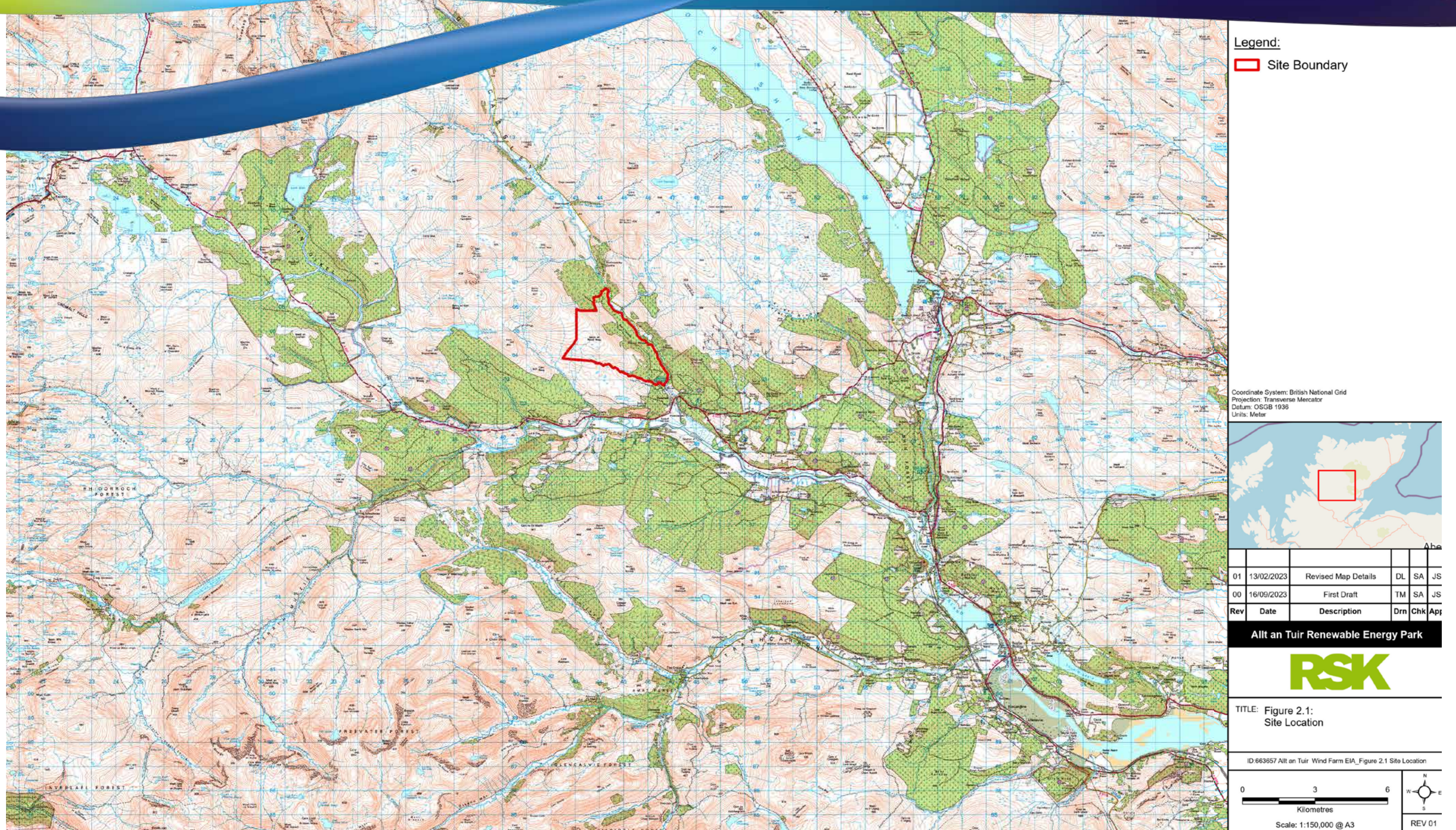
REG Power Developments, a UK company established in 2005, is a developer, owner and operator of renewable energy projects, and has developed and built around 1,000 MW of operational wind and solar projects in the UK.

ESB, Ireland's premier energy company, is a leading independent power generator in the UK. ESB has a track record of over 30 years as a successful independent power generation investor in the UK and owns and operates onshore and offshore wind farms across the UK and Ireland with a total installed generating capacity of 700 MW.



ALLT AN TUIR RENEWABLE ENERGY PARK

THE PROPOSED DEVELOPMENT



The Alit an Tuir Renewable Energy Park is a multi-technology proposal delivering material carbon emission reductions and enhanced grid flexibility.

It will consist of up to 9 wind turbines of up to 200 metres in height; a solar photovoltaic (PV) array; a battery energy storage system; and associated infrastructure, such as compounds, access tracks and buried cables.

We wish to ensure that the Alit an Tuir Renewable Energy Park development contributes to improving biodiversity, and protecting and enhancing sensitive habitats and protected species in the area. Thus, in line with local and national policy guidance, habitat and biodiversity enhancement measures form an integral part of the project.

We will set up and contribute to a Community Benefit Fund worth £5,000 per megawatt of output from the proposed wind turbines over the operational life of the development.

Construction and access

- One or more construction compounds, access tracks and watercourse crossings would be required to enable construction.
- Access to the Site for vehicles delivering construction materials and turbine components will be from the A837.
- Existing access tracks will be upgraded, where required, to meet the specifications for construction and turbine delivery vehicles.
- Watercourse crossings will be installed as required. Their design will be in accordance with Scottish Government best practice and due regard for Scottish Environment Protection Agency (SEPA) guidelines to enable the passage of fish and other wildlife.
- Crushed stone will be used to construct new tracks, create hardstanding areas for the cranes and to lay foundations. The source of the stone and aggregate is to be confirmed during the design process and the Environmental Impact Assessment (EIA) phase.

ENVIRONMENTAL IMPACT ASSESSMENT



STOCK IMAGE

We have appointed RSK Environment Ltd, an experienced independent environmental consultant, to carry out a detailed Environmental Impact Assessment (EIA) of the Allt an Tuir Renewable Energy Park. This study will form part of the formal application for consent that will be submitted to the Scottish Ministers.

The EIA process includes:

- Consultation with the local authority, the local community councils, statutory and non-statutory organisations and the public to identify specific concerns and issues
- Determining the existing environmental conditions at and around the proposed development site by reviewing the available data and undertaking specialist field surveys

- Assessing the potential impacts of the proposed development on the receiving environment
- Mitigation proposals to alleviate any significant impacts identified, where these cannot otherwise be avoided.

The EIA will include detailed studies for the following disciplines:

- Landscape character and visual amenity
- Ecology and ornithology
- Hydrology, hydrogeology, geology and peat
- Archaeology and cultural heritage
- Traffic and transportation
- Noise and vibration
- Carbon emissions
- Aviation and radar
- Shadow Flicker.

LANDSCAPE AND VISUAL IMPACT



A landscape and visual impact assessment (LVIA) will establish the potential effects of the proposed development on the surrounding landscape and visual amenity.

A zone of theoretical visibility (ZTV) is a computer-generated tool that establishes the likely extent of theoretical visibility of a proposed development. A ZTV based on a preliminary design option for the proposed Allt an Tuir Renewable Energy Park has been prepared for this exhibition.

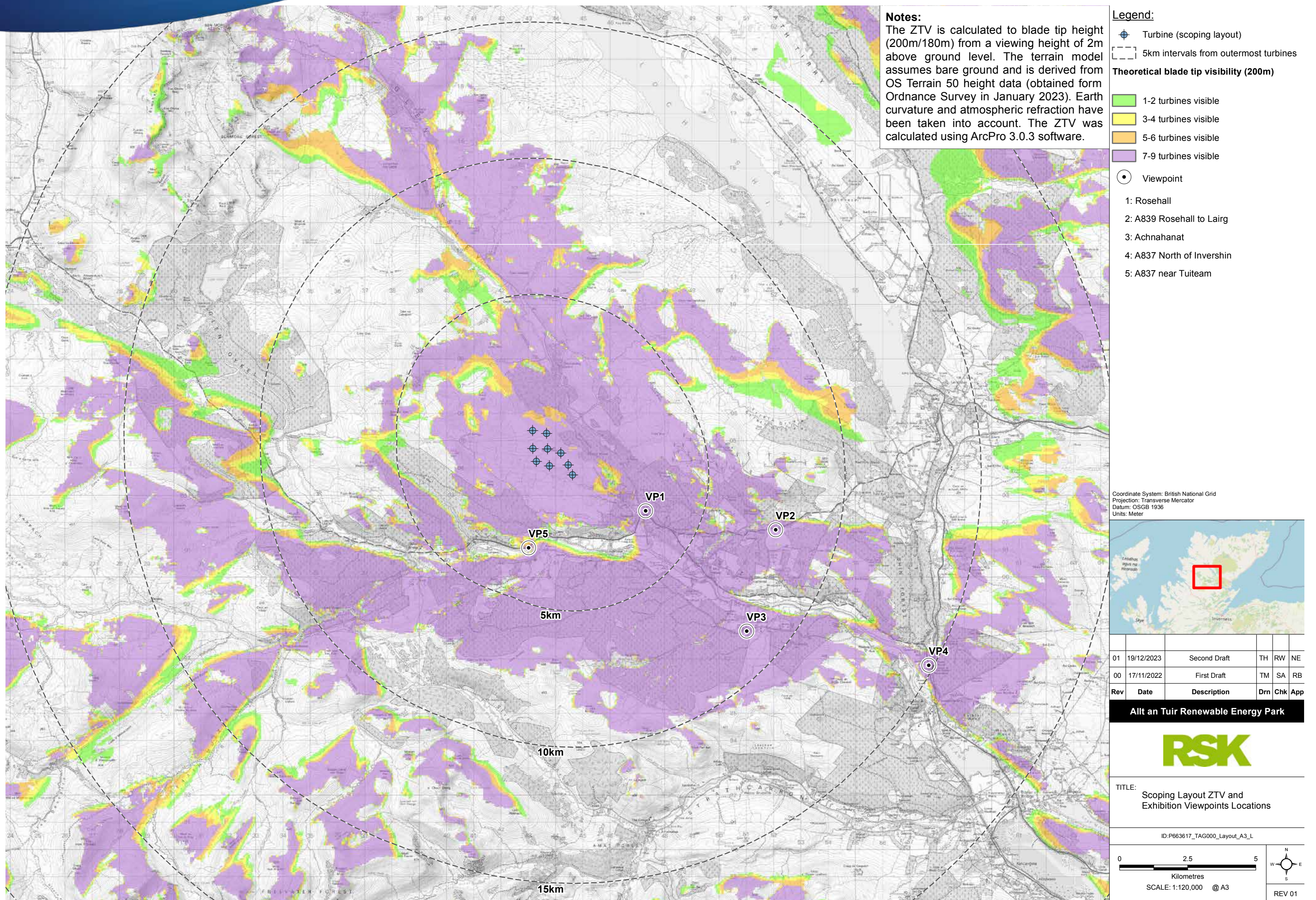
The ZTV indicates the areas where the proposed turbines will theoretically be visible, based on bare earth terrain (it does not take account of screening from vegetation or buildings), across the surrounding study area (45 km

from the outer turbines). The LVIA will include computer-generated wirelines and photomontages from a number of agreed viewpoints to provide a representative view of what the proposed development would look like from different locations.

The proposed development will include up to 9 wind turbines, each with a maximum blade tip height of 200 metres.

We will carefully consider landscape and visual impacts as part of the design process for the other elements of the renewable energy park, such as solar panels, battery energy storage and electricity substation.

THE ZONE OF THEORETICAL VISIBILITY



Zone of theoretical visibility (ZTV)

PHOTOMONTAGES



Viewpoint 01 (2.5 km) Rosehall. Photomontage of proposed turbines from Rosehall. Grid reference 247311 902438. Set up with a 53.5 degree horizontal field of view.



Viewpoint 02 (7.2 km) A839 Rosehall to Lairg. Photomontage of proposed turbines from the public road. Grid reference 252104 901731. Set up with a 53.5 degree horizontal field of view.

PHOTOMONTAGES



Viewpoint 03 (7.3 km) Achnahanat. Photomontage of proposed turbines from Achnahanat. Grid reference 251121 898054. Set up with a 53.5 degree horizontal field of view.



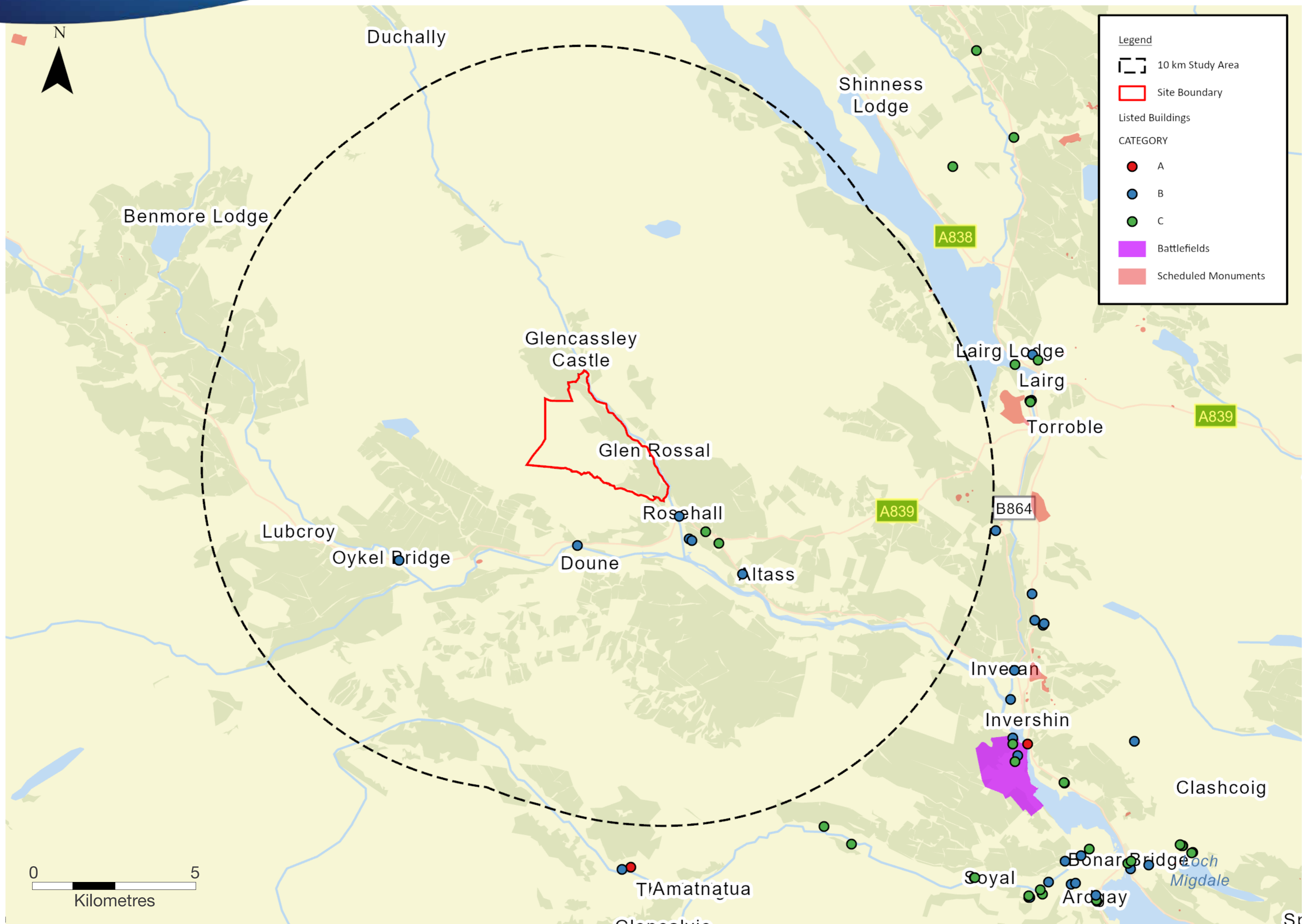
Viewpoint 04 (14.3 km) A837 North of Invershin. Photomontage of proposed turbines from the public road. Grid reference 257681 896813.

PHOTOMONTAGES



Viewpoint 05 (2.8 km) A837 near Tuiteam Tarbhach. Photomontage of proposed turbines from the public road.
Grid reference 243049 901099.

ARCHAEOLOGY AND CULTURAL HERITAGE



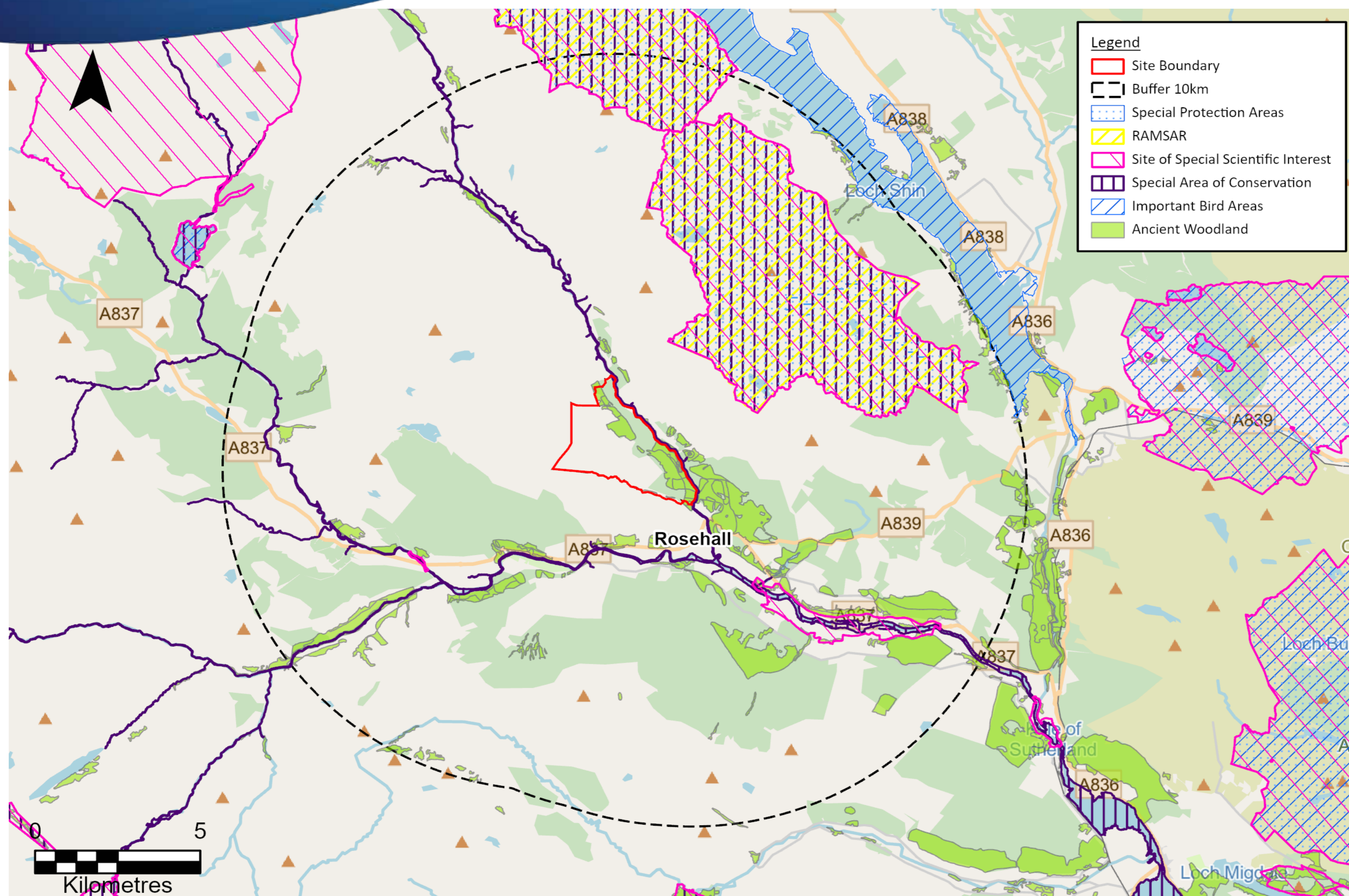
The effects of the proposed development on the historic environment, including archaeology and cultural heritage, will be assessed.

This study will consider the proposed development's direct and indirect effects on known and potential receptors. The potential impacts include:

- Construction impacts (direct or indirect physical impacts on the setting) on designated and non-designated heritage assets
- Construction impacts on previously unrecorded heritage assets
- Operational impacts on the setting of designated heritage assets.

Once the known heritage assets have been established and the potential for the presence of previously unknown heritage assets has been assessed, the Environmental Impact Assessment will assess the impact magnitude and significance on heritage assets in the area.

ORNITHOLOGY AND ECOLOGY



A programme of ornithological and ecological surveys is being carried out on the site. The results will be used to ensure that any impacts on wildlife are fully assessed, and mitigated where they cannot be avoided.

In addition, opportunities for biodiversity enhancements that our proposals could deliver will be explored in consultation with specialist interest groups.

Ornithology surveys

A comprehensive survey programme is underway to identify the use of the site and its wider surroundings by sensitive bird populations.

Ecology surveys

Ecology surveys being undertaken include:

- A Phase 1 habitat survey
- A National Vegetation Classification (NVC) survey

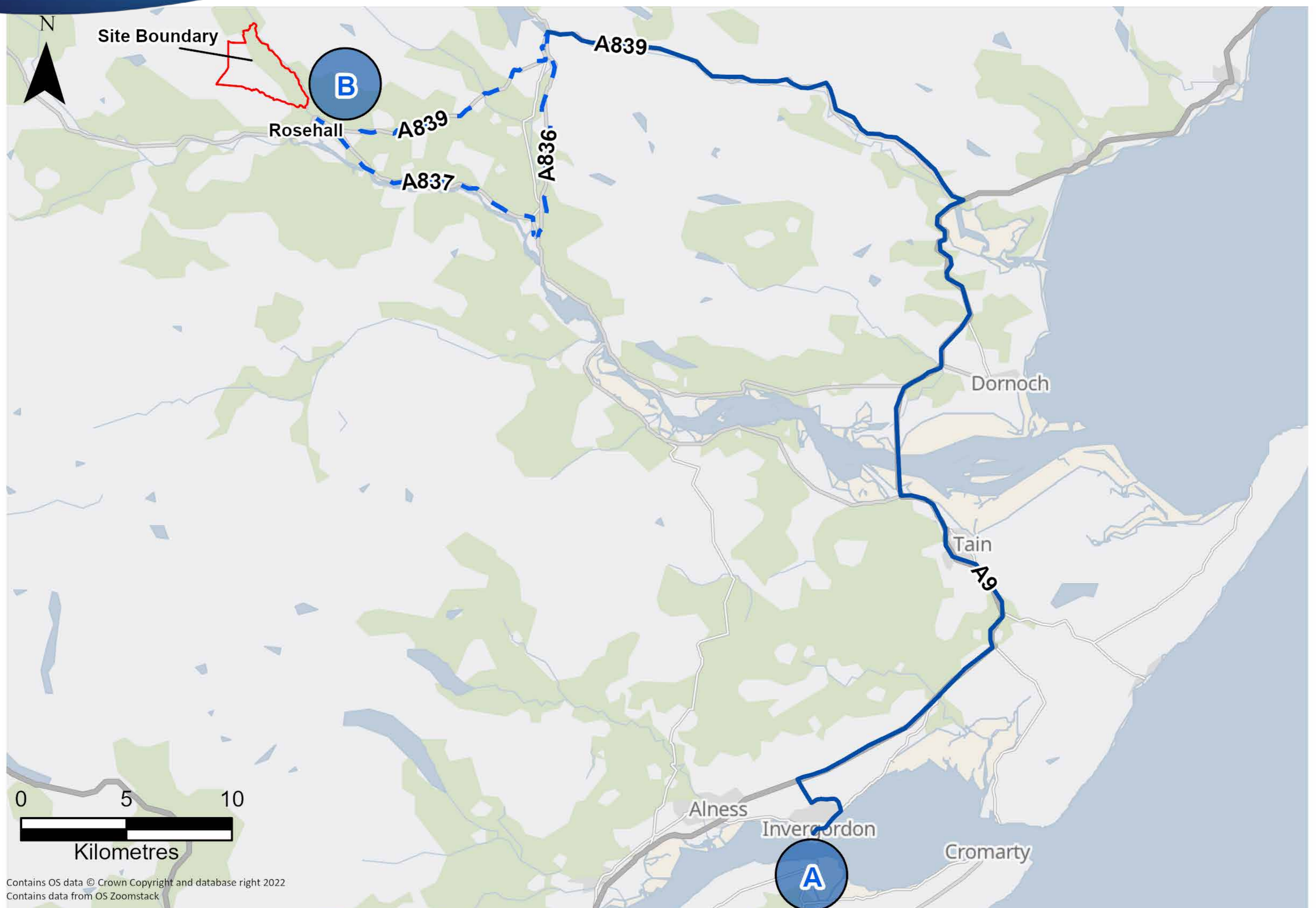
- Terrestrial mammal surveys
- Bat surveys
- Fish habitat surveys.

The site is an upland area consisting of heath, bog and grassland habitats. The River Cassley flows along the northern and eastern boundary, and the Allt an Tuir burn forms the southern boundary. There are areas of establishing, semi-mature and clear-felled forestry plantations along the bank of the River Cassley and in the south and south-west of the Site.

Biodiversity enhancements

Allt an Tuir Renewable Energy Park will deliver biodiversity enhancements, including peatland restoration, as an integral part of the project.

TRAFFIC AND TRANSPORT



Turbine delivery route

Delivery of turbine components will be from Invergordon via the A9 and A839 to Lairg; from there components might be delivered via the A836/A837 through Invershin, or via the A839/A837.

A number of areas on the proposed turbine delivery route may require rights to oversail or overrun on adjacent land to accommodate the delivery of turbine components, and work is ongoing to identify and agree these requirements.

Potential traffic related environmental effects, such as delays, impacts on pedestrian journeys, and accidents and safety, will be considered in the EIA and assessed for the construction period where traffic generation will be greatest. Cumulative traffic and transport effects will also be assessed where the construction of the proposed development could overlap with other known projects using the same road network.

NOISE



STOCK IMAGE

Monitoring and modelling of background noise levels are important parts of the site evaluation process.

- A survey of background noise levels at different wind speeds and directions will be undertaken over several weeks at locations around the site to be agreed with the Council's environmental health officer using well-established guidance.
- The noise levels will be compared with modelled predictions of the noise the proposed turbines are likely to generate on a worst-case basis.
- The impact of noise during construction and operation on properties near the site will be carefully assessed, although no wind turbines are planned within 1.5 km of individually owned properties.
- Modern turbines are quieter than older ones, as mechanical noise has been minimised through engineering and insulation techniques and aerodynamic noise associated with the movement of the blades has been controlled through redesigning the blade tips and edges.
- Any development consent would impose strict noise limits on the operation of the wind farm, taking account of other operational or consented wind farms.

THE LOCAL COMMUNITY



STOCK IMAGE

Allt an Tuir Renewable Energy Park Ltd is committed to sustainable, green community investment.

We will work closely with local communities, businesses and residents in seeking to ensure that the proposals, if consented and constructed, will bring real local benefits and help to meet national climate change targets.

Investments in your community

We would welcome your feedback on what you think the best approach, location and type of sustainable green community investment would best serve your community's interests. For example, subject to securing an appropriate site and obtaining the necessary permits and in collaboration with the community, we are committed to providing modern, ultra-rapid public electric vehicle charging, footpath enhancements and, potentially, the provision of low-cost bike/e-bike hire for the local community once the development is constructed.

Business, employment and investment

We would like to hear from businesses across the Highlands to ensure that we can fully consider the skills and services of local people and suppliers if the Energy Park receives approval and proceeds to construction.

Opportunities available include those for:

- An engineering, procurement and construction (EPC) contractor
- Construction material suppliers: concrete, aggregate and building materials

- Electrical contractors: supply and installation of plant, cabling, earthing, etc
- Plant and equipment hire contractors; excavation earthworks, craneage, welfare units, etc
- Labour hire companies: engineers, plant operatives and general labourers
- Transport: taxis and minibuses for local labourers.
- Local accommodation providers.

Construction projects of this nature inevitably require some specialist technicians from outside the area, so they will require local accommodation and catering facilities. To be considered, please register with the local suppliers' database on our project website:

www.alltantuir.co.uk/contact

Community benefit

The developer is committed to providing community benefit. We are currently exploring the options and want to work with the community to create a workable and targeted package worth £5,000 per MW of wind generating capacity.

Community shareholding

We are keen to consult the community about local interest in investing in the Allt an Tuir Renewable Energy Park through a process of community shared ownership. Local Energy Scotland has information on community shared ownership at <https://localenergy.scot>



ALLT AN TUIR RENEWABLE ENERGY PARK

WHAT NEXT?



STOCK IMAGE

We hope to submit our application for consent for the Allt an Tuir Renewable Energy Park to the Scottish Ministers in Q4 2024. The Scottish Government will undertake its own consultation process when the public will be invited to make formal comment on the proposals.

Before then, we are planning a second public consultation exercise in Q2 2024 in which we will share the updated and finalised project design.

In the meantime, we would welcome your feedback on our proposals and we can provide further information if required. Details of the feedback provided to us via our public consultation will be captured and included in a Statement of Community Consultation provided to the Scottish Government alongside the application for consent.

Note that comments made to Allt an Tuir Renewable Energy Park Ltd are not representations to the Council or the Scottish Ministers.

Website

You can view more detailed information on our website:
www.alltantuir.co.uk/contact

Email

Contact Sheenagh Mann at REG:
info@alltantuir.co.uk

Post

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