

Coire Glas Hydro Pumped Storage Ltd  
c/o Stantec UK  
Per; Steve Callan  
Fifth Floor Lomond House  
9 George Square  
Glasgow  
G2 1DY

Please ask for/Foighnich airson: Simon Hindson  
Direct Dial/Àireamh fòn: 01463 785047  
E-mail/Post-d: simon.hindson@highland.gov.uk  
OurRef/Ur n-àireamh-iùil: 22/02648/SCRE  
Your Ref/Ar n-àireamh-iùil:  
Date/Ceann-là: 26 July 2022

By email only to:  
[steve.callan@stantec.com](mailto:steve.callan@stantec.com)

Dear Steve,

**Kilfinnan Road Upgrade to accommodate construction of Coire Glas Pumped Storage Hydro Scheme - A82 junction works, temporary access road, new bridge, storage compounds AT Kilfinnan Road Between The A82 Junction And The Forest Gate**

I refer to the above proposed development and to your request, dated 08 June 2022, for a Screening Opinion under the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 (hereafter referred to as 'the 2017 Regulations').

Screening Opinion

It is considered that **Environmental Impact Assessment IS required** for the development described in the letter and information accompanying your screening request.

The rationale behind this screening opinion is as follows:

1. The proposal does not constitute Schedule 1 development under the 2017 Regulations; and
2. The proposal does fall within the definition of 'Schedule 2 development' (Regulation 2 - Interpretation), in that it meets and/or exceeds the threshold for a change or extensions of development that is already authorised, executed or in the process of being executed (Schedule 2 (13)) and Infrastructure Projects (Schedule 2 (10f)).

Potential Significant Effects on the Receiving Environment

The main reason for this screening decision, although not exclusive to this, is the in combination and cumulative effects of the proposal with the consented Coire Glas Pumped Storage Scheme. The effects are largely going to be experienced during the construction of the modifications to the Kilfinnan Road and would be focused on visual impact, traffic and transport, air quality and noise and vibration.

all as a result of the spatial extent of the proposal and its likely overall cumulative effects of the proposals are likely to be greater or have different effects than that assessed under the EIA for the consented Coire Glas Scheme.

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**ePlanning Centre:** The Highland Council, Glenurquhart Road, Inverness, IV3 5NX

Email/Post-d: [eplanning@highland.gov.uk](mailto:eplanning@highland.gov.uk) Web/Lìon: [www.highland.gov.uk](http://www.highland.gov.uk)

**Ionad dDealbaidh:** Comhairle na Gàidhealtachd, Rathad Ghleann Urchadain, Inbhir Nis, IV3 5NX

This is considered to fall under the provisions of a Multi-Stage Consent as the proposal is required to address the provisions of the condition 18 of the consent issued by Scottish Ministers for the Coire Glass Pumped Storage Hydro Scheme.

While mitigation has been proposed it is not clear that the mitigation proposed at this stage would allow for the likely significant effects to be mitigated.

#### Next Steps: Scoping Opinion

You are now required to prepare an Environmental Impact Assessment Report (EIAR) and submit this alongside any future planning application. We are unable to approve a planning application for EIA development where an EIAR has not been submitted.

Guidance on what should be included within an EIAR can be found in Schedule 4 of the 2017 Regulations.

#### Screening Direction from the Scottish Government

If you disagree with this Screening Opinion, you may submit a request to the Scottish Government for a Screening Direction under Regulation 7 of the 2017 Regulations.

The Scottish Government  
Directorate for the Built Environment  
Planning Decisions  
2H South  
Victoria Quay  
Edinburgh, EH6 6QQ

Please note that you must notify us of any such request in writing and provide us with a copy of all documentation submitted; this enables us to make representations to the Scottish Government under Regulation 7(2).

Should you require any further information or clarification on any of the above, please do not hesitate to contact me.

Yours faithfully

*Simon Hindson*

Team Leader – Strategic Projects

**Please Note:** This screening opinion does not constitute pre-application planning advice. The merits of the proposed development have not been assessed, nor has its acceptability in terms of material planning considerations and development plan policy.

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