

*Loch Kemp Storage - EIA Report*

*Appendix 8.2: Visual Assessment Tables*

*November 2023*

**ash**

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## Appendix 8.2: Visual Assessment Tables

### 1.1 Introduction

- 1.1.1 This Appendix provides detailed assessment of changes to the view from building based receptor and routes (including roads, core paths, identified trails and cycle routes), identified as having the potential to gain views of the Proposed Development. Outdoor Viewing Locations also form part of the technical assessment. Information on the rationale for those locations included in the visual assessment is included in **Volume 1, Chapter 8: Landscape and Visual Impact Assessment**.
- 1.1.2 Operational effects take into account anticipated mitigation measures and are assumed to represent a situation 10 years after completion of the Proposed Development, once restored vegetation and mitigation planting has established.
- 1.1.3 The tables of detailed assessment are supported by Figure 8.4: Potential Visual Receptors with ZTV and Figure 8.5: Visual Receptors Included within the Assessment with ZTV.
- 1.1.4 Visualisation Locations agreed with THC and NatureScot are shown on **Figure 3.6: Visualisation Locations with ZTV**. Visualisations from the six agreed locations are included in **Volumes 3A and 3B**.

## 1.2 Building Based Receptors

1.2.1 **Table 1.2.1** assesses potential visibility from building based receptors, (including commercial, residential and holiday properties), which have been grouped where one or more properties are considered to have similar views. These receptor locations can be broadly divided into two main areas: along the A82 and western site of Loch Ness including north and south of the edge of Invermoriston; and along or in the vicinity of the B862 to the east and northeast of the Site.

**Table 1.2.1**

Ref.	Name / Location / Type / Context	Nature of Existing View	Approx. Distance to Proposed Development	Nature of Change	Visual Sensitivity	Magnitude		Effect	
						Construction	Operation	Construction	Operation
B1	<b>Portclair</b> Residents in and around two 1.5-2 storey properties including Point Clair House and visitors to Invercoillie Camping and Glamping A82 west of Loch Ness	From properties situated by the loch shore, east of the A82. Main views are east/southeast towards Loch Ness and the wooded slopes across the loch which are partially filtered by garden vegetation and trees along the shoreline. Views west towards the road are largely screened by mature trees. Invercoillie Camping and Glamping is largely enclosed by woodland on all sides, with views out towards the A82 to the west/southwest.	4.0 km	Oblique filtered views of the lower works of the Proposed Development including the powerhouse may be afforded from properties east of the A82, although views from ground floors and the immediate ground setting are likely to be screened by mature trees in the direction of the Proposed Development. Views from upper floors may have filtered oblique views towards the Proposed Development which is therefore likely to be perceptible but not detracting within the main view. From the properties further north there is some theoretical visibility of the upper works. However, it is likely to be barely perceptible in the wider context. During construction there would likely be an increase in water based movement and traffic as seen across the loch,	Medium	Low – Medium	Low	Minor – Moderate Adverse ( <i>not significant</i> )	Minor Adverse ( <i>not significant</i> )

Ref.	Name / Location / Type / Context	Nature of Existing View	Approx. Distance to Proposed Development	Nature of Change	Visual Sensitivity	Magnitude		Effect	
						Construction	Operation	Construction	Operation
				as well as potential views of cranes and other construction equipment on the loch shore. Construction work associated with the powerhouse access track and some of the upper works may also be visible on the hillside. In the longer term, it is anticipated that the powerhouse would become a feature of architectural and recreational interest, albeit that new features and activity would be present in an area of the loch currently devoid of development.					
<b>B2</b>	<b>Loch Ness Highland Lodges</b> Visitors in and around one storey holiday lodges situated by the shoreline along the A82, south of Invermoriston	Valued loch side views northeast/east/southwest across Loch Ness towards forested hills beyond. Views west across the A82 are enclosed by woodland.	3.0 km	Elements of the lower works including tailrace structures, powerhouse and associated tracks would be noticeable across the loch in open, oblique views, introducing new built features which may appear detracting in the view.  Construction work associated with the some of the upper works such as at least one of the dams may also be visible on the hillside.  During construction there would be an increase in water based movement and traffic seen across the loch, as well as glimpsed views of cranes and other construction equipment, which may result in a temporary reduction in visual amenity.	Medium - High	Medium	Low - Medium	<b>Moderate Adverse (significant)</b>	Minor Adverse ( <i>not significant</i> )

Ref.	Name / Location / Type / Context	Nature of Existing View	Approx. Distance to Proposed Development	Nature of Change	Visual Sensitivity	Magnitude		Effect	
						Construction	Operation	Construction	Operation
				However, the permanent new built elements would be of a high quality and materials used would be in keeping with the local context, and it is anticipated that the powerhouse would become a feature of architectural and recreational interest. Landscape mitigation earthworks and planting would also help to soften and screen the permanent features and the new track to the lower works. With mitigation measures in place, it is anticipated that the permanent built structures on the Loch shore would harmonise with the wooded loch side setting.					
<b>B3</b>	<b>Invermoriston South</b> Residents and visitors in and around 1-2 storey properties along A82 south of Invermoriston including Pier Cottage, Ness Bank and Tigh Na Bruach B&B	Valued open, slightly elevated views northeast, occasionally filtered by garden vegetation or shoreline trees, over Loch Ness towards forested slopes across the loch. Views to the west/southwest towards A82 enclosed by landform and trees.	2.7 km	Elements of the lower works including the tailrace structure and powerhouse as well as associated tracks, would be noticeable across the loch in open, front-facing views, forming a prominent new feature in the view. During construction there would likely be an increase in movement of water based traffic as seen across the loch, as well as views of cranes and other construction equipment. Construction work associated with the powerhouse access track and some of the	Medium - High	Medium	Low- Medium	<b>Moderate Adverse</b> <i>(significant)</i>	Minor Adverse <i>(not significant)</i>

Ref.	Name / Location / Type / Context	Nature of Existing View	Approx. Distance to Proposed Development	Nature of Change	Visual Sensitivity	Magnitude		Effect	
						Construction	Operation	Construction	Operation
				<p>upper works would also likely be visible on the hillside.</p> <p>In the longer term, it is anticipated that the powerhouse would become a feature of architectural and recreational interest. The built design elements would be of a high quality and materials used, would be in keeping with the local context. Landscape mitigation earthworks and planting would also help to soften and screen the permanent features and the new track to the lower works</p>					
B4	<p><b>Glenurquhart Estate</b> Residents in and around a group of properties which are part of Glenurquhart Estate situated by the shoreline southeast of Invermoriston</p>	<p>These properties are located in a relatively wooded context, with most views west and north enclosed by woodland. Open valued views are obtained from some of these properties to the east/southeast towards Loch Ness, but often these are filtered by foreground vegetation and trees. From southernmost properties, some views would be in a southerly direction towards the forested hills above Invermoriston.</p>	1.8 km	<p>Where gaps in tree cover allow, glimpsed views of elements of the Proposed Development including the tailrace structures, powerhouse and the track to the lower works may be noticeable across the loch in filtered views in relatively close proximity. The Proposed Development would introduce new built features which may appear initially detracting in the view and out of character with the existing setting. However, the built design elements would be of a high quality and materials used, would be in keeping with the local context. Landscape mitigation earthworks and planting would also help to soften and screen the permanent features and the new track to the lower works. During construction</p>	Medium- High	Medium	Low- Medium	Moderate Adverse ( <i>significant</i> )	Minor Adverse ( <i>not significant</i> )



Ref.	Name / Location / Type / Context	Nature of Existing View	Approx. Distance to Proposed Development	Nature of Change	Visual Sensitivity	Magnitude		Effect	
						Construction	Operation	Construction	Operation
				<p>there would likely be an increase in movement of water based traffic seen across the loch, as well as views of cranes and other construction equipment. Construction work associated with the powerhouse access track and some of the upper works would also likely be visible on the hillside.</p> <p>In the longer term, although new features and activity would be present in an area of the loch currently devoid of development, it is anticipated that the powerhouse would become a celebrated feature of architectural and recreational interest.</p>					
<b>B5</b>	<p><b>Alltsigh</b> Residents and visitors in and around a group of buildings including Briarbank B&amp;B and The Lochside Hostel, located in a slightly elevated position along the A82 at Alltsigh.</p>	<p>Properties on western side of A82 sit in a relatively enclosed context, with woodland screening views to the west/northwest/southwest. Some filtered views east towards Loch Ness are obtained from Briarbank Bed and Breakfast. From the Lochside Hostel there are open narrow views east/southeast across Loch Ness. The existing built form and mature trees effectively constrain the views towards the Loch.</p>	2.4 km	<p>The Proposed Development is likely to be screened by trees in oblique views from properties on the western side of the A82. From the Lochside Hostel views in the direction of the Proposed Development would also be oblique and likely be screened by mature trees and foreground vegetation. During construction there would be an increase in movement on the loch and traffic may be seen across the loch, including the transport of equipment by boat along Loch Ness, as well as possible views of cranes in oblique views, which would be removed on completion of construction.</p>	Medium	Low	Negligible	Minor Adverse ( <i>not significant</i> )	Negligible ( <i>not significant</i> )

Ref.	Name / Location / Type / Context	Nature of Existing View	Approx. Distance to Proposed Development	Nature of Change	Visual Sensitivity	Magnitude		Effect	
						Construction	Operation	Construction	Operation
B6	<b>Dell Estate</b> Residents in and around 1-2.5 storey properties on Dell Estate including Dell Lodge, Keeper's Cottage and Dell Bungalow	Open views in multiple directions across farmed strath floor with shelter belts and blocks of forestry on lower slopes, towards craggy moorland hills.	0.5 km	From Dell Lodge there are unlikely to be views of the dams due to screening by forestry, outbuildings and local landform, although construction works may be perceptible in rear views west. From properties situated along core path IN25.01 Dam 3 may be noticeable in close proximity to the west and from garden grounds where there are open views, appearing in a gap in forestry, forming a prominent new feature in the view. During construction there may be views of cranes and other construction equipment as well as an increase in activity and movement, resulting in a temporary reduction in visual amenity. However, the visibility of the dam would be reduced in the longer term, by the use of additional landscape mitigation earthworks, mitigation seeding and woodland planting on the eastern face of the dam to help assimilate the structure into the surrounding landscape.	Medium- High	Medium	Medium - Low	<b>Moderate Adverse (significant)</b>	Minor Adverse (not significant)

Ref.	Name / Location / Type / Context	Nature of Existing View	Approx. Distance to Proposed Development	Nature of Change	Visual Sensitivity	Magnitude		Effect	
						Construction	Operation	Construction	Operation
B7	<b>Compass</b> Residents in and around 1.5 storey residential property along the B862	Open main views west across the B862 and the farmed strath floor, with residential properties and farm buildings. Views towards broadleaf woodland established along the banks of the river Fechlin, and views towards forested slopes and craggy hills with exposed rock. A wood pole line passes adjacent to the property and to the rear there are views towards craggy hills, filtered by garden vegetation.	1.1 km	Dam 3, located to the northeast of the development may appear as a new feature in main views towards the west, filtered by existing trees. As well as a degree of mitigation offered by the existing vegetation, the visibility of the dam would be further reduced in the longer term, by the use of mitigation seeding and planting on the eastern face of the dam to help assimilate the structure into the surrounding landscape. During construction there would be views of cranes and other construction equipment as well as an increase in activity and movement in this area.  In the longer term, the additional landscape mitigation earthworks and mitigation planting on the eastern face of Dam 3, as well as existing vegetation in the mid-ground, would greatly reduce its visibility and assimilate it into the surrounding landscape, and it is likely to be a barely perceptible feature within the wider setting.	Medium	Low - Medium	Low	Minor - Moderate Adverse ( <i>not significant</i> )	Negligible ( <i>not significant</i> )

Ref.	Name / Location / Type / Context	Nature of Existing View	Approx. Distance to Proposed Development	Nature of Change	Visual Sensitivity	Magnitude		Effect	
						Construction	Operation	Construction	Operation
B8	<b>The Old Boleskine Schoolhouse</b> Residents in and around 2 storey property in elevated position along minor road north of B862	Views west/southwest/south across moorland with patches of woodland towards distant hills, filtered by garden and roadside vegetation, with views across farmland towards craggy moorland hills to the east/northeast/southeast.	3.3 km	There may be oblique views of Dam 3 from this property. However, these would be filtered by garden trees and roadside vegetation as well as woodland and scrub in the middle ground. In this respect therefore Dam 3 would be barely perceptible when full leaf cover provides increased mitigation. During construction there may be views of cranes and other equipment (again in worst case scenario), these also benefit from a degree of screening. The visibility of Dam 3 would be further reduced in the longer term, by the use of additional landscape mitigation earthworks, mitigation seeding and planting on the eastern face of the dam to help assimilate the structure into the surrounding landscape.	Medium	Low	Negligible	Negligible ( <i>not significant</i> )	Negligible ( <i>not significant</i> )
B9	<b>Residential properties south of Loch Mhor including Garthbeg</b> Two residential properties and associated farm buildings along south of Loch Mhor	From Garthbeg there are valued views northwest towards Loch Mhor, filtered by mature trees in front of the property, with enclosed views towards craggy moorland hills to the east. From other properties within this group, views are largely enclosed by garden vegetation, although some views may be afforded to the north over the River E to craggy moorland hills which extend to the east of the property. To the	3.4 km	The Proposed Development would likely be partially screened both by foreground vegetation and woodland further in the distance, in front of the Proposed Development, although Dam 3 may potentially be visible behind trees. During construction there may be views of cranes and other equipment above tree tops, however these would likely be barely perceptible. The potential visibility of Dam 3 would be mitigated in the longer term, by the use of	Medium	Low	Negligible	Negligible ( <i>not significant</i> )	Negligible ( <i>not significant</i> )

Ref.	Name / Location / Type / Context	Nature of Existing View	Approx. Distance to Proposed Development	Nature of Change	Visual Sensitivity	Magnitude		Effect	
						Construction	Operation	Construction	Operation
		west/northwest there may be limited views across agricultural land with bands of woodland visible in midground leading the way to forested slopes and layers of distant hills on the horizon. Bhlaraidh Wind Farm turbines are visible on the skyline to the west.		additional landscape mitigation earthworks, mitigation seeding and planting on the eastern face of the dam to help assimilate the structure into the surrounding landscape, further reducing its perceptibility in distant filtered views behind woodland.					

## 1.3 Routes Assessment

1.3.1 Potential route-based visual receptors include those using public roads, and recreational users of Loch Ness waterbody, paths, tracks and other established walking routes.

**Table 1.3.1: Assessment of Views from Routes**

Ref.	Name / Location / Type / Context	Nature of Existing View	Approx. Distance to Proposed Development	Nature of Change	Visual Sensitivity	Magnitude		Effect	
						Construction	Operation	Construction	Operation
R1	<b>A82</b> Main route between Spean Bridge/Roybridge and Inverness through the Great Glen.	Relatively low level views, with some slightly elevated sections, along the loch edge often enclosed by woodland or landform, with some filtered views east towards Loch Ness. More open views across the loch are limited to few locations where gaps in the vegetation allowing for open views east.	Variable. 1.0 km at closest point	Elements of the lower works of the Proposed Development, including the tailrace structure, powerhouse and associated track, may be perceptible from parts of this route in glimpsed views across the loch. There is also theoretical visibility of some of the upper works including Dam 8 from parts of this route, this would be unlikely to be perceptible to receptors along this route. Trees and vegetation between the road and the shoreline would often screen or filter views, and any short bursts of visibility across the loch would be fleeting. During construction there would likely be an increase in movement and traffic as seen across the loch, including the transport of equipment by boat along Loch Ness, as well as views of cranes and other construction equipment on the loch shore and on the	Low - Medium	Locally Low, otherwise Negligible	Negligible	Locally Minor Adverse, otherwise Negligible ( <i>not significant</i> )	Negligible ( <i>not significant</i> )

Ref.	Name / Location / Type / Context	Nature of Existing View	Approx. Distance to Proposed Development	Nature of Change	Visual Sensitivity	Magnitude		Effect	
						Construction	Operation	Construction	Operation
				hillside. In the longer term landscape mitigation earthworks, mitigation seeding and planting would to help assimilate the permanent structures into the surrounding landscape					
R2	<b>B862/National Cycle Route 78</b> B-road that is partially single carriageway / single track road from Fort Augustus to Inverness via Stratherrick and Dores, situated to the east of Loch Ness. The southern section is part of National Cycle Route 78. Some sections are also part of the South Loch Ness Trail, or near to it (e.g. by Loch Tarff and Whitebridge) and the Trail of the Seven Lochs (e.g. near Torness)	Varied views, with some enclosed views through forestry and woodland as well as some open low level views over the farmed valley floor and adjacent moorland hills. From elevated sections, such as near Suidhe viewpoint, there are extensive views across glens and lochs and surrounding hills, occasionally featuring wind turbines including Bhlaraidh Wind Farm turbines to the northwest, Millennium and Beinneun Wind Farm turbines to the southwest. Some low-scale man-made features such as wood pole lines are also present in views, otherwise a quiet settled landscape.	Variable. 0.8 km (at closest point)	For the majority of this route there would be no view of the Proposed Development. However, the site entrance would be located along this route within Whitebridge plantation, where there would be views of construction traffic entering and leaving the site, and from a short section of the route north of Whitebridge, Dam 3 may be visible in filtered views towards the west through trees. Views of Dam 3 would be mitigated in the longer term, by the use of additional landscape mitigation earthworks, mitigation seeding and planting on the eastern face of the dam to help assimilate the structure into the surrounding landscape, further reducing its perceptibility in filtered views behind woodland. While there is some theoretical visibility of the dams from elevated sections of the route near Suidhe viewpoint, they are unlikely to appear perceptible from here due to intervening forestry and woodland. During construction there may be glimpsed	Medium	Locally Low – Medium, otherwise Negligible	Locally Low, otherwise Negligible	Locally Minor – Moderate Adverse, otherwise Negligible ( <i>not significant</i> )	Negligible ( <i>not significant</i> )

Ref.	Name / Location / Type / Context	Nature of Existing View	Approx. Distance to Proposed Development	Nature of Change	Visual Sensitivity	Magnitude		Effect	
						Construction	Operation	Construction	Operation
				views of tips of cranes as well as an increase in activity and movement as seen from the section of the route north of Whitebridge.					
R3	<b>Minor road to Garthbeg</b> Minor road which serves as access for residential properties and is also part of the <b>Trail of the Seven Lochs</b> waymarked trail	Largely open views across low-lying farmland with small blocks of conifer plantations and broad-leaved shelterbelts visible in the middle ground leading to forested lower slopes to craggy moorland uplands with some areas of exposed rock. Bhlaraidh Wind Farm turbines are visible on the skyline to the west.	Variable. 2.0 km at closest point	From a short section at the northern end of this route there would be elevated, open views towards the Proposed Development. Dam 3 may be partially visible in views southwest at the base of forested slopes across the strath floor. However, it would occupy a relatively small part of the overall field of view. From other, less elevated sections of the route, views would likely be filtered/screened by trees in midground. During construction there would be views of cranes and from the northern section of the route there may be views of the construction of Dam 3 resulting in an increase in movement and activity in this part of the view. The visibility of Dam 3 would be mitigated in the longer term, by the use of additional landscape mitigation earthworks, mitigation seeding and planting on the eastern face of the dam to help assimilate the structure into the surrounding landscape, further reducing its perceptibility in distant filtered views.	Medium	Low	Low	Minor Adverse ( <i>not significant</i> )	Negligible ( <i>not significant</i> )



Ref.	Name / Location / Type / Context	Nature of Existing View	Approx. Distance to Proposed Development	Nature of Change	Visual Sensitivity	Magnitude		Effect	
						Construction	Operation	Construction	Operation
R4	<p><b>Minor Road running parallel to the north of the B862</b></p> <p>Minor road which serves as access for residential properties and is also part of the <b>Trail of the Seven Lochs</b> waymarked trail</p>	<p>Some enclosed sections through woodland. For the first section of the route starting from the B862 views are enclosed by dense roadside vegetation, but some more open elevated views are afforded from near the Old Boleskine Schoolhouse looking across moorland and patches of woodland towards craggy hills and wooded slopes in mid ground, with views towards more distant hills east and southeast. From the northern section of this route there may be some open views east across Stratherrick towards Loch Mhor and the moorland hills beyond.</p>	<p>Variable. 3.0 km at closest point</p>	<p>Dam 3 may appear in glimpsed views southwest from a section of this route near the Old Boleskine Schoolhouse, from where there may be some more open views towards Dam 3, although for the majority of the route it would be filtered by roadside vegetation and woodland in middle distance. During construction there may be glimpsed views of cranes, but these would be removed on completion of construction. The visibility of the dam would be mitigated in the longer term, by the use of additional landscape mitigation earthworks, mitigation seeding and planting on the eastern face of the dam to help assimilate the structure into the surrounding landscape, further reducing its perceptibility in distant filtered views.</p>	<p>Medium</p>	<p>Low</p>	<p>Negligible</p>	<p>Negligible (<i>not significant</i>)</p>	<p>Negligible (<i>not significant</i>)</p>

Ref.	Name / Location / Type / Context	Nature of Existing View	Approx. Distance to Proposed Development	Nature of Change	Visual Sensitivity	Magnitude		Effect	
						Construction	Operation	Construction	Operation
R5	<p><b>Great Glen Way / Core Path IN18.01 - Dalcataig circuit</b></p> <p>Long distance recreational route from Fort William to Inverness with high level and low level options. This route follows Core Path IN22.02 (Abriachan to Drumnadrochit) and the C1060 minor road (Dunain-Blackfold-Abriachan). The Great Glen Way also comprises part of the Loch Ness 360° Trail.</p>	Varied views, with some more enclosed sections through forestry and woodland while more open sections afford elevated views across the Great Glen and Loch Ness.	Variable. 1.3 km at closest point	<p>The Proposed Development would not be visible from the majority of this route due to screening by forestry/woodland. However open glimpsed/filtered views of the lower works including the tailrace structure, powerhouse and tracks may be afforded from short sections of this route where gaps in tree cover allow views across Loch Ness. Elevated open views of the Proposed Development may be obtained where an area of forestry has recently been felled along the upper route near Alltsigh, from where glimpsed views of the Proposed Development including the upper works, may be visible (see <b>Volume 3a</b> and <b>3b, VL2 - The upper Great Glen Way in the vicinity of Alltsigh</b>). However as much of the route is enclosed in woodland, the experience is heightened when views are allowed. During construction there would likely be an increase in water base traffic, as well as views of cranes and other construction equipment on the opposite loch shore and hillside.</p> <p>While a new feature may appear detracting from this section of the route, the effects would be very localised</p>	Medium	Locally Low – Medium, otherwise Negligible	Locally Low, otherwise Negligible	Locally Minor – Moderate Adverse, otherwise Negligible ( <i>not significant</i> )	Locally Minor Adverse, otherwise Negligible ( <i>not significant</i> )

Ref.	Name / Location / Type / Context	Nature of Existing View	Approx. Distance to Proposed Development	Nature of Change	Visual Sensitivity	Magnitude		Effect	
						Construction	Operation	Construction	Operation
R6	<b>Core Path IN25.01 - Dell Lodge – Foyers</b> Also part of the <b>South Loch Ness Trail</b>	Low-level views with some open views across farmed strath floor and forestry blocks towards surrounding moorland hills and foreground views of the River Fechlin from some parts of this route. Some enclosed views through woodland.	Variable. 0.4 km at closest point	Dam 3 may be noticeable in close proximity for a very short section of the route where there is a gap in forestry which opens up views west from a section of this route near Dell Bungalow, resulting in a brief reduction in visual amenity. During construction there would be an increase in movement and activity and cranes and other equipment would be visible in views. However, the visibility of Dam 3 would be reduced in the longer term, by the use of additional landscape mitigation earthworks, mitigation seeding and planting on the eastern face of the dam to help assimilate the structure into the surrounding landscape.	Medium	Locally Medium, otherwise Negligible	Locally Low, otherwise Negligible	Locally <b>Moderate Adverse</b> , (significant) otherwise Negligible ( <i>not significant</i> )	Locally Minor, otherwise Negligible ( <i>not significant</i> )

Ref.	Name / Location / Type / Context	Nature of Existing View	Approx. Distance to Proposed Development	Nature of Change	Visual Sensitivity	Magnitude		Effect	
						Construction	Operation	Construction	Operation
R7	<b>Core Path IN25.02 – Garthbeg to Errogie, south side of Loch Mhor</b> Marked route running on the eastern side of Loch Mhor, also part of the <b>Trail of the Seven Lochs Trail</b> .	Open views over fields and moorland with main views focused along the route and across Loch Mhor towards forested hills in the midground and distant uplands. Distant views to the west and southwest feature wind turbines including Bhlaraidh Wind Farm and Millennium Wind Farm, and Corriegarth Wind Farm turbine blades are occasionally visible to the southeast behind nearby hills.	Variable. 3.1 km at closest point	The Proposed Development would likely be filtered or screened by vegetation in the mid ground and further in the distance in front of the Proposed Development, although Dam 3 may be visible above trees in views from the southern section of this route near Garthbeg. During construction there may be views of cranes and other equipment above tree tops, although the potential visibility of Dam 3 would be mitigated in the longer term, by the use of additional landscape mitigation earthworks, mitigation seeding and planting on the eastern face of the dam to help assimilate the structure into the surrounding landscape, further reducing its perceptibility.	Low - Medium	Low	Low	Negligible ( <i>not significant</i> )	Negligible ( <i>not significant</i> )

Ref.	Name / Location / Type / Context	Nature of Existing View	Approx. Distance to Proposed Development	Nature of Change	Visual Sensitivity	Magnitude		Effect	
						Construction	Operation	Construction	Operation
R8	<p><b>Loch Ness</b> This route also forms part of the Great Glen Canoe Trail from Corpach (Fort William) to Clachnaharry (Inverness)</p>	<p>Expansive vistas up and down Loch Ness, framed by the steep-sided, often tree-covered slopes, with settlement clusters found on gentler slopes and scattered properties on hill sides. Foyers powerhouse is visible on the eastern shoreline when passing Foyers.</p>	<p>Variable. 1.4 km at closest point</p>	<p>Elements of the lower works including the tailrace structure, powerhouse and associated tracks would be noticeable from the loch, appearing locally prominent but becoming less visible at further distances where seen in increasingly oblique views. Some of the upper works including dam construction would also be theoretically visible from some parts of the loch. During construction there would likely be an increase in movement of water based traffic as seen across the loch, including the transport of equipment by boat along Loch Ness, as well as views of cranes and other construction equipment on the loch shore and hillslope above.</p> <p>In the longer term, it is anticipated that the powerhouse would become a feature of architectural and recreational interest, with recreational boat traffic stopping at the quayside to enable visitors to call in at the visitor centre and café.</p> <p>The built design elements would be of a high quality and materials used, would be appropriate and in keeping with the local context. Landscape mitigation earthworks and planting would also help to soften and</p>	<p>Medium – High</p>	<p>Locally Medium, otherwise Negligible</p>	<p>Locally Low, otherwise Negligible</p>	<p>Locally <b>Moderate Adverse</b> (significant), otherwise Negligible (<i>not significant</i>)</p>	<p>Locally Minor Adverse, otherwise Negligible (<i>not significant</i>)</p>

Ref.	Name / Location / Type / Context	Nature of Existing View	Approx. Distance to Proposed Development	Nature of Change	Visual Sensitivity	Magnitude		Effect	
						Construction	Operation	Construction	Operation
				screen the permanent features and the new track to the lower works.					

## 1.4 Outdoor Locations

1.4.1 The following outdoor locations comprise summit locations that are part of popular walking routes and were selected as representative local high points either side of the Loch Ness, for inclusion in the assessment.

**Table 1.4.1: Outdoor Locations Assessment (refer also to Figure 8.5)**

Ref.	Name / Location / Type / Context	Nature of Existing View	Approx. Distance to Proposed Development	Nature of Change	Visual Sensitivity	Magnitude		Effect	
						Construction	Operation	Construction	Operation
O1	<b>Meall Fuar-mhonaidh</b> Popular local hill summit on the northwestern side of Loch Ness	Elevated, expansive views towards the upper forested slopes of the broad steep-sided glen on the eastern side of Loch Ness and the moorland with inner lochans of the farmed and wooded foothills. The views then extend towards the far distant hills of the rolling uplands, all set against the large expanse of an open skyscape. The interior lochs including Loch Kemp are visible. The view towards Loch Ness itself is fragmented with the waterbody broken into sections that are visible. This is due to the localised craggy rock formations that form part of the summit landscape and which screen views.	5.5 km	The lower works of the Proposed Development are obscured from view, screened by the local topography. Views towards the upper works would include one or more of the dams. The maximum inundation area may also be viewed but it is considered that because of the existing Loch Kemp the characteristics of the increased waterbody would not detract from the existing baseline conditions. The dams would be a perceptible change but within the large scale setting it is considered that the dams would be 'absorbed' efficiently into the environment, in the longer term. During construction there would be a degree of vehicle movement both on Loch Ness and within the upper area of the Site, and cranes. The movement would appear sporadic from the summit and because the lower works cannot be seen, this increased	Medium - High	Medium - Low	Low	Minor – Moderate Adverse ( <i>not significant</i> )	Negligible Adverse ( <i>not significant</i> )

Ref.	Name / Location / Type / Context	Nature of Existing View	Approx. Distance to Proposed Development	Nature of Change	Visual Sensitivity	Magnitude		Effect	
						Construction	Operation	Construction	Operation
				movement may not register. Cranes and vehicular movement may be seen in views towards the upper works. (see <b>Volume 3a and 3b, VL6: Meall Fuar-mhonaidh</b> )					
O2	<b>Suidhe Viewpoint, B862</b> Elevated viewpoint with information board by B862.	Open, elevated views over farmed and forested wide glens and the B862 continuing into the distance. Views from the undulating moorland plateau comprise of rich textured, wide landscape with blocks of woodland, inner waterbodies, rounded peaks of middle ground and distant hills with an overarching wide extensive skyline. The Site itself sits within a 'natural bowl' formed by localised topography.	5.5 km	A combination of landform and forestry effectively screen most of the upper works and curtail views to the lower works from this location, and the scale of contextual setting with its many layers, existing inland waterbodies and other manmade features such as wind turbines would all contribute to the lessening of the perceived impact. This can be considered for both the construction and operational phases of the Proposed Development whereby the scale of any increased activity e.g., crane movement would be absorbed within the context in which it is viewed. With the exception of temporary occasional views of cranes, the Proposed Development is likely to be barely perceptible. (see <b>Volume 3a and 3b, VL4: Summit by Suidhe Viewpoint off the B862</b> )	Medium - High	Low	Negligible	Negligible ( <i>not significant</i> )	Negligible ( <i>not significant</i> )