

**Response to Community Council Meetings:
Proposed Planning Conditions and Obligations**

To: Community Councillors, Glen Urquhart, Stratherrick & Foyers, and Fort Augustus & Glenmoriston Community Councils

CC: Grant Baxter, Case Officer, The Highland Council; Energy Consents Unit, Scottish Ministers

From: Glen Earrach Energy Team

Date: 17th November 2025

Re: Proposed Planning Conditions and Obligations Following Community Meetings (31 October 2025)

Dear Community Councillors,

Thank you again for attending the productive and constructive meetings on Friday, 31st October 2025, with Glen Earrach Energy (GEE). We are grateful for the open discussion and the clear sense of local priorities that emerged and take these very seriously.

Following what we discussed at those sessions, we have reflected on the feedback and identified a set of measures that we believe could usefully be captured within the proposed planning conditions or obligations. These represent tangible and proportionate commitments that respond directly to points raised by the three Community Councils.

We are not seeking to prescribe wording or pre-empt The Highland Council's (THC) or Scottish Ministers' judgement. Rather, we wish to signal our willingness for these areas to be considered by THC as part of its response to the Scottish Ministers, and for them to be incorporated, where appropriate, through the normal consenting process. As an example, for traffic related matters, these could take the form of Traffic Management Plan condition(s), to enable the use and natural evolution of the Framework Construction Traffic Management Plan, which formed part of the original application. This email is copied to Grant Baxter as case officer at THC and to the Energy Consents Unit (ECU), who work on behalf of and for the Scottish Ministers, for transparency and alignment. We defer to THC in how they see best fit to incorporate any or all of these into their response to the ECU and the Scottish Ministers as they determine the project.

We will continue to engage with the Community Councils, to further develop these measures, and to address other areas of concern which may currently exist or may arise in the future.

Proposed points for planning conditions or obligations:

1) A831 Mitigation Schedule

Following the anticipated receipt of a consolidated list of pinch-points and road safety concerns from Glen Urquhart Community Council, GEE will work jointly with the community and THC to identify potential improvements along the A831.

A formal *A831 Mitigation Schedule* as part of the Traffic Management Plan would be prepared prior to commencement of the **Construction Phase**, setting out:

- the specific measures agreed as deliverable and proportionate; and
- which will be implemented and funded by GEE (with works likely undertaken by The Highland Council as the roads authority)

Measures may include localised widening, speed limit reductions, surface or visibility improvements, and enhanced safety at school transport or pedestrian conflict points, where achievable and consentable.

2) Drumnadrochit Bridge Pedestrian Safety Scheme (A82/A831 junction)

GEE will investigate and progress a pedestrian safety improvement at Drumnadrochit Bridge, with a dedicated footbridge for pedestrians, cyclists and wheeling users as the preferred solution.

GEE is committed to bringing this forward as a part of the Traffic Management Plan, subject to feasibility, land availability and statutory consents, and to working with the Council to agree a design and delivery programme aligned ahead of the onset of peak construction traffic during the Construction Phase.

3) A82 Engagement and Support

GEE will participate in, and provide practical assistance to, local efforts to engage with Transport Scotland and others on A82 safety and resilience.

An *A82 Engagement Statement* will set out the issues raised by the community, the planned engagement route with national stakeholders, and the advocacy or enabling measures GEE can reasonably contribute to. This recognises that while responsibility for A82 works lies elsewhere, coordinated engagement is vital to achieving shared objectives.

4) Integration of Local Housing and Operation & Maintenance Facility

GEE will prepare a *Local Accommodation and Integration Strategy* in consultation with community representatives and appropriate bodies, such as the Communities Housing Trust. This could be secured via a planning condition, should THC and the ECU deem it appropriate.

The aim is to align housing needs for the project's long-term permanent operational and maintenance workforce with local development priorities, ensuring that provision is both beneficial to and usable by the community.

Subject to land and consents being achieved, GEE's intention would be for suitable accommodation to be advanced soon after project investment decision, allowing it to provide a base for GEE's own project management staff during construction and transition naturally to ongoing operational staff use thereafter.

GEE is also exploring opportunities for the permanent Operation and Maintenance facility to be developed as a well-considered campus-style arrangement, located appropriately within the local area. The aspiration is that, where feasible, this could provide space with potential for wider community and enterprise use, supporting skills, innovation, and local collaboration. This vision would remain subject to detailed design, feasibility, and local consultation, and is not a prerequisite for project delivery.

5) Long-term Biodiversity Monitoring and Public Reporting

GEE will establish and maintain a long-term biodiversity monitoring and reporting programme as part of the Habitat Management Plan for the duration of the Construction Phase of the project and for at least the first ten years of operation. This could be secured via a planning condition, should THC and the ECU deem it appropriate.

This plan will include defined parameters, data access arrangements, and adaptive management triggers, with results made publicly available on an annual basis.

The monitoring framework will be developed in consultation with NatureScot, and Community Councils will be given the opportunity to input as the approach is defined.

6) Materials Reuse and On-site Crushing

GEE are committed to maximum practical use of local material, and will therefore prepare a *Materials Reuse and Crushing Plan* prior to major earthworks. This could be secured via a planning condition, should THC and the ECU deem it appropriate.

The plan will maximise on-site processing of suitable excavated material to sand or other usable grades where practicable, supported by appropriate environmental controls.

The objective is to reduce the requirement to import sand and aggregates to site - thereby minimising HGV movements and associated impacts, while promoting sustainable material use.

Conclusions

We believe these measures reflect the discussions held and the collaborative intent shared at the meetings. They represent meaningful outcomes that balance community priorities, environmental good practice and project deliverability.

We would welcome THC and the Scottish Ministers' consideration of these proposals for inclusion - whether through planning conditions, legal obligations, or other recognised mechanisms, as part of the determination process.

GEE will continue to engage through the Community Forum arrangements already established with local Community Councils, which have provided a constructive platform for discussion during the pre-determination phase. As the project moves further through the planning process, and in line with the commitments set out in Chapter 16 (Local Community and Tourism) of the EIAR, GEE intends to evolve these arrangements into a formal Community Liaison Group (CLG) covering the Pre-Construction and Enabling, and Construction Phases. This will ensure a smooth transition and continuity of engagement, maintaining transparency and responsiveness to local input through a structured and representative mechanism as defined within the EIAR.

Kind regards,
R. Martin Lacey
Project Director
Glen Earrach Energy

cc: **Grant Baxter**, Case Officer, The Highland Council and the Energy Consents Unit, Scottish Ministers.