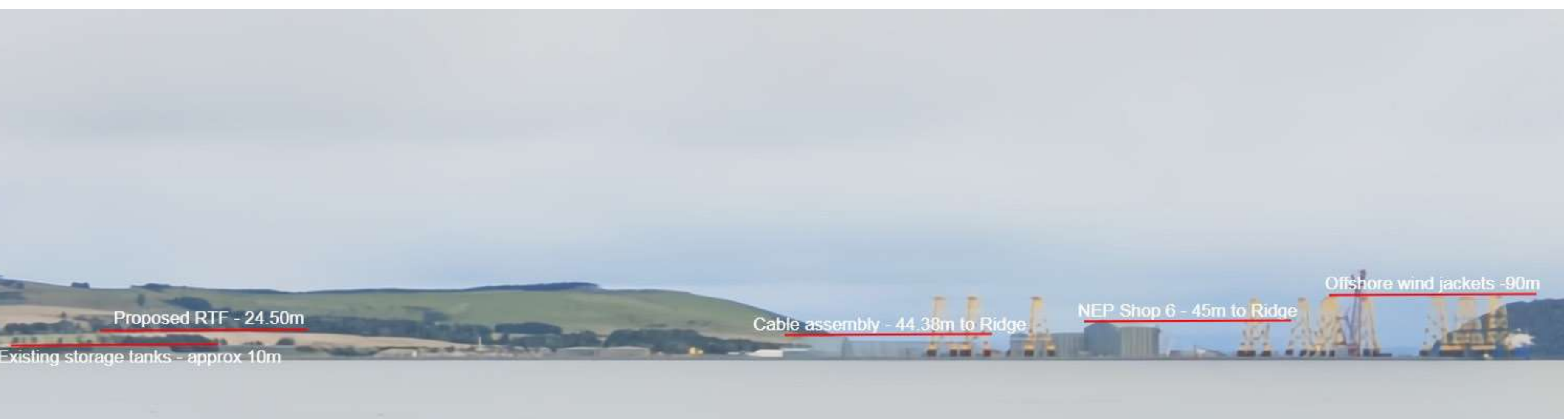


Landscape & Visual Impact: Consideration of Scale



The scale of the proposed development is a key determinant in assessing its potential landscape and visual impacts, particularly due to its visibility from surrounding public areas and its relationship to sensitive local topography, notably the Sutors of Cromarty, Rosemarkie, and the Fort George Special Landscape Area.

Development Scale – Key Figures

- **Site Area:**
 - **Developable Area:** 8.8 hectares
 - **Car Parking Area:** 2.4 hectares
- **Main Factory Building:**
 - **Floor Area:** 16,836 m²
 - **Footprint Dimensions:** 69 m × 244 m
 - **Height:** 24.5 m (to ridge)

These figures underscore the substantial footprint and height of the development, warranting detailed assessment of its potential effect on the wider landscape.

Visual Assessment Methodology

As per pre-application advice from the Highland Council, a Zone of Theoretical Visibility (ZTV) has been prepared to identify potential visual receptors and guide further assessment. This ZTV analysis is a foundational tool in:

- Predicting where the development might be visible
- Assessing visual sensitivity and magnitude of change
- Informing selection of viewpoints for detailed assessment

Next Steps

- Assessment of 8 viewpoints, selected for their strategic relevance, including:
 - Public views from Cromarty
 - Key sections of the A9 (north of the Cromarty Firth)
 - Locations along the B9175 with views toward the Sutors
- Photomontage production to illustrate potential visual impacts and contextualise the development relative to existing Energy Park structures

This approach will help determine the extent to which the development is absorbed into the landscape.

Enviromental Designation & Considerations

Environmental and Technical Assessments Summary

A comprehensive suite of studies will be undertaken to address the potential environmental, landscape, and operational impacts of the proposed development. These will inform the design process, mitigate potential effects, and support planning and permitting processes.

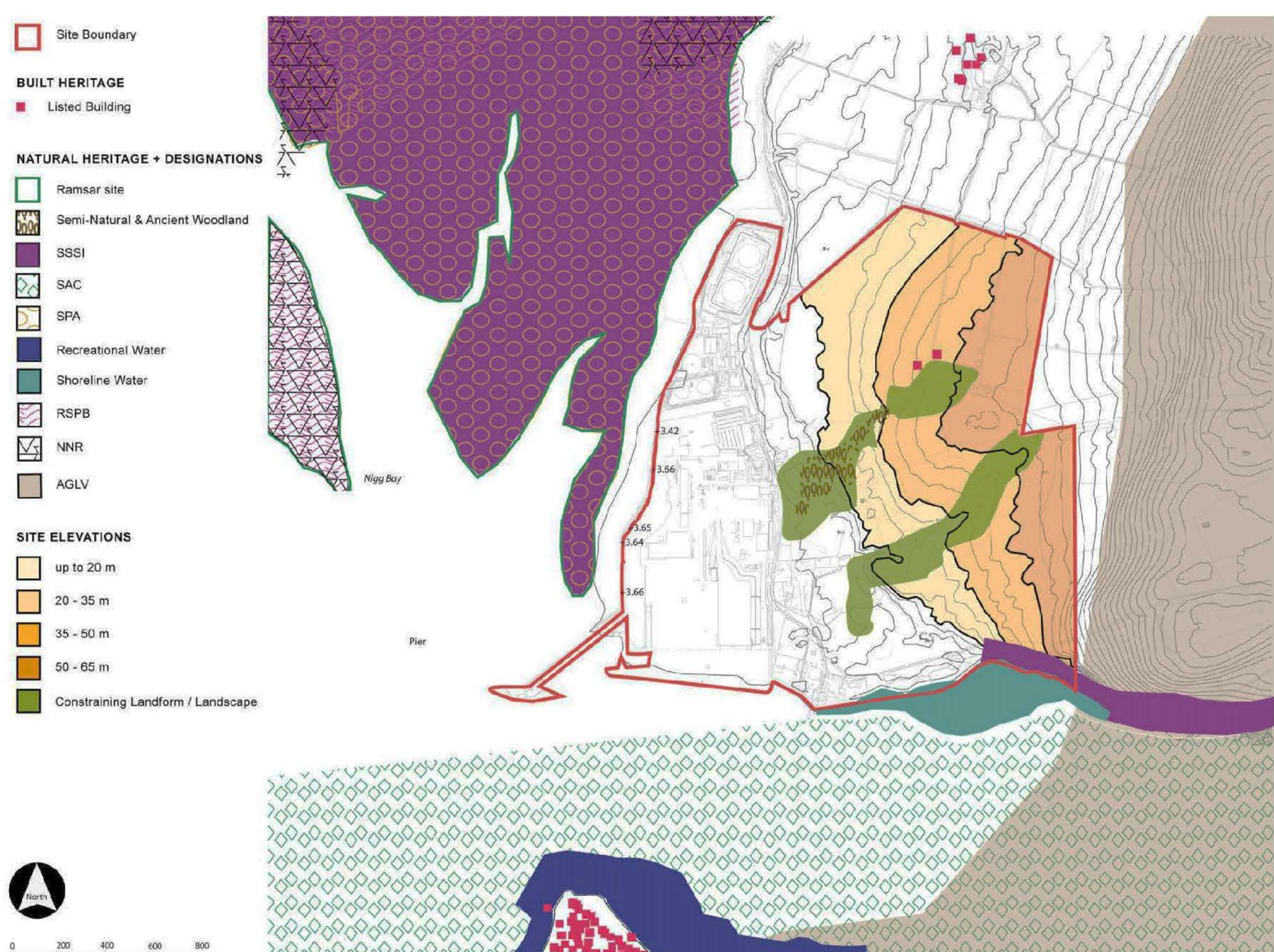
- **Environmental**
 - EIA Screening Opinion, followed by Scoping and Full Environmental Impact Assessment depending on the EIA Screening process outcome.
 - Phase 1 Ecological Habitat Survey to establish baseline ecological conditions on-site
 - Initial Assessment of Impacts on Designated Sites, including:
 - Special Protection Area (SPA) for birds
 - Marine Special Area of Conservation (SAC)

- **Landscape and Visual**
 - Landscape and Visual Impact Assessment (LVIA), including Zone of Theoretical Visibility (ZTV), viewpoint analysis, and photomontages
 - Topographical Survey of the site and surrounding context
 - Site Landscaping Plan to integrate the development into the local landscape character

- **Ground and Drainage**
 - Foul and Surface Water Drainage Assessment, including Sustainable Drainage Systems (SuDS) Strategy
 - Ground Investigations for both drainage feasibility and structural foundations
 - Phase 1 Contaminated Land Assessment to identify potential legacy pollutants
 - Preliminary Flood Risk Assessment (FRA)

- **Operational Considerations**
 - Transport and Traffic Assessment, including access, junction capacity, and sustainable transport options
 - Noise Impact Assessment (covering both construction and operational phases)
 - Air Quality and Emissions Assessment, addressing both ambient air impacts and point-source emissions
 - Waste Management Strategy, including construction and operational phases

Extract from Nigg Development Masterplan – Environmental Designations & Considerations



Extract from THC – Tree preservation orders

