



Lochbroom Community Renewables Limited
(a Community Benefit Society)

Minutes of the first Annual General Meeting of Lochbroom Community Renewables (LCR) held on 18th November 2016 at Ullapool Village Hall

(Note: The Chair and Treasurer reports to the AGM refer to the period 13th May 2015 to 31st May 2016).

Attendees: 55 shareholder members, 5 non-members.

The following 9 members of the Board were in attendance: Tim Gauntlett (Chair), Paul Copestake, Sarah Donald, Andy Kaye (Company Secretary), Jason Leon, Rebekah Lwin/Reid (minutes), David Maxwell, Sandy MacKenzie, Sandy Osborne.

Apologies: Neil Gerrard (Treasurer)¹, 31 members gave their apologies²

1. Welcome, Chair's report and update

Tim Gauntlett welcomed all to the meeting and expressed his thanks to all volunteers, past and present, who have helped to realise our community hydro scheme to date. Particular thanks were extended to Neil Gerrard (Treasurer) and Andy Kaye (Company Secretary) who have given considerably of their time, energy and expertise. The other Directors of Lochbroom Community Renewables were also acknowledged and made themselves known. Invaluable expertise was also provided by Diane Campbell, Amanda Barry-Hirst, Gilly Meighan.

It was noted that while the formal Chair's report for this AGM covered the period from May 2015 (when LCR was first constituted) to May 2016, the vision for the hydro scheme had been laid down long before this time and thanks were therefore due to the many others involved in the past.

¹ Sadly a bereavement in the family on the day of the AGM prevented Neil Gerrard from attending

² Names withheld for data protection

Additional thanks for their support during the year were given to; Flick Hawkins (Chair of Ullapool Community Trust); Community Shares Scotland; Highland Council; Ullapool News; Ullapool Sailing Club, Royal Hotel, Ullapool; Ullapool Village Hall; Braemore Hall; Dundonnell Stores; the Ceilidh Place, West Coast Delicatessen and other local businesses who helped us publicise the hydro scheme and promote the share offer; Gabriel Szeiler and Steven Whitelock, both students at Ullapool High School, for producing a promotional video for us.

Grateful thanks were also extended to all investors (before and since 31/5/2016) for their contributions to fund the scheme and your willingness through this to support BroomPower and the Ullapool Community.

During the period from 13th May 2015 to 31st May 2016 the following key tasks were successfully undertaken:

- Completed all project feasibility tasks including technical and environmental analyses
- Secured all necessary permissions in time to pre-register the project for the Government's 'Feed in Tariff' scheme
- Transfer of responsibility from UCT to Lochbroom Community Renewables Limited.
- Jointly signed a 41 year lease with the Forestry Commission for the use of the land on which the hydro scheme will be built
- Prepared a detailed business plan and budget
- Launched the Community Share issue [At the date of the AGM, the target amount of £900,000 had been raised ahead of the final deadline date]
- Invited tenders for the project management of the hydro schema and appointed Locogen Ltd.
- Invited tenders for the turbine and prepared invitations for tender for the project design and construction. [Preferred bidders at the date of the AGM are Campbell of Doune Ltd. (design) and Bobby Ross Limited, Acharacle (construction), the preferred turbine is to be confirmed].

Tim closed by requesting the help of new volunteers to enable LCR to broaden its expertise. In particular skills and/or experience in finance, IT, policy writing, grant-fund applications, marketing and social media will be very welcome.

2. Treasurer's report

Sarah Donald read out a statement prepared by our Treasurer, Neil Gerrard who unfortunately could not attend the AGM. This statement is reproduced in full below and the full report can be downloaded from the BroomPower website. A statement from Lochbroom Community Renewables Limited's (LCR's) bank dated 18/11/2016 was presented to show that all the money from shareholders is in the bank. Sarah noted that the Treasurer's report has been overseen by an accountant, but have not been audited because LCR has not been trading.

Statement:

The society was registered on 13 May 2015 having prepared rules under the guidance of COOP UK using their model rules with only some minor changes.

The rules link the society with Ullapool Community Trust (UCT) under which the idea and the initial project, later to be known as BroomPower was inaugurated. The project is to build a 100kW run-of-river hydroelectric scheme on the Allt A'Mhuilinn about 8 miles south of Ullapool. It is hoped that this would be the first of several projects for the society.

All surplus from the BroomPower scheme will be used for the benefit of the community as defined by our rules by postcode to be the same as that defined by UCT, roughly an area from Elphin in the north to Dundonnell in the South.

Although the Society formed in May, the process of opening a bank account was tortuous and it was not until November that UCT, which had until then managed the finances for BroomPower, transferred financial responsibility to the society.

UCT transferred the liability for the Scottish Government CARES Loan to LCR, which at the time had expended £91,325 of the £115,000 loan agreed. To the end of the financial year covered by these accounts the total expended of this loan was £95,875, which, together with interest accrued of £9,154 gave a total of £105,029.

In compensation for the loan liability, UCT also transferred the ownership of the project, BroomPower, to LCR. This project has a notional value because of the permissions obtained, but this is unlikely to have any real commercial value i.e. for resale as the lease from FCS (Forestry Commission Scotland) is restricted to a community group similar to UCT or LCR.

Neither the loan liability nor the notional value of BroomPower will come into effect until a decision is taken to proceed. At this point, assuming BroomPower is fully funded and considered viable by all stakeholders, the loan will be repaid from shareholder funds and the scheme will be built. If BroomPower does not proceed, a request to the Scottish Government for the loan to be written off will be made and share-holders' funds will be returned in full.

UCT also transferred a cash sum of £1,556, this being the balance of the "match funding" relating to the CARES loan (the original funds came from UCT's own reserves and Highland Council's ward discretionary fund).

The share issue opened before the end of the financial year and, at the end of the financial year the sum raised was £36,600 and this was held in "reserve".

The society also registered for VAT at the end of the financial year with an effective date of 13 May 2015. No service on which VAT would have been chargeable has been provided during the year (and could not have been retrospectively charged). However we intend to try to recover VAT from some of the costs of developing the BroomPower project to date. This amounts to £6409 and is shown as an amount expected in 2016-2017 accounts.

Following the statement, Andy Kaye proposed that the accounts need not be audited, this was seconded by Mike Ford. There were no objections from members present.

3. Election of Board members

Paul Copestake explained that as part of the formal process, the existing Directors of LCR had to stand down and then could present themselves for re-election if they wished.

The rules allow for 5 Type A Directors (registered members living within the community). In addition, there are 2 co-opted Directors nominated from UCT and 2 Type B Directors (registered members from outside the community).

The following Directors stood for re-election:

Type A - Tim Gauntlett, Sandy Osborne, Andy Kaye, Dave Maxwell
Co-opted from UCT- Sandy MacKenzie, Rebekah Lwin/Reid

New Directors appointed:

Type A: Amanda Barry-Hirst

Type B: Kathleen Donald, Rob Gibson

Approval of the re-election and new appointments was given by a show of hands.

Directors' roles will be allocated at the next Board meetings and members will be notified in the minutes of that meeting.

4. Presentation and update on project by appointed project manager, Stuart Hamilton from Locogen Ltd.

Stuart Hamilton gave a very informative presentation outlining detail of Locogen Ltd. (the company appointed to project manage the development of the project and provided a brief history of the project, the current situation and next steps. He also provided photographic images of what elements of the scheme will look like. The presentation is included as an Appendix to these minutes.

5. Presentation from Hugh Campbell from Campbell of Doune Ltd.

Hugh Campbell, spoke briefly about his company's role as design engineers and presented examples of various similar hydro schemes and photographic images of the pipe work, turbine and powerhouse with which they had been involved.

6. Questions from the floor

Following Stuart Hamilton's presentation, questions from members were invited:

Q1 – What does the acronym CBP mean?

A1 – CBP is the Civil Balance Plan and refers to description of all the civil works, structural items and access plans.

Q2 – Could there be a problem with leakage?

A2 – This is not expected to be an issue as the intention is to use plastic pipework that will be welded together and air pressure tested after each joint.

Q3 – How does the energy generated get to the grid?

A3 – The grid comes down from the line that runs from the other side of the main road via cable that SSE will bury.

Q4 – Will all the electricity generated be exported to the grid?

A4 – All electricity generated will be exported to the grid, and everything that is exported will generate revenue. This value for the first year of generation was set at pre-registration (Feed in Tariff / FIT) and will not change provided connect by the deadline date in March 2018.

Q5 – Are there restrictions in the planning conditions?

A5 - These have been listed as an Appendix 2 at the end of the minutes

Q6 – Will someone need to be employed to maintain the hydro system and equipment?

A6 – We will need to undertake standard scheduled maintenance (e.g. checking bearings) but the manual maintenance required will be minimal as the system is designed to be self-cleaning. There will also be remote monitoring to check that the system is performing effectively and efficiently and to identify any problems. We will not need a full time employee to maintain the system but may want to employ someone locally to check the system at routine intervals.

Q7 – What is the minimum flow needed to turn the turbine?

A7 - The turbine will generally operate down to 10% of the maximum flow, so 10 litres /sec.

Q8 – What policy insurance does the company have in (unlikely) events of catastrophic intake to the turbine?

A8 – There will be operational insurance to cover loss of revenue in that scenario. Usually the excess of about 10 days then after that would receive loss of revenue plus relevant parts although if a manufacturing problem then could claimed under the manufacturers warranty.

Q9 – What is the life of the turbine?

A9 - Design life stated as 25 years but in reality it should run for at least 50 years.

Q10 – Does the indirect path of the pipework affect flow rate?

A10 – It should not affect flow rate but the longer the pipe work the greater the frictional loss. Might have to increase the diameter of the pipe to reduce that. That will all be assessed in the phase.

Q11 – What is the cost of the turbine in terms of the percentage of whole project costs?

A11 – Approximately 10-15% of the project cost but the price range of turbines is huge; the range we have been quoted is £60k to £160k. Our preferred choice is £120k

Q12 – What will influence turbine choice?

A12 - A number of factors; price (need to keep within budget), efficiency, performance guarantees, warranties provided by the manufacturer, track record of the supplier, service and maintenance covers, references from other users.

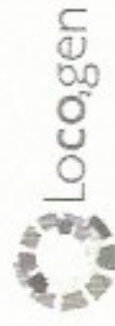
There was also a request for a short presentation of the Directors to be made available on the website. We will arrange for this information to be added to the website with the update Director information.

Appendix 1

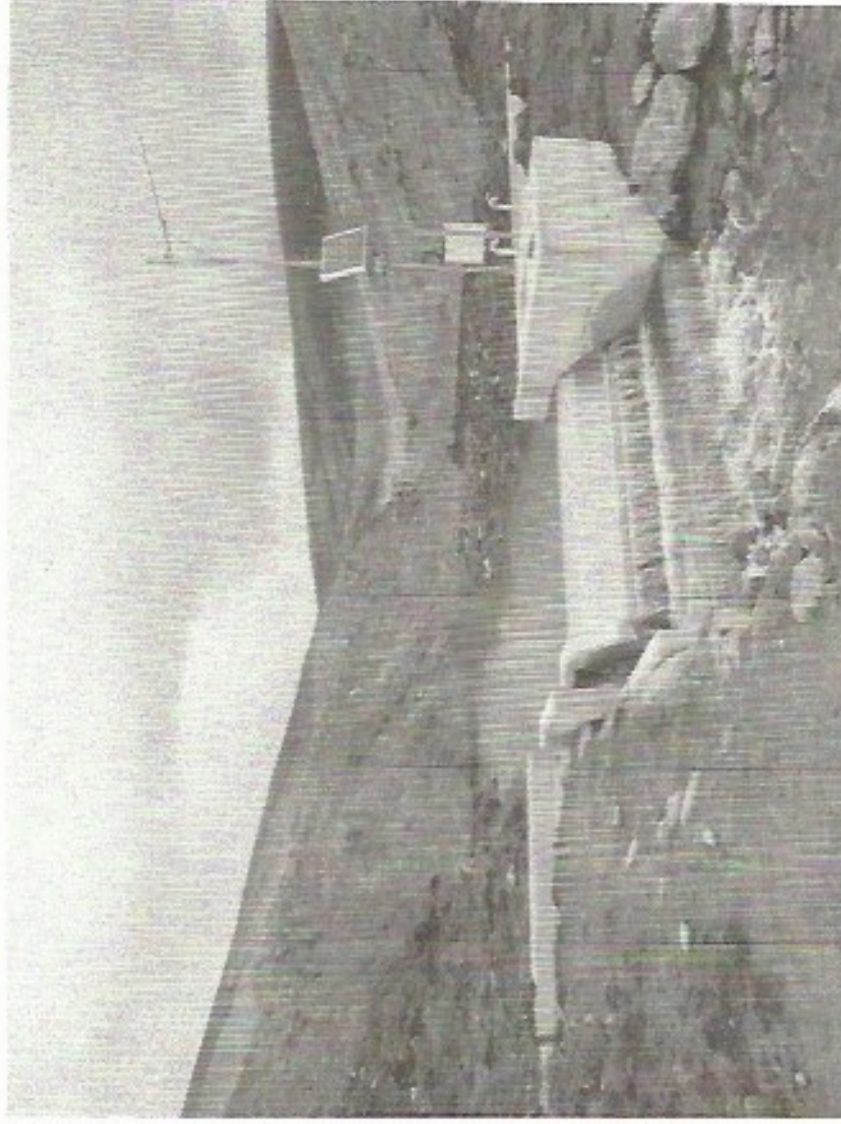
Stuart Hamilton's presentation

Appendix 2

Copy of the planning conditions



Lochbroom Community Hydro Scheme



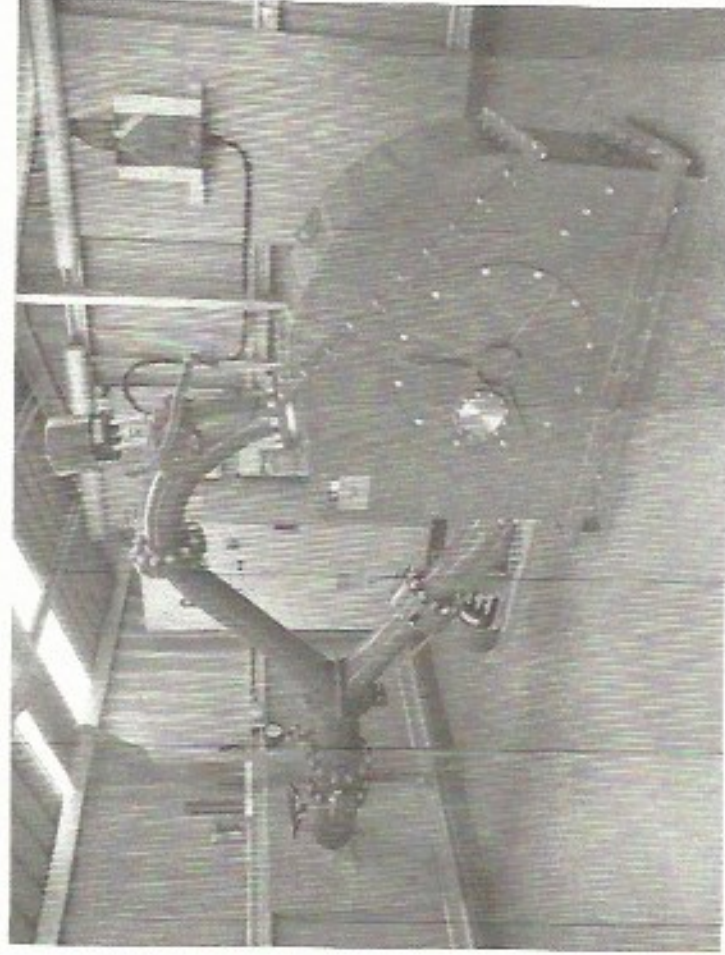
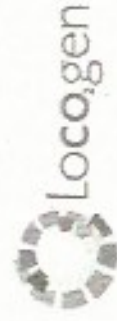
Project Update

By Stuart Hamilton, Locogen Consulting Ltd



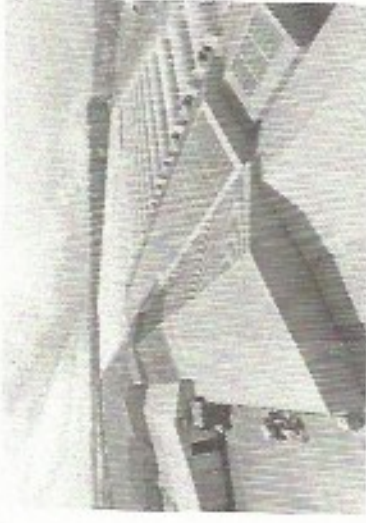
CONTENTS

- Company overview
- Scheme parameters
- Work on project to date
- Programme for works ahead
- Summary



LOCOGEN LTD – COMPANY OVERVIEW

- Based in Edinburgh
- Wind, solar and hydro developer
- Consultancy for various sectors
- Team of 20 technical consultants and engineers
- Four core teams:
 - Consenting and Technical Services
 - Asset Management
 - Engineering
 - Solar EPC

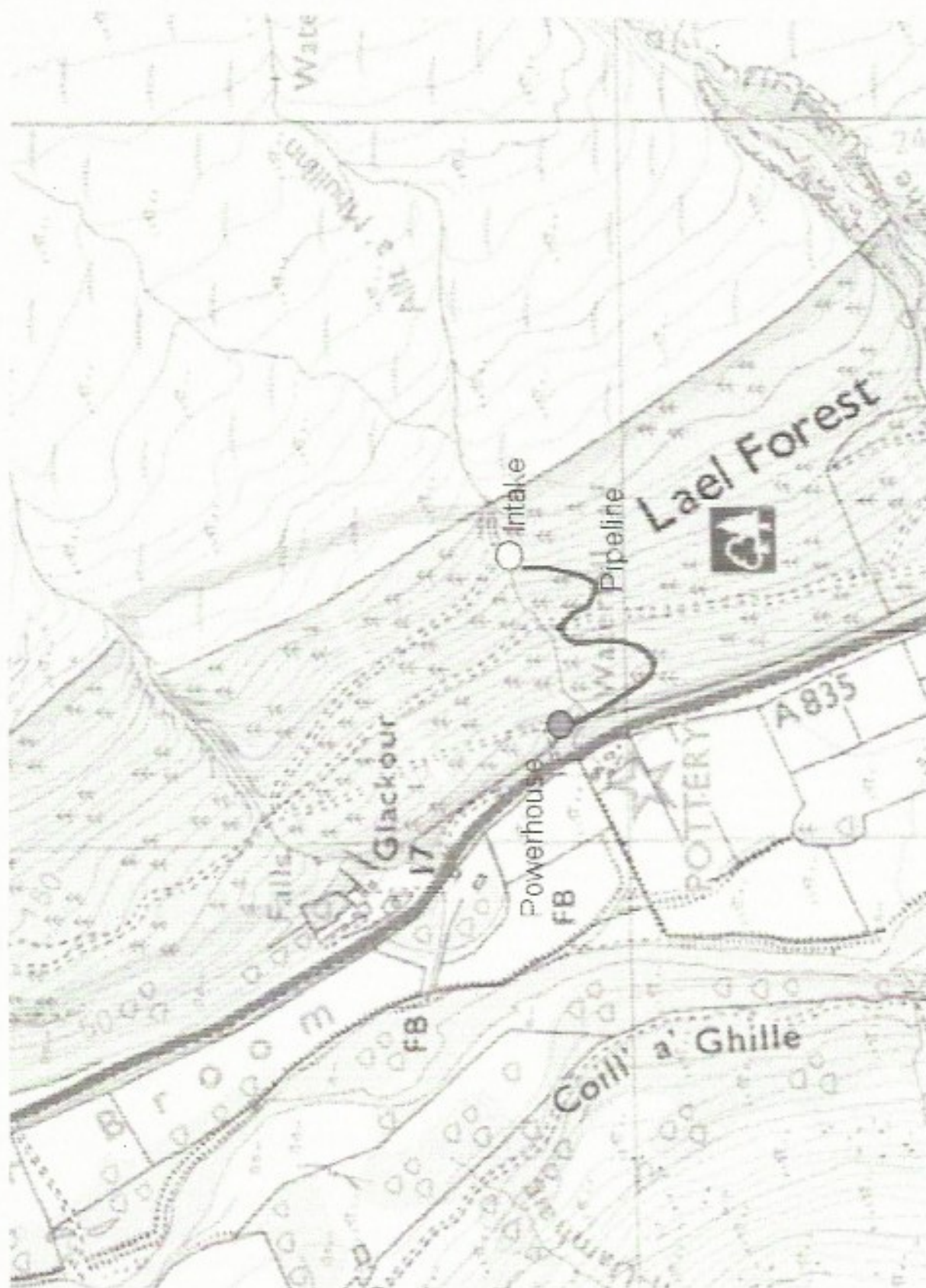




Scheme Parameters

- Located on land within the Lael Forest owned by Forestry Commission
- Rated output to be 100kWe
- Head 134.5m and rated flow of 100l/s
- Coanda screened intake
- 300mm diameter buried pipeline over a distance of 600m
- Powerhouse – footprint circa 5m x 5m
- Pelton turbine, generator and control system
- Tailrace and outfall

Schema Parameters



Project History



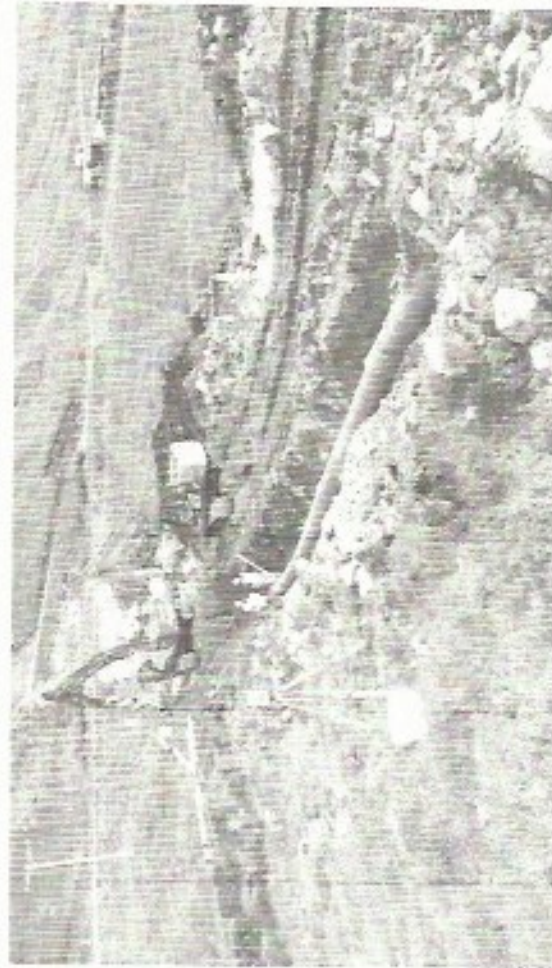
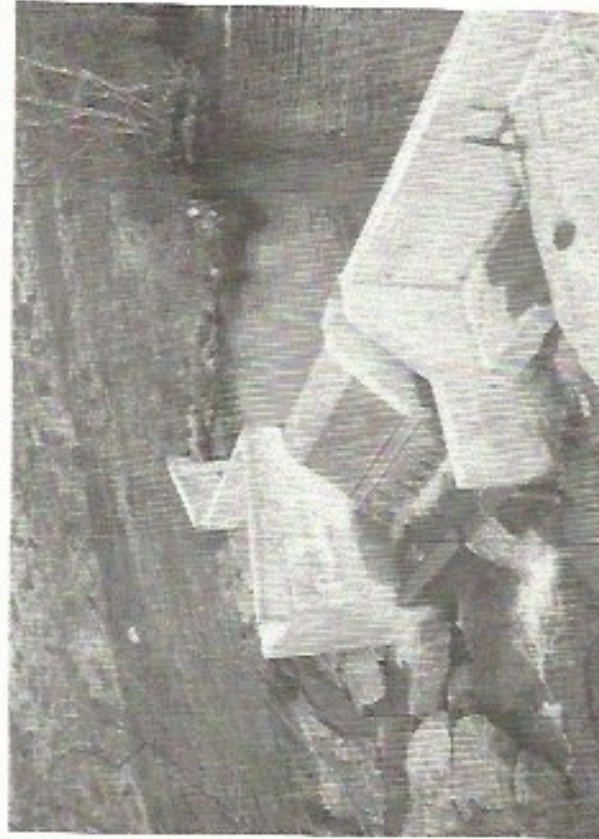
- Detailed feasibility and planning completed by Baby Hydro during 2015
- Planning and SEPA approvals are in place
- Grid connection secured and paid
- FIT pre accreditation approved for TIC of 100kW. System needs to be constructed and commissioned by end 28th March 2018
- Lease in place with Forestry Commission
- Capital raised through community share offer during 2016
- Civil BOP tender process completed with preferred bidder status reached – Bobby Ross Ltd based in Acharacle
- Quotes received from turbine suppliers including Gilkes, Tink, Hydrohrom, Hydrover and CINK



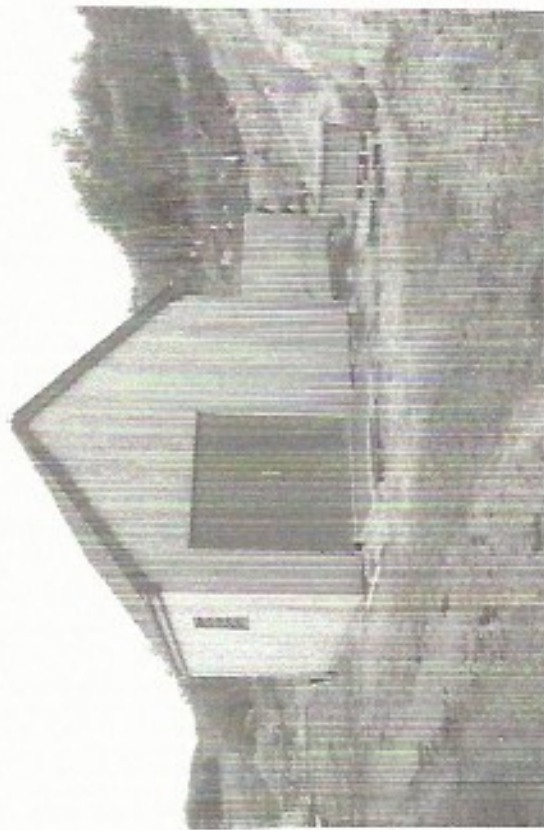
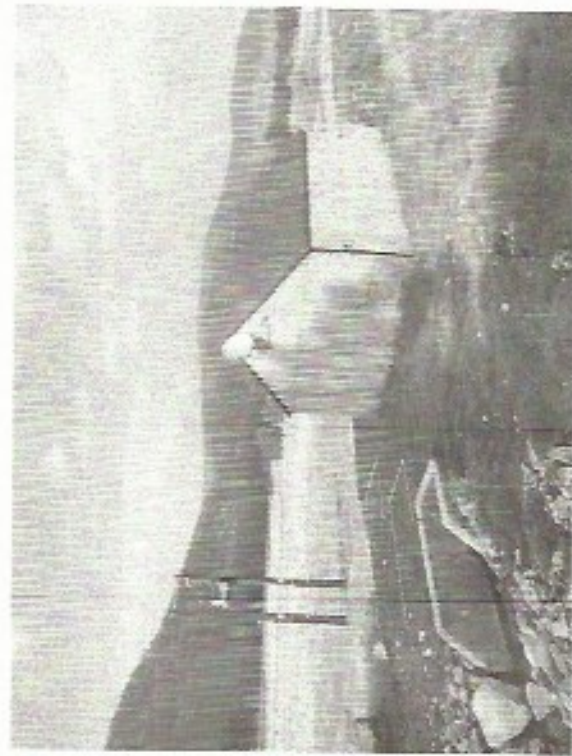
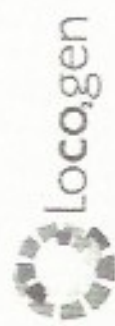
Programme going forward

- Undertake the detailed hydrology and structural design – Campbell of Doune Ltd
- Seek approval on design from Forestry Commission
- Finalise and sign civil contract once design is completed
- Choose and order preferred turbine
- Seek any planning variations if required and discharge planning and SEPA pre start conditions
- Aim to commence construction on site March/April 2017
- Aim for commissioning October 2017

What will it look like



What will it look like



Thank you

Stuart Hamilton

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Find us on



**PLANNING PERMISSION**

Reference No: 15/02527/FUL

To:
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Mr Andy Kaye
Village Hall
Market Street
Ullapool
IV26 2XE

Per:
BabyHydro Ltd
Craig Kellock
F1 Buchan House
Carnegie Campus
Enterprise Way
Dunfermline
KY11 8PL

Town & Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) 2006 Act

DECISION NOTICE

Installation of 100kW run-of-river hydro electric scheme including erection of powerhouse, intake & outfall structures, buried pipeline, pipe bridge and formation/upgrading of access tracks

Land 290M NE Of Lael Falls House Braemore Loch Broom Garve

The Highland Council in exercise of its powers under the above Acts grants planning permission for the above development in accordance with the particulars given in the application and the following plans/drawings:

Type of Plan	Plan Number	Version No.	Date Plan Received
Site Layout Plan	006-02-02 INTAKE		27.06.2015
Elevations	006-03	B	27.06.2015
Elevations	006-04	B	27.06.2015
Access Layout	006-08-01	B	16.09.2015
Access Layout	006-08-02	F	16.09.2015
Access Layout	006-08-03	D	16.09.2015
Supporting Information	ECOLOGY REPORT		27.06.2015
Supporting Information	TREE SCHEDULE	A	15.09.2015
Site Layout Plan	006-01-01	E	15.09.2015
Site Layout Plan	006-02-03 POWERHOUSE	A	15.09.2015
Location Plan	000001	C	11.09.2015
Section Plan	006-10		16.09.2015
Tree Protection Plan	000001	1	28.09.2015

This permission is granted subject to the following conditions: -

- (1.) The development shall be undertaken in its entirety, in one continuous phase, with no partial implementation. Construction activities shall be completed within a two year period from the commencement of development unless otherwise approved in writing by the Planning Authority. All reinstatement shall be undertaken within three months of completion of all construction work, and in accordance with conditions 2 and 5 below, other than may be allowed expressly by the conditions of this permission or as otherwise approved in writing by the Planning Authority.

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Reason : To ensure the development is constructed in one continuous phase and within an acceptable timescale.

- (2.) At least two months prior to the commencement of any works a finalised, site specific Construction Method Statement shall be submitted for the written approval of the Planning Authority in consultation with SEPA and other agencies such as SNH, as appropriate, and all work shall be carried out in accordance with the approved plan. For the avoidance of doubt this finalised CMS shall include information on the protection of groundwater dependent terrestrial ecosystems, borrow pit detail, forestry felling, access tracks, temporary site laydown and compound areas and all proposed reinstatement work.

Reason : To control pollution of air, land and water; and to ensure that the correct methodology is used to reinstate sensitive habitats and to ensure that the landforms return to their previous state as soon as is possible.

- (3.) For the avoidance of doubt, all Mitigation Proposals listed at part 5 of the approved Supporting Ecology Report prepared by Direct Ecology dated 25.06.2015, shall be strictly adhered to, including the appointment of an Ecological Clerk of Works, Construction Method Statement, Implementation of Best Practice, and Pre-construction surveys, all to the full satisfaction of the Planning Authority in consultation with SNH.

Reason : To minimise disturbance to protected and other species during the construction process and thereafter and to ensure a suitably qualified person oversees management of the ecological interests on site.

- (4.) All plant, machinery and equipment associated with this development shall be so installed, maintained and operated such that either of the following standards are met:-

- any associated operating noise must not exceed NR 20 when measured or calculated within the bedroom of any noise-sensitive premises with windows open for ventilation purposes

OR

- the operating noise Rating level must not exceed the Background noise level by more than 5dB(A) including any characteristics penalty. Terms and measurements to be in accordance with BS 4142: 1997 Rating industrial noise affecting mixed residential and industrial areas.

Reason : In order to safeguard the amenity of neighbouring properties and occupants.

- (5.) For the avoidance of doubt, the route of the pipeline and associated temporary track shall be reinstated on completion of the works and prior to first operation of the scheme to the written approval of the Planning Authority. Turfs removed during construction shall be used where possible for the proposed reinstatement of disturbed areas (e.g. those affected by construction works, buried pipelines and temporary tracks). Where it is not possible to use turfs and re-vegetation is required, native species found in the surrounding area shall be chosen.

Reason : To ensure that the development is implemented in an acceptable manner with sensitivity to the established amenity of the area.

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- (6.) All public rights of way and other established pedestrian routes through the site shall remain open throughout the construction period and the operation of the scheme. Notices shall be erected to advise of any diversions necessary, of a style and at locations to be agreed in writing with the Council's Access Officer before any work commences on site and shall be displayed before the paths are affected. All paths shall be reinstated immediately on completion of works in consultation with the Access Officer to the satisfaction of the Planning Authority.

Reason: To minimise disruption to public access.

- (7.) The proposed means of access to the trunk road shall be constructed to a layout and type (and method) of construction to be approved by the Planning Authority, after consultation with Transport Scotland, as the Trunk Roads Authority, before the development is commenced

Reason: To ensure that the standard of access layout complies with the current standards and that the safety of traffic on the trunk road is not diminished. To minimise interference with the safety and free flow of the traffic on the trunk road. To ensure that vehicles entering or exiting the access can undertake the manoeuvre safely and with minimum interference to the safety and free flow of the traffic on the trunk road and to ensure that water run-off from the site does not enter the public road.

- (8.) The gradient of the access road shall not exceed 1 in 40 for a distance of 10 metres from the nearside edge of the trunk road carriageway, and the first 10 metres shall be surfaced in bituminous surface and measures shall be adopted to ensure that any drainage from the site does not discharge onto the trunk road.

Reason: To ensure that the standard of access layout complies with the current standards and that the safety of traffic on the trunk road is not diminished. To minimise interference with the safety and free flow of the traffic on the trunk road. To ensure that vehicles entering or exiting the access can undertake the manoeuvre safely and with minimum interference to the safety and free flow of the traffic on the trunk road and to ensure that water run-off from the site does not enter the public road. To ensure that material from the site is not deposited on the trunk road to the detriment of road safety.

- (9.) Prior to construction of any of the accesses visibility splays shall be provided in accordance with the drawings submitted in support of the application (Drg No 006_08_01 Rev B; 006_08_02 Rev F; and 008_08_03 Rev D). These visibility splays shall be maintained at the same standard by the applicant or any subsequent owners.

Reason: To ensure that the standard of access layout complies with the current standards and that the safety of traffic on the trunk road is not diminished. To minimise interference with the safety and free flow of the traffic on the trunk road. To ensure that vehicles entering or exiting the access can undertake the manoeuvre safely and with minimum interference to the safety and free flow of the traffic on the trunk road and to ensure that water run-off from the site does not enter the public road.

- (10.) Wheel washing facilities shall be provided within the site.

Reason: To ensure that material from the site is not deposited on the trunk road to the detriment of road safety.

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[Redacted Signature]
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- (11.) A suitably qualified Arboricultural consultant shall be employed at the applicant's expense to ensure that the Tree Protection Plan 000001 (Revision 1 dated 26/09/2015) and any felling or remedial tree works identified in the Tree Schedule (Revision A dated 15/09/2015) are implemented to the agreed standard and timescale. Prior to commencement of development (including tree felling), any stages requiring supervision are to be agreed with the planning authority and certificates of compliance for each stage are to be submitted for approval.

Reason : To ensure the protection of retained trees throughout the construction period.

REASON FOR DECISION

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

TIME LIMITS

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

FOOTNOTE TO APPLICANT

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Schedule 3 Development Site Notice

Prior to the commencement of this development, the attached Site Notice must be posted in a publicly accessible part of the site and remain in place until the development is complete. This is a statutory requirement of the Town and Country Planning (Scotland) Acts and associated regulations.

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Accordance with Approved Plans & Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (paragraph 259), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Trunk Road

You will require consent from the Trunk Roads Authority prior to the commencement of this development for the alterations to the junction and improvements to the visibility splays. You are therefore advised to contact them direct to discuss the matter. The planning permission does not carry with it the right to carry out works within the trunk road boundary and that permission must be granted by Transport Scotland. To obtain permission contact the Route Manager (A835) on the general contact number - 0141 272 7100. The Operating Company has responsibility for co-ordination and supervision of works and after permission has been granted it is the developer's contractor's responsibility to liaise with the Operating Company (NORTH WEST - Tel: 0845 4130200 e-mail: NWplanning@bearsotland.co.uk) during the construction period to ensure all necessary permissions are obtained.

Mud & Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Construction Hours & Noise-Generating Activities

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

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If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

Existing Private Water Supplies

The Council does not have any record of this watercourse serving as a source for a private water supply but our records are not exhaustive. The applicant should make their own enquiries and take any necessary precautions to prevent contamination or disruption.

Protected Species

You are advised that work on site must stop immediately, and Scottish Natural Heritage must be contacted, if evidence of any protected species is found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy a breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from SNH: www.snh.gov.uk/protecting-scotlands-nature/protected-species

Protected Species - Contractors' Guidance

You must ensure that all contractors and other personnel operating within the application site are made aware of the possible presence of protected species. They must also be provided with species-specific information (incl. guidance on identifying their presence) and should be made aware of all applicable legal requirements (incl. responsibilities and penalties for non-compliance).

Variations

During the processing of the application the following variations were made to the proposal:

1. Site boundary and powerhouse site layout varied by drawings ref. 006-01-01 Rev E; and 006-01-03 Rev A - received 15.09.2015

Section 75 Agreement

None.

Building Regulations

Please note that Building Regulations and/or a Building Warrant may be applicable to some or all of the works described in this decision notice. You must check with the Council's Building Standards service prior to work commencing to establish what compliance or approval is necessary. If a warrant is required, you must not commence work until one has been applied for and issued. For more information, please contact Building Standards at BuildingStandards@highland.gov.uk or on 01349 886608.

Dated: 29th September 2015

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NOTIFICATION TO APPLICANT

1. If the applicant is aggrieved by the decision of the planning authority -
 - a. to refuse planning permission for the proposed development;
 - b. to refuse approval, consent or agreement required by a condition imposed on a grant of planning permission;
 - c. to grant planning permission or any approval, consent or agreement subject to conditions;

The applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 (as amended) within three months beginning with the date of this notice. The notice of review should be addressed to:

Planning Review Body Administration Team
The Highland Council
Corporate Development Service (Legal Services)
Council Headquarters
Glenurquhart Road
Inverness, IV3 5NX
(Review.Body@highland.gov.uk)

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997 (as amended).

Dated: 29th September 2015

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