

PLI: Dell 2 Windfarm (Ref: WIN-270-27)

Comments on Conditions

Stratherrick & Foyers Community Council

14th August, 2026

Stratherrick and Foyers Community Council (SFCC) makes the following comments on the draft of the Dell 2 Windfarm conditions received on Monday 10th August, 2026.

15: Construction Hours

- SFCC strongly agrees with The Highland Council (THC) that construction traffic and HGV movements should ideally not take place on Saturdays at all in recognition of the substantial recreational use of the South Loch Ness road network by cyclists and others at weekends.
- In addition, there should be no construction or HGV traffic on Sundays and Public Holidays.
- SFCC notes that THC's Environmental Health Officer regards normal construction hours as 8am to 7pm Monday to Friday and 8am to 1pm Saturday and specifically identifies the potential disturbance from access-track construction and construction traffic. This supports SFCC's view that the proposed 7am weekday/Saturday start is inappropriate for HGV movements through residential communities and past local schools.

Therefore, SFCC requests that no HGV construction traffic is permitted on the B851 and B862 during school drop off and pickup times: Monday to Friday 07:30-09:00 and 15:00-17:00 (13:00-15:00 on Fridays)

16: Traffic management

- SFCC remains unclear if traffic impacts on schools are better addressed here or in Condition 15? They must be adequately controlled by Condition in one or the other.
- SFCC notes that significant disagreement remains concerning the financial contribution towards mitigation of impacts through improvements to the B851 and B862 as part of the South Loch Ness Road Improvement Strategy.
- SFCC strongly supports THC in requiring that mitigation in respect of the substandard South Loch Ness B road network is secured from the Applicant and that the works are completed **before** any increased HGV and construction traffic flows from the development are permitted to use the roads as required by National Planning Framework 4 (NPF4) Policy 18, Infrastructure First.

17: Access

- The appropriate trigger for this Condition should be Site Enabling Works so that it adequately covers construction of the Allt Breineag crossing near Killiechoilum.
- SFCC requests explicit confirmation that the restriction on construction traffic using the B862 to U1140 (Killin/Garrogie/Ardochy) route also applies to Site Enabling Works.

18: Access Liaison (Community Liaison)

- SFCC considers this Condition is misnamed and would be better as 'Community Liaison'; appropriate community liaison encompasses all aspects of the construction period, not just access. The plan should be a Community Liaison Plan.
- Community liaison is a 2 way process and not just limited to the Developer informing the community. Paragraph 1) should be reworded to reflect this.
- The Community Liaison Plan should be operational 1 month before any Site Enabling Works commence.
- The Community Liaison Plan should require the Developer to join the already extant Community Liaison Group so that effective liaison can be achieved without unsustainable demands being made on the local community.

In SFCC's area, there is currently 1 windfarm (Aberarder) already under construction, with 2 more consented windfarms (Cloiche, Corriegarth 2) and Loch na Cathrach Pump Storage Hydro (PSH) scheme expected to start construction within the next year and 2 more PSH schemes in planning (Loch Kemp, Glen Earrach).

Together with this Application, that would be a total of 5 or 6 concurrent large-scale energy projects. It is inefficient and an unsustainable demand on the local community to have separate liaison groups for each one of these schemes.

At the community meeting hosted by Kate Forbes as constituency MSP on 4th April 2024 in Farr Community Hall, it was agreed that there would be a single Community Liaison Group that individual projects joined and left as and when their construction periods dictated.

The current Community Liaison Group consists of members of both Stratherrick and Foyers Community Council and Strathnairn Community Council together with the developers of Aberarder Windfarm (SSE).

SFCC expects that the Applicant should join and operate through that existing Community Liaison Group.

23: Watercourse Crossings

- Paragraph 1) requires update in the light of the Allt Breineag crossing near Killiechoilum crossing being included in Site Enabling Works.

24: Archaeology

- Any human remains found, both ancient and more recent, should be reburied as soon as possible where they were found.

28: Outdoor Access Management Plan

- Site Enabling Works is the appropriate trigger for this Condition. This is particularly important in relation to the South Loch Ness Trail (part of the Loch Ness 360) which has been diverted on to the B862, directly past the proposed site access, since the destruction of the Allt Breineag footbridge in June 2023.

32: Aviation and Other Lighting

- Cost should not be a bar to the implementation of Aircraft Detection Lighting System and references to commercial affordability should be removed.

34-36: Decommissioning, Restoration, Aftercare and Financial Guarantee

- SFCC expressly supports the requirement for a bond or other financial guarantee before development commences to secure the cost of decommissioning, restoration and aftercare and ensure that such costs are not transferred to the public sector in the future.

40: Planning Monitoring Officer

- SFCC fully supports THC's proposal for a separate and independent Planning Monitoring Officer to oversee compliance with the planning permission and report quarterly to the Council. Independent monitoring provides considerably greater reassurance to the community than relying principally upon complaints made after any breach has occurred and been discovered.

42: Local Employment Scheme

- SFCC strongly supports THC's requirement for a Local Employment Scheme intended to maximise local socio-economic benefits and publicise local employment opportunities, expressly linked to NPF4 Policy 11(c).
- Furthermore, SFCC asserts that the Scheme should make a meaningful attempt to maximise construction expenditure and employment benefits at both the local (South Loch Ness) and regional (Inverness/Highland) level. If the development proceeds, there ought to be real and tangible opportunities and benefits for people and businesses in the surrounding area rather than simply importing labour and contractors.