

**An Archaeological Survey of a proposed Hydro-Electric
Scheme at Little Wyvis, Strathpeffer, Easter Ross.**



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An Archaeological Survey of a proposed Hydro-Electric Scheme at Little Wyvis, Strathpeffer, Easter Ross.

Background

The author was asked by Dougall Baillie Associates, Consulting Engineers, on behalf of their client, Kenneth Stewart of Strathpeffer, to carry out a rapid walk over survey of the area of the proposed hydro-electric scheme. The proposal had been awarded planning permission in 1996, one of the conditions being that an archaeological survey be carried out to identify and assess archaeological features and to recommend actions which should be taken to protect these where appropriate, and any other mitigating measures.

Method

The survey was carried out on March 27th 1999 in clear and sunny conditions. Prior to the fieldwork, the Highland Council Archaeology Service's Sites and Monuments Record was consulted for information on any archaeological sites already recorded for the area of the survey. The First and Second Edition Ordnance Survey maps were examined for evidence of former settlement and land use and information on the historical background was acquired from evidence given to the Royal Commission to the Highlands and Islands in 1892.

Topography

The watershed between the Allt a' Bhealaich Mhoir flowing NW and the Allt Gleann Sgathaich flowing south is at approximately 520m., at the base of the steep slopes of Ben Wyvis. The high moor here is heather covered, with deep peat cut by gullies and some artificial drainage ditches. The Allt Gleann Sgathaich flows slowly through a broad valley down to 400m. where it begins to drop rapidly, cutting through the rock in a series of short waterfalls. This is the upper boundary of the forestry, mostly mature standing trees, but the eastern bank of the stream has been clear felled down a corridor of no more than 200m.. This area of felling is at present badly degraded, with timber debris and the ruts of heavy machinery. The forestry continues until just above the Glensgaich farmhouse, where the land flattens out and the stream turns away westwards to flow alongside the railway line. This small open area of level ground below the farmhouse is covered with grasses, bracken and some regeneration of native species of trees.

Historical Background

Until 1834 the grazing of Glenskaich were rented by five of the tenants from Heights. They were in the habit of taking in horses and cattle from other estates to use the summer grazing but apparently could not agree among themselves about the management of the land and when they relinquished the grazing in 1834 they were in rent arrears to the sum of £41 10s. At this point the entire grazings was let to one tenant, James Scott of Hawick, as a sheep farm which he ran until his death in 1861. In the decade after this, sheep farming was at its most profitable but by the time the Glenskaich farm was leased to Mr. Walter Shoalbred in 1887 along with Castle Leod, the sheep farming was of far less importance than the hill's value as a grouse moor. The sheep farm rent in 1892 was £225 compared with an annual income from grouse shooting of £1,000.

It was in 1892 that certain of the tenants of Heights applied for a portion of the grazings of Glenskaich to be returned to them under the provision of the recent Allotments Act. The then factor for the Estate, William Gunn, gave evidence to the Royal Commission that in his opinion the return of the land to the crofters would not only ruin the sheepfarm but would also have a serious adverse effect on the grouse moor, his argument being that where land was used by several tenants, their several dogs running on the hill would cause the birds to disappear. The application was turned down.

The original Little Wyvis hydro-electric scheme was constructed for Colonel Blunt MacKenzie in 1904, under the direction of Messrs. Deacon and Sons of London. Although the scheme came near to bankrupting the Estate, it did provide electricity for the shepherd's cottage at Glenskaich, Castle Leod and some of the crofts along the Heights. The scheme was subsequently bought from Colonel Blunt MacKenzie by the Ross-shire Electrical Company, then taken over by the Grampian Electrical Company and finally the Hydro Board before falling out of use. Although there had reportedly been a 'gentleman's agreement' that the Estate should continue to receive free electricity, this never came to pass.

The planting of trees on some portions of the land at Glenskaich had already taken place when Mr. Walter Shoalbred took over the lease in 1887. In around the 1970's the Forestry Commission planted the whole area behind the Glenskaich shepherds house to a height of 400m. These trees are now being clear felled

The Survey

The following archaeological features were identified during the rapid walk-over survey:

Site no. 1. Shepherd's Cottage and Turbine House at NH 459 609 A substantial farm house, now derelict and vandalised, with a small attached outhouse to the west providing stabling. The original house has been extended to the back and this extension intrudes into the NW corner of the turbine house, suggesting that the

extension predates or is contemporary with the construction of the turbine house. A door has been let into the East gable end of the house to allow direct access to the turbine house.

The turbine house has been constructed of granite rather than local stone. It is empty apart from two central trenches corresponding to the points of inflow and outflow at the front and back, with a small stone plinth between the two trenches. The inflow is above floor level, three square apertures are visible but now blocked up. To the East of these openings, on the outside of the building, are two long iron hooks of the type used to hold doors or gates open. The outflow channels exit under the floor from the two trenches. Outside the building, covered by stone slabs, they merge into one channel to flow at an angle into the adjacent stream.

Site no. 2. Section of Pipeline crossing the burn at NH 4595 6115 The pipeline runs almost exactly North-South as it crosses the burn. The concrete sections of pipe are immersed in the water but not buried. The bed of the stream has been flattened and laid with oblique cobbles for 2m. upstream, presumably to ensure an evenly distributed flow of water to prevent the pipe from being pushed out of line. The pipe is also held in position by rows of large boulders on either side. The West bank has been strengthened with walling for 2m. upstream.

Site no. 3. Possible section of pre-1834 Dyke at NH 4585 6160 This possible section of stone or stone and turf dyke is visible at the boundary between clear felling and untouched mature trees, so cannot be followed in either direction. The spread at the base is 1m.-1.5m. wide, and it stands about 0.6m. high

Site no. 4. Reservoir at NH 455 623 The reservoir is roughly D-shaped, measuring approximately 18m N-S and 24m. E-W, the curve of the D to the East. The western end has been clipped by the recent construction of a forestry track and some bricks are strewn about. The reservoir has now filled with rushes and sphagnum moss, but water is still flowing out through a pipe set in drystone to the south east. Just by the pipe is an iron hook for holding open a door or gate similar to those at the back of the turbine house. To the northeast is another point of outflow marked by a gap in the bank and some traces of wooden posts, just below this a straight ditch flows away downhill. To the west of the pond, away from the bank, is the building originally holding the winding gear for the sluices. The base of this is of stone, measuring 2.5m. by 2m. and standing 1.6m. high. A ladder leads up to the wooden superstructure. The interior shaft is lined with brick and filled with debris, including an iron grill which presumably originally covered the shaft.

Site no. 5. Original inflow from Allt Gleann Sgathaich at NH 4525 6240 Where a deep pool has been formed in the burn below a short waterfall, a section of mortared stone wall has been built out across the rocks below the pool for 2.5m. It does not act as a dam, but holds in place the mouth of a pipe set in a course of concrete. The pipe is approximately 0.2m. below the present water level of the pool. On the bank immediately south of the wall is a section of a second, roughly built, drystone wall. This pipe appears to be the original point of inflow for the 1904 Hydro scheme, and appears to be at a lower level than the reservoir, (Site no. 4.) So it

would seem that this is the beginning of a pipeline flowing directly to the turbine house rather than to the reservoir.

Site no. 6. Pipeline from NH 450 653 to NH 452 632 The intake for this pipeline on the Allt a Bhealaich Mhoir was not located during this survey but is at a point upstream from the intake for the diversion channel (Site no. 7) The pipeline is buried shallowly and can be easily followed for the first Km. and the pipes are exposed as they cross several peaty gullies. South of the Cnoc nan Each Mor a greater depth of soil or peat must have allowed the pipe to be buried deeper as there is no trace on the surface except at one point where a section of pipe has been laid vertically, standing 0.2m above ground level. From here the pipeline appears to be continuing more or less southwards. The pipes are in short sections of cast iron, some exposed sections are broken.

Site no. 7. Diversion Channel from NH 4495 653 to NH 495 6505 At a point on the Allt a Bhealaich Mhoir where it naturally divides into two channels, the southernmost channel flows steeply over what appears to be a bank of cobbles, possibly originally acting as a dam to force the water to flow into the artificial channel which runs south at right angles to the burn. The burn and channel are now separated by a section of wall which does not appear to have any pipe below water level. It is possible that the pipe was constructed to prevent the diversion of water when the channel became redundant. The channel has been constructed by digging into the hillside and forming an earth and stone bank downhill. Stones appear to have been carefully laid to line the channel. Although now blocked off from the Allt a Bhealaich Mhoir, the channel is filled with water flowing directly off the hill, but this water breaks through the lower bank about 150m. from the start of the channel. The standard of construction deteriorates southwards until the channel becomes not much more than a ditch where it joins the northernmost flow of the Allt Gleann Sgathaich. The total length of the channel is approximately 300m.

Archaeological Conclusions

On the most recent Ordnance Survey 1:25000 map, four distinct groupings of buildings and enclosures are marked to the north of the shepherd's cottage and on the Allt Dearg to the East. It is likely that some or all of these date to the pre-clearance period of land use by several small tenants, but all of these have been ploughed and planted over with conifers, and it is unlikely that after the clear felling of the trees any coherent archaeological record will be recoverable

The remaining features of the original 1904 hydro electric scheme are only those above ground which have escaped the ploughing and planting of the forestry. It was impossible during this rapid survey to ascertain the exact relationship between the pipes, channels, reservoir and turbine house. The author was informed that the reservoir acted as a back-up for when the water level in the Allt Gleann Sgathaich fell too low, so it is feasible that the hill pipeline (Site no. 6) fed water from the Allt a Bhealaich Mhoir into the reservoir (Site no.7) which then fed water into the main pipeline to the turbine house at a lower point.

As for the archaeological significance of the original hydro-electric scheme, it is noted that interest in such early schemes for electricity in the Highlands is increasing. It would therefore be unfortunate if the archaeological features of the 1904 scheme were to be destroyed or damaged by the construction of the modern scheme if, with a bit of care, they could be preserved for future study.

Recommendations

1. It is recommended that the following archaeological features identified during this survey be safeguarded from damage during construction work, and should not be incorporated into the new works.

- Site no. 2 Section of pipeline crossing the Allt Gleann Sgathaich
- Site no. 5 Original inflow on Allt Gleann Sgathaich
- Site no. 6 Pipeline
- Site no. 7 Diversion Channel

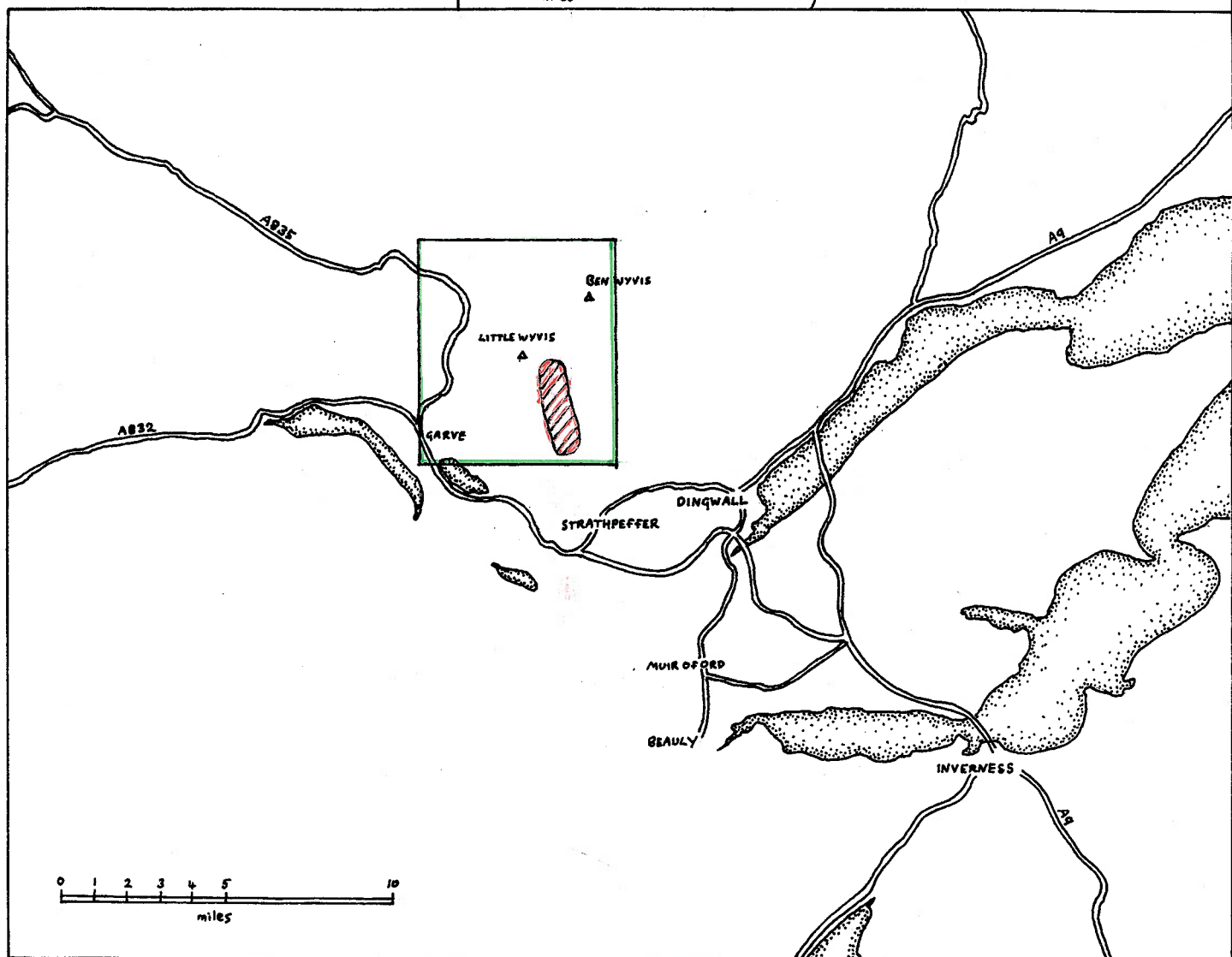
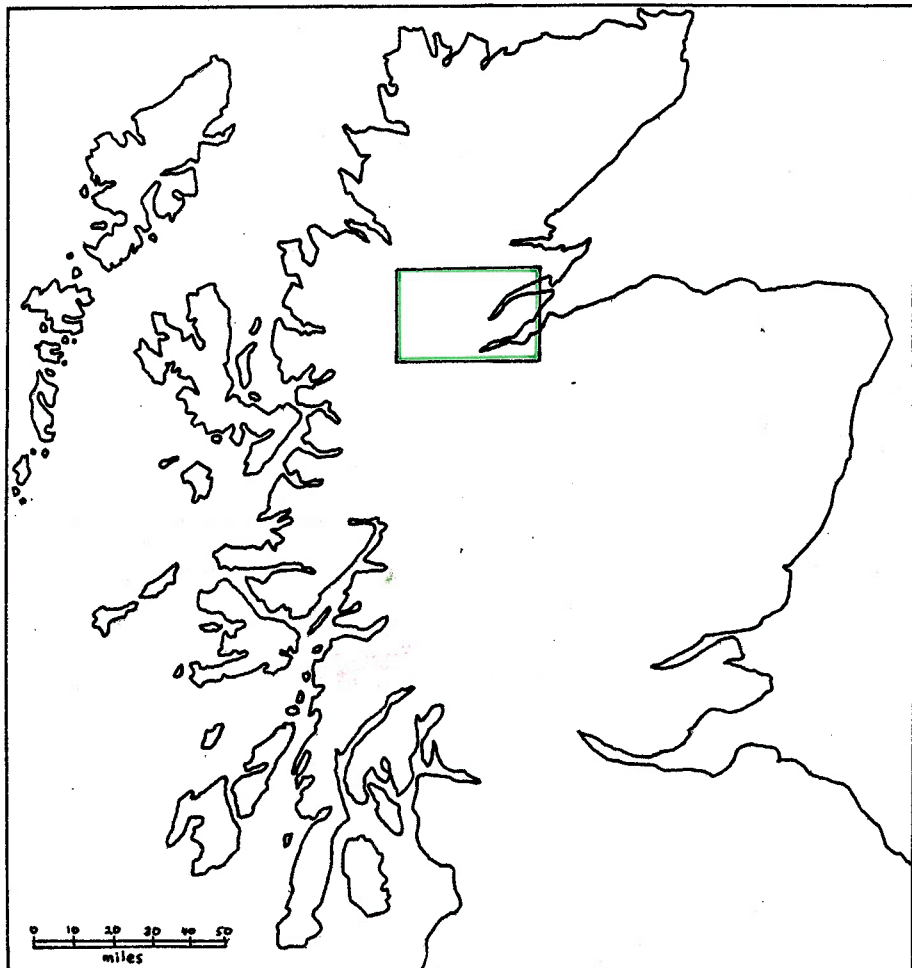
2. It is accepted that the following structures are to be renovated or reconstructed for use in the new hydro-scheme, but it is recommended that as many as possible of the original features be preserved and safeguarded from damage during construction.

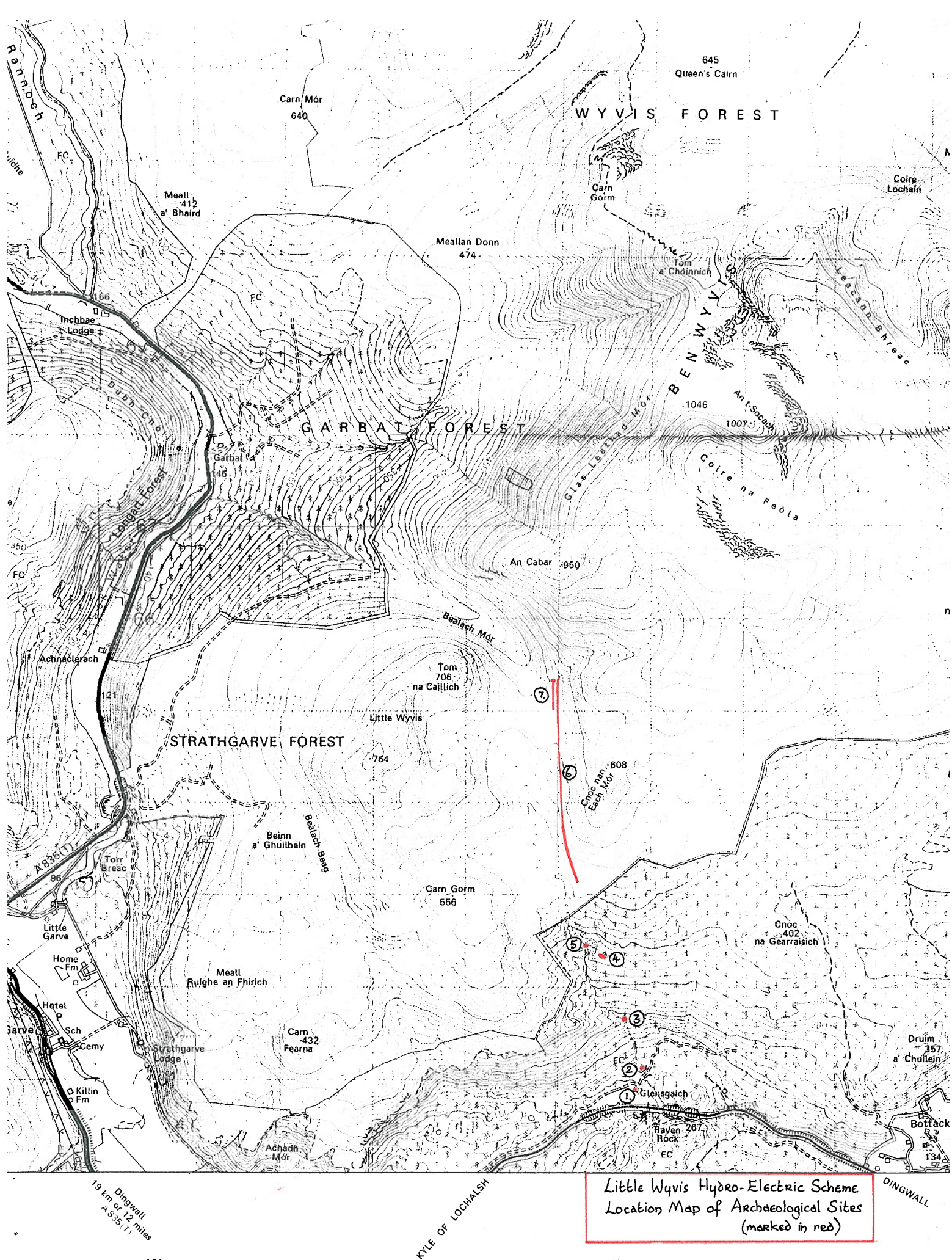
- Site no. 1 Turbine House
- Site no. 4 Reservoir

Catherine Dagg 12.4.99

Little Wyris
Hydro-Electric Scheme
Location Map

Area of Archaeological Survey marked in Red.





Little Wyvis Hydro-Electric Scheme
Location Map of Archaeological Sites
(marked in red)

Jim Farquhar
Area Planning and Building Control Manager
Highland Council
2 Achany Road,
Dingwall

Please ask for: Dorothy M Low
Direct Dial: 01463 702503
Your ref:
Our Ref: RC/99/408
Date: 30 August 1999

Dear Mr Farquhar

LITTLE WYVIS HYDRO ELECTRIC SCHEME
RC/99/408

Further to our discussions this morning I can confirm the following:

- That I am acceding to the proposal to reinstate the connecting channel as part of this scheme, subject to the applicant being prepared to carry out an archaeological watching brief for the full duration of the reinstatement work.
- That you will find attached a brief for this work which details working practices for both the archaeologist and the engineers/contractors on site.

As you are aware this is not how I would ideally like to see the scheme proceed, and I would prefer to see another channel being dug, to ensure the protection of this historic feature. However, in view of the other sensitivities of this scheme, I am prepared to allow the reinstatement of the channel, providing that the archaeological advice given is accepted and implemented without any hesitation, thus ensuring its protection as per the planning condition.

This decision is based on the information I have been given by Dougall Baillie Associates, which leads me to believe that the channel is simply to be emptied out, thus removing detritus and vegetation growth which has built up within the channel over time. I am not aware that any other works will be necessary.

The applicant must also be aware that any necessary repairs or alterations to this channel at any time in the future will need to be accompanied by archaeological supervision at the very least. Whether or not any planning consent is needed for such works, they will need to ensure that they set up a protocol that ensures that the Highland Council Archaeology Unit will be consulted about any future repairs or alterations.

I am sure that you will find this acceptable, if however, you have any queries, please do not hesitate to contact me.

Yours sincerely

Dorothy M Low
Archaeologist.
Encls, Cc George Baillie, Cathy Dagg

Director of Planning & Development: John D. Rennilson MA MSc MRTPI ARICS MIMgt,
Glenurquhart Road, Inverness IV3 5NX. Tel: (01463) 702250 Fax: 01463 702298
Email: archaeology@highland.gov.uk Web: <http://www.higharch.demon.co.uk>

**HIGHLAND COUNCIL
PLANNING AND DEVELOPMENT SERVICE**

Archaeology Unit

Brief for archaeological work at:

LITTLE WYVIS

ARCHAEOLOGICAL WATCHING BRIEF

1. Background

This specification has been produced in response to the need for an archaeological watching brief to be carried on site ground works. It is for a minimum standard of work; a higher standard may be offered and accepted.

2. Terms of Reference

This specification is for archaeological recording work occasioned by a hydro electric scheme at Little Wyvis, planning application no RC/99/408. It is based on these documents. If these details are changed a new specification will be needed. It is valid until January 31st 2000 after which if no work has been carried out a revised specification will be needed.

The specification has been produced for Dougall Baillie Associates, who will be responsible for the work, including all tendering and contractual arrangements. Estimates should be obtained from archaeological contractors on the basis of this specification

Any reference to 'archaeologist' in this specification is to be taken to mean a qualified and experienced practitioner acceptable to the Senior Archaeologist. This is to ensure that work is carried out to professional standards. The project should be carried out by, or under the immediate direction of, a member of the Institute of Field Archaeologists or an archaeologist of equivalent standing.

Before site works commence, the proposed arrangements, including a timetable for the work must be agreed with the Area Planning Manager, and the Senior Archaeologist in writing.

If this is for a road or water or sewerage proposal the area to be covered is the entire wayleave except where otherwise indicated.

3. Tendering

Tenders must be accompanied by a project design, statement and evidence of competence, including the CV of the Project Director, and other staff where possible.

4. Objectives

1. To record, to professional standards, any features and objects of archaeological importance that could be damaged or destroyed by this development. This is often achieved by clearing the topsoil to a clean surface in which archaeological features can be identified by the archaeologist.

5. Method

A watching brief will be conducted by an archaeologist on the excavation of the full length of the diversion channel. The preferred method of excavation is by hand, to minimise the possibility of damage to the feature. In some areas it may be feasible to use light plant. This can only be used in areas where the archaeologist on site feels that it is suitable for the task, and that there is no risk of damage to the historic feature. The archaeologist's opinion on site is final.

Where machinery is to be used care will need to be taken to avoid over excavation, and the advice of the archaeologist on-site must be adhered to regarding this.

The archaeologist must be given every aid by contractors to enable the archaeological work to be carried out. Contractors may need to use differing work practices on site than usual to enable the archaeologist to complete the work. This must be catered for and adhered to.

Should archaeological remains be encountered during the work, the archaeologist must be allowed up to one hour to record each feature. If longer than this is required, refer to paragraph 6.IV.

Where this is a watching brief for road, water, or sewerage proposals the specification includes drainage and other ancillary works as well as the carriageway itself.

6. Monitoring

- I. The Senior Archaeologist will normally monitor projects to ensure that specifications are met.
- II. Monitoring will normally be by unannounced site visit. Alternative or additional monitoring arrangements may be made in individual cases.
- III. Prior notice of fieldwork starting dates, with contact names and local addresses, telephone numbers and directions and other arrangements for access must be given to the Senior Archaeologist by the archaeologist contracted to carry out the work.
- IV. Any unexpectedly significant or complex discoveries, or any other unexpected occurrences or conditions which might affect the agreed project work or its timetable or cost must be notified immediately to the client and the Senior Archaeologist so that revised arrangements can be made.
- V. Where archaeological work fails to meet this specification the applicant will be in breach of the planning condition until matters are rectified.

7. Reporting

7.1. Project report

At least five copies of the project report must be produced.

- I. One paper copy for the applicant: Dougal Baillie Associates, 3 Glenfield Road Kelvin, East Kilbride, G75 0RA
- II. One paper copy for the Area Planning and Building Control Manager, 2 Achany Road, Dingwall.
- III. One paper copy for the Archaeology Unit, Planning and Development Service, Council Offices, Glenurquhart Road, Inverness IV3 5NX where it will be available for immediate consultation by the public.

- IV. One copy for the Highland SMR as above, on a computer disk in a format compatible with Microsoft Office 95 for Windows.
- V. One paper copy to be deposited with Norman Newton, Libraries Support Unit, 31a Harbour Road, Inverness.

The report must be submitted to the all of the above within 2 weeks of the completion of the field work.

The report must include, as a minimum,

1. Location plan showing the project area and archaeological sites and features affected. Grid references must be included.
2. Circumstances and objectives of this work, including a copy of this specification
3. Weather and other conditions affecting fieldwork
4. Scale plans, and photographs of all archaeological features noted
5. A full index to any records or other material generated by the project including its location
6. A brief analysis of the project results drawing in comparative data as appropriate, and a statement of the significance of the results for future research. Note that a negative result may itself be significant.
7. General comments and proposals for future archaeological projects arising from the carrying out of this project
8. A set of colour slides illustrating the project progress from start to completion.

The completed report will be available for immediate public consultation for research purposes at the Highland Council Sites and Monuments Record. In addition, the Archaeology Unit reserves the right to make the report available for reference and research purposes, either on paper, or electronically. Subject to this, copyright will remain with the author unless specifically transferred in writing, and the Archaeology Unit will assume author's copyright unless advised otherwise. Copyright will be acknowledged in all cases by the Archaeology Unit.

This specification includes arranging a presentation of the project results to the local community within a year of the completion of the fieldwork. Arrangements must be agreed with the Senior Archaeologist.

7.2. Treasure Trove

The Archaeological Contractor must liaise with the Assistant Curator (Archaeology) at Inverness Museum and Art Gallery prior to the start of fieldwork, regarding possible emergency conservation needs and future storage arrangements. The Assistant Curator will in turn notify the local museum of the fact that there is archaeological work ongoing in the area. Should museum staff wish to visit the site whilst the archaeological work is in progress, they must first gain permission from the site owner/agent. **The site owner/agent must be aware that no one, other than the Council's Planning Officer, in consultation with the Archaeology Unit, has the authority to vary the terms of this specification.**

Provision must also be made for a cataloguing system for artefactual material, which will be compatible with the needs of the institution receiving these finds. Any report to the Queen's and Lord Treasurer's Remembrancer must be copied to the Senior Archaeologist, and the Assistant Curator (Archaeology) at Inverness Museum and Art Gallery. Any finds, where appropriate, should also be reported to the Receiver of Wreck.

7.3. Discovery and Excavation in Scotland

A brief summary of the results must be sent to the Council For Scottish Archaeology for inclusion in Discovery and Excavation in Scotland. The cost of this must be included in any tender document.

8. General

1. The archaeologist appointed must be of a professional standing acceptable to the Senior Archaeologist and must carry out the work according to the Code of Conduct, standards and guidelines of the Institute of Field Archaeologists.
2. The main contractor has responsibility for the Health and Safety of any archaeological staff on site.
3. The archaeologist is responsible for taking all necessary measures to conform with the Health and Safety at Work Acts and be covered by all necessary insurances.
4. Any Health and Safety incidents on site involving the archaeologist must be immediately notified to the Health and Safety Executive.
5. The archaeologist must agree a timetable for the work with the client and the Senior Archaeologist
6. The archaeologist appointed will not comment to the press or other media without prior approval from the Senior Archaeologist

7. Proper provision must be made for prevailing weather conditions in northern Scotland
8. The archaeologist agrees by undertaking this work to the terms of this specification.

Dorothy Low
Archaeologist
Monday, 30 August 1999

DOUGALL BAILLIE ASSOCIATES

CONSULTING ENGINEERS
Civil • Structural • Transportation

3 Glenfield Road
Kelvin
East Kilbride G75 0RA
Tel: (01355) 266480
Fax: (01355) 221991



E-Mail: Dougall.Baillie@btinternet.com

GB/MM/6033-69

17 August 1999

Ms D Low
Planning AND Development
Highland Council
Regional Buildings
Glenurquhart Road
Inverness IV3 5NX

H.C. PLANNING AND DEVELOPMENT SERVICE		
18 AUG 1999		
PASS TO	INITIALS	DATE
GR	CM	18/8
SL		
JW	JW	18/8

Dear Ms Low,

Little Wyvis Hydro Scheme
Planning Application : RC/1996/645 & 99000408/FULRC

Referring to today's telephone conversation enclosed is a copy of the statement and map submitted with application 99000408, the reinstatement of the connecting channel. The statement included our response to condition 4 which from our discussions is acceptable. You will be confirming our conversation directly with Mrs J Ferguson (Dingwall) on this matter.

Yours sincerely
for Dougall Baillie Associates

George Baillie

DIRECTORS: W. Dougall (Managing), G. Baillie
J. Ashwood, D. Thaw

ASSOCIATE DIRECTORS: A. Carrie, A. Thomson
TECHNICAL DIRECTOR: G. McLagan

Dougall Baillie Associates Limited
Registered in Scotland No: 95757

MEMBERS OF THE ASSOCIATION OF CONSULTING ENGINEERS
QUALITY ASSURED ISO 9001 : 1994

Registered Office: 3 Glenfield Road
East Kilbride G75 0RA

Highland Council
Planning Permission - Ref No: 99/00408/FULRC

Allt a bhealaich Mhoir, Strathpeffer, Ross-shire

Kenneth Stewart (Strathpeffer) Ltd was granted planning permission with conditions to restore the existing open channel at the above on 24 June 1999. Planning Conditions 2 & 4 require to be discharged prior to work commencing.

Approval by Highland Council Planning Authority includes the Method Statements provided with the Planning Application. Reference to these Method Statements should be made. The following information is given in addition to satisfy the planning conditions:

- (2) *No work shall commence on site until such time as a Method Statement is submitted for the further consideration and approval of the Planning Authority in consultation with Scottish Natural Heritage. The Method Statement shall include all aspects of work likely to affect the peatland interest of the SSSI.*

Access to site

Personnel:

Quad bikes via Little Wyvis Forest, then overland on ground higher than waterlogged peat deposits.

Construction plant, including small concrete mixer and minor tools:

Mini tracked excavator/digger unit and other plant will be carried to the works site on a powered tracked unit and trailer.

Materials:

Bagged aggregates and cement (2 m3) will be transported by similar unit.

Rock for the perforated wall will be taken from a small borrow pit in the vicinity of the works, with the cleared vegetation cover reinstated on completion of the excavation.

Trips:

Plant : 10 trips each way
Material: 6 trips each way
Personnel: 6 trips daily each way

Construction

The existing diversion channel, which is lined bottom and sides with stone slab (except where damage exists) will be carefully excavated by mini digger and by hand, with material excavated spread as landscape in the area.

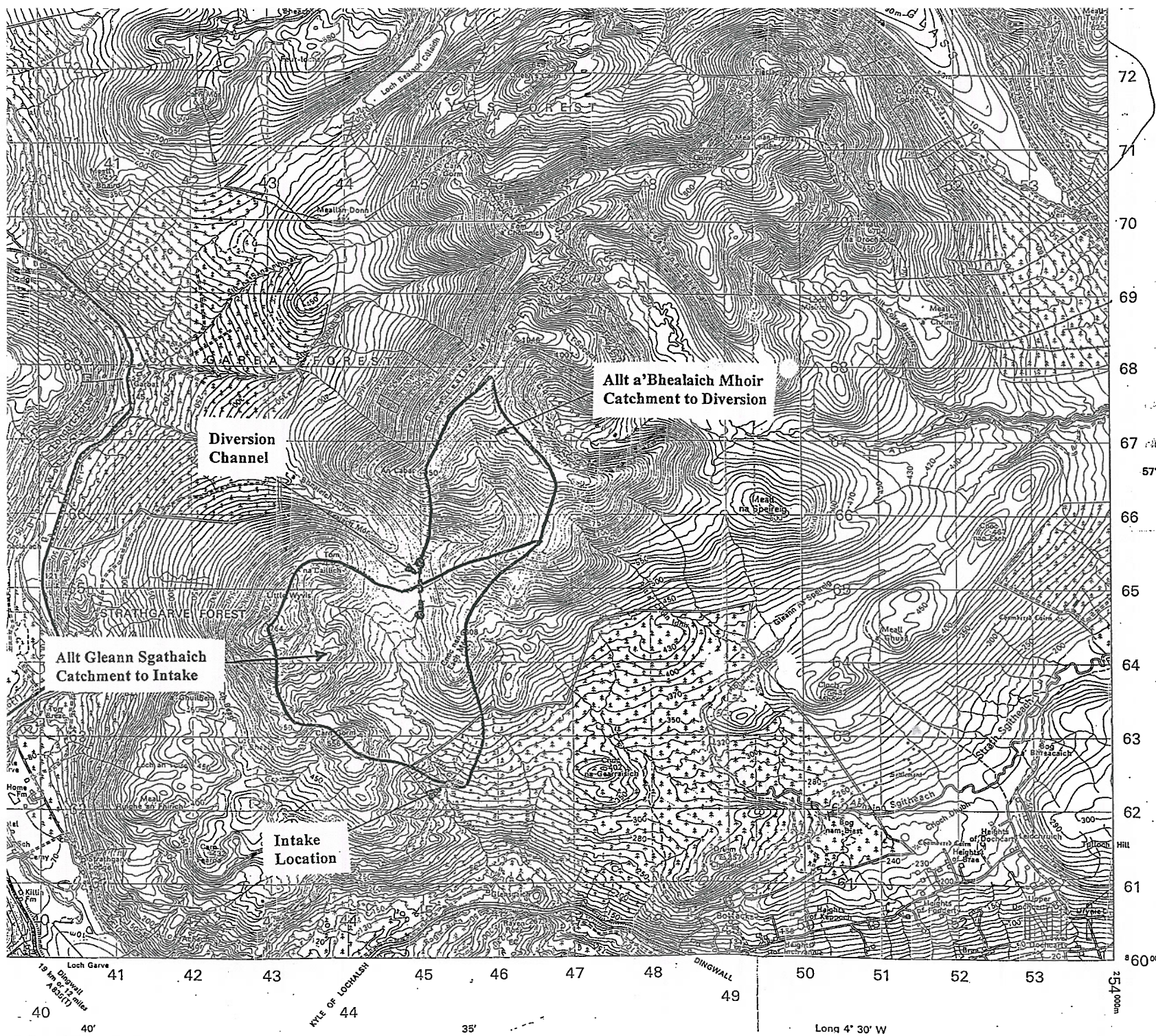
Where existing channel walls are damaged, the floor and side banks will be prepared to receive salvaged stone slabs or concrete with the external exposed bank face covered with excavated top soil and turves. Where existing hill streams presently run into the open channel, temporary diversion works will direct the water to the downstream side to discharge on the natural vegetation cover. If pumping is necessary to clear water from the channel, discharge will be onto the natural vegetation cover.

The stone / mortar wall across the entrance to the existing channel will be broken out by hand and machine to allow a clear passage for water. The river bed will be similarly excavated to allow construction of the spillway, including the compensation pipe and measuring box arrangement. All excavated materials will be used in the wall construction and in repairs to the water channel, which will be covered with excavated top soil and turves.

Concrete will be mixed on site using the small mixer unit and prior to placing, water in the existing stream will be diverted to avoid water pollution.

- (4) *The two archaeological sites recorded in the archaeological survey shall be protected to the full satisfaction of the Council's Archaeologist with details of the proposed method of protection being submitted for their written approval before the work commences on site.*

By the nature of the construction of the existing open channel, the contractor's proposals allow for the use of small light plant and hand operations. The contractor's archaeologist will be notified of the proposed start for construction, thus enabling inspection if required, and reporting back to Council Archaeologist.



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3 OF 4 OF APPLICATION REFERENCE
1999/408
HIGHLAND COUNCIL AS PLANNING AUTHORITY
DATE 24/6/99
Lat 57° 40' N
[Signature]

THE HIGHLAND COUNCIL
PLAN 3 OF 4
WITH PLANNING APPLICATION
No. PC/ 1999/408
DATE OF RECEIPT 24/5/99

Little Wyvis Hydro Scheme,
near Strathpeffer,

Plan Showing Natural Gleann Sgathaich and
Diverted Bhealaich Mhoir Catchments

Scale 1:50,000
DOUGALL BAILLIE ASSOCIATES
Consulting Engineers
Civil-Structural-Transportation

3 Glenfield Road
Kelvin
East Kilbride G75 0RA
Tel 01355 266480
Fax 01355 221991



**PLANNING PERMISSION
SUBJECT TO CONDITIONS**

Grid Reference	N	H	4	5	8
			6	0	8
Reference No.	RC		1996		645

**THE HIGHLAND COUNCIL
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1972**

**To: Kenneth Stewart (Strathpeffer) Ltd
per Dougall Baillie Associates, 3 Glenfield Road, Kelvin, East Kilbride, G75 0RA**

With reference to your application dated 21 August 1996 for planning permission under the above-mentioned Act for the following development, viz: -

**Hydro Electric Scheme
Glensgaich, North-West of Strathpeffer**

The Highland Council in exercise of their powers under the above-mentioned Act hereby grant planning permission for the said development in accordance with the plan(s) docketed as relative hereto and the particulars given in the application, subject to the following standard condition:-

In terms of Section 38 (1) of the Town and Country Planning (Scotland) Act 1972, this permission is granted subject to the condition that the development to which it relates must be begun not later than the expiration of five years beginning with the date of this permission and also to the following condition(s), viz:-

1. That an approved route shall be agreed with the Roads Authority for any heavy construction traffic before any work commences on site.

Reason: In the interests of road safety.

2. A field evaluation of archaeological remains to the satisfaction of the Planning Authority shall be undertaken by the developer and shall be submitted together with proposals to mitigate the impact of the developments on the features identified, for the consideration of the Planning Authority, in consultation with the Regional Archaeologist, and no work may commence on site until this is approved in writing.

Reason: To conserve the archaeology of the area in accordance with Council policy.

3. That the compensation flow for the Allt Glenn Sgathaich shall be set at Q90 and a recognised figure for this flow and a means of measuring the flow shall be agreed with the Planning Authority in consultation with the Scottish Environment Protection Agency before any work commences on site. Thereafter the monitoring system shall be installed in tandem with the development and the information provided shall be made available to the Planning Authority at all times.

Reason: In the interests of amenity and to ensure that an adequate compensation flow is maintained at all times.

See attached sheet/

Dated 25/11/96

Area Planning & Building Control Manager
PI/JI

4. That all works shall be located where the existing structures, weirs and ponds are located. The pipe route will either follow the alignment of the existing penstock or forest fire breaks and full details shall be submitted for the further formal approval of the Planning Authority.

Reason: In the interests of amenity and to enable the Planning Authority to retain effective control.

5. That no development shall commence until a comprehensive method statement incorporating all aspects of the proposal has been provided to the satisfaction of the Planning Authority, in consultation with all relevant authorities.

Reason: To enable the Planning Authority to retain effective control.

6. That a fish screen shall be incorporated in the intake to the scheme in compliance with the Salmon (Fish Passes and Screens)(Scotland) Regulations 1994 to prevent salmon fry entering the settlement pond.

Reason: To conserve the fish stock in the river.

7. That there shall be no winning or working of material for this project from local sources (for example borrow pits) without the prior formal approval of the Planning Authority.

Reason: To enable the Planning Authority to retain effective control.

8. That no surplus material shall be removed from the site, all spoil shall be stored independently from topsoil storage and shall be used in the reinstatement of disturbed land at the completion of the construction phase.

Reason: In the interests of amenity.

9. That a fully detailed reinstatement plan shall be agreed with the Planning Authority before commencement of operations and this shall include details of any access roadways, pipeline corridor, tree planting, if appropriate, and seeding proposals and shall refer to all areas which are the subject of construction work, storage, etc. The plan shall include a statement as to the timing and phasing for the implementation of the reinstatement proposals, which shall be carried out to the satisfaction of the Planning Authority.

Reason: In the interests of amenity.

10. That the connecting powerline from the powerhouse and the specific connection arrangement to existing transmission lines shall be agreed with the Planning Authority.

Reason: In the interests of amenity.

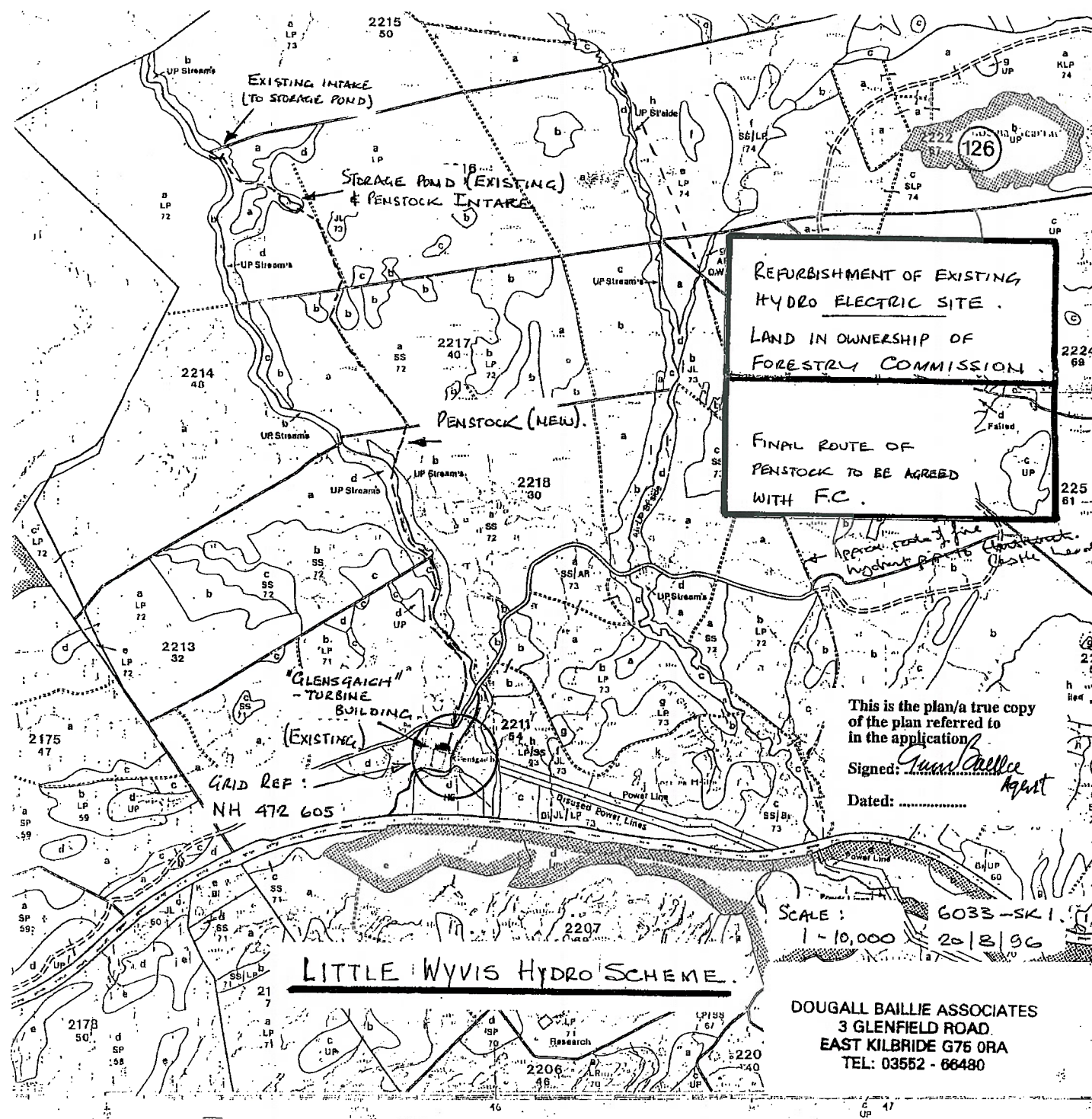
11. That any future proposal to stock the reservoir loch with fish for angling purposes on a commercial basis shall require express consent from the Planning Authority.

Reason: To enable the Planning Authority to retain effective control.

This is the attached sheet referred to in Decision Notice No.RC/1996/645 of even date herewith.

Dated 25/11/96

.....
Area Planning & Building Control Manager



Site 1.

Shepherd's house
and turbine house



Site 1.

Turbine house



Site 1.

Turbine house
detail of
outflow



Site 1.

Turbine house
detail of outflow
into burn



Site 1.

Turbine house
detail of inflow



Site 1.

Turbine house
Inflow



Site 2.
pipeline crossing
burn, from NE.



Site 2.
pipeline crossing
burn, from S.



Site 3.
Dyke



Site 4.
Reservoir
from E.



Site 4.
Reservoir
Outflow pipe



Site 5
Inflow to pipe
from burn,
from N.



Site 6.
Section of
pipeline



Site 7.
Cobbles bank on
Allt a' Bhealaich
Mhoir

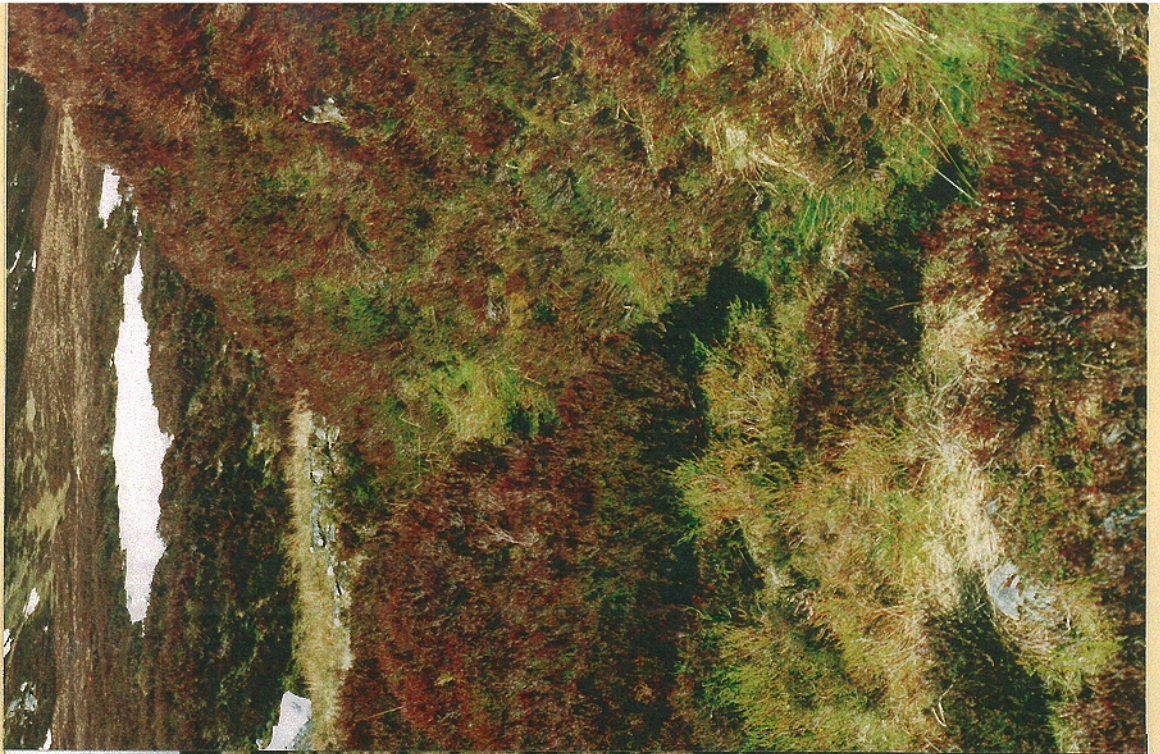


Site 7.
Wall between
burn + channel,
from N.



Site 7.

Wall between
burn + channel,
from S.



Site 7.

Channel,
northern stretch



Site 7

Channel,
Southern stretch

