

Appendix 12.2: Sloy Pumped Hydro Storage Scheme: Visual Receptor Assessment

APPENDIX 12.2: VISUAL RECEPTOR ASSESSMENT

Table 1: Building-Based Receptors

Reference	Location / Type / Context	Nature of Main View	Sensitivity	Angle and Nature of Change	Approximate Distance	Magnitude			Effect		
						Construction	Operation (yr 1)	Operation (yr 10)	Construction	Operation (yr 1)	Operation (yr 10)
B1	Inversnaid Hotel Visitors and workers occupying three Storey 19 th century hotel building with large modern extension and adjacent staff accommodation block.	Facing west with panoramic views across large car park over Loch Lomond to the mountains of Ben Vorlich and A' Chrois beyond. Views from the accommodation block are southerly across the car part and down Loch Lomond. The existing power station forms a focus of views from outdoor areas but within an expansive, panoramic view.	Medium	Slight oblique within the main view from the hotel and in side views from the accommodation block. More directly as a focus within the view from outdoor areas. Temporary tree loss and construction would be noticeable, but relatively small within a wide, expansive panorama. Permanent development would be perceptible but not a notable adverse addition to the view.	1.8 km	Low – Medium	Negligible	Negligible	Minor – Moderate Adverse (not significant)	Negligible	Negligible
B2	Lomond View and Corriebruach Residents and visitors of a bungalow and large two storey house located in elevated wooded positions above eastern bank of Loch Lomond.	Panoramic views west over Loch Lomond towards mountains of Ben Vorlich and A' Chrois, filtered by foreground woodland.	Medium	Slightly oblique within the main view, as for Receptor Location B1, but somewhat filtered by trees, with views more likely during the winter months and less likely to be noticeable during summer months.	1.8 km	Low	Negligible	Negligible	Minor Adverse (not significant)	Negligible	Negligible

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						Construction	Operation (yr 1)	Operation (yr 10)	Construction	Operation (yr 1)	Operation (yr 10)
B3	Inversnaid Lodge Residents and visitors of large two storey 18 th century shooting lodge with outbuildings located in elevated wooded location above eastern shore of Loch Lomond and Inversnaid Hotel.	Main views filtered by trees looking west-southwest to Loch Lomond and mountains beyond.	Low	Views would be side-on to the main orientation and focus of the view, filtered or screened by adjacent trees. Potentially perceptible during construction but likely to be barely noticeable or unremarkable in the longer term.	1.9 km	Low	Negligible	Negligible	Minor Adverse (not significant)	Negligible	Negligible
B4	Garrison / Inversnaid Bunkhouse Residents and visitors occupying bunkhouse in former church and farm with farm cottages set on road to Inversnaid.	Mostly southerly views, somewhat contained by valley landform and woodland.	Low	There would be no views of the Proposed Development.	2.3 km	No change	No change	No change	No view	No view	No view

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						Construction	Operation (yr 1)	Operation (yr 10)	Construction	Operation (yr 1)	Operation (yr 10)
B5	Inveruglas visitor centre car park and café Workers and visitors to single storey visitor centre and café, and associated car park area located approximately 200m to the east of the proposed development site with terrace.	Main views from café area are south down Loch Lomond to distant hills with filtered views west towards the power station from the terrace and car park.	Medium	Construction would be visible and close within westerly and northerly views from the terrace and car park areas, including use of overflow car park area. Seen in the context of the busy road and car park and filtered by some trees. Filtered views of some works associated with spoil storage due to tree removal would be softened with new growth over time. Would not affect main southerly views down the loch but would introduce new elements to views towards the existing power station which would be part hidden from some areas by the new building. However, the effect of the building itself is not expected to be adverse due the high level of design proposed.	Adjacent	Medium – High	Low	Negligible	Moderate Adverse (significant)	Minor Adverse (not significant)	Negligible
B6	Cottage at entrance to Sloy Hydroelectric Power Station Residents and visitors to small single storey cottage with slate roof located just to the south of Sloy Hydroelectric Power Station alongside the A82.	Main outlook to east onto A82 and beyond to Loch Lomond and Inveruglas Isle and distant hills.	Low	Potential filtered views of some construction activities from garden areas at front rear and side of house but views from property interior unlikely.	Adjacent	Low	Negligible	Negligible	Minor Adverse (not significant)	Negligible	Negligible

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						Construction	Operation (yr 1)	Operation (yr 10)	Construction	Operation (yr 1)	Operation (yr 10)
B7	Inveruglas Farm Residents / workers at two houses and farm out-buildings located in low wooded location to the east of the A82.	The more southerly property experiences views north-west towards road and south-east through woodland to Inveruglas Water, the more northerly, main views northeast over an open field to Loch Lomond and Inveruglas Isle.	Low	Some potential oblique filtered views from construction including tree felling and spoil storage activities viewed along A82 corridor from the more northerly property. Unlikely to be very distracting within the context of the A82 traffic and within the restricted view with more open views towards the loch unaffected. No views from more southerly property.	0.3 km	Low	Negligible	Negligible	Minor Adverse (not significant)	Negligible	Negligible
B8	Loch Lomond Holiday Park Visitors to holiday static and touring caravans and timber lodges set within scattered mature trees and woodland on the western shore of Loch Lomond.	Main views eastwards across loch to western shore and hills beyond.	Low	Views would be hidden at all times of year by dense woodland on the north side of the holiday park.	0.5 km	No change	No change	No change	No view	No view	No view
B9	Ardvorlich Residents and visitors to small group of 1.5 storey properties and outbuildings in semi-wooded area, set back from western shore of Loch Lomond.	Generally easterly orientation, partly filtered by mature deciduous trees across improved pasture fields to Loch Lomond and hills beyond.	Low	There would be no views of the Proposed Development due to vegetation and landform screening.	1.6 km	No change	No change	No change	No view	No view	No view

Reference	Location / Type / Context	Nature of Main View	Sensitivity	Angle and Nature of Change	Approximate Distance	Magnitude			Effect		
						Construction	Operation (yr 1)	Operation (yr 10)	Construction	Operation (yr 1)	Operation (yr 10)
B10	Coiregrogain Workers / residents at remote farm property in semi-upland location within the valley of Inveruglas Water.	Easterly, down the valley, somewhat restricted by woodland and landform.	Low	There would be no views of the Proposed Development due to landform screening.	2.0 km	No change	No change	No change	No view	No view	No view

Table 2: Route-based Receptors

Reference	Location / Type / Context	Nature of Main View	Sensitivity	Angle and Nature of Change	Approximate Distance	Magnitude			Effect		
						Construction	Operation (yr 1)	Operation (yr 10)	Construction	Operation (yr 1)	Operation (yr 10)
R1	A82 Travellers on main trunk road passes immediately to the east of the existing Sloy Hydroelectric Power Station and the Proposed Development site.	Views tend to be funnelled by roadside trees and woodland but easterly views, towards Loch Lomond are typically the focus of more open sections. The existing power station is also notable feature of interest on this route.	Low – Medium	Noticeable passing views from a section of approximately 650m, partly seen to either side of the route but more notable when travelling north where construction and spoil storage would be seen more openly due to tree removal, and if slowing for the Inveruglas junction. During construction would be a brief and short view whilst travelling a longer route. Longer term would be brief, adjacent to the existing power station with the building largely hiding views of the spoil storage and reinstated construction areas. High quality design is expected to be perceived as a generally positive addition, particularly with re-growth of vegetation over time.	Adjacent	Medium	Negligible	Negligible	Minor – Moderate Adverse (not significant)	Negligible	Negligible
R2	Inversnaid Minor Road Vehicular and recreational users of minor Road on eastern side of Loch Lomond leading down to the lochshore.	Approximately 500m of this road, before it reaches Inversnaid has elevated western views across Loch Lomond, filtered through woodland surrounding the Inversnaid Burn. Views are unexpected when travelling west and impressive when seen through openings in the trees.	Medium	On descending towards Inversnaid construction works including tree removal and spoil storage facilities are likely to be noticeable within the wide view. This may catch the eye and distract but would be relatively small within an expansive view. Longer term, the new building would appear relatively unexceptional as part of the view. Particularly as woodland vegetation re-establishes.	1.8 km	Low	Negligible	Negligible	Minor Adverse (not significant)	Negligible	Negligible

Reference	Location / Type / Context	Nature of Main View	Sensitivity	Angle and Nature of Change	Approximate Distance	Magnitude			Effect		
						Construction	Operation (yr 1)	Operation (yr 10)	Construction	Operation (yr 1)	Operation (yr 10)
R3	West Highland Railway Line Train travellers on railway line passing to the northwest of the existing power station, approximately 150m from the proposed development.	Views are generally eastwards, across Loch Lomond but are sometimes screened or filtered by vegetation.	Low	Views would be very brief in passing. It is likely that the working areas would be briefly seen including the spoil storage but would lead to very little overall change in the view due to the speed of the passing train. New landform may lead to slightly greater enclosing of the view in the longer term. However, this is not a section of the line where open views are currently experienced due to existing trees and landform, and therefore the effect would be minimal.	Adjacent	Low	Low	Negligible	Minor Adverse (not significant)	Minor Adverse (not significant)	Negligible
R4	Inveruglas – Inversnaid Passenger Ferry Passengers using ferry service on small cruise boats with open-air top deck.	Views are from a low vantage, predominantly in the direction of travel and either north or south from side windows, though 360° views are possible from the open air deck. The existing Sloy Hydroelectric Power Station is a prominent feature when approaching Inveruglas.	High	Mostly when travelling west, views from low vantage of construction and new building. Spoil storage mostly hidden by landform due to low vantage, but some activities in this area including tree removal may be seen from closer to the eastern shore. Seen in the context of other development and activities around Inveruglas and the A82 and as part of general wide views around the loch.	>0.2 km	Low	Negligible	Negligible	Minor Adverse (not significant)	Negligible	Negligible

Reference	Location / Type / Context	Nature of Main View	Sensitivity	Angle and Nature of Change	Approximate Distance	Magnitude			Effect		
						Construction	Operation (yr 1)	Operation (yr 10)	Construction	Operation (yr 1)	Operation (yr 10)
R5	West Highland Way Recreational users of long distance walking route following eastern shore of Loch Lomond, part of long distance route between Milngavie and Fort William.	Panoramic views across Loch Lomond to far western shore and mountains beyond. Views are frequently filtered by trees.	Medium	Changing sequential views across the loch at middle distance, filtered through trees. From further north, tree felling and spoil storage activities would be noticeable but the building would be screened by landform and trees on Inveruglas peninsula, becoming more noticeable when moving south. Generally a small feature in a wide view, but likely to draw attention in an area where the existing power station is already a focus. Permanent development would be perceptible but not a notable adverse addition to the view.	>0.8 km	Low – Medium	Negligible	Negligible	Minor – Moderate Adverse (not significant)	Negligible	Negligible
R6	Three Lochs Way and Cowal Way Recreational users of footpath route leading from Inveruglas car park alongside A82 and up private road alongside Inveruglas Water.	Initial views focussed on the road corridor where the existing Sloy Hydroelectric Power Station forms a notable focus. Views more elevated when moving away from the loch, framed by the surrounding mountains. The Sloy switching station and various overhead lines are notable in passing.	Medium	Directly adjacent when walking alongside A82 and existing power station. Close up views of construction, more notable when travelling north, may affect appreciation of existing power station. Long term, the new building would slightly reduce visibility of the existing building from the start of the route at Inveruglas but a high standard of design is expected to lead to a positive addition, particularly with regrowth of vegetation. Overall, a very short section of the route would be affected, where visual amenity is already somewhat reduced by proximity to the A82 with more valued elevated parts of the route unaffected.	Adjacent	Medium	Negligible	Negligible	Moderate Adverse (not significant)	Negligible	Negligible

Reference	Location / Type / Context	Nature of Main View	Sensitivity	Angle and Nature of Change	Approximate Distance	Magnitude			Effect		
						Construction	Operation (yr 1)	Operation (yr 10)	Construction	Operation (yr 1)	Operation (yr 10)
R7	Great Trossachs Path Recreational users of walking route leading westwards from Inversnaid to Callander	A short section of this route descending from a car park at Rob Roy's view has elevated views over Loch Lomond and to surrounding mountains as it descends to Inversnaid.	Medium	Construction including tree removal and spoils storage would be noticeable in occasional elevated views within tree clearings where the existing power station forms a focus. The new building would be a perceptible change but a high standard of design is not expected to result in this leading to adverse effects. Views would be rare but eye catching within an important view where obtained, reducing in prominence with re-growth of vegetation.	1.8 km	Low – Medium	Low	Negligible	Minor – Moderate Adverse (not significant)	Minor Adverse (not significant)	Negligible

Table 3: Receptors at Recreational Viewing Locations

Reference	Location / Type / Context	Nature of Main View	Sensitivity	Angle and Nature of Change	Approximate Distance	Magnitude			Effect		
						Construction	Operation (yr 1)	Operation (yr 10)	Construction	Operation (yr 1)	Operation (yr 10)
O1	Inveruglas Recreational Areas Visitors to area of small footpaths, beach and camping management zone to the rear of the Inveruglas Visitor Centre, including the An Ceann pyramid viewpoint structure.	Views are typically out across the loch, in all directions with the view from An Ceann being funnelled to the south. The existing power station features in some more limited filtered views away from the loch, seen in the context of the car park and A82	Low	Views of construction activities, mostly within the overflow car park area from some areas, mostly car parking and path areas to the north of the peninsula. Filtered views from other more elevated parts of the paths through trees, generally away from the main focus of existing views. No views from An Ceann due to the funnelled nature of the structure and no changes to valued loch views. Views of permanent building likely to be very limited.	Adjacent	Low – Medium	Low	Negligible	Minor Adverse (not significant)	Minor Adverse (not significant)	Negligible
O2	Loch Lomond (Boat Users) Boat users or those taking part in watersports on Loch Lomond.	Extensive 360° views of the loch and surrounding hills and mountains.	Medium	Low vantage views from the water. Construction would be visible from some areas, a small feature within expansive 360° views and likely to be filtered by loch side trees from many areas. Long term, building likely to be an unremarkable additional feature within an area where development is already a feature of the loch shore.	>0.1 km	Low	Negligible	Negligible	Minor Adverse (not significant)	Negligible	Negligible
O3	Rob Roy's View Visitors to car park and formal viewpoint location with plaque to the rear of Inversnaid.	Views mostly enclosed by surrounding trees, with hills visible above and pipelines of Sloy Hydroelectric Power Station. It is likely that woodland has grown up around the viewpoint since its establishment in the 1960s	Low	The Proposed Development would be likely to be hidden by surrounding trees with only potentially very filtered views occurring during winter, unlikely to be perceptible.	2.3 km	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible

