

The following commitments have been updated and developed in relation to the Phase 1 Forest and Access Works. This document will be updated prior to the start of the Phase 2 Substation platform works.

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Environmental Appraisal / T&C Consent Reference	Commitment	Timing of Mitigation	Responsibility	Action Required
GEN1	<p>A Construction Environmental Management Document (CEMD) would be developed by the Applicant based upon the Schedule of Mitigation included within the Environmental Statement (ES). The CEMD would be prepared following receipt of consent for the Proposed Development from The Highland Council (THC). The CEMD would comply with the THC Guidance Note, Construction Environmental Management Process for Large Scale Projects, August 2010.</p> <p>The CEMD will detail the high-level requirements and expectations of SHE Transmission, and would subsequently be used by the Principal Contractor to develop the more detailed and site specific Construction Environmental Management Plans (CEMPs).</p> <p>Development of individual Construction and Environmental Management Plans (CEMPs) to address specific issues, in accordance with the CEMD, will be a contractual responsibility of the Principal Contractor (see GEN 3).</p> <p>Implementation of the CEMD will be a contractual responsibility of the Principal Contractor.</p>	Pre-construction	Employer	<p>The following actions have been undertaken:</p> <ul style="list-style-type: none"> <li>• A CEMD has been developed by SHE Transmission.</li> <li>• This CEMP is in relation to Phase 1 forest and access works. A additional plan will be prepared for Phase 2 for the substation works;</li> </ul>
GEN2	<p>The Applicant shall employ an Environmental Clerk of Works (ECoW) to work alongside the Principal Contractor in the implementation of the CEMD and delivery of the environmental commitments.</p> <p>The Applicant and their appointed ECoW will oversee and audit the</p>	Pre-construction	Employer	<p>The following actions have been undertaken:</p> <ul style="list-style-type: none"> <li>• SHE Transmission has an Environmental Advisor to monitor the works; and</li> <li>• The Contractor has employed an ECoW</li> </ul>

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	implementation of the CEMD and associated CEMPs throughout delivery.			to implement mitigation as per the CEMP and to advise and monitor the works.
GEN3	<p>The CEMD will provide mechanisms for the development of other necessary topic specific plans including:</p> <ul style="list-style-type: none"> <li>CEMPs: These will be developed for all site works (contractor compounds, access tracks, tower compounds etc.) prior to any works commencing. They will provide for specific protection/management measures for the sensitivities identified in the CEMD.</li> <li>Species Protection Plan (SPPs) will set out specific protection and management measures for sensitive receptors. These measures have been agreed between the Applicant and SNH and will be set out within the CEMD.</li> </ul> <p>The above shall be implemented by the Principal Contractor and their subcontractors. The Applicants appointed ECoW shall ensure all mitigation measures contained within the CEMD and CEMP are undertaken as required during the works.</p>	Pre-construction	Contractor	<p>The following actions have been undertaken:</p> <ul style="list-style-type: none"> <li>A CEMD has been developed by SHE Transmission.</li> <li>This CEMP is in relation to Phase 1 forest and access works. A additional plan will be prepared for Phase 2 for the substation works;</li> <li>SHE Transmission has an Environmental Advisor to monitor the works; and</li> <li>The Contractor has employed an ECoW to implement mitigation as per the CEMP and to advise and monitor the works.</li> </ul>
GEN 4	<p>All tracks would be constructed to incorporate a Sustainable Drainage System design to attenuate and treat surface water runoff (through physical filtration).</p> <p>All watercourse crossings would be designed to have sufficient capacity to pass the climate change adjusted 1:200 year flood (0.5% annual probability), and include an allowance for potential partial blockage.</p>	Pre-construction and Construction	Contractor	<p>The following actions have been undertaken:</p> <ul style="list-style-type: none"> <li>Track design has been completed to meet these requirements;</li> <li>Requirement included within the site water management plan (section 8);</li> <li>Condition 4 of the T&amp;C consent requires</li> </ul>

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	<p>Detailed flow calculations would be undertaken by the contractor in order to inform detailed design and to inform applications for CAR authorisation.</p> <p>Splash boards and run-off diversion measures, including silt fencing adjacent and parallel to watercourses beneath bridges and at culvert crossings, will be used at all crossings during construction to prevent direct siltation of watercourses.</p>			<p>these standards are met;</p> <ul style="list-style-type: none"> <li>• ECoW/Environmental Advisor to ensure silt mitigation measures are installed and maintained.</li> </ul>
LVIA 1	<p>Mitigation during the post construction and operational phase of the development would include:</p> <ul style="list-style-type: none"> <li>• Proposed native tree and shrub planting would, over time, provide some further screening of the Proposed Development in these views, although growth rates are likely to be slow in this location, and any reduction in overall visibility resulting from the planting would only be likely to occur in excess of 15-20 years from planting.</li> </ul>	Construction / Operation	Contractor / Employer	<p>The following actions have been undertaken:</p> <ul style="list-style-type: none"> <li>• Condition 8 of the T&amp;C consent requirement to undertake landscaping works as per plans submitted;</li> <li>• Contractor to undertake landscape design plan as per the Environmental Appraisal and implement planting during Construction as part of site reinstatement; and</li> <li>• Employer responsibility in long term during operation post construction liability period.</li> </ul>
ECO 1	<p>A suite of good practice measures would be set out in the CEMD (GEN 1).</p> <p>A suitably qualified and experienced Environmental Clerk of Works (ECoW) would be employed to oversee the implementation of surface water management and ecological mitigation measures during construction.</p>	Pre-construction/ Construction	Employer / Contractor	<p>The following actions have been undertaken:</p> <ul style="list-style-type: none"> <li>• A CEMD has been developed by SHE Transmission.</li> <li>• This CEMP is in relation to Phase 1 forest and access works. A additional plan will be prepared for Phase 2 for the substation works;</li> </ul>

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				<ul style="list-style-type: none"> <li>SHE Transmission has an Environmental Advisor to monitor the works; and</li> <li>The Contractor has employed an ECoW to implement mitigation as per the CEMP and to advise and monitor the works.</li> </ul>
ECO 2	<p>Prior to construction, a follow up survey would be completed in order to identify if there is a goshawk nest within the woodland near the site. This would be completed in the January/February prior to construction commencing. The findings of this survey may result in further mitigation being proposed, such as monitoring of any nest during construction should it be situated in a location where construction activities could result in disturbance of the nesting attempt. Any such further mitigation would be covered by the generic species protection plans (SPP) which the Applicant has agreed with SNH and is included within the Construction Environmental Management Document (CEMD).</p> <p>If nesting is confirmed by goshawk in the nearby woodland, information would be provided to site staff informing them of the need to avoid impacts on the species. This would be done by briefing them on the contents of the SPP.</p>	Pre-construction/ Construction / Operation	Contractor	<p>The following actions have been undertaken:</p> <ul style="list-style-type: none"> <li>Project Ecologist to undertake pre-construction surveys;</li> <li>Ecological constraints map to be produced and used to inform method statements and timing of works; and</li> <li>The Contractor shall adhere to the Species protection plans.</li> </ul>
ECO 3	<p>Micrositing would seek to minimise the extent of construction work within wetland and peatland habitat.</p> <p>The blanket bog present on site would be protected through the development and implementation of a peat management plan which shall be developed by the principal contractor and approved by SEPA and SNH. The plan will detail how the</p>	Construction	Contractor	<p>The following actions have been undertaken:</p> <ul style="list-style-type: none"> <li>Micrositing of works shall be undertaken to avoid blanket bog where possible; and</li> <li>Where peat cannot be avoided the Contractor shall adhere to the</li> </ul>

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	<p>surface layer (acrotelm) of the area of blanket bog would be turfed, stored and watered during construction to allow its reinstatement following earthworks. Similarly, the underlying peat layers (catotelm) would also be stored (separate to the acrotelmic peat) to allow those layers to be placed under the reinstated acrotelm to increase the likelihood of the reinstated peatland flourishing and returning to active peat formation.</p>			requirements of the Peat Management Plan (Appendix D).
ECO 4	The site would be fenced during construction, in order to reduce visual disturbance of mammals and birds in the surrounding area during construction. This fencing would use a fibre mesh to screen the surrounding wildlife from visual disturbance.	Construction	Contractor	Not applicable to the forestry and access works. To be undertaken during Phase 2 works for the substation platform
CHE 1	<p>Where upgrading works are required along the proposed access tracks a cultural heritage assessment, including full desk-based assessment and walk-over field survey, would be carried out for the route of the proposed access tracks which were not included in the initial assessment.</p> <p>Written guidelines would be issued on behalf of the Applicant for use by all construction contractors, outlining the need to avoid causing unnecessary damage to cultural heritage sites (including unknown sites). These guidelines would be contained within the Construction Environmental Management Document (CEMD) produced by the Applicant, as outlined in Technical Appendix 2.1. The CEMD would contain arrangements for calling upon retained professional support in the event of the discovery of buried remains of potential archaeological interest (such as building remains, human remains, artefacts, etc.) in areas not subject to archaeological monitoring. The guidance would make clear the legal responsibilities placed upon those who disturb artefacts or human remains.</p>	Pre-Construction/ Construction	Contractor	<p>The following actions have been undertaken:</p> <ul style="list-style-type: none"> <li>A written scheme of investigation (WSI)(Appendix E) has been submitted to The Highland Council for approval.; and</li> <li>The Contractor shall adhere to the requirements of the WSI.</li> </ul>

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	In the event that any as yet unrecorded significant archaeological discoveries are made during the construction phase, and if preservation in situ of any such remains is not possible, provision would be made for their excavation and recording to a strategy and specification to be agreed with the THC HET. This provision would include the consequent production of written reports on the findings, with post-excavation analyses and publication of the results of the works, where appropriate.			
WAT1	<p>The CEMD would include specific measures for the protection of geology, hydrology and hydrogeology at the site and in the vicinity of the site. Those measures included in the CEMD would include:</p> <ul style="list-style-type: none"> <li>• a pollution risk assessment for the site and proposed activities;</li> <li>• training of on-site construction staff in the effective implementation of pollution prevention equipment;</li> <li>• a plan of known sensitive watercourses and existing land drainage plus proposals for site drainage during the works, including excavation dewatering, to inform the design and positioning of silt management measures and interceptors;</li> <li>• provision for a suitable buffer zone adjacent to all watercourses during the construction phase, in which construction activities would not occur. In the event that construction activity is required within these limits, detailed method statements and risk assessments would be developed by the main Contractor and appropriate consultation would be undertaken</li> </ul>	Pre-Construction/ Construction	Contractor	<p>The following actions have been undertaken:</p> <ul style="list-style-type: none"> <li>• Mitigation has been included in the Site Water Management Plan (Section 8).</li> </ul>

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	<p>with SEPA and SNH;</p> <ul style="list-style-type: none"> <li>measures to manage silt and fine sediments from the construction of the Proposed Development, in particular the dewatering of excavations, in accordance with SEPA guidance e.g. settlement ponds, filter beds, backfilling of excavations as soon as practicable etc.;</li> <li>defined arrangements for materials stockpiles to limit potential runoff;</li> <li>arrangements emergency pollution control including the deployment of pollution spill kits (e.g. oil booms and soakage pads);</li> <li>arrangements for the storage and management of all construction liquids such as fuel or hydraulic fluids. No mobile storage of fuels or refuelling activities would be permitted within 30 m of any drain, ditch or watercourse and no permanent or fixed storage of fuel would occur within 100 m of any drain, ditch or watercourse;</li> <li>requirement for welfare facilities to either drain to a suitably maintained portable septic tank or connect directly to the foul sewer;</li> <li>regular maintenance of all vehicles and plant on appropriate impermeable surfaces away from watercourses in order to minimise risks of leaks to soil and surface waters. Refuelling and vehicle washing would also be subject to these requirements; and</li> <li>ongoing monitoring of construction procedures and record-keeping.</li> </ul>			
WAT2	Ongoing maintenance of SUDS and foul drainage would be required to ensure that these remain fit-for-purpose. A schedule for these works would be prepared once	Construction/	Contractor (Construction) /	Not applicable to the forestry and access works. To be undertaken during Phase 2

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	as part of the handover from the Principal Contractor to the operator (SHE Transmission).	Operation	Employer (Operation)	works for the substation platform
NOS1	Construction noise will be controlled by scheduling noisy activities during daytime hours when possible	Construction	Contractor	The following actions have been undertaken: <ul style="list-style-type: none"> <li>Mitigation is described in the construction noise management plan (Section 14)</li> </ul>
NOS2	The backup generator selected will be able to operate within the 30 dB(A) criteria. A full noise model of the substation will be developed in order to either specify a low noise transformer or provide detailed design of acoustic enclosures.	Pre-Construction	Contractor	Not applicable to the forestry and access works. To be undertaken during Phase 2 works for the substation platform
T&C 1	The development shall be constructed and operated in accordance with the provisions of the application, the submitted plans, and the approaches set out in the supporting Environmental Appraisal dated May 2015 highlighting the outlined Schedule of Mitigation Measures including general environmental protection measures; permanent and temporary access track construction; site compound construction; peat management; watercourse crossings; working (in or) near watercourses; soil storage and removal; oil storage and refuelling; dust management; control of impacts from construction traffic; and ecology and nature conservation etc. unless otherwise amended by the further conditions as set out in this decision notice. For the avoidance of any doubt the western access to the Tomatin - Coignafearn Road, shall not be used for any construction or operational traffic associated with this substation.  Reason: To ensure the development is carried out in compliance with the details	Pre-Construction / Construction	Contractor	Compliance to Note



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	as submitted and approved.			
T&C 2	<p>Prior to the commencement of any works on site a site specific construction environmental management document (CEMD) (or other relevant document) must be submitted for the written approval of the planning authority in consultation with SEPA. The CEMD should reflect the outlined Schedule of Mitigation submitted with the application and all work shall be carried out in accordance with the approved plan. For the avoidance of any doubt the Council will accept the prior submission of a partial CEMD for the development of the access roads leading to the substation site, thereby allowing these works to proceed in advance of the finalisation of the principal CEMD for the substation site. The CEMD should include, but not be restricted to, finalised details highlighted in a series of plans where most appropriate the specific safeguards to be implemented on site covering the following matters:</p> <ul style="list-style-type: none"> <li>• An updated Schedule of Mitigation (SM) including all mitigation proposed in support of the planning application, other relevant agreed mitigation (e.g. as required by agencies) and as set out in planning conditions.</li> <li>• Processes to control / action changes from the agreed Schedule of Mitigation.</li> <li>• Site Drainage / Surface Water Management Plan which demonstrates that the proposals accord with the drainage principles agreed with SEPA 12 March 2013 – Annex Attached;</li> <li>• Foul Drainage provisions and associated discharge;</li> <li>• Pollution Prevention Plan</li> </ul>	Pre-Construction	Contractor	<p>The following actions have been undertaken:</p> <ul style="list-style-type: none"> <li>• A CEMD has been developed by SHE Transmission.</li> <li>• This CEMP is in relation to Phase 1 forest and access works. A additional plan will be prepared for Phase 2 for the substation works;</li> <li>• SHE Transmission has an Environmental Advisor to monitor the works; and</li> <li>• The Contractor has employed an ECoW to implement mitigation as per the CEMP and to advise and monitor the works.</li> </ul>

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	<ul style="list-style-type: none"> <li>• Waste management including forestry removal.</li> <li>• Dust Management.</li> <li>• Noise Management Plan focused upon protecting neighbouring noise sensitive properties consistent the guidance outlined within BS5228: 2009 Part 1 Part 1 1997 – Noise and Vibration Control on Construction and Open Sites.</li> <li>• Disturbance and re-use of peat, in the form of a detailed Stage 2 Peat Management Plan (PMP);</li> <li>• Species Protection Plan including details of pre-commencement surveys and development buffer areas to prevent encroachment on protected species and habitat.</li> <li>• Details of the appointment of an appropriately qualified Environmental Clerk of Works with roles and responsibilities which shall include but not necessarily be limited to:               <ul style="list-style-type: none"> <li>i. Providing training to the developer and contractors on their responsibilities to ensure that work is carried out in strict accordance with environmental protection requirements;</li> <li>ii. Monitoring compliance with all environmental and nature conservation mitigation works and working practices approved under this consent;</li> <li>iii. Advising the developer on adequate protection for environmental and nature conservation interests within, and adjacent to, the application site;</li> <li>iv. Directing the placement of the development (including any micro-siting, if permitted by the terms of this consent) and the avoidance of sensitive features;</li> </ul> </li> </ul>			

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	<p>and</p> <p>v. The power to call a halt to development on site where environmental considerations warrant such action.</p> <ul style="list-style-type: none"> <li>• Details of any other methods of monitoring, auditing, reporting and communication of environmental management on site and with the client and the Planning Authority and other relevant parties.</li> </ul> <p>Reason: To safeguard and protect the local environment and environmental resource from the impacts of construction.</p>			
T&C 3	<p>Prior to the commencement of development the applicant shall submit a plan for the approval of the Planning Authority to establish and manage a Community Liaison Group (CLG). The purpose of the CLG shall be to discuss the progress of the construction of the substation and its initial years of operation following energisation. The CLG shall sustain an open invitation to representatives from the Strathdearn Community Council and residents within 2km of the development site. The approved plan shall thereafter be implemented as agreed, including a general timetable to ensure meetings are held in advance of critical periods of construction activity or on a reasonably regular basis to facilitate purposeful community engagement.</p> <p>Reason: To provide for effective community consultation on the development and operation in its early years.</p>	Pre-Construction	SHE Transmission	<p>The following actions have been undertaken:</p> <ul style="list-style-type: none"> <li>• Community Liaison Plan has been prepared and submitted to The Highland Council for approval;</li> <li>• First Community Liaison group meeting was undertaken on 12<sup>th</sup> January 2017 in Tomatin.</li> </ul>
T&C 4	<p>Prior to the commencement of any development the following water crossing and drainage design details must be submitted for approval of the planning authority</p>	Pre-Construction	Contractor	<p>The following actions have been undertaken:</p> <ul style="list-style-type: none"> <li>• Contractor to prepare designs in</li> </ul>

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	<p>and thereafter implemented as approved: -</p> <ul style="list-style-type: none"> <li>• Drawings of the new / upgraded access tracks demonstrating design to convey the 0.5% AEP flood with an allowance for climate change and for potential blockage.</li> <li>• Drainage ditches that demonstrate construction to best practice working methods and that these this should seek to maintain existing drainage patterns in each locality.</li> <li>• Plans to show how the water from the drainage ditches will be discharged and confirmation that measures, such as check dams, will be used to manage sediment and flow rates.</li> <li>• Calculations provide to show on-site drainage will discharge within limits set at greenfield rates.</li> </ul> <p>Reason: - to minimise the risk of flooding arising from the development.</p>			<p>accordance with this condition.</p> <ul style="list-style-type: none"> <li>• SHE Transmission to submit details to The Highland Council for approval</li> </ul>
T&C 5	<p>Prior to commencement of any development (including site clearance) until a programme of work for the evaluation, preservation and recording of any archaeological and historic features affected by the proposed development/work, including a timetable for investigation, all in accordance with a Written Scheme of Investigation, has been submitted to, and approved in writing by, the Planning Authority. The approved programme shall be implemented in accordance with the agreed timetable for investigation.</p> <p>Reason. In order to protect the archaeological and historic interest of the site.</p>	Pre-Construction	SHE Transmission / Contractor	<p>The following actions have been undertaken:</p> <ul style="list-style-type: none"> <li>• WSI has been prepared and submitted to The Highland Council for approval;</li> <li>• Contractor to adhere to mitigation (Section 11).</li> </ul>

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T&C 6	<p>Prior to commencement of any work on site a detailed Outdoor Access Plan is submitted and approved in writing by the Planning Authority. The purpose of the Outdoor Access Plan shall be to plan site tracks and paths to maintain public access routes during construction, and to enhance public outdoor access in the long term. The Outdoor Access Plan shall then be implemented as approved with expectation it will provide a clear statement:</p> <ul style="list-style-type: none"> <li>- that the existing forest roads not to be upgraded will be accessible before, during and after construction.</li> <li>- Gives an example of the sign or signs alerting drivers and the public that the roads will be shared.</li> <li>- States how long public access will be suspended for during the upgrading of the existing forest road and construction of the new track.</li> <li>- Shows where any new gates or cattle grids are to be installed; and</li> <li>- States what appropriate alternatives will be installed next to them for public access.</li> </ul> <p>Reason: To protect and enhance public access rights during construction and in the longer term.</p>	Pre-Construction	SHE Transmission / Contractor	<p>The following actions have been undertaken:</p> <ul style="list-style-type: none"> <li>• OAP has been prepared and submitted to The Highland Council for approval;</li> <li>• Contractor to adhere to mitigation (Section 15).</li> </ul>
T&C 7	<p>Unless otherwise agreed in writing the 2.4m palisade fencing surrounding the substation site shall be provide in a colour material generally consisted with the approved substation Olive Green (RAL 6003).</p> <p>Reason: To ensure the fence minimises its impact on the amenity of the area.</p>	Pre-Construction / Construction	Contractor	Not applicable to the forestry and access works. To be undertaken during Phase 2 works for the substation platform

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T&C 8	<p>Landscape planting as shown on Figure 2.4 within the submitted Woodland Impact assessment, totalling some 3.5ha shall be carried out unless otherwise agreed in writing by the Planning Authority in consultation with Forestry Commission Scotland. All landscaping proposals should be completed within the first available planting season following the energisation of the substation.</p> <p>Reason: - To ensure long term screening of the substation.</p>	Pre-Construction / Construction	Contractor	Not applicable to the forestry and access works. To be undertaken during Phase 2 works for the substation platform
T&C 9	<p>The normal working hours during the construction phase within the site shall be Monday – Friday between 0700hours and 1800hours and on Saturdays between 0800hours and 1300hours. Any work requiring too be conducted outwith these times shall only commence with prior written approval of the Council with an expectation that there will be no deliveries to site on Saturdays or Sundays and any workings outwith the permitted hours be limited to such activities that are not significantly audible beyond the site boundary.</p> <p>Reason: - to provide periods of quiet to neighbouring residents during the construction phase.</p>	Construction	Contractor	Compliance to Note
T&C 10	<p>Noise arising from within the operational land of the substation, hereby permitted: -</p> <p>i. when measured and / or calculated as a Leq, 5min, in the 100Hz one third octave frequency band must not exceed 30 dB, at noise sensitive properties as highlighted with the Environmental Appraisal supporting the application submission.</p> <p>ii. Furthermore that the Rating Level*1 of noise arising from the use of plant, machinery or equipment installed or operated within the operational land of the</p>	Operational	SHE Transmission	Not applicable to the forestry and access works. To be undertaken during Phase 2 works for the substation platform

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	<p>substation, hereby permitted, must not exceed the existing pre-development background noise levels at noise sensitive properties, as detailed within the approved background noise survey (EA – Chapter 9)</p> <p>(* - 1Rating Level (LAr,T) and background Noise Level (LA90,T) to be calculated in accordance with BS 4142 : 1997 – Method for Rating Industrial Noise Affecting Mixed Residential and Industrial Areas.)</p> <p>Reason: To control the level of operational noise.</p>			
T&C 11	<p>Prior to the commencement of the substation hereby approved, final details of the proposed mitigation measures required to meet the existing pre-development background noise levels at noise sensitive properties (as required by condition 10) shall be submitted for the agreement of the Planning Authority. The agreed measures shall be implemented in full to the satisfaction of the Planning Authority prior to commencement of the operation of the development hereby approved.</p> <p>Reason: To ensure that a detailed mitigation strategy to control operational noise is submitted prior to the development commencing.</p>	Pre-Construction / Construction	Contractor	Not applicable to the forestry and access works. To be undertaken during Phase 2 works for the substation platform
T&C 12	<p>Within a period of 6 weeks of the substation becoming operational, a noise assessment shall be carried out to verify compliance with Condition 10above. A copy of this noise assessment shall be submitted to and approved in writing by the Planning Authority. If the noise assessment shows that the substation does not comply with Condition 9, a scheme of mitigation, including timescales for the implementation of the mitigation, shall be submitted to the Planning Authority within 8 weeks from the date of submission of the noise assessment. Thereafter</p>	Operational	SHE Transmission	Not applicable to the forestry and access works. To be undertaken during Phase 2 works for the substation platform

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	<p>the mitigation shall be implemented in accordance with the approved scheme and timescales.</p> <p>Reason: To assess the noise levels after the substation becomes operational and ensure the mitigation strategy is effective in ensuring the noise levels meet the required criteria.</p>			
T&C 13	<p>No blasting shall take place without the prior written approval of that planning authority to a blasting scheme. The applicant shall only carry out any blasting in accordance with the approved blasting scheme unless otherwise agreed in writing with the planning authority.</p> <p>Reason: To ensure the impacts of such activity is fully considered in respect of local housing and other relevant public safety interests.</p>	Construction	Contractor	Compliance to Note