

ORCA 11: Fort George



Looking northeast from the Duke of Cumberland's Bastion towards the proposed development site.



From the north casement curtain looking northeast towards the proposed development site.

ORCA 12: Chanonry Lighthouse



Looking northeast towards the proposed development site. Cranes and verticals are just visible on the skyline.



View northeast towards Fort George and the proposed development site.

ORCA 13: Old Parish Church, Ardersier



View from the highest point in the burial ground looking northeast towards the proposed development site. Cranes can be seen on the skyline.

ORCA 14: Delnies Ice House and Bothy



View to the proposed development site taken from the northwestern edge of the Nairn Golf Course next to the Bothy.



Ice house and bothy from the fairway looking northwest towards the proposed development site
ORCA 15: Moor of Balnagowan, enclosure 250m SW of



From the eastern side of the enclosure looking northwest towards the proposed development site

ORCA 16: Cromal Mount, mound and earthworks



From the top of Cromal Mount looking north towards the proposed development site. Intervening farm buildings can be seen behind vegetation.

ORCA 17: Easter Lochend, fort 350m WNW of



View from the northern rampart looking northwest towards the proposed development site



View from highest accessible point looking northwest towards the proposed development site

ORCA 22: Ackron, three cairns 325m ENE of, Kinchyle



View from the southern end of the Ackron cairns ridge looking towards the proposed development site. Note rise in topography which obscure the proposed development site from view



View from the southern end of the Ackron looking towards Hangman's Hill (ORCA 23)

ORCA 23: Hangman’s Hill, cairn 380m E of Kinchyle



View from the information board for Hangman’s Hill looking northwest towards the proposed development site.)



View from the top of Hangman’s Hill looking northwest towards the proposed development site.)

ORCA 18: Nairn Fishertown Conservation Area



View from the harbour and shore looking west towards the proposed development site



View from the entrance of the harbour wall looking west towards the proposed development site

ORCA 19: Rosemarkie Conservation Area



View east from the Plough Inn showing view of the proposed development site and partial view of Fort George



View east from the corner of Hawkhill Rd and Marine Terrace towards the proposed development site



View east from the corner of High Street and Hawkhill Rd . proposed development site not visible.

ORCA 20: Fairy Glen



View east towards the proposed development site from the Fairy Glen



View east-northeast from the end point of the Fairy Glen path looking towards the proposed development site

ORCA 21: Culloden Battlefield



View from Leanach Cottage looking northeast towards the proposed development site



View from the highest point on the battlefield, close to the visitor centre, looking northeast towards the proposed development site

Appendix 1 Gazetteer of Sites

Table A1: Gazetteer of sites identified within the proposed development site

ORCA No.	THC HER	Site Name	Description	NGR	Period	Value
01	MHG20808	Farmstead, Carse of Ardersier, depicted on the 1st edition 6-inch OS map (1876	A farmstead comprising one roofed, one unroofed building and an enclosure is depicted on the 1st edition of the OS 6-inch map (Inverness-shire 1876, sheet i), but it is not shown on the current edition of the OS 1:10000 map (1977). Information from RCAHMS (SAH) 7 June 1996	NH 8126 5700	Modern	Negligible
09	-	Unnamed building recorded on walkover survey. Depicted on the 2nd edition OS map of 1906	The ruins were identified during the walkover survey.		Modern	Low

Table A 2: Gazetteer of sites identified within 1km of the development area.

ORCA Site No.	THC HER	Site Name	Description	NGR	Period	Value
02	MHG48913	Wreck, Comet	Nairn, 1st Nov. The COMET (sloop), of Alloa, Crocket, from Cromarty to Peterhead in ballast, went ashore to the east of Whiteness Head Buoy, 1st Nov., and	NH 8000 5800	Modern	Medium

ORCA Site No.	THC HER	Site Name	Description	NGR	Period	Value
			<p>remains. Source: The Marine List, LL, No. 14,225, London, Monday November 7 1859. NMRS, MS/829/72 (no. 9751).</p> <p>The location assigned to this record is essentially tentative. The loss of this vessel is not cited by I G Whittaker (1998), possibly suggesting her successful recovery. Information from RCAHMS (RJCM), 13 September 2005.</p>			
03	MHG48721	Wreck, Patriot	<p>Inverness, 12th Sept. 'The PATRIOT, from Dunbeath to Waterford, sunk at Whitness [Whiteness] last week: crew saved.' Source: The Marine List, LL, No. 7654, London, Monday September 17 1838. NMRS, MS/829/71 (no. 7327).</p> <p>(Classified as sloop: no cargo specified, but date of loss cited as 5 September 1838). Patriot: this vessel sank at Whiteness [Head]. Registration: Alloa. Built 1806. 40 tons burthern. Length: 14m. Beam: 4m. (Location cited asd N57 37.0 W4 0.0). I G Whittaker 1998.</p> <p>The location assigned to this record is tentative. The classification cited by Whittaker remains unverified.</p>	NH 8000 5800	Modern	Medium

ORCA Site No.	THC HER	Site Name	Description	NGR	Period	Value
			Information from RCAHMS (RJCM), 5 September 2005.			
04	MHG52077	Wreck, Bess	(Classified as [full-rigged] ship, with cargo of merino rams: date of loss cited as October 1803). Bess: this vessel was wrecked in Whiteness Bay, near Fort George. Capt. Cunningham. For sale October 1803. Registration: Liverpool. 128 tons [unspecified]. (Location of loss cited as N57 36.33 W4 0.0). I G Whittaker 1998. The location assigned to this record is essentially tentative, the shingle spit of Whiteness Head having presumably developed significantly (towards the W) since the loss. The major artillery fortification of Fort George (NH75NE 3.00) is at NH 76079 56674. Information from RCAHMS (RJCM), 12 December 2007	NH 8000 5800	Modern	Medium
05	MHG45951	Ardersier oil rig construction yard	J. Ray McDermott announced the closure of Ardersier Fabrication yard in 2002, following almost 30 years of activity at the site. At its peak, there were over 3,000 staff employed at Ardersier constructing offshore platforms for the oil industry.	NH 8070 5780	Modern	Negligible
06	MHG2818	Natural feature, Glen Nan Ceannaichean	A hollow which is traditionally the site where rival packmen slew each other and are buried; it is locally well-known as the Merchants' Graves or Hollow; The Gaelic	NH 8147 5574	Undated	Low

ORCA Site No.	THC HER	Site Name	Description	NGR	Period	Value
			means Merchants' Hollow. Name Book 1870.			
07	MHG20826	Farmstead, Upper Carse, depicted on the 1st edition 6-inch OS map (1876)	Two roofed buildings and two unroofed structures are depicted on the 1st edition of the OS 6-inch map (Inverness-shire 1876, sheet i). Two roofed buildings are shown on the current edition of the OS 1:10000 map (1977). Information from RCAHMS (SAH) 7 June 1996.	NH 8053 5587	Modern	Low
08	MHG20816	Farmstead, Upper Carse, depicted on the 1st edition 6-inch OS map (1876).	A farmstead comprising one roofed and one partially roofed building and two enclosures is depicted on the 1st edition of the OS 6-inch map (Inverness-shire 1876, sheet i), but it is not shown on the current edition of the OS 1:10000 map (1977). Information from RCAHMS (SAH) 7 June 1996	NH 8067 5597	Modern	Low
10	MHG20811	Muir of Balnagowan farmstead, depicted on the 1st edition 6-inch OS map (1876).	A farmstead comprising one unroofed building with an attached enclosure and two roofed buildings is depicted on the 1st edition of the OS 6-inch map (Inverness-shire 1876, sheet i). Two roofed buildings and an enclosure are shown on the current edition of the OS 1:10000 map (1977). Information from RCAHMS (SAH) 7 June 1996	NH8169 5564	Modern	Low

Table A3: Gazetteer of sites subject to setting impact assessment

ORCA Site No.	Designation Reference	Designation	Site Name	Period	Value	Distance/Direction from proposed development
11	LB1721	Listed Building (Category A)	Fort George, excluding the interior and roof of the Junior Ranks Mess and Kitchen with the rear enclosure of North Stores Block	Modern	High	3.5km southwest
12	LB31799	Listed Building (Category A)	Chanonry Lighthouse, Keeper's House, Wall and Gatepiers	Modern	High	5.5km southwest
13	LB1720	Listed Building (Category B)	Kirkton, Old Burial Ground and Watch-house	Modern	Medium	3km southwest
14	LB52544	Listed Building (Category B)	Delnies Ice House and Bothy, The Nairn Golf Club, Nairn	Modern	Medium	2.2km east
15	SM4737	Scheduled Monument	Moor of Balnagowan, enclosure 250m SW of	Prehistoric (Neolithic/Bronze Age)	High	2km south
16	SM2823	Scheduled Monument	Cromal Mount, mound and earthworks	Early medieval Medieval	High	3.2km southwest
17	SM11608	Scheduled Monument	East Lochend, fort 350m WNW of	Iron Age	High	6km southeast
18	-	Conservation Area	Nairn Fishertown	Modern	Medium	9km east
19	-	Conservation Area	Rosemarkie	Modern	Medium	6.5km west
20	GDL00357	Garden and Designed Landscape	The Fairy Glen	Modern	High	6.5km west

ORCA Site No.	Designation Reference	Designation	Site Name	Period	Value	Distance/Direction from proposed development
21	BTL6	Inventory Battlefield	Culloden	Modern	High	13.5km southwest
22	SM11607	Scheduled Monument	Ackron, three cairns 325m ENE of, Kinchyle	Bronze Age	High	4.8km south
23	SM11603	Scheduled Monument	Hangman's Hill, cairn 380m E of Kinchyle	Bronze Age	High	5km south

ARDERSIER PORT ENERGY TRANSITION FACILITY PORT EXTENSION



November 2025

Appendix 8.2: Historic Environment Assessment Methodology

**Ardersier Port Extension
Ardersier
Highlands**

Appendix 8.2: Historic Environment Assessment Methodology

Project No: 1072

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This document has been prepared in accordance with ORCA standard operating procedures and Cifa standards	
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1 Assessment Methodology

1.1 Introduction

The Historic Environment impact assessment ('the assessment') covers potential impacts identified through the scoping process, as well as any further potential impacts that have been highlighted as the EIA has progressed.

The assessment takes into account that there is extant consent for the assembly of turbines up to a height of 330m and associated floating bases, and for the construction of the consented development that would comprise buildings up to 45m in height immediately adjacent to the proposed development site. This assessment therefore assesses the change from the consented development.

The impacts identified as requiring consideration are listed in Table 1 below. Information on the nature of the impact is also provided.

Table 1: Impacts requiring consideration

Potential Impact	Nature of Impact
Construction	
Loss of or damage to known marine archaeological remains	Direct (physical)
Loss of or damage to unknown marine archaeological remains	Direct (physical)
Loss of or damage to known historic environment assets	Direct (physical)
Loss of or damage to unknown historic environment assets	Direct (physical)
Loss of or damage to deposits of palaeoenvironmental interest	Direct (physical)
Short-term changes to the setting of designated historic environment assets that reduces their value	Direct (setting)
Operation	
Long-term changes to the setting of designated historic environment assets that reduces their value	Direct (setting)

1.2 Methodology

1.2.1 Study areas

Two study areas have been used for this assessment. A 1km study area offset from the proposed development's site boundary that considers heritage assets that could be directly and physically impacted by the proposed development; and a study area based on the proposed development's Zone of Theoretical Visibility (ZTV) that considers the setting of designated heritage assets that have been short-listed by ORCA and agreed with Historic Environment Scotland.

1.2.2 Data sources

A review was undertaken of the key literature and data relevant to this assessment relating to historic environment assets and was used to give an overview of the existing historic environment. The main data sources used in the preparation of this chapter are listed below:

- The Highland Council Historic Environment Record (HER)

- Statutory lists, registers and designated areas, including lists of scheduled monuments, listed buildings, gardens & designed landscapes, inventory battlefields, conservation areas and Canmore via trove.scot¹
- County series, 6-inch to the mile, first edition Ordnance Survey maps via the National Library of Scotland's website ²

1.2.3 Assumptions and limitations

The desk-based assessment relied on publicly available datasets, historic mapping, aerial imagery, and HER records. While these sources are considered reliable, there may be gaps or inaccuracies in the data that could affect site identification or interpretation.

The assessment reflects conditions at the time of survey and reporting. Changes in land use, vegetation cover, or development activity occurring after this period may affect the accuracy of the findings.

Every effort was made to survey the entire proposed development area and to visit all sites identified during the desk-based assessment. However, due to access constraints, full coverage was not possible. Where direct access was not achievable, visual assessments were conducted from adjacent areas where feasible. It is considered that these limitations have a negligible impact on the overall characterisation of the archaeological record within the proposed development site.

The photomontages and wireframes used in the setting impact assessment have been prepared with vegetation such as trees removed, in accordance with Historic Environment Scotland's Managing Change in the Historic Environment: Setting guidance. This approach reflects HES's position that vegetation cannot necessarily be relied upon to mitigate visual impacts through screening.

Assessments of setting and visual impact inherently involve professional judgement and are influenced by subjective factors such as viewer sensitivity, cultural value, and landscape context. These have been addressed using established guidance and best practice.

1.2.4 Assessment methodology

An assessment of potential impacts is provided separately for the construction and operation stages.

The assessment considers long-term (permanent) impacts that are irreversible impacts related to the removal of heritage assets through construction, and setting impacts associated with the permanent buildings and structures.

Short-term (temporary) impacts relate to setting impacts associated with the construction of the proposed development, such as site compounds and associated infrastructure, and the movement/presence of plant. In addition, short-term (temporary) impacts are considered in relation to the occasional presence of offshore wind turbines and floating bases.

The assessment for historic environment and archaeology is undertaken following the principles set out in Chapter 2: (Methodology). Topic-specific criteria have been developed for

¹ Trove.scot is a platform which brings together Historic Environment Scotland's diverse collections. It combines information from the Historic Environment Portal, Canmore, SCRAN and Property in Care collections (<https://www.trove.scot/about-us>)

² National Library of Scotland website: www.nls.uk

the value of the asset (Table 2), and criteria for the importance of setting and sensitivity of historic environment assets (Table 3).

The value of the asset is combined with the magnitude of impact, supported by expert judgement to arrive at a consequence for each impact under consideration.

Criteria for identifying the magnitude of impact on heritage assets are presented in Table 4. The determination of the consequence of any adverse effects is outlined in Table 5 with the significance of effect derived directly from the consequence ranking, as shown in Table 6, with residual effects identified subsequent to any additional secondary mitigation, if possible or required.

The example criteria presented in the tables below are used to inform the assessment, but the tables and matrices are tools and not mechanical systems. Professional judgement is also required to input into the assessment, which may result in heritage values and significance of effect being moved higher or lower than the matrix result. This may also result in a significant material effect that does not reduce the heritage value of the asset being identified as potentially acceptable by statutory authorities. The reasoning is stated in the individual assessment wherever this is the case.

1.2.5 Effects on setting

“Setting can often be integral to a historic asset’s cultural significance.....’Setting’ is the way the surroundings of a historic asset or place contribute to how it is understood, appreciated and experienced. Monuments, buildings, gardens and settlements were almost always placed and orientated deliberately, normally with reference to the surrounding topography, resources, landscape and other structures. Over time, these relationships change, although aspects of earlier settings can be retained.” (Managing Change in the Historic Environment: Setting. HES, 2020).

Based on the guidance provided by Managing Change in the Historic Environment: Setting (HES, 2020), a three-stage process was undertaken to assess the potential effect of the onshore substation on the setting of historic environment assets (assets shown on Figure 13.3):

- **Stage 1:** identify the historic environment assets that might be affected by the onshore Project:
 - Consultation was undertaken with THC HET and HES to agree designated assets for setting assessment.
- **Stage 2:** define the setting of historic environment assets by establishing how the surroundings contribute to the ways in which the historic structure is understood, appreciated and experienced:
 - For the designated assets subject to setting assessment, modern and historic OS mapping and a site visit was used to define their setting.
- **Stage 3:** assess how the proposed development would affect upon that setting.

1.3 Assessment Criteria

The following tables provide the topic-specific criteria that have been developed for the value of the importance, setting and sensitivity of historic environment assets.

Table 2: Criteria for the value of the heritage asset

Value of heritage asset	Definition
High	<ul style="list-style-type: none"> World Heritage Sites. Scheduled Monuments and sites proposed for scheduling. Category A Listed Buildings. Inventoried Gardens and Designed Landscapes. Interconnected groups of B-Listed buildings. Outstanding Conservation Areas. Historic Battlefields. Undesignated archaeological sites, areas and buildings of national and international importance (identified in the HER) due to association, rarity, intrinsic value, loss of life and / or retaining archaeological, structural, architectural, decorative or other physical remains to the extent that it makes a significant contribution to our understanding or appreciation of the past. Geophysical anomaly which appears anthropogenic (atypical in its context); or there is identifiable cultural material; or it is in the area of a known archaeological site, or another contact / anomaly identified to be of high potential.
Medium	<ul style="list-style-type: none"> Category B and Category C Listed Buildings. Protected heritage landscapes. Conservation Areas. Undesignated archaeological sites, areas, buildings, of equivalent regional importance (identified in the HER), or of high local significance, due to association, rarity, intrinsic value, and / or retaining archaeological, structural, architectural, decorative or other physical remains to the extent that it makes a significant contribution to our understanding or appreciation of the past.
Low	<ul style="list-style-type: none"> Heritage assets the physical remains of which contribute little to our understanding or appreciation of the past. Cultural heritage assets of local value or interest for education or cultural appreciation. Undesignated archaeological sites, areas, buildings, of equivalent local importance (identified in the HER) due to limited intrinsic, contextual or associative characteristics, or that are still common. Unlisted historic buildings and settlements with local characteristics. Geophysical anomaly which is likely to be a natural formation. It could also be a processing error of the geophysical data.
Negligible	<ul style="list-style-type: none"> Sites of former archaeological features. Unlisted buildings of little historic or architectural interest. Sites or features the physical remains of which make a negligible contribution to our understanding or appreciation of the past. Single findspots. Sites of little or no known heritage importance.
Uncertain	<ul style="list-style-type: none"> Not possible with available information to assign a value.

Table 3: Criteria for importance of setting and sensitivity to change

Sensitivity to change	Importance of setting
High	<p>A setting that makes a crucial / critical contribution to the understanding and / or appreciation of the siting and / or historical / archaeological / architectural context of an asset.</p> <p>(Examples of this include: dominant or prominent topographic locations; surroundings that are believed not to have changed / little changed from those when the asset was created).</p>
Medium	<p>A setting that makes a positive contribution to the understanding and/or appreciation of the siting and / or historical / archaeological / architectural context of a asset.</p> <p>(Examples of this include: surroundings that complement the siting and appearance of an asset, such as the presence of a feature of the rural past within a more recent farming landscape containing little or no urban or industrial development).</p>

Sensitivity to change	Importance of setting
Low	<p>A setting that makes little positive contribution to the understanding and / or appreciation of the siting and / or historical / archaeological / architectural context of an asset.</p> <p>(Examples of this include: surroundings that only partially complement the siting and appearance of an asset, such as the presence of a feature of the rural past within a partly urbanised or industrialised landscape).</p>
Negligible	<p>A setting that does not contribute positively to the understanding and / or appreciation of the siting and / or historical / archaeological / architectural context of an asset.</p> <p>(Examples of this include: immediate surroundings, such as commercial coniferous woodland or an industrial development, that are not relevant to the understanding of the context of the asset).</p>

Table 4: Magnitude criteria

Magnitude Criteria	Direct Impacts (Physical)	Direct Impacts (Setting)
High	Works would result in the complete loss of the heritage asset, or the loss of an area, features or evidence fundamental to its historic character and integrity, which would result in the complete loss of physical integrity.	<p>The removal of, or a fundamental and irreversible change to, the relationship between a heritage asset and its relevant setting. Major change that removes or prevents appreciation, understanding or experience of a heritage asset and its key characteristics, or permanent change to or removal of surroundings of a less sensitive heritage asset.</p> <p>A noticeable change to a key relationship between a heritage asset and a highly sensitive, valued or historically relevant setting over a wide area or an intensive change to a less sensitive or valued heritage asset or setting over a limited area.</p>
Medium	Works would result in the loss of an important part of the heritage asset or some important features and evidence, but not areas or features fundamental to its historic character and integrity. The integrity of the heritage asset would be affected, but key physical relationships would not be lost.	Noticeable change to a non-key relationship between a heritage asset and its relevant setting. A heritage asset and setting that is tolerant of moderate levels of change. Small changes to the relationship between a heritage asset and its setting over a wide area or noticeable change over a limited area.
Low	Works would not affect the main features of the heritage asset. The historic integrity of the heritage asset would not be significantly affected.	Minor changes to the relationship between a heritage asset and its setting over a wide area or minor changes over a limited area. A heritage asset and setting that is considered tolerant of change.
Negligible	Works would be confined to a relatively small, peripheral and / or unimportant part of the asset. The integrity of the asset, or the quality of the surviving evidence would not be affected.	Changes to a setting that cannot be discerned or perceived in relation to the heritage asset or environment.
Unknown	Ground breaking works over features that have not been fully interpreted would reduce the chance of interpretation in the future. In the event of significant features this would constitute impact of high magnitude; for sites of lesser significance, it is less problematical. Nevertheless, it remains an issue where features have not been or could not be interpreted.	Changes to a setting, where it is uncertain how these contribute to our understanding, appreciation or experience of the site because the feature or asset itself could not be or has not been understood or interpreted
Positive	An enhancement to the baseline condition of the heritage asset.	An enhancement to the baseline condition of the asset.

Table 5: Consequence of adverse effects matrix

Value/Sensitivity of Asset	Magnitude of Impact				
	High	Medium	Low	Negligible	Positive
High	Major	Major	Moderate	Minor	Positive
Medium	Major	Moderate	Minor	Minor	Positive
Low	Moderate	Minor	Minor	Negligible	Positive
Negligible	Negligible	Negligible	Negligible	Negligible	Positive
Uncertain	Uncertain/Major	Uncertain/Moderate	Uncertain/Minor	Uncertain/Negligible	Positive

Table 6: Assessment of significance of effect

Effect	Description	Significance of Effect
Positive	Positive – to be encouraged.	Significant
Major	Highly significant and requires immediate action. May be intolerable risk or significance.	Significant
Moderate	Significant – may require additional control measures and/or management where possible.	Not significant
Minor	Not significant – however may require some management to ensure it remains within acceptable levels.	Not significant
Negligible	Not significant	Not significant