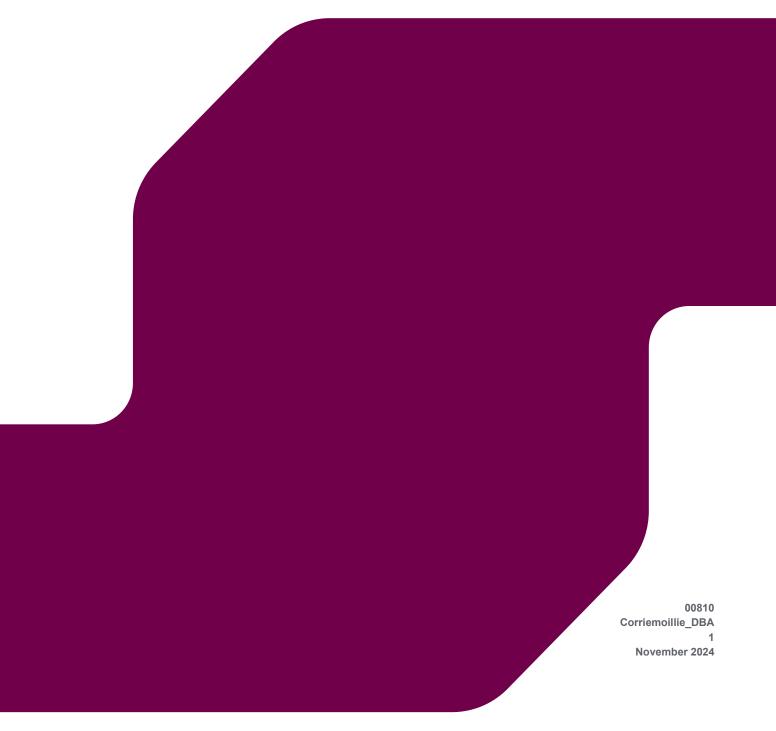


HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT

Proposed Battery Energy Storage Site, Corriemoillie



HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT

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EXECUTIVE SUMMARY

This assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of approximately Battery Energy Storage System (BESS) of up to 200 MW with associated infrastructure (including cable route to substation), access and ancillary works (including landscaping and biodiversity enhancement) on land at Corriemoillie, Garve, Lochluichart, Highland.

The assessment has been prepared in accordance with relevant policy and guidance and provides a description of the relevant cultural heritage baseline, identifies heritage assets that may be affected by the Proposed Development, assesses archaeological potential and identifies the likely impacts of the Proposed Development upon heritage assets as a result of both its construction and operation.

There are no designated heritage assets in the Site.

There are no designated heritage assets within a surrounding 2km radius the study area. It is considered that there is no potential for designated heritage assets to be affected by the Proposed Development.

No heritage assets have been identified within the Site.

The potential for unrecorded assets to be present is considered to be, at most, low. The Site has been used for commercial forestry since the late 1960s and has been forestry ploughed. Consequently, any archaeology that may have been present will have been severely disturbed, if not removed.

In the absence of mitigation, any archaeology present within the construction footprint would be removed or disturbed in the course of construction. However, the potential for this to occur is very low, given previous disturbance by forestry operations.

Consequently, no further work is recommended.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This historic environment desk-based assessment has been prepared by Richard Conolly of RPS on behalf of Field Corriemoillie Ltd (the 'Client'). It has been prepared to support a planning application for a proposed Battery Energy Storage System (BESS) and associated development (henceforth the 'Proposed Development') on land at Corriemoillie, Garve, Lochluichart, Highland.
- 1.2 The land considered in this assessment (henceforth the 'Site') takes in commercial forestry, totalling approximately 18.3ha centred on NGR 235100 864100 (Figure 1). The Site is located approximately 5km to the north-west of Garve in the Corriemoillie Forest. It is bounded on all sides by commercial forestry.
- 1.3 This assessment has been prepared in accordance with relevant policy and guidance and considers the potential effects of the Proposed Development upon heritage assets, both during its construction and operation. It draws upon the following data sources:
 - Historic Environment Scotland (HES) designations downloads;
 - · Highland Council Historic Environment Record (HER);
 - · Maps held by the National Library of Scotland;
 - LiDAR data from Scottish Government;
 - · Satellite imagery; and
 - Readily available published sources.
- 1.4 The desk-based work was augmented and verified through a walk-over survey.
- 1.5 The study provides an assessment of the archaeological potential of the Site and the significance of heritage assets within and around it, and considers the potential impacts of the Proposed Development upon these. The consideration of potential impacts upon designated heritage assets (see Figure 2) in the surrounding area has been undertaken in accordance with the guidance provided in *Managing Change in the Historic Environment: Setting* (HES 2020), which advocates the use of a three-stage process:
 - Stage 1: Identify the historic assets that may be affected by the Proposed Development.
 - Stage 2: define and analyse the setting by establishing how the surroundings contribute to the ways in which the historic asset or place is understood, appreciated and experienced.
 - Stage 3: evaluate the potential impact of the proposed changes on the setting, and the extent to which any negative impacts can be mitigated.
- 1.6 Stage 1 has been informed by a site visit and Zones of Theoretical Visibility (ZTVs) provided by the client. The ZTVs are based on heights of 8m for the substation and 3.2m for the battery units. The ZTV presented in this report (Figure 2) takes account of the screening effect of vegetation and buildings data. The landform data was taken from Photography Derived 2m Digital Surface Model (gridded height data at 2m intervals).

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

Legislation

2.1 The Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 provide the legislative basis for the protection of the historic environment. These were amended by the Historic Environment (Amendment) (Scotland) Act 2011.

National Planning Policy

- 2.2 Policy 7 of the current National Planning Framework (NPF4) deals with historic assets and places in the planning system. It is intended 'to protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places.' It specifies that 'development proposals with a potentially significant impact on historic assets will be accompanied by an assessment of the impact based on their cultural significance.' In summary, development proposals will only be supported where they preserve the character, special architectural or historic interest of Listed Buildings, the character and appearance of Conservation Areas, and avoid direct impacts on scheduled monuments and significant adverse impacts upon the integrity of their setting or where exceptional circumstances have been demonstrated to justify such impacts and where these have been minimised. Development proposals affecting nationally important Gardens and Designed Landscapes and Historic Battlefields will be supported where they protect their cultural significance. Those affecting a World Heritage Site will only be supported where they protect and preserve its Outstanding Universal Value. Non-designated heritage assets should be protected and preserved in situ wherever feasible. Where impacts are unavoidable, they should be assessed and minimised.
- 2.3 The glossary attached to NPF4 contains the following definitions that are relevant in the current context.

Cultural significance means aesthetic, historic, scientific or social value for past, present or future generations. Cultural significance can be embodied in a place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

Historic environment: The historic environment is 'the physical evidence for human activity that connects people with place, linked with the associations we can see, feel and understand'.

Historic environment asset: An asset (or 'historic asset' or 'heritage asset') is a physical element of the historic environment – a building, monument, site, place, area or landscape identified as having cultural significance.

Setting: Setting is more than the immediate surroundings of a site or building, and may be related to the function or use of a place, or how it was intended to fit into the landscape or townscape, the view from it or how it is seen from areas round about, or areas that are important to the protection of the place, site or building.

'Setting' is the way the surroundings of a historic asset or place contribute to how it is understood, appreciated and experienced.

2.4 In July 2011, the government published the Planning Advice Note PAN 2/2011: Planning and Archaeology. It provides advice and technical information alongside SPP, HEPS and the Managing Change in the Historic Environment Guidance Notes, which together set out the Scottish Ministers' policies and guidance for planning and the historic environment.

- 2.5 Sections 4-9 of the PAN, entitled Archaeology and Planning provides guidance for planning authorities, property owners, developers and others on the policy of the Scottish Government relating to archaeological sites and monuments. Overall, the guidance can be summarised:
 - Policy is to protect and preserve sites and monuments and their settings in situ where feasible.
 Where this is not possible planning authorities should consider applying conditions to consents to ensure that an appropriate level of excavation, recording, analysis, publication and archiving is carried out before and/or during development.
 - In consideration of applications, planning authorities should take into account the relative
 importance of archaeological sites. Not all sites and monuments are of equal importance. In
 determining planning applications that may impact on archaeological features or their setting,
 planning authorities may balance the benefits of development against the importance of
 archaeological features.
- 2.6 Section 12 of the PAN notes that when determining a planning application, the desirability of preserving a monument (whether scheduled or not) and its setting is a material consideration. It reiterates that preservation in situ should be the objective but where not possible an alternative approach is recording and/or excavation followed by analysis and publication of the results.
- 2.7 Sections 13 and 14 note that prospective developers should undertake assessment to determine whether a property or area contains, or is likely to contain, archaeological remains as part of their pre-planning application research into development potential. Where it is known, or there is good reason to believe, that significant remains exist developers should be open to modifying their plans in order to preserve remains.
- 2.8 Section 17 notes that in many cases a desk-based assessment (this document) may be sufficient to allow authorities to make a planning decision. Where the judgement of the authority's archaeological advisor indicates that significant remains may exist, it is reasonable for the planning authority to request an archaeological evaluation before the application is determined. Planning authorities should require only the information necessary for them to make an informed decision on the proposal, and this should be proportionate to the importance of the potential resource. Section 19 notes that developers should supply the results of desk-based assessments and evaluations as part of their planning applications.

Local Planning Policy

2.9 Local planning policy is provided in Highland Council's Highland-wide Local Development Plan (adopted 2012). This contains the following policies relating to the historic environment:

Policy 57 Natural, Built and Cultural Heritage

- 21.2.1 All development proposals will be assessed taking into account the level of importance and type of heritage features, the form and scale of the development, and any impact on the feature and its setting, in the context of the policy framework detailed in Appendix 2. The following criteria will also apply:
 - 1. For features of local/regional importance we will allow developments if it can be satisfactorily demonstrated that they will not have an unacceptable impact on the natural environment, amenity and heritage resource.
 - 2. For features of national importance we will allow developments that can be shown not to compromise the natural environment, amenity and heritage resource. Where there may be any significant adverse effects, these must be clearly outweighed by social or economic benefits of national importance. It must also be shown that the development will support

communities in fragile areas who are having difficulties in keeping their population and services.

3. For features of international importance developments likely to have a significant effect on a site, either alone or in combination with other plans or projects, and which are not directly connected with or necessary to the management of the site for nature conservation will be subject to an appropriate assessment. Where we are unable to ascertain that a proposal will not adversely affect the integrity of a site, we will only allow development if there is no alternative solution and there are imperative reasons of overriding public interest, including those of a social or economic nature. Where a priority habitat or species (as defined in Annex 1 of the Habitats Directive) would be affected, development in such circumstances will only be allowed if the reasons for overriding public interest relate to human health, public safety, beneficial consequences of primary importance for the environment, or other reasons subject to the opinion of the European Commission (via Scottish Ministers). Where we are unable to ascertain that a proposal will not adversely affect the integrity of a site, the proposal will not be in accordance with the development plan within the meaning of Section 25(1) of the Town and Country Planning (Scotland) Act 1997.

Note: Whilst Appendix 2 groups features under the headings international, national and local/regional importance, this does not suggest that the relevant policy framework will be any less rigorously applied. This policy should also be read in conjunction with the Proposal Map.

[...]

In due course the Council also intends to adopt the Supplementary Guidance on the Highland Historic Environment Strategy. The main principles of this guidance will ensure that:

- Future developments take account of the historic environment and that they are of a design and quality to enhance the historic environment bringing both economic and social benefits;
- It sets a proactive, consistent approach to the protection of the historic environment.
- 2.10 Appendix 2 of the plan defines the importance of assets as follows:
 - National importance
 - Scheduled Monuments;
 - Category A Listed Buildings;
 - Inventoried Gardens and Designed Landscapes
 - Local/Regional Importance
 - Category B and C(S) Listed Buildings Advice is that B listed buildings are considered to be of regional or more than local importance and C(S) listed buildings are of local importance.
 - Sites and Monuments Record [HER] Archaeological Sites The importance of such sites in terms of protection or professional recording prior to disturbance is advised on a caseby-case basis. The integrity of the site and its setting will be considered.
 - Archaeological Heritage Areas
 - Conservation Areas
- 2.11 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the site's archaeological potential and the likely significance of that potential and the need or otherwise for additional mitigation measures.

3 GEOLOGY AND TOPOGRAPHY

- 3.1 The Site is underlain by psammite. Superficial deposits primarily comprise glacial deposits of gravel, sand and silt, but a band of alluvial clay, silt, sand and gravel is recorded along the watercourse that forms the southern boundary of the Site.
- 3.2 The Site lies near the bottom of southern slopes of Beinn a'Bhric, between 135 and 160m AOD. As noted above, an unnamed burn forms the southern boundary. This meets the Allt Coire Mhuilidh approximately 160m to the south of the Site.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	450,000 -	10,000 BC
Mesolithic	10,000 -	4,000 BC
Neolithic	4,000 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age and Roman Iron Age	600 -	AD 410

Historic

Early Medieval	AD 410 -	1100
Medieval	AD 1100 -	1560
Post Medieval	AD 1560 -	1745
Modern	AD 1745 -	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPF4, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- What follows comprises a review of designated heritage assets and entries in the Highland Council Historic Environment Record (HER) for a study area extending 2km radius of the study site (Figures 2 and 3), historic mapping (Figure 4), satellite imagery (Figure 5) and LiDAR data (Figure 6). The was considered sufficient given the height of the Proposed Development and the surrounding topography. The desk-based work was verified and augmented through a site visit.
- 4.3 Chapter 5 subsequently considers the site conditions and whether the Proposed Development will impact the theoretical archaeological potential identified below.

Designated Heritage Assets

- 4.4 There are no designated heritage assets in the Site.
- 4.5 There are no designated heritage assets in the surrounding study area. The closest designated heritage assets to the Site are a group of B and C-Listed Buildings approximately 3.4km to the south-west and a Scheduled Monument approximately 4.5km to the south-east. None are within the ZTV.
- 4.6 It is concluded that there is no potential for the Proposed Development to affect any designated heritage assets and they are not considered further.

Non-Designated Heritage Assets

4.7 No non-designated heritage assets have been recorded previously within the Site.

4.8 HER entries for the surrounding area (Figure 3) are discussed below where appropriate. Most, however, have little relevance to the current assessment.

Previous Archaeological Work

- 4.9 No intrusive archaeological fieldwork has been undertaken in or adjacent to the Site previously. However, the Site lies within an area that has been previously covered by an archaeological DBA (HER reference EHG3750 Figure 3). This did not record anything within the Site or adjacent.
- 4.10 Very little intrusive archaeological work has been undertaken in the study area and this has negligible relevance in the current study, owing to its scale and distance from the Site.

Prehistoric

- 4.11 The HER holds no records relating to the Prehistoric period for the Site or study area.
- 4.12 It is considered that the potential for previously unrecorded archaeology of this period to be present is very low.

Early Medieval

- 4.13 The HER holds no records relating to the Early Medieval period for the Site or study area.
- 4.14 It is considered that the potential for previously unrecorded archaeology of this period to be present is very low.

Medieval, Post-Medieval and Modern

- 4.15 The HER holds no records relating to the Medieval, Post-Medieval or Modern periods for the Site.
- 4.16 The area in which the Site lies can be broadly identified on Roy's Military Survey (1747-52). This shows a strip of land containing woodland and uncultivated ground between the base of *Ben Break* (Ben a'Bhric) and Loch Luichart¹. A watercourse is shown flowing to the east of Ben a'Bhric into Loch Luichart, which corresponds with Allt Coire Mhuilidh. On the western bank of the burn a settlement annotated *Corwhinny* is shown surrounded by cultivated ground. *Corwhinny* does not appear on subsequent maps. However, it broadly corresponds with present day Corriemoillie (MHG48419), except for the side of the burn upon which it lies. Corriemoillie and its associated land lie on the east bank. An unroofed building (MHG21762) is shown on the 1881 Ordnance Survey map (Figure 4) on the west bank, which may relate to *Corwhinny*. The *mhuilidh* element of the burn's name may indicate that it powered a mill and it is possible that Corwhinny has its origins in the Medieval period. Whilst the Site cannot be positively located on Roy's map, it most probably lies in the area at the fringes of the cultivated ground associated with *Corwhinny* or wholly in the uncultivated area to the north-west, outside the Site.
- 4.17 The 1881 Ordnance Survey map (Figure 4) shows the Site and surrounding area as moorland. No changes within the Site are shown on the 1905 Ordnance Survey map. By the time of the 1970 Ordnance Survey map, the Site and surrounding area had been planted with commercial forestry. It has remained forested since (Figure 5). The Site has been forestry ploughed.

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¹ https://maps.nls.uk/geo/explore/#zoom=13.9&lat=57.63474&lon=-4.74816&layers=3&b=18&o=100

4.18 It is concluded that the Site historically lay in uncultivated land and has very low potential to contain hitherto unrecorded features of archaeological interest dating to the Medieval or Post Medieval periods and negligible potential for features of archaeological interest of Modern date.

Assessment of Significance

4.19 As identified by desk-based work, archaeological potential by period and the likely importance of any archaeological remains which may be present is summarised in table form below. This takes into account the Site's use for forestry since the late 1960s. Forestry ploughing will, at best, have severely disturbed any archaeology that may have been present.

Period:	Identified Archaeological Potential	Identified Archaeological Importance
Prehistoric	Low	If present most probably of local importance
Early Medieval	Very Low	If present most probably of local importance
Medieval	Very Low	If present most probably of local importance
Post Medieval	Very Low	If present most probably of local importance
Modern	Negligible	If present most probably of local importance

5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON HERITAGE ASSETS

Site Conditions

5.1 The Site was visited on 9th July 2024. Conditions were good. However, the Site is under dense commercial forestry which rendered survey impossible (Plates 1-4). The availability of LiDAR data (Figure 6) offsets this to some extent as substantial features would probably present as features if present.

Proposed Development

The Proposed Development comprises a Battery Energy Storage System (BESS) of up to 200MW with associated infrastructure, vehicular access, landscaping, substation, perimeter fencing and lighting and ancillary works, including landscaping and biodiversity enhancement, and a temporary construction compound. The batteries will be housed in storage containers. A buried cable will connect the facility to the existing infrastructure. Whilst the given Site area is approximately 18.3ha, the BESS will occupy approximately 5ha of this. The remainder takes in existing access tracks, the Corriemoillie substation and landscaping.

Review of Potential Development Impacts on Designated Heritage Assets

5.3 No potential impacts upon designated heritage assets have been identified.

Review of Potential Development Impacts on Non-Designated Assets

No heritage assets have been identified within the Site. It is considered that there is low potential for Prehistoric and Early Medieval archaeology to be present and very low potential in respect of the Medieval and Post-Medieval periods. Any such remains will have been severely disturbed by forestry ploughing. Construction of the Proposed Development will remove any remaining vestiges of archaeology present. However, the likelihood of this occurring is very low.

6 SUMMARY AND CONCLUSIONS

- This assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of approximately 18.3ha of land proposed for a Battery Energy Storage System (BESS) of up to 200 MW with associated infrastructure (including cable route to substation), access and ancillary works (including landscaping and biodiversity enhancement) on land at Corriemoillie, Garve, Lochluichart, Highland.
- The assessment has been prepared in accordance with relevant policy and guidance and provides a description of the relevant cultural heritage baseline, identifies heritage assets that may be affected by the Proposed Development, assesses archaeological potential and identifies the likely impacts of the Proposed Development upon heritage assets as a result of both its construction and operation.
- There are no designated heritage assets in the Site. There are no designated heritage assets within the study area.
- 6.4 It is considered that there is no potential for designated heritage assets to be affected by the Proposed Development.
- 6.5 No heritage assets have been identified within the Site.
- The potential for unrecorded assets to be present is considered to be, at most, low. The Site has been used for commercial forestry since the late 1960s and has been forestry ploughed.

 Consequently, any archaeology that may have been present will have been severely disturbed, if not removed.
- 6.7 In the absence of mitigation, any archaeology present within the construction footprint would be removed or disturbed in the course of construction. However, the potential for this to occur is very low, given previous disturbance by forestry operations.
- 6.8 Consequently, no further work is recommended.

Sources Consulted

General

National Library of Scotland

Highland Council Historic Environment Record

Historic Environment Scotland downloads

Canmore

Internet

 $British\ Geological\ Survey-\underline{http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html}\\$

Bibliographic

Chartered Institute for Archaeologists Standard & Guidance for historic environment desk-based assessment 2014, updated 2020.

HES 2020 Managing Change in the Historic Environment: Setting

HES 2018 EIA Handbook

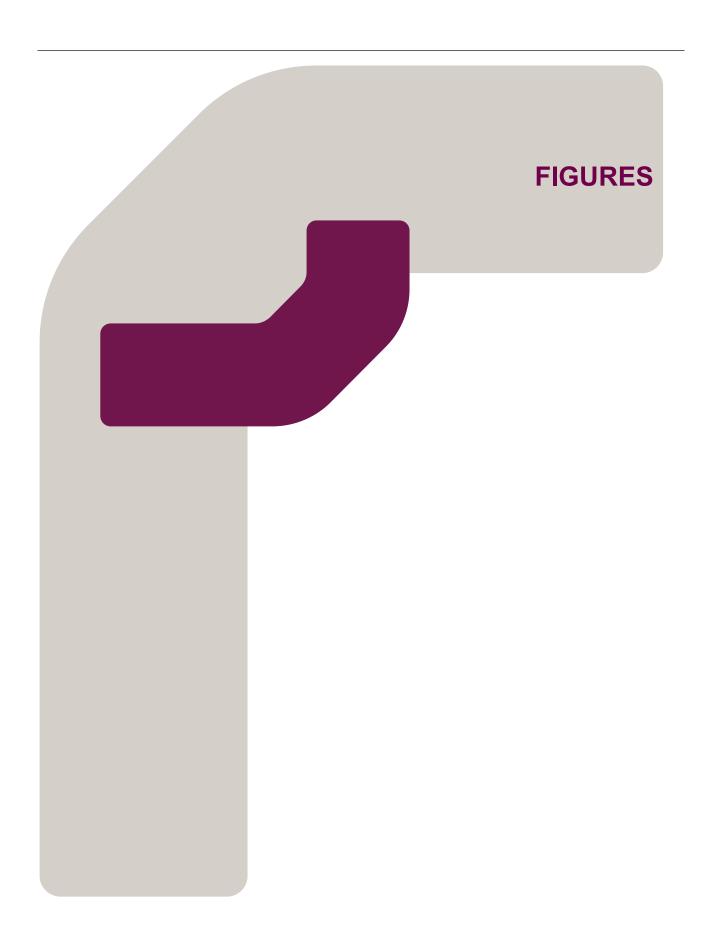
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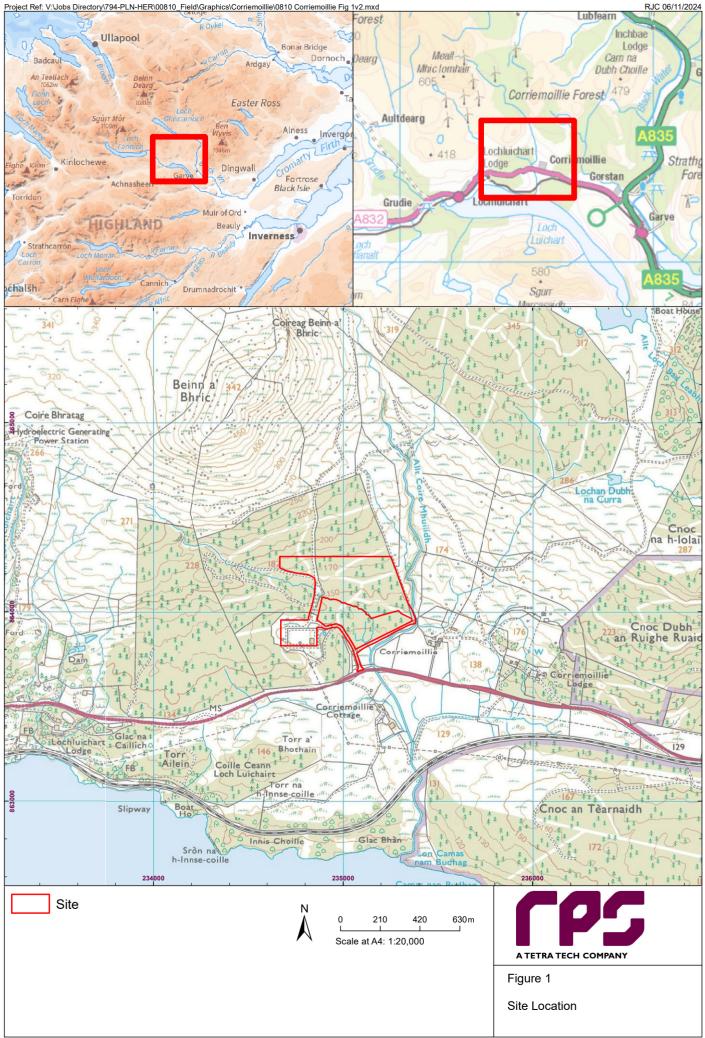
Roy, W Military Survey 1747-52

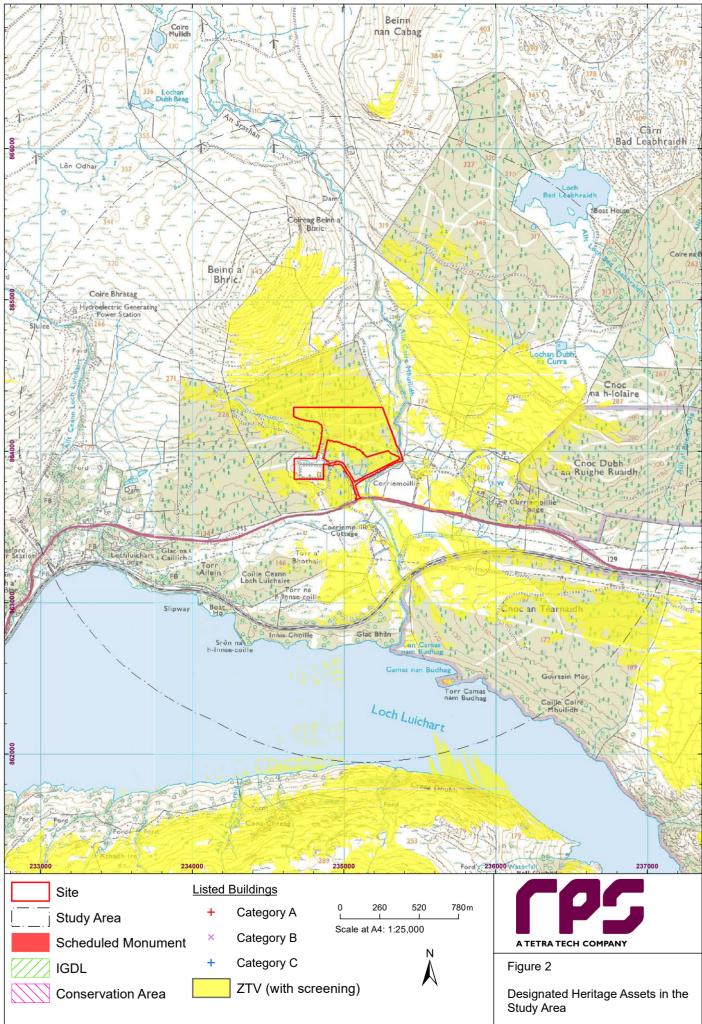
Craig, J 1826 Ross & Cromarty

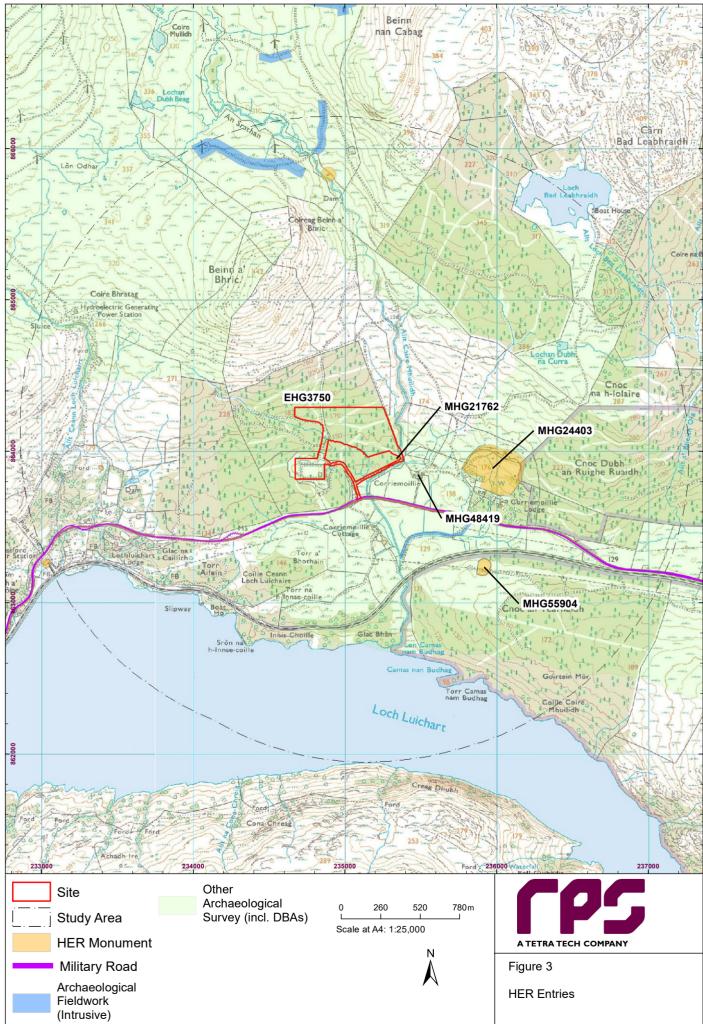
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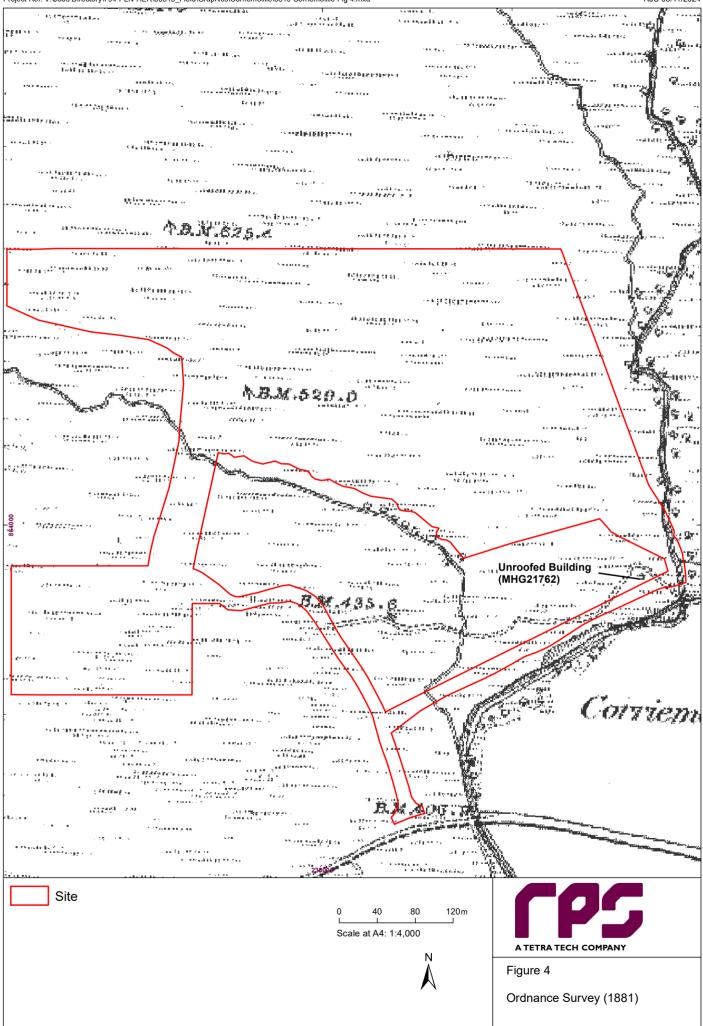
Ordnance Survey 1881, 1905, 1970



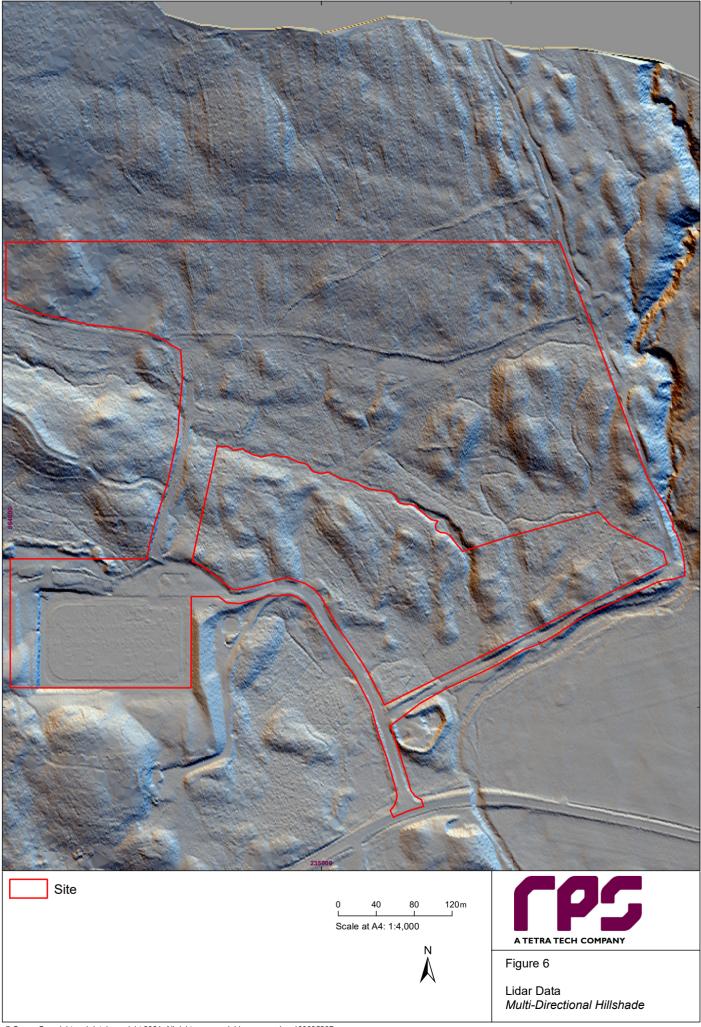












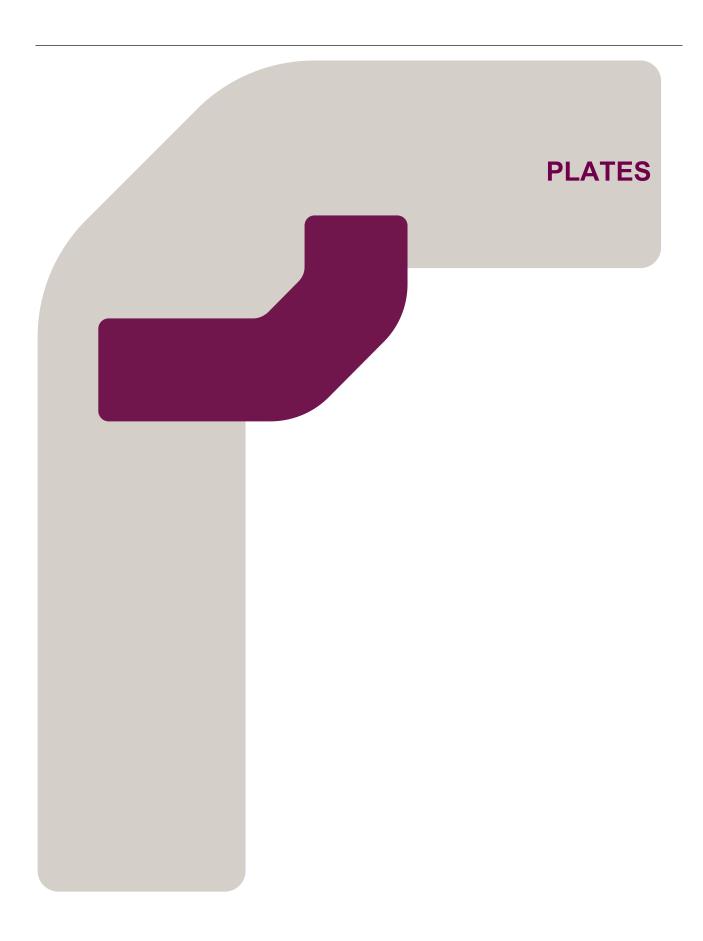




Plate 1 View of Site from southern limit

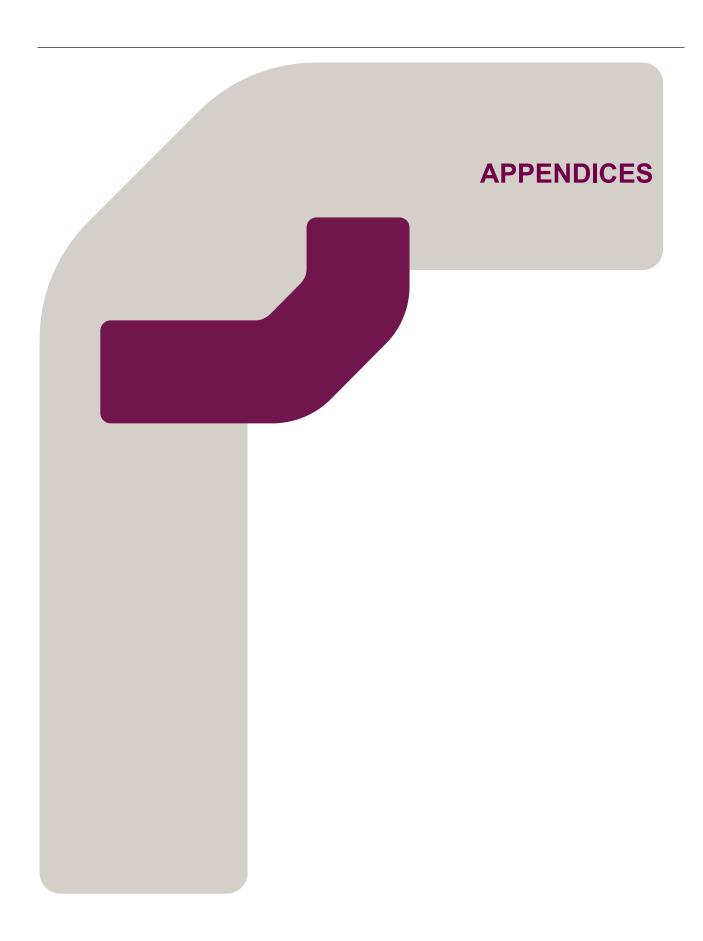


Plate 2 View of Site from northern limit, looking south



Plate 3 View of Site from northern limit, looking south-west

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Appendix 1

Gazetteer

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Reference	Record Type	Name	Monument Type
MHG21239	MON	Lochluichart Lodge	House
MHG21493	MON	Corriemoillie Lodge (site)	House
MHG21762	MON	Building - Corriemoillie	Building
MHG24408	MON	Allt Coire Mhuilidh	Shieling Settlement; Enclosure
MHG36307	MON	Mossford Power Station - Loch Luichart, Contin	Power Station
MHG48419	MON	Farmstead - Corriemoillie	Farmstead; Farmhouse
MHG55904	MON	Enclosure - south of Corrimollie Lodge, Contin	Enclosure
MHG24402	MON	Enclosure - Allt Ceann Loch Luichairt	Enclosure
MHG24403	MON	Township and Head Dyke - Corriemoillie	Township; Head Dyke
MHG54631	MON	Road - Corriemoillie	Road?; Bank (Earthwork)?

Appendix 2

Layout

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