

Appendix A10.2: Townscape Character

1.1 Introduction

- 1.1.1 This appendix supports Chapter 10 (Landscape) of the Environmental Impact Assessment Report (EIAR) and provides an assessment of townscape character within Dunkeld, Little Dunkeld and Birnam.
- 1.1.2 The definition of townscape used as the basis of this assessment is that described in Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA3) as: *“the landscape within the built-up area, including the buildings, the relationship between them, the different types of urban open spaces, including green spaces and the relationship between buildings and open spaces.”* (Paragraph 2.7).
- 1.1.3 The townscape assessment is based upon the principles contained in GLVIA3 and also follows guidance from the Landscape Institute (05/2017) Townscape Character Assessment Technical Information Note (Revised April 2018).
- 1.1.4 Townscape character areas (TCAs) were identified to use as baseline receptors for the townscape assessment, following field and desk-based study and including review of the following sources:
- Dunkeld Conservation Area Appraisal (Perth & Kinross Council, 2011);
 - Historic Environment Scotland (2004). Dunkeld Cathedral Statement of Significance; and
 - A9 Dualling Programme. Strategic Environmental Assessment (SEA). Environmental Report Addendum. Appendix F – Strategic Landscape Review Report (Transport Scotland, 2014).
- 1.1.5 For each TCA, a tabular baseline summary is presented below identifying Key Characteristics, Positive Character Attributes, Negative Character Attributes and including assessments of:
- Value - based on Landscape Designations, Landscape Quality (Condition), Scenic Quality, Rarity, Representativeness, Conservation/Cultural Interest, Recreation Value, Perceptual Aspects and Associations;
 - Susceptibility to Change - of Landscape Elements and Landscape Features; and
 - Sensitivity - derived from combining Value and Susceptibility.
- 1.1.6 The approach to defining baseline receptor Sensitivity, Value and Susceptibility is discussed in Section 10.2, Chapter 10 (Landscape).
- 1.1.7 Townscape Elements are the individual parts which make up a townscape, such as road networks, buildings, street furniture, green spaces, street trees, signage, lighting, materials, cohesive architecture, enclosure and scale whilst Townscape Features comprise particularly prominent or distinctive elements or aspects, such as characteristic vernacular buildings, unique architecture, valued views or individual spaces with atmospheric qualities.
- 1.1.8 The locations of the TCAs are illustrated on Figure 10.3 of the EIAR.

1.2 Baseline Conditions

Dunkeld Townscape Character

- 1.2.1 The Dunkeld Conservation Area Appraisal (Perth & Kinross Council, 2011) (p8-14) broadly divides the townscape of Dunkeld into four areas of distinct character:
- D1 – Cathedral & Environs;
 - D2 – Cathedral Street, The Cross, High Street and Stanley Hill;
 - D3 – Bridge Street & Atholl Street; and
 - D4 – Upland Area & Spoutwells.
- 1.2.2 These character areas identified in the CA Appraisal have been used as TCAs within the assessment. Other areas within Dunkeld were verified during field study to have limited visibility of the proposed scheme and so were not included within the Townscape assessment. A summary of the key characteristics of the four Dunkeld TCAs in addition to their attributes and sensitivity to change associated with the proposed scheme is provided in Tables A10.2-1 to A10.2-4 below.

Table A10.2-1: TCA D1 – Cathedral & Environs

Townscape Attributes	Description
Key Characteristics	<ul style="list-style-type: none"> ▪ <i>'The western end of the town consists of the atmospheric area around the ruinous cathedral, parish church and heavily-shaded grounds with spectacular mature trees, of which the Dunkeld larches are particularly famous.'</i> ▪ <i>'The area has a sense of physical separation from the town because of the cathedral grounds' walls and gates and property boundaries to the east, which coincide with the historic edge of the Dunkeld House policies.'</i> ▪ <i>'There is also minimal visual connection back towards the built-up parts of town, but its presence is nonetheless essential to its character and immediate setting.'</i>
Positive Character Attributes	<ul style="list-style-type: none"> ▪ <i>'Views out from this area, over the river Tay to the south and open parkland to the north, show off its spectacular setting of wooded crags.'</i> ▪ <i>'The immediate setting forms picturesque amenity space for the town, with walks and landscaped grounds around Stanley Hill.'</i>
Negative Character Attributes	<ul style="list-style-type: none"> ▪ <i>'Modern housing development in Atholl Park and Atholl Gardens has to some extent encroached on northward views.'</i>
Value	Landscape designations: River Tay (Dunkeld) NSA, Dunkeld Conservation Area, Dunkeld House Garden & Designed Landscape

Townscape Attributes	Description
	<ul style="list-style-type: none"> Townscape quality (condition): High. Atmospheric area around the cathedral, featuring spectacular mature trees, contributes positively to the townscape experience. Scenic quality: High. Setting of wooded hills and crags provide a spectacular backdrop to views from this area. Rarity: High. The '<i>...ruinous cathedral, parish church and heavily-shaded grounds...</i>' are distinctive and unique. Representativeness: High. The cathedral features mixed architectural styles, with Gothic and Norman elements intermingled throughout the structure. Conservation/cultural interest: High. Dunkeld cathedral is a partly ruined category A listed building whose ownership is shared between Historic Environment Scotland and the Church of Scotland. Recreational value: High. The cathedral grounds are an accessible, year-round visitor attraction. Perceptual aspects: The area around the cathedral has an atmospheric and tranquil quality. Associations: '<i>Dunkeld has been an ecclesiastical centre from at least the mid 9th century, when relics of St Columba, one of Scotland's most important saints, were transferred from Iona and remained at the cathedral until the Reformation.</i>' <p>Overall value: Very High</p>
Susceptibility to change	<ul style="list-style-type: none"> Townscape elements: High. Townscape elements of high national importance which will have limited capacity to accommodate change. Townscape features: High. Townscape features of high national importance which will have limited capacity to accommodate change. <p>Overall susceptibility: High</p>
Sensitivity (derived from Value and Susceptibility)	<p>Overall sensitivity: High</p>

Table A10.2-2: TCA D2 – Cathedral Street, The Cross, High Street and Stanley Hill

Townscape Attributes	Description
Key Characteristics	<ul style="list-style-type: none"> <i>'The overall character of this area is dominated by the dwellings restored or constructed under the NTS' Little Houses Improvement Scheme. The built form is a very simple vernacular style in dense,</i>

Townscape Attributes	Description
	<p><i>two storey terraces. The buildings are plain harled with painted margins, their small openings revealing the thickness of rubble walls...Some later insertions into the streetscape have tried to emulate this simple vernacular pattern, such as the Drill Hall and Museum on the south side of The Cross.'</i></p> <ul style="list-style-type: none"> ▪ <i>'The Cross forms an open triangle, originally used as a marketplace, with the 1866 memorial drinking fountain to the 6th Duke of Atholl the key feature at its centre. The buildings enclosing the Cross generally follow the Little Houses pattern, apart from the Tudor gothic Duchess Anne Halls, formerly the Duchess of Atholl Girls' Industrial School, built in 1853 and closing off the former open corner of the space once leading to Dunkeld House.'</i> ▪ <i>'The eastern end of High Street increases slightly in scale towards the Bridge Street junction and becomes more grandiose in character...A number of good quality historic shopfronts also survive in this area.'</i> ▪ <i>'Brae Street and Sunny Brae historically formed the eastern tail of the 17th century east-west settlement. However, since the development of Bridge Street this area has been cut off from the main High Street area and has developed along slightly different lines. None of the original buildings remain but have been redeveloped mainly with fairly plain, mid-19th to mid-20th century tenement blocks with simple vernacular/vernacular revival details.'</i>
Positive Character Attributes	<ul style="list-style-type: none"> ▪ <i>'The view west along Cathedral Street is closed by the magnificent wrought iron gates of the cathedral. Narrow lanes run at right-angles from Cathedral Street and High Street towards the riverside. These allow for glimpse views of green garden spaces, the open spaces and riverside paths beyond and substantial historic stone boundary walls and relieve the sense of density and narrow enclosure of the street.'</i>
Negative Character Attributes	<ul style="list-style-type: none"> ▪ <i>'Extension to rear Langlea Lodge: A relatively recent extension to this early 19th Century gate lodge is not sympathetic to the original architecture of the building and has a negative impact on the setting of the Dunkeld House entrance gates.</i> ▪ <i>'Forecourt to Duchess Anne Hall: The surfacing materials in this space are in rather poor condition, adversely affecting the setting of this listed building.'</i>
Value	<p>Landscape designations: River Tay (Dunkeld) NSA, Dunkeld Conservation Area, Dunkeld Conservation Area, Dunkeld House Garden & Designed Landscape</p>

Townscape Attributes	Description
	<ul style="list-style-type: none"> Townscape quality (condition): High. Good quality stone masonry work and decorative features are in evidence throughout the town centre. Scenic quality: High. The River Tay and wider landscape setting contribute to the scenic quality of the townscape. Rarity: High. The high quality of the architecture and the picturesque setting are in many ways unique. Representativeness: High. A variety and harmony of architectural styles contribute to the town's Highland character. Conservation/cultural interest: High. <i>'The overall character of this area is dominated by the dwellings restored or constructed under the NTS' Little Houses Improvement Scheme.'</i> Recreational value: High. The area features attractive riverside green space and footpaths. Perceptual aspects: High. Sense of tranquillity along the River Tay. Associations: High. The 1866 memorial drinking fountain to the 6th Duke of Atholl is the key feature at the centre of The Cross. <p>Overall value: Very High</p>
Susceptibility to change	<ul style="list-style-type: none"> Townscape elements: High. Townscape elements of high national importance which will have limited capacity to accommodate change. Townscape features: High. Townscape features of high national importance which will have limited capacity to accommodate change. <p>Overall susceptibility: High</p>
Sensitivity (derived from Value and Susceptibility)	<p>Overall sensitivity: High</p>

Table A10.2-3: TCA D3 – Bridge Street & Atholl Street

Townscape Attributes	Description
Key Characteristics	<ul style="list-style-type: none"> <i>'The street has a sense of harmony of design created by its scale, quality and palette of details and materials, interspersed with some variation of building type at certain points, such as the four-storey central block of the Royal Dunkeld Hotel acting as a focal point to this part of the street.'</i> <i>'The terraces to either side of the High Street/Brae Street junction are of two storeys, rising directly from the footway and with double-pitched, slated roofs with ridges and eaves parallel to the street.'</i>

Townscape Attributes	Description
	<p><i>These buildings have more decorative detail than those in High Street/Cathedral Street.'</i></p> <ul style="list-style-type: none"> ▪ <i>'Tay Terrace and Boat Brae were created slightly later than the north-south streets, formed when a new area was reclaimed from the north bank of the Tay following the construction of the bridge.'</i>
Positive Character Attributes	<ul style="list-style-type: none"> ▪ <i>'The views north and south along the axis of the street are important to the character of this area, especially those from and towards the bridge itself. At the north and south ends of the street, views open out into the wider landscape and along the course of the river.'</i>
Negative Character Attributes	<ul style="list-style-type: none"> ▪ Visual clutter (e.g. signage clutter) sometimes spoils the architectural character of building groups and public realm areas.
Value	<p>Landscape designations: River Tay (Dunkeld) NSA, Dunkeld Conservation Area</p> <ul style="list-style-type: none"> ▪ Townscape quality (condition): High. Good quality stone masonry work and decorative features are in evidence throughout the town centre. ▪ Scenic quality: High. The River Tay and wider landscape setting contribute to the scenic quality of the townscape. ▪ Rarity: High. The high quality of the architecture and the picturesque setting are in many ways unique. ▪ Representativeness: High. A variety and harmony of architectural styles contribute to the town's Highland character. ▪ Conservation/cultural interest: High. Thomas Telford's Dunkeld Bridge is a Category A listed structure. <i>'Bridge Street and Atholl Street contain an impressive collection of historic shopfronts. The backland areas to the west of the street retain an interesting historic character, preserving vestiges of industries once operating here such as bakeries and dairies...Tay Terrace has an eclectic character with an interesting collection of buildings illustrating some of the revival styles prevalent during the 19th century, alongside the simple, elegant Georgian design of the Atholl Arms Hotel at the corner with Bridge Street.'</i> ▪ Recreational value: High. The area features attractive riverside green space (including allotment gardens) and footpaths. ▪ Perceptual aspects: High. Sense of tranquillity along the River Tay. ▪ Associations: High. Writers and artists have been historically attracted to the surrounding landscape. <p>Overall value: High</p>

Townscape Attributes	Description
Susceptibility to change	<ul style="list-style-type: none"> Townscape elements: High. Townscape elements of high national importance which will have limited capacity to accommodate change. Townscape features: High. Townscape features of high national importance which will have limited capacity to accommodate change. <p>Overall susceptibility: High</p>
Sensitivity (derived from Value and Susceptibility)	<p>Overall sensitivity: High</p>

Table A10.2-4: TCA D4 – Upland Area & Spoutwells

Townscape Attributes	Description
Key Characteristics	<ul style="list-style-type: none"> <i>'The group of cottages at Spoutwells forms a distinct but connected area to the north-east of the town centre...This small cluster of dwellings comprises Spoutwells House and two 19th century cottages along with a house of more modern origin which harmonises well with the character of the group.'</i>
Positive Character Attributes	<ul style="list-style-type: none"> The setting, framed by forests and mountains beyond, is visually enriching.
Negative Character Attributes	<ul style="list-style-type: none"> The River Tay is screened from view by intervening vegetation.
Value	<p>Landscape designations: River Tay (Dunkeld) NSA, Dunkeld Conservation Area</p> <ul style="list-style-type: none"> Townscape quality (condition): High. Mature gardens and wooded areas contribute significantly to the townscape experience. Good quality stone masonry work is also in evidence. Scenic quality: Medium. <i>'Visually, the western slope and wooded ridges of the hillside leading up to Spoutwells provide an attractive frame to the views eastward out from Atholl Street.'</i> Rarity: Medium. The unique, picturesque setting contributes to the character of the townscape area. Conservation/cultural interest: Medium. <i>'The open space in this area appears historically to have been made up of extensive garden ground and nurseries related to the Atholl Estate. Substantial survivals of rubble boundary walls, some with in-set gates and steps, terracing, wooded pathways and hedgerows demonstrate</i>

Townscape Attributes	Description
	<p><i>the history of horticulture and recreation in this area and add significantly to its character.'</i></p> <ul style="list-style-type: none"> Recreational value: Medium. '...Spoutwells...acts as an access point to the wider network of paths and areas of rural recreation in the upland forests and around the lochs of Lowes, Butterstone and Craiglush.' Perceptual aspects: Medium. Sense of tranquillity associated with green space, garden vegetation and landscape setting. Associations: High. Writers and artists have been historically attracted to the surrounding landscape. <p>Overall value: Medium</p>
Susceptibility to change	<ul style="list-style-type: none"> Townscape elements: High. Townscape elements of national importance which will have limited capacity to accommodate change. Townscape features: High. Townscape features of national importance which will have limited capacity to accommodate change. <p>Overall susceptibility: High</p>
Sensitivity (derived from Value and Susceptibility)	<p>Overall sensitivity: High</p>

Little Dunkeld Townscape Character

- 1.2.3 The townscape of Little Dunkeld has been broadly divided into two areas of distinct character (following field and desk-based assessment) to provide TCA for the assessment:
- LD1 – North of Perth Road, Birnam Highland Games Park and War Memorial; and
 - LD2 – Stell Park Road, Telford Gardens and King Duncan's Place.
- 1.2.4 A summary of the key characteristics of the two Little Dunkeld TCA in addition to their attributes and sensitivity to change associated with the proposed scheme is provided in Tables A10.2-5 and A10.2-6 below.

Table A10.2-5: TCA for LD1 – North of Perth Road, Birnam Highland Games Park and War Memorial

Townscape Attributes	Description
Key Characteristics	<ul style="list-style-type: none"> A mixture of mid- and late-20th century medium density housing with green spaces together with older stone buildings, such as Little Dunkeld Kirk, enriching the character of the area.

Townscape Attributes	Description
	<ul style="list-style-type: none"> Streetscape features single and two-storey housing of a variety of different age and architectural style, with a combination of bow top fence railings, garden hedges and other vegetation forming a frontage to these properties.
Positive Character Attributes	<ul style="list-style-type: none"> Birnam Highland Games Park provides an area of public open space and green infrastructure at the western end of Little Dunkeld which is accessible via the local road leading to Craigvinean Surgery. The games park is located to the immediate north of the Dunkeld and Birnam Recreation Club. Immediately after crossing the Dunkeld Bridge travelling southbound, a small community orchard provides an attractive area of open space and green infrastructure with a sense of tranquillity.
Negative Character Attributes	<ul style="list-style-type: none"> Filtered views of traffic on the existing A9 are gained looking south from Dunkeld and Birnam Recreation Club through the intervening roadside vegetation.
Value	<p>Landscape designations: River Tay (Dunkeld) NSA</p> <ul style="list-style-type: none"> Townscape quality (condition): High. Key buildings within the area include the Little Dunkeld Kirk (late-18th century), the Royal School of Dunkeld (early-20th century) and Craigvinean Surgery. The white-harled Little Dunkeld Kirk (1798) is a key historic feature and forms a prominent central focal point, emphasised by the surrounding cemetery and also by the village green and associated play area to the immediate south Scenic quality: High. Vistas from within the area include views of the wider landscape setting such as the River Tay and wooded slopes of Craig a Barns and Crieff Hill to the north, Newtyle Hill to the east and Birnam Hill to the south. Rarity: High. The high quality of the architecture and the views of surrounding forested hills are in many ways distinct. Representativeness: High. A variety and harmony of architectural styles contribute to the town's Highland character with most buildings in local whin and sandstone. Conservation/cultural interest: High. The white-harled Little Dunkeld Kirk (1798) and the War Memorial are key historic features which form prominent central focal points within the area. Recreational value: High. Birnam Highland Games Park, the Dunkeld and Birnam Recreation Club and a community orchard provide open spaces of recreational value. Core Path DUNK/10 provides a scenic riverside walk along the southern bank of the River Tay.

Townscape Attributes	Description
	<ul style="list-style-type: none"> Perceptual aspects: Medium. Small community orchard provides an attractive area of open space and green infrastructure with a sense of tranquillity. Associations: High. Writers and artists have been historically attracted to the surrounding landscape. <p>Overall value: High</p>
Susceptibility to change	<ul style="list-style-type: none"> Townscape elements: Medium. Considered potentially tolerant to some change. Townscape features: Medium. Considered to have some ability to accommodate the proposed scheme. <p>Overall susceptibility: Medium</p>
Sensitivity (derived from Value and Susceptibility)	Overall sensitivity: Medium/High

Table A10.2-6: TCA LD2 – Stell Park Road, Telford Gardens and King Duncan’s Place

Townscape Attributes	Description
Key Characteristics	<ul style="list-style-type: none"> Late-20th century medium density housing development characterised by a mixture of detached and semi-detached single and two-storey properties.
Positive Character Attributes	<p>A 20m wide strip of existing roadside woodland on an embankment acts as a green buffer between the existing A9 and properties at King Duncan’s Place, Telford Gardens and Stell Park Road. This strip of roadside woodland provides screening of views of the existing A9 and associated traffic from these properties.</p> <ul style="list-style-type: none"> Garden vegetation associated with each of the properties softens the streetscape and makes a positive contribution to the green infrastructure in the area. Green space featuring grass and trees acts as a green buffer between Perth Road and the properties on Stell Park Road. A footpath runs through this area of green infrastructure providing pedestrian access and connectivity between Perth Road and the properties on Stell Park Road.
Negative Character Attributes	<ul style="list-style-type: none"> Partial visibility of A9 traffic from properties at Stell Park Road, filtered by roadside vegetation.
Value	Landscape designations: River Tay (Dunkeld) NSA

Townscape Attributes	Description
	<ul style="list-style-type: none"> ▪ Townscape quality (condition): High. Green space, garden vegetation and views of the surrounding landscape make a positive contribution to the townscape experience. ▪ Scenic quality: Medium. The main focal points and vistas in the area are towards the wider surrounding landscape, including the wooded slopes of Crieff Hill to the north, Craig a Barns to the north-west, Newtyle Hill to the east and Birnam Hill to the south. ▪ Rarity: Medium. The unique, picturesque setting contributes to the character of the townscape area. ▪ Representativeness: Medium. Architectural style characteristic of late-20th century housing development. ▪ Conservation/cultural interest: Medium. Located within River Tay (Dunkeld) NSA. ▪ Recreational value: Medium. Green space between Perth Road and the properties on Stell Park Road. ▪ Perceptual aspects: Medium. Sense of tranquillity associated with green space and landscape setting. ▪ Associations: High. Writers and artists have been historically attracted to the surrounding landscape. <p>Overall value: Medium</p>
Susceptibility to change	<ul style="list-style-type: none"> ▪ Townscape elements: Medium. Considered potentially tolerant to some change. ▪ Townscape features: Low. Considered to have some ability to accommodate the proposed scheme. <p>Overall susceptibility: Medium</p>
Sensitivity (derived from Value and Susceptibility)	<p>Overall sensitivity: Medium</p>

Birnam Townscape Character

1.2.5 The townscape of Birnam has been broadly divided into four areas of distinct character (following field and desk-based assessment) to provide TCA for the assessment:

- B1 – Birnam Conservation Area (north of existing A9);
- B2 – Birnam Conservation Area (south of existing A9);
- B3 – Erigmore Estate Leisure Park; and
- B4 – South-East Corner of Birnam.

- 1.2.6 A summary of the key characteristics of the four Birnam TCA in addition to their attributes and sensitivity to change associated with the proposed scheme is provided in Tables A10.2-7 to A10.2-10 below.

Table A10.2-7: TCA B1 – Birnam Conservation Area (north of existing A9)

Townscape Attributes	Description
Key Characteristics	<ul style="list-style-type: none"> Mid- to late-19th century village with a Victorian feel. The core of the village is characterised by a collection of substantial grey stone buildings along Perth Road (the former A9). Some examples of mid- and late-20th century housing are also visible within the area. Key buildings within the area include the Birnam Arts & Conference Centre, The Birnam Hotel & Inn and St. Mary's Church.
Positive Character Attributes	<ul style="list-style-type: none"> Hedges and other garden vegetation soften the streetscape along Perth Road and contribute towards the green infrastructure of the area. The stonework and architectural details of the Victorian era buildings along Perth Road contribute towards the visual interest of the area. The Birnam Arts & Conference Centre (completed in 2001) is also an attractive architectural focal point, featuring a combination of timber clad and stone exterior, with street trees and planting at the interface between the building and Station Road.
Negative Character Attributes	<ul style="list-style-type: none"> The existing A9 and associated traffic are clearly visible from Core Path DUNK/11. Traffic on the existing A9 is also visible in filtered views looking south through roadside trees from Station Road and Gladstone Terrace.
Value	<p>Landscape designations: River Tay (Dunkeld) NSA, Birnam Conservation Area</p> <ul style="list-style-type: none"> Townscape quality (condition): High. Stonework and architectural details of buildings along Perth Road provide visual interest. The Birnam Arts & Conference Centre (completed in 2001) is also an attractive architectural focal point. Scenic quality: High. Vistas from the area are towards the wooded slopes of the wider surrounding landscape. Birnam Hill forms a backdrop to views looking south and Craig a Barns closes the view looking north-west along Perth Road. Rarity: High. The high quality of the architecture and the picturesque setting are in many ways unique. Representativeness: High. Architectural style along Perth Road is characteristic of the Victorian era. Conservation/cultural interest: High. Mid- to late 19th century village with a Victorian feel.

Townscape Attributes	Description
	<ul style="list-style-type: none"> Recreational value: High. Core Path DUNK/10 provides a scenic riverside walk through AWI riparian woodland along the southern bank of the River Tay. Perceptual aspects: High. Sense of tranquillity associated with green space and landscape setting and visual interest associated with architectural details. Associations: High. The Birnam area has strong cultural associations with Beatrix Potter who spent her childhood holidays there, and who is celebrated in the publicly accessible Beatrix Potter Garden, a tranquil green space situated behind the Birnam Arts & Conference Centre. The Birnam Oak is located to the north of the area, accessible via Core Path DUNK/10. <p>Overall value: High</p>
Susceptibility to change	<ul style="list-style-type: none"> Townscape elements: Medium to High. Considered potentially tolerant to some change associated with the proposed scheme. Townscape features: Medium. Considered to have some ability to accommodate the proposed scheme. <p>Overall susceptibility: Medium/High</p>
Sensitivity (derived from Value and Susceptibility)	<p>Overall sensitivity: High</p>

Table A10.2-8: TCA B2 – Birnam Conservation Area (south of existing A9)

Townscape Attributes	Description
Key Characteristics	<ul style="list-style-type: none"> Low density residential area comprising mid-Victorian villas with large, secluded wooded gardens. Mid-19th century Dunkeld and Birnam Station (Category A listed building) enriches the character of the area. The area has historically been separated from the rest of the village of Birnam by the Highland Main Line railway, and later by the existing A9. The area is accessible via Birnam Glen (Core Path DUNK/11), linking the area with Birnam townscape character area B1 via an underpass below the existing A9.
Positive Character Attributes	<ul style="list-style-type: none"> The wooded north-facing slope of King's Seat/Birnam Hill (to the immediate south of the area) is easily accessible via Core Path DUNK/11.

Townscape Attributes	Description
	<ul style="list-style-type: none"> A 30m wide strip of native woodland separates and partially screens the residential properties from the Highland Main Line railway.
Negative Character Attributes	<ul style="list-style-type: none"> The existing A9 and associated traffic are clearly visible from Dunkeld and Birnam Station and sever the station from Station Road and Birnam. The existing A9 and associated traffic are partially visible from residential properties in filtered views through intervening vegetation.
Value	<p>Landscape designations: River Tay (Dunkeld) NSA, Birnam Conservation Area</p> <ul style="list-style-type: none"> Townscape quality (condition): High. Mid-Victorian villas with large, secluded wooded gardens and Category A listed railway station building. Scenic quality: High. Vistas from the area are towards the wooded slopes of the wider surrounding landscape. Rarity: High. The high quality of the architecture and the picturesque setting are in many ways unique. Representativeness: High. The architecture is characteristic of the Victorian era. Conservation/cultural interest: High. Mid-Victorian railway station Category A listed building (1856) a key focal point. Recreational value: High. Birnam Hill accessible via Core Path DUNK/11. Perceptual aspects: High. Sense of tranquillity associated with green space and landscape setting. Associations: High. Writers and artists have been historically attracted to the surrounding landscape. <p>Overall value: High</p>
Susceptibility to change	<ul style="list-style-type: none"> Townscape elements: Medium. Considered potentially tolerant to some change. Townscape features: Low. Dunkeld and Birnam Station is a prominent feature but due to the TCAs location adjacent to the A9 is considered to have some ability to accommodate the proposed scheme. <p>Overall susceptibility: Medium</p>
Sensitivity (derived from Value and Susceptibility)	<p>Overall sensitivity: Medium/High</p>

Table A10.2-9: TCA B3 – Erigmore Estate Leisure Park

Townscape Attributes	Description
Key Characteristics	<ul style="list-style-type: none"> Medium density holiday site comprising static caravans and holiday lodges, interspersed with green open spaces and mature trees. The estate is accessible from Perth Road, and both pedestrian and vehicle circulation through the area is via a network of single-track roads.
Positive Character Attributes	<ul style="list-style-type: none"> There is a strong sense of peace and tranquillity throughout the area and the estate is described as '<i>A unique countryside retreat in the heart of Perthshire</i>' on the Erigmore Leisure Park website. The existing A9 and associated traffic are screened from view by intervening vegetation.
Negative Character Attributes	<ul style="list-style-type: none"> Tightly packed density of static caravans and holiday lodges in some places. The River Tay is largely screened from view by riparian trees and woodland.
Value	<p>Landscape designations: River Tay (Dunkeld) NSA</p> <ul style="list-style-type: none"> Townscape quality (condition): Medium. Erigmore House is a key building and focal point on the estate, with attractive landscaped grounds at the front of the building. The wooded north-facing slopes of Birnam Hill form a scenic backdrop to this view. Scenic quality: High. Vistas from the area are towards the wider surrounding landscape including Newtyle Hill to the north-east, Craig a Barns to the north-west and Birnam Hill to the south. Views east look across an open agricultural field and beyond towards Newtyle Hill. Rarity: Low/Medium. Predominantly static caravans and holiday lodges, although Erigmore House adds architectural interest to the area. Representativeness: Low/Medium. Erigmore House is characteristic of the Victorian era but the static caravan park and holiday lodges detract from the historic townscape character. Conservation/cultural interest: Medium. The Victorian Mansion Erigmore House is located at the centre of the estate. Recreational value: High. Described as '<i>A unique countryside retreat in the heart of Perthshire</i>' on the Erigmore Leisure Park website. Perceptual aspects: Medium/High. There is a strong sense of peace and tranquillity throughout the area due to the presence of mature trees and green space (including the landscaped grounds at the front of Erigmore House) and also due to the wider landscape setting.

Townscape Attributes	Description
	<ul style="list-style-type: none"> Associations: High. The Erigmore estate is located on the site of the old Birnam Wood which has cultural associations with Shakespeare's Macbeth. Also, Erigmore House was once home to Pre-Raphaelite painter Sir John Everett Millais who painted many local landscapes including Glen Birnam. <p>Overall value: Medium</p>
Susceptibility to change	<ul style="list-style-type: none"> Townscape elements: Low. Considered tolerant to change associated with the proposed scheme. Townscape features: Low. Considered to have the ability to accommodate the proposed scheme. <p>Overall susceptibility: Low</p>
Sensitivity (derived from Value and Susceptibility)	<p>Overall sensitivity: Medium</p>

Table A10.2-10: TCA B4 – South-East Corner of Birnam

Townscape Attributes	Description
Key Characteristics	<ul style="list-style-type: none"> Late-20th century medium density housing with associated gardens and green spaces to the south-east of the Birnam Conservation Area. Housing a variety of detached, semi-detached and terraced. The main street within the area is Perth Road/Core Path DUNK/103 (the former A9). Secondary routes within the area include Inchewan, Woodville and Torlee Road. These streets provide residents access to and circulation through the area of housing north of Perth Road. The adjoining Erigmore Estate Leisure Park (townscape character area B3) is also accessible via Perth Road.
Positive Character Attributes	<ul style="list-style-type: none"> Hedges, garden vegetation and mature street trees soften the streetscape along Perth Road and contribute towards the green infrastructure of the area. Elsewhere in the area, garden vegetation contributes further towards the sense of tranquillity. A 15-30m wide strip of existing roadside woodland on an embankment acts as a green buffer between the existing A9 and properties along Perth Road. This strip of roadside woodland provides screening of views of the existing A9 and associated traffic from these properties. Elsewhere in the area, the existing A9 is also screened from view due to the intervening buildings and vegetation.

Townscape Attributes	Description
Negative Character Attributes	<ul style="list-style-type: none"> ▪ The River Tay is screened from view by riparian trees and woodland.
Value	<p>Landscape designations: River Tay (Dunkeld) NSA</p> <ul style="list-style-type: none"> ▪ Townscape quality (condition): Medium. Attractive setting to residential properties with generous garden spaces and good views to Tay and surrounding hills. ▪ Scenic quality: Medium. Focal points and vistas looking out from the area are towards the wider surrounding landscape including Newtyle Hill to the north-east and Birnam Hill to the south. Views looking north from the edge of the settlement look across an open agricultural field. ▪ Rarity: Medium. The unique, picturesque setting contributes to the character of the townscape area. ▪ Representativeness: Medium. Architectural style characteristic of late-20th century housing development. ▪ Conservation/cultural interest: Low. ▪ Recreational value: Low. Core Path DUNK/103 provides a walking route along Perth Road. ▪ Perceptual aspects: Medium. Sense of tranquillity associated with green space, garden vegetation and landscape setting. ▪ Associations: High. Writers and artists have been historically attracted to the surrounding landscape. <p>Overall value: Medium</p>
Susceptibility to change	<ul style="list-style-type: none"> ▪ Townscape elements: Low/Medium. Considered potentially tolerant to some change associated with the proposed scheme. ▪ Townscape features: Low/Medium. Considered to have some ability to accommodate the proposed scheme. <p>Overall susceptibility: Low/Medium</p>
Sensitivity (derived from Value and Susceptibility)	<p>Overall Sensitivity: Medium</p>

Inver Townscape Character

- 1.2.7 A summary of the key characteristics of the Inver TCA in addition to its attributes and sensitivity to change associated with the proposed scheme is provided in Table A10.2-11 below.

Table A10.2-11: TCA I1 – Inver Village

Townscape Attributes	Description
Key Characteristics	<ul style="list-style-type: none"> ▪ Small village dating back largely to the 18th and 19th centuries with the informal pattern of a medieval village seen in the layout of the current road system. ▪ Buildings, established vegetation and wooded valley setting create a largely inward focus centred on the village square. ▪ Includes several historic Listed Buildings including the harled and whitewashed former inn at the centre of the group beside the village square which includes a red telephone kiosk designed by Gilbert Scott; stone-rubble built cottages with slate roofs. ▪ A mill has been known to be present at Inver from the early 17th Century - Inver Mill Farm, Farmstead and Watermill comprised a separate corn or meal mill and a saw mill both powered by water drawn from the River Braan. ▪ Rubble stone-built Inver bridge (circa 1740s) carries the main road leading into Inver from the A822 over the River Braan. ▪ The village was an important ferry crossing point across the Tay up until the completion of Telford's Dunkeld Bridge in 1808.
Positive Character Attributes	<ul style="list-style-type: none"> ▪ Attractive historic village with vernacular architecture and distinctive medieval layout. ▪ Attractive riverside/ wooded valley setting. ▪ The existing A9 and associated traffic are largely screened from view by intervening vegetation, despite their closeness.
Negative Character Attributes	<ul style="list-style-type: none"> ▪ Village severed from the River Tay and Niel Gow's Oak tree by the A9. ▪ Close-proximity of the A9 with traffic noise affecting the village setting. ▪ Caravan Park and nearby holiday park detract from historic village character.
Value	<p>Landscape designations: River Tay (Dunkeld) NSA</p> <ul style="list-style-type: none"> ▪ Townscape quality (condition): High. Well looked after, attractive form and setting. ▪ Scenic quality: Scenic quality: Medium/High. Vistas from the area are towards the wooded slopes of the wider surrounding landscape. ▪ Rarity: Medium. The unique, picturesque setting contributes to the character of the townscape area. ▪ Representativeness: Medium. Medieval village form and historic architecture ▪ Conservation/cultural interest: High. Large number of Listed Buildings and medieval village layout.

Townscape Attributes	Description
	<ul style="list-style-type: none"> Recreational value: High – Core path runs from the Hermitage along the main street and from the village along both sides of the Braan to Birnam and Dunkeld. Inver Mill Caravan Park and Inver Holiday Park lie south and southwest of the village. Perceptual aspects: Medium. Sense of tranquillity associated with green space and landscape setting, despite closeness of the A9. Associations: High. Inver was the home of celebrated fiddler Niel Gow (1727-1807) and composer and the ‘Perthshire Naturalist’ Charles Macintosh (1839-1922). <p>Overall value: Medium/High</p>
Susceptibility to change	<ul style="list-style-type: none"> Townscape elements: Medium. Considered potentially tolerant to some change associated with the proposed scheme, as already affected by the route. Townscape features: High. Historic buildings susceptible to change. <p>Overall susceptibility: Medium/High</p>
Sensitivity (derived from Value and Susceptibility)	<p>Overall Sensitivity: Medium/High</p>

1.3 Assessment of residual effects

- 1.3.1 The assessment considers the residual direct and indirect effects on the TCAs resulting from the proposed scheme, taking into account proposed mitigation measures. A description of residual effects at Winter Year of Opening (WYO) and Summer 15 years after opening (SY15) is provided along with a summary of mitigation proposals and judgements on magnitude and significance in Table A10.2-12.
- 1.3.2 The assessment of residual effects has been informed by Zone of Theoretical Visibility (ZTV) mapping. The extent of theoretical visibility of the proposed scheme in a ‘bare-earth’ scenario (i.e. without screening from built elements and existing and proposed planting) on which this assessment is based is shown on Figure 10.5.

Table A10.2-12: Assessment of Residual Effects on Townscape Character Areas (TCAs)

Sensitivity	Construction Winter, Year of Opening			Summary of Mitigation Proposals	Summer, 15 Years after Opening		
	Description of Residual Effects	Magnitude of Impact	Significance of Effect		Description of Residual Effects	Magnitude of Impact	Significance of Effect
TCA D1 – Cathedral & Environs							
High	Construction Visibility of construction activities including machinery, site clearance, earthworks and erection of structures, materials storage etc.	Construction Moderate	Construction Moderate	Construction Construction programme will be kept to the minimum practicable duration and topsoiling, reseeding and planting undertaken as soon as practicable after sections of work are complete. Construction plant and materials storage areas sited to minimise their landscape and visual impact as far as practicable. Construction sites kept free of litter and debris. Work during hours of darkness avoided as far as practicable, and where necessary, directed	N/A	N/A	N/A

				lighting will be used to minimise light pollution/glare. (Mitigation Items SMC-LV1 to SMC-LV4).			
	<p><i>Operation</i></p> <p>The TCA comprises the Cathedral and its surrounding grounds and encompasses numerous mature trees, which will screen views from many areas within the TCA to the proposed scheme. Anticipated loss of existing woodland west of the River Braan Crossing following the introduction of a compensatory flood storage area (ch4350 - ch4700) and flood relief culverts (ch4450 – ch4580) will open up views south to the widened, elevated</p>	<p><i>Operation</i></p> <p>Moderate</p>	<p><i>Operation</i></p> <p>Moderate</p>	<p><i>Operation</i></p> <p>Earthworks designed to minimise the visual impact of embankment slopes and to aid the integration of the road with surrounding landscape. (Mitigation Item P02-LV8).</p> <p>A ‘naturalistic’ riparian woodland planting design to screen and assimilate the proposed flood relief culverts and compensatory flood storage area to the west of River Braan Bridge into the surrounding landscape. (Mitigation Items P02-LV10, P02-LV14, P02-LV17 & P02-LV27).</p> <p>Retention of existing trees and vegetation where possible, with planting to replace trees, scrub and grassland lost during construction. Species mixes</p>	<p>Establishment of the riparian woodland mitigation planting west of the River Braan Crossing would reduce the visual influence of the proposed scheme on the TCA at SY15 and integrate the proposed scheme into the wider landscape.</p> <p>The significance of effects would reduce beyond SY15 to Neutral with further maturation of</p>	<p>Minor</p>	<p>Slight</p>

	<p>mainline and associated traffic and roadside signage from the Cathedral grounds adjacent to the northern bank of the Tay.</p> <p>These notable changes to views occur within a limited area of the TCA and will not alter the overall characteristics of the TCA.</p>			<p>and planting patterns tailored to aid integration into the surrounding landscape, screen views and enhance local landscape character. (Mitigation Items P02-LV13, P02-LV14, P02-LV16, P02-LV17, P02-LV19 & P02-LV20).</p> <p>Enhancement of biodiversity through planting and seeding using native species to provide new wildlife habitats and complement existing adjacent habitats. (Mitigation Items P02-LV15, P02-LV19 & P02-LV20).</p>	the mitigation planting.		
TCA D2 – Cathedral Street, The Cross, High Street and Stanley Hill							
High	<p><i>Construction</i></p> <p>Visibility of construction activities including machinery, site clearance, earthworks and erection of</p>	<p><i>Construction</i></p> <p>Negligible</p>	<p><i>Construction</i></p> <p>Slight</p>	<p><i>Construction</i></p> <p>Mitigation Items SMC-LV1 to SMC-LV4</p>	N/A	N/A	N/A

	structures, materials storage etc.						
	<p><i>Operation</i></p> <p>The TCA generally has an enclosed character and views to the proposed scheme would not be obtained from most areas due to screening by intervening buildings and woodland. Some distant, filtered views may be obtained during winter from the western part of the TCA to the A9 west of the River Braan Bridge (ch4350 - ch4700), but these views would be transitory and filtered through existing riparian trees.</p>	<p><i>Operation</i></p> <p>Negligible</p>	<p><i>Operation</i></p> <p>Slight</p>	<p><i>Operation</i></p> <p>Earthworks designed to minimise the visual impact of embankment slopes and to aid the integration of the road with surrounding landscape. (Mitigation Item P02-LV8).</p> <p>A 'naturalistic' riparian woodland planting design to screen and assimilate the proposed flood relief culverts and compensatory flood storage area to the west of the River Braan Bridge into the surrounding landscape. (Mitigation Items P02-LV10, P02-LV14, P02-LV17 & P02-LV27).</p> <p>Retention of existing trees and vegetation where possible, with planting to replace trees, scrub and grassland lost during construction. Species mixes and planting patterns tailored to aid integration into the</p>	<p>Establishment of the mitigation planting west of the River Braan Crossing would reduce the visual influence of the proposed scheme on the TCA at SY15 and integrate the proposed scheme into the wider landscape.</p> <p>The significance of effects would reduce beyond SY15 to Neutral with further maturation of the mitigation planting.</p>	<p>No change</p>	<p>Neutral</p>

				<p>surrounding landscape, screen views and enhance local landscape character. (Mitigation Items P02-LV13, P02-LV14, P02-LV16, P02-LV17, P02-LV19 & P02-LV20).</p> <p>Enhancement of biodiversity through planting and seeding using native species to provide new wildlife habitats and complement existing adjacent habitats. (Mitigation Items P02-LV15, P02-LV19 & P02-LV20).</p>			
TCA D3 – Bridge Street & Atholl Street							
High	<p><i>Construction</i></p> <p>Visibility of construction activities including machinery, site clearance, earthworks and erection of structures, materials storage etc.</p>	<p><i>Construction</i></p> <p>Negligible</p>	<p><i>Construction</i></p> <p>Slight</p>	<p><i>Construction</i></p> <p>Mitigation Items SMC-LV1 to SMC-LV4</p>	N/A	N/A	N/A
	<p><i>Operation</i></p>	<p><i>Operation</i></p>	<p><i>Operation</i></p>	<p><i>Operation</i></p>			

	Views to the proposed scheme would not be obtained from most areas of the TCA due to screening by intervening buildings. Some oblique views would, however, be obtained from Dunkeld Bridge to the proposed scheme west of the River Braan Bridge (ch4350 - ch4700), but these views would be transitory and filtered through retained existing riparian trees on the banks of the rivers Tay and Braan.	Minor	Slight	<p>Earthworks designed to minimise the visual impact of embankments to aid the integration of the road with surrounding landscape. (Mitigation Item P02-LV8).</p> <p>A 'naturalistic' riparian woodland planting design to screen and assimilate the proposed flood relief culverts and compensatory flood storage area to the west of River Braan Bridge into the surrounding landscape. (Mitigation Items P02-LV10, P02-LV14, P02-LV17 & P02-LV27).</p> <p>Retention of existing trees and vegetation where possible, with planting to replace trees, scrub and grassland lost during construction. Species mixes and planting patterns tailored to aid integration into the surrounding landscape, screen views and enhance local landscape character. (Mitigation Items P02-LV13,</p>	<p>Establishment of the mitigation planting west of the River Braan Crossing would reduce the visual influence of the proposed scheme on the TCA at SY15 and integrate the proposed scheme into the wider landscape.</p> <p>The significance of effects would reduce beyond SY15 to Neutral with further maturation of the mitigation planting.</p>	Negligible	Slight
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				<p>P02-LV14, P02-LV16, P02-LV17, P02-LV19 & P02-LV20).</p> <p>Enhancement of biodiversity through planting and seeding using native species to provide new wildlife habitats and complement existing adjacent habitats. (Mitigation Items P02-LV15, P02-LV19 & P02-LV20).</p>			
TCA D4 – Upland Area & Spoutwells							
High	<p><i>Construction</i></p> <p>Visibility of construction activities including machinery, site clearance, earthworks and erection of structures, materials storage etc.</p>	<p><i>Construction</i></p> <p>Negligible</p>	<p><i>Construction</i></p> <p>Slight</p>	<p><i>Construction</i></p> <p>Mitigation Items SMC-LV1 to SMC-LV4</p>	N/A	N/A	N/A
	<p><i>Operation</i></p> <p>The TCA experiences only very distant, filtered views to the existing A9 road</p>	<p><i>Operation</i></p> <p>Negligible</p>	<p><i>Operation</i></p> <p>Slight</p>	<p><i>Operation</i></p> <p>Earthworks designed to minimise the visual impact of embankments to aid the integration of the road with</p>	<p>Establishment of the mitigation planting west of</p>	No change	Neutral

	<p>corridor (west of the River Braan Bridge) from Core Path DUNK/53 and Right of Way TP98 during winter. The proposed scheme would remain largely screened in views from this TCA by existing intervening buildings, topography and vegetation.</p>		<p>surrounding landscape. (Mitigation Item P02-LV8).</p> <p>A 'naturalistic' riparian woodland planting design to screen and assimilate the proposed flood relief culverts and compensatory flood storage area to the west of River Braan Bridge into the surrounding landscape. (Mitigation Items P02-LV10, P02-LV14, P02-LV17 & P02-LV27).</p> <p>Retention of existing trees and vegetation where possible, with planting to replace trees, scrub and grassland lost during construction. Species mixes and planting patterns tailored to aid integration into the surrounding landscape, screen views and enhance local landscape character. (Mitigation Items P02-LV13, P02-LV14, P02-LV16, P02-LV17, P02-LV19 & P02-LV20).</p> <p>Enhancement of biodiversity through planting and seeding</p>	<p>the River Braan Crossing would reduce the visual influence of the proposed scheme on the TCA at SY15 and integrate the proposed scheme into the wider landscape.</p> <p>The significance of effects would reduce beyond SY15 to Neutral with further maturation of the mitigation planting.</p>		
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				using native species to provide new wildlife habitats and complement existing adjacent habitats. (Mitigation Items P02-LV15, P02-LV19 & P02-LV20).			
TCA LD1 – North of Perth Road, Birnam Highland Games Park and War Memorial							
Medium/ High	<i>Construction</i> Direct impacts from construction of Dunkeld Junction, new River Braan Bridge and widening including impacts on existing vegetation and soils. Visibility of construction activities including machinery, site clearance, earthworks and erection of structures, materials storage etc. noise	<i>Construction</i> Moderate	<i>Construction</i> Large	<i>Construction</i> Mitigation Items SMC-LV1 to SMC-LV4 Topsoil management to protect soil quality for the purposes of landscape planting. Loss of any existing woodland and isolated trees and shrubs minimised. Fencing to protect existing trees and shrubs to be retained during construction.	N/A	N/A	N/A

	from construction activities.			(Mitigation Items SMC-LV5 to SMC-LV7).			
	<p><i>Operation</i></p> <p>This TCA would experience direct effects from the introduction of the proposed scheme, including the loss of a belt of existing mature roadside trees which line the southern boundaries of the Dunkeld and Birnam Recreation Club. There would also be a loss of existing roadside trees adjacent to the Dunkeld and Little Dunkeld War Memorial hill due to the introduction of the proposed new Dunkeld Junction roundabout and the realignment of the</p>	<p><i>Operation</i></p> <p>Moderate</p>	<p><i>Operation</i></p> <p>Moderate</p>	<p><i>Operation</i></p> <p>Earthworks designed to minimise the visual impact of embankments to aid the integration of the scheme with surrounding townscape. (Mitigation Item P02-LV8).</p> <p>Swale design and seeding mix to assimilate the proposed swale by Niel Gow's statue into the surrounding park and townscape. (Mitigation Items P02-LV9 & P02-LV20).</p> <p>Retention of existing trees and vegetation where possible, with planting to replace trees, scrub and grassland lost during construction. Species mixes and planting patterns tailored to aid integration into the surrounding townscape, screen views and enhance local landscape character.</p>	<p>Establishment of the mitigation planting would reduce the visual influence of the proposed scheme on the TCA and integrate the proposed scheme into the wider landscape.</p> <p>The significance of effects would reduce following SY15 to Neutral with further maturation of the mitigation planting</p>	<p>Minor</p>	<p>Slight</p>

<p>A923. New elements would be introduced into the townscape, including the proposed Dunkeld Junction roundabout, associated earthworks, roadside signage and lighting, and a proposed swale by Niel Gow's statue.</p> <p>The existing roadside trees at the southern boundaries of the Dunkeld and Birnam Recreation Club currently restrict views to the A9 and their loss would result in increased visibility towards the proposed widened mainline and Dunkeld Junction roundabout and their associated</p>			<p>(Mitigation Items P02-LV13, P02-LV14, P02-LV17, P02-LV19 & P02-LV20).</p> <p>Enhancement of biodiversity through planting and seeding using native species to provide new wildlife habitats and complement existing adjacent habitats. (Mitigation Items P02-LV15, P02-LV19 & P02-LV20).</p> <p>Proposed lighting at Dunkeld Junction roundabout and the realigned A923 to incorporate LED luminaires equipped with back shields to mitigate light spill. (Mitigation Item P02-LV22).</p>	<p>particularly at the southern boundaries of the Birnam Highland Games Field and Birnam Walk.</p>		
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	<p>traffic, roadside signage and lighting from the Birnam Highland Games Field and adjacent properties. The proposed new Dunkeld Junction roundabout, its traffic, roadside signage and lighting and the proposed new swale would also be visible from the junction of the Perth Road and the A923.</p> <p>These notable changes within a limited area would not, however, alter the overall characteristics of the TCA.</p>						
TCA LD2 – Stell Park Road, Telford Gardens and King Duncan’s Place							
Medium	<i>Construction</i>	<i>Construction</i>	<i>Construction</i>	<i>Construction</i>			

	Visibility of construction activities including machinery, site clearance, earthworks and erection of structures, materials storage etc. noise from construction activities.	Minor	Slight	Mitigation Items SMC-LV1 to SMC-LV4	N/A	N/A	N/A
	<p>Operation</p> <p>This predominantly residential TCA would experience direct effects from the loss of some existing roadside vegetation adjacent to the widened mainline from King Duncan Place, Telford Gardens and Stell Park Road. Views to the proposed scheme would, however, be extremely limited within the general</p>	<p><i>Operation</i></p> <p>Negligible</p>	<p><i>Operation</i></p> <p>Neutral</p>	<p><i>Operation</i></p> <p>Retention of existing trees and vegetation where possible, with planting to replace trees, scrub and grassland lost during construction. Species mixes and planting patterns tailored to aid integration into the surrounding landscape, screen views and enhance local landscape character. (Mitigation Items P02-LV13, P02-LV14, P02-LV17, P02-LV19 & P02-LV20).</p> <p>Enhancement of biodiversity through planting and seeding using native species to provide</p>	<p>Establishment of mitigation planting would further reduce any visual influence of the proposed scheme on the TCA at SY15 and aid integration the proposed scheme into the wider landscape.</p>	No change	Neutral

	townscape of the TCA and there would be no changes to the overall characteristics of the TCA.			new wildlife habitats and complement existing adjacent habitats. (Mitigation Items P02-LV15, P02-LV19 & P02-LV20).			
TCA B1 – Birnam Conservation Area (north of existing A9)							
High	<i>Construction</i> Direct impacts from demolition of industrial units, construction of Dunkeld & Birnam Station Replacement Car Park, retaining walls, Pedestrian Underpass and bridge and associated earthworks including impacts on existing vegetation and soils. Visibility of construction activities including	<i>Construction</i> Major	<i>Construction</i> Large	<i>Construction</i> Mitigation Items SMC-LV1 to SMC-LV7	N/A	N/A	N/A

	machinery, site clearance, earthworks and erection of structures, materials storage etc. noise from construction activities. Views to traffic on A9 opened up.						
	<p><i>Operation</i></p> <p>The TCA comprises the central part of the Birnam CA. Direct effects would include the removal of existing buildings within the Birnam Industrial Estate together with existing mature and semi mature trees which currently screen views to the existing A9 corridor from Station Road, Birnam Terrace and Gladstone Terrace.</p>	<p><i>Operation</i></p> <p>Moderate</p>	<p><i>Operation</i></p> <p>Moderate</p>	<p><i>Operation</i></p> <p>Earthworks designed to minimise the visual impact of embankments to aid the integration of the road with surrounding townscape. (Mitigation Item P02-LV8).</p> <p>Careful design to integrate the proposed swale at ch3400 into the surrounding townscape (Mitigation Item P02-LV9).</p> <p>Retention of existing trees and woodland where possible, with planting to replace individual trees, and woodland lost adjacent to the widened mainline during construction.</p>	<p>Establishment of mitigation planting and seeding at Dunkeld and Birnam Station car park and environs will further enhance the local townscape character and aid integration with the surrounding TCA.</p>	<p>Minor</p>	<p>Slight</p>

	<p>The introduction of the proposed Dunkeld & Birnam Station Replacement Car Park, Pedestrian Underpass, a 2m high stone parapet wall and a swale at ch3400 would add new features to the townscape. Views to the new car park and the pedestrian underpass entrance would be emphasised and focused by the linear nature of the street.</p> <p>The proposed planting of individual trees and mixed woodland surrounding the car park and adjacent to the swale would present an opportunity to upgrade the current quality of the</p>			<p>Species mixes and planting patterns tailored to aid integration into the surrounding townscape, screen views of A9 traffic and enhance the local townscape character. (Mitigation Items P02-LV13, P02-LV14, P02-LV17, P02-LV19, P02-LV20 & P02-LV25).</p> <p>Enhancement of biodiversity through planting and seeding using native species to provide new wildlife habitats and complement existing adjacent habitats. (Mitigation Items P02-LV15, P02-LV19 & P02-LV20).</p> <p>A considered aesthetic approach to the architectural and townscape design of the new Dunkeld & Birnam Station access, replacement car park and associated structures and drainage elements. Generous and welcoming underpass entrance from new car park with pitched zinc roofed canopy extending west from</p>	<p>Mitigation planting adjacent to the widened mainline would provide visual screening of A9 traffic at SY15 from locations along Station Road and Birnam Terrace.</p>		
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	<p>townscape in this area.</p> <p>The proposed scheme would introduce new design elements into the TCA but these notable changes within a limited area would not alter the overall characteristics of the TCA.</p>			<p>underpass to the end of Station Road. Stone-faced retaining wall either side of underpass extending west to the end of Station Road to reflect masonry of the station buildings and stone faced parapet 2m above new A9 level to screen traffic from Birnam, while allowing visibility of the station building from along Station Road. New station platform lift shaft buildings to be in keeping with historic station architecture to strengthen visual connection between Birnam and Station. Objectives are to create the impression of the (new) station entrance being within the TCA and to reconnect the Station physically and visually with Birnam while screening traffic on the A9, strengthening the connection between the TCAs north and south of the A9. Footpath between the end of Station Road and Birnam Glen bridge to be realigned close to Station</p>			
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				<p>Cottages access to allow swale to be located alongside and densely planted soft slope alongside the A9 to screen views to traffic from path and Station Cottages. New fence and hedge planting between footpath and Station Cottages to provide privacy. Car park to include rain gardens with planting, high quality paving materials and street furniture. (Mitigation Items P02-LV12, P02-LV17 & P02-LV25).</p> <p>Lighting will be designed to complement the street lighting within Birnam Conservation Area, while minimising intrusiveness in the form of spillage, glare and reflection (Mitigation Item P02-LV25).</p>			
TCA B2 – Birnam Conservation Area (south of existing A9)							
Medium/ High	<p><i>Construction</i></p> <p>Visibility of construction activities including machinery, site</p>	<p><i>Construction</i></p> <p>Moderate</p>	<p><i>Construction</i></p> <p>Large</p>	<p><i>Construction</i></p> <p>Mitigation Items SMC-LV1 to SMC-LV7</p>	N/A	N/A	N/A

clearance, earthworks and erection of structures, materials storage etc. noise from construction activities. Direct effects of construction of new carriageway immediately adjacent to station, a temporary pedestrian footbridge accessing the station across the main carriageway and a temporary construction haul route associated with the construction of the proposed Pedestrian Underpass.							
<i>Operation</i>	<i>Operation</i>	<i>Operation</i>	<i>Operation</i>				
The TCA comprises a steep wooded hillside which is	Moderate	Moderate	Earthworks designed to minimise the visual impact of cuttings and embankments	Measures to include woodland	Minor	Slight	

<p>lightly settled and encompasses Dunkeld and Birnam Station and the Highland Main Line. The TCA has an enclosed character and is covered by the southern part of the Birnam CA.</p> <p>Direct effects of new carriageway located immediately adjacent to station and permanent loss of the line of trees which currently provides a buffer between the A9 and the existing station car park, increasing the influence of the road on the station's landscape setting. Existing shrub planting would be removed as a result of the proposed temporary</p>			<p>and to aid the integration of the proposed scheme with the surrounding townscape. (Mitigation Item P02-LV8).</p> <p>Retention of existing trees and woodland where possible, with planting to replace woodland lost adjacent to the A9 widened mainline during construction. Species mixes and planting patterns tailored to aid integration into the surrounding woodland, screen views to the widened mainline and associated traffic and enhance the local townscape character. (Mitigation Items P02-LV13, P02-LV14, P02-LV17, P02-LV19 & P02-LV20).</p> <p>Enhancement of biodiversity through planting and seeding using native species to provide new wildlife habitats and complement existing adjacent habitats. (Mitigation Items P02-LV15, P02-LV19 & P02-LV20).</p>	<p>planting to replace existing roadside trees lost during construction. At SY15 the replacement woodland planting would have established and it is anticipated that there would be minor residual effects to the characteristics of the TCA.</p>		
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<p>construction haul route associated with the construction of the Pedestrian Underpass.</p> <p>Indirect effects would include the loss of existing roadside vegetation along the existing A9 road corridor and the introduction of the Dunkeld & Birnam Station Replacement Car Park, Pedestrian Underpass, a 2m high parapet and a swale at ch3400 all of which would be visible from more open areas within the TCA.</p> <p>Views from the TCA to traffic on the A9 may slightly increase, although the enclosed and</p>			<p>New station platform lift shaft buildings to be in keeping with historic station architecture to strengthen visual connection between Birnam and Dunkeld & Birnam Station. (P02-LV25).</p> <p>Provision of a 2m high wattle screen fence between Dunkeld & Birnam Station and the northbound carriageway (between ch3205 and ch3400) to provide visual screening of traffic from Dunkeld & Birnam Station (P02-LV17).</p> <p>Native shrub planting to replace the existing shrub planting that would be removed as a result of the proposed temporary construction haul route associated with the construction of the Pedestrian Underpass (P02-LV25).</p>			
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	wooded character of the TCA mean that these visual effects would be extremely limited.						
TCA B3 – Erigmore Estate Leisure Park							
Medium	<i>Construction</i> Visibility of SuDS construction activities including machinery, site clearance, earthworks etc. noise from construction activities.	<i>Construction</i> Minor	<i>Construction</i> Slight	<i>Construction</i> Mitigation Items SMC-LV1 to SMC-LV4	N/A	N/A	N/A
	<i>Operation</i> The TCA comprises the Erigmore Estate Leisure Park which has an enclosed character due to screening by surrounding woodland.	<i>Operation</i> Minor	<i>Operation</i> Slight	<i>Operation</i> Establishment of grassland seeding, marginal and emergent native species planting to assimilate the proposed SuDS at ch2800 into the surrounding open, agricultural landscape, enhance biodiversity, provide new wildlife habitats and complement existing adjacent	Establishment of the proposed grassland seeding and individual trees would reduce the indirect visual influence of the proposed scheme on the	Negligible	Slight

	Direct effects upon the TCA would comprise the loss of some existing mature trees at the eastern perimeter of the leisure park due to the introduction of the adjacent proposed SuDS at ch2800. This localised change would not, however, alter the overall characteristics of the TCA.			habitats. (Mitigation Items P02-LV9, P02-LV15 & P02-LV20).	TCA at SY15 and integrate the proposed SuDS into the wider landscape.		
TCA B4– South-East Corner of Birnam							
Medium	<i>Construction</i> Direct impacts from construction of widening and associated earthworks including impacts on existing vegetation and soils. Visibility of construction activities including	<i>Construction</i> Moderate	<i>Construction</i> Moderate	<i>Construction</i> Mitigation Items SMC-LV1 to SMC-LV7	N/A	N/A	N/A

	<p>machinery, vegetation clearance, earthworks, erection of structures, materials storage etc. and noise from construction activities. Removal of tree planting on existing A9 embankments will open up close range views to construction activities.</p>						
<p><i>Operation</i></p> <p>The TCA runs parallel with the existing A9 road corridor and is a well wooded residential area with an enclosed character.</p> <p>This TCA would experience direct effects following the introduction of the</p>	<p><i>Operation</i></p> <p>Minor</p>	<p><i>Operation</i></p> <p>Slight</p>	<p><i>Operation</i></p> <p>Earthworks designed to minimise the visual impact of cuttings and embankments to aid the integration of the scheme with the surrounding townscape. Soil nailed slopes would be fully vegetated where gradients allow or carefully designed to reduce visual effects when slopes are too steep to allow for vegetation. At the Birnam</p>	<p>Establishment of the mitigation planting at SY15 would reduce the visual influence of the proposed scheme on the TCA and further integrate the proposed</p>	<p>Negligible</p>	<p>Slight</p>	

<p>proposed scheme with a loss of existing roadside woodland which currently provides partial screening of the existing A9 and associated traffic from the TCA. The proposed widening of the mainline includes embankments and a reinforced 1:1 slope between ch2430 and ch2600. There would also be a loss of existing woodland due to the introduction of the Birnam Junction and associated earthworks.</p> <p>The loss of existing roadside woodland would result in increased visibility to traffic on the widened mainline</p>			<p>Junction, exposed rock cuttings to be designed with irregular faces of varied height, angle and form to reflect the structure of the local bedrock. (Mitigation Items P02-LV8 & P02-LV24).</p> <p>The Birnam Junction will include aesthetic design measures to aid integration within the TCA (Mitigation Items P02-LV12 & P02-LV24).</p> <p>Provision of a 2m high wattle screen fence between ch2430 and ch2900 to provide visual screening of A9 traffic. (Mitigation Item P02-LV17).</p> <p>Retention of existing trees and vegetation where possible, with planting to replace woodland lost during construction. Species mixes and planting patterns tailored to aid integration into the surrounding townscape, screen views and enhance local landscape character. (Mitigation Items P02-LV13,</p>	<p>scheme into the wider townscape.</p>		
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	<p>from Perth Road. The new Birnam Junction and its associated earthworks, roadside signage and lighting would also be visible from Perth Road.</p> <p>These localised changes within a limited area would not, however, alter the overall characteristics of the TCA.</p>			<p>P02-LV14, P02-LV17, P02-LV19, P02-LV20 & P02-LV25).</p> <p>Enhancement of biodiversity through planting and seeding using native species to provide new wildlife habitats and complement existing adjacent habitats. (Mitigation Items P02-LV15, P02-LV19 & P02-LV20).</p>			
TCA I1 – Inver Village							
Medium /High	<p><i>Construction</i></p> <p>Visibility of construction activities including machinery, site clearance, earthworks and erection of structures, materials storage etc. noise</p>	<p><i>Construction</i></p> <p>Minor</p>	<p><i>Construction</i></p> <p>Slight</p>	<p><i>Construction</i></p> <p>Mitigation Items SMC-LV1 to SMC-LV4</p>	N/A	N/A	N/A

	from construction activities.						
	<p><i>Operation</i></p> <p>The TCA lies immediately south of the existing A9 carriageway. The new alignment of the A9 would be slightly closer to the north-east corner but further from the north-west corner of the village than the existing carriageway and on a low embankment. Construction of the new SuDS access track and diverted core path DUNK137 would have an impact on existing tree and shrub planting resulting in a small change to the woodland setting of the village.</p>	<p><i>Operation</i></p> <p>Minor</p>	<p><i>Operation</i></p> <p>Slight</p>	<p><i>Operation</i></p> <p>Most of the existing established planting along the A9 would be retained and additional woodland would be planted over the grubbed-up section of the A9 increasing the visual buffer between the road and the village. New native woodland planting would help to integrate the SuDS access track into the townscape landscape over time. (Mitigation Items P02-LV11, P02-LV13, P02-LV14, P02-LV15, P02-LV17, P02-LV19 & P02-LV20).</p>	<p>Establishment of the mitigation planting at SY15 would reduce the visual influence of the proposed scheme (including the noise barrier) on the TCA.</p>	<p>Negligible</p>	<p>Slight</p>

1.4 References

Historic Environment Scotland (2004). Dunkeld Cathedral Statement of Significance. Available at: <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=e4366bd6-c3a3-49fc-a113-a8b800a58bdc> (Accessed February 2025)

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