

Delegated or Committee Planning Application Report and Report of handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 relative to applications for Planning Permission or Planning Permission in Principle

Reference No: 12/02705/PP
Planning Hierarchy: Local
Applicant: Natural Land 4 (Natural Retreats, Mr. R. Fradley)
Proposal: Development of self-catering holiday complex involving erection of 22 self-catering units, 1 self-catering apartment building, 1 staff accommodation unit, an orientation building and installation of 6 waste water treatment plants and various enabling works.
Site Address: Land of former Wildlife Park, Inveraray.

DECISION ROUTE

Local Government Scotland Act 1973

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Erection of 22 self-catering units;
- Erection of 1 self-catering building capable of providing between 9 and 23 letting units depending on bedroom configuration;
- Erection of 1 staff accommodation unit;
- Erection of 1 orientation (reception/administration) building;
- Installation of 6 waste water treatment plants;
- Upgrading of existing track to a private road with various spurs and parking areas;
- Provision of waste storage/recycling bin areas.

(ii) Other specified operations

- Connection to public water main
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(B) RECOMMENDATION:

It is recommended that:

- 1) Members approve the Area Capacity Evaluation (ACE) accompanying the application and that it be regarded as a material consideration in the determination of this application;
 - 2) The application be granted subject to the conditions and reasons detailed in the report.
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(C) CONSULTATIONS:

Transport Scotland – no objections subject to a visibility splay condition and advice note.

Area Roads Engineer – no objections subject to conditions relating to parking and turning and provision for the commercial refuse vehicle.

Development Plans Manager – Supportive. This is an important investment for this area; high quality tourism is one of our few economic drivers.

Environmental Health Officer – no objections.

Local Biodiversity Officer – The landscape and the management proposals are in keeping with the site integrity. Satisfied with the mitigation proposals contained within the applicants' Ecological and Tree Survey reports and with the Landscape Some open glades would be beneficial to encourage butterflies and other invertebrates. Site works should undertaken outwith the bird nesting season so as to avoid disturbance.

Scottish Natural Heritage – No objections; no impacts upon natural heritage interests of national importance. The submitted ecological and tree reports are welcomed and their recommendations are supported including the removal of the invasive species of Rhododendron and Japanese Knotweed as found, asking that it be extended to include the removal of Gunnera which was identified around some of the ponds. They are encouraged by the commitment to planting native broadleaf species which together with the removal of sitka spruce from the face of the escarpment will add intrinsic value of the site for biodiversity.

Strathclyde Fire and Rescue – no objections subject to access provision being in line with the Non Domestic Technical Handbook Section 2:12.

Building Standards – no objections subject to compliance with technical standards with internal road 3.7m wide within 45m of any unit, with appropriate turning for fire tender access and footpath ramped access not exceeding a distance of 45m to any unit (*Comment: These matters could be attended to at the later Building Warrant stage*).

SEPA – No objections subject to conditions requiring: i) full detail approval of foul drainage arrangements inclusive of soil porosity tests being compliant; and in consultation with SEPA ii) full detail approval of appropriate SuDS surface water drainage as well as iii) approval of a detailed Construction Method Statement, such that ensures no pollution arises through the development process into the water environment in view of the proximity of Loch Fyne. SEPA point out that in the absence of the imposition of such conditions their response should be regarded as an objection.

Scottish Water – no objections in relation to connection to public water main; advisory comments given.

D) HISTORY:

97/01318/DET and 97/01776/DET: various permissions given in 1997/98 for timber display unit and erection of food store/preparation room associated with the then existing Argyll Wildlife Park.

(E) PUBLICITY:

Regulation 20 (1) Advertisement : Period for representations being received ended on 22.02.2013

(F) REPRESENTATIONS:

Representations received from: None

(G) SUPPORTING INFORMATION

Has the application been the subject of:

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| (i) Environmental Statement: | No |
| (ii) An appropriate assessment under the Conservation (Natural Habitats) Regulations 1994: | No |
| (iii) A design or design/access statement: | Yes |

The full 25 page documented statement submitted by the applicants can be read at www.argyll-bute.gov.uk using the application reference. It is a much researched statement which influences the design proposal in an appropriate manner.

The site is a brownfield site, formerly used for the Wildlife Park, containing a number of concrete slabs with evidence of more substantial structures such as toilets, stores and pens.

The benefit of the proposal is twofold – firstly to enhance and make sense of the existing landscape, creating a more diverse manageable natural setting clearing invasive and inappropriate shrub/tree species and introducing native trees; and secondly to bring financial benefits to Inveraray with its' existing shops and leisure attractions by creating a prime high quality destination for tourists.

There are to be two distinct types of high quality, self-catering accommodation: standalone cottages based on the Natural Retreats distinct style; and a bespoke apartment building with the

flexibility for guests to take between 1 and 4 bedrooms around a central living space. The size and design of this last building is reflective upon the local circumstances of its' siting.

Landscaping features and layout of the site will be designed to complement the accommodation and enhance the guest experience. Private external enjoyment areas will be provided for each residence and apartment as well as communal spaces, paths and cycle routes.

The aim of the proposal is to ensure that the sites natural and visual diversity will over the long term be maintained and enhanced. To help achieve this the development has been excluded from the wetland area and the woodland regeneration will be managed to maintain that particular open distinctive part.

The forestry along the very top of the escarpment has little value in terms of visual or habitat diversity and being at a final felling stage is appropriate to fell it and replace it with a more diverse semi natural woodland. This woodland will then form a setting for a number of new residences. In order to maintain a wind firm eastern edge (the escarpment) and ensure the residences visually integrate only dead, dying and diseased trees will be removed from the escarpment. When viewed from across the loch these trees will act as a partial screen and foil to the new residences which will benefit from glimpse views across the loch.

To the north of the escarpment an area of open woodland regeneration with scattered mature sycamore trees is ideally suited for the development of the main accommodation block. In this location the best of the sycamores are retained and a more diverse range of oak, rowan and birch trees will be planted following the thinning of the regeneration.

The individual units are to be constructed in natural materials (larch cladding) and the main accommodation block has been designed in a number of interrelated small scale units in a way which is intimately related to the sloping landform in that part of the site. All the apartments within the main block are designed to gain a loch view, the building being tiered so that one string of apartments looks over the top of others. Each tiered roof will have a green overlay, like the detached residences, comprising of native plant

species to the surrounding area. The grass roofs will be left to grow and evolve with limited intervention so that in time the boundaries between the natural and developed become blurred.

A single orientation building as part of the proposal is required for guest information, storage, administration and operations. Its' chosen location within a hollow near the entrance is functional with limited visual impact. Its' form is responsive to the dynamic landscape beyond the site with a palette of materials limited to larch cladding, stone and an appropriate corrugated sheet roof. It has a large glazed wing offering views over the contained wetland.

Paths to the higher level individual residences will be arranged to wind themselves up the contours at gradients of 1 in 12. Lighting will be kept to a minimum, to be provided by low level bollards along the tracks and paths.

The Company manages its' sites with the promotion of a green travel plan to guests, advocating use of public transport, cycling and walking.

- (iv) **A report on the impact of the proposed development eg. Retail impact, transport impact, noise impact, flood risk, drainage impact etc:** Yes

Tree Survey Report, dated 13.06.2012 prepared by Paul Hanson of Arboretum Internationale Limited. This report has influenced the Design Statement and Proposal in an appropriate way. It can be read within the digital file. In summary the tree cover which includes some mature commercial forestry plantings occupies 60-70% of the site, perhaps half of which is mature in forestry terms. Development of the site is feasible arboriculturally, but to safeguard any future structures a very large percentage of the mature conifers will have to be felled. The felling of the commercial forestry will provide funds for more appropriate native broadleaf plantings.

Ecology Report, dated October 2012 prepared by Nigel Rudd BSc CBIOL MSB CMLI. This report has also influenced the Design Statement and Proposal in an appropriate way. It can be read within the digital file. In summary there is no evidence of protected species using the site. It is possible that bats use the site for foraging but

there is negligible roost opportunity and no evidence of this type of use. There will be no adverse effects on bats as a consequence of the proposed development. Otters are local to the site and there is potential for the species to use the very western margins of the site where no development is proposed and as a consequence little likelihood of any disturbance to any otter. No evidence of badgers, water voles or red squirrel exists within the site although they are known in the vicinity. Implementation of the proposals will result in the loss of only low value habitat, beneficially to be replaced by more bio-diverse habitats managed for wildlife benefit.

(H) PLANNING OBLIGATIONS

Is a Section 75 agreement required: No

(I) Has a Direction been issued by Scottish Ministers in terms of Regulation 30, 31 or 32: No

(J) Section 25 of the Act; Development Plan and any other material considerations over and above those listed above which have been taken into account in the assessment of the application

(i) List of all Development Plan Policy considerations taken into account in assessment of the application.

'Argyll and Bute Structure Plan' 2002

STRAT SI 1 – Sustainable Development
STRAT DC 5 – Development in Sensitive Countryside
STRAT FW 2 – Development Impact on Woodland
STRAT DC 8 – Landscape and Development Control

'Argyll and Bute Local Plan' 2009

LP ENV 1 – Impact on the General Environment
LP ENV 2 – Impact on Biodiversity
LP ENV 7 – Impact on Trees/Woodland
LP ENV 10 – Impact on Area of Panoramic Quality
LP ENV 19 – Development Setting, Layout and Design
LP HOU 1 – General Housing Development
LP TOUR 1 – Tourist Facilities and Accommodation
LP TOUR 2 – Safeguarding of Primary Tourist Areas
LP SERV 1 – Private Sewage Treatment Plants and Wastewater Systems
LP SERV 2 – Incorporation of Natural Features/Sustainable Drainage Systems
LP SERV 5 – Waste Management in Developments
LP TRAN 1 Public Access and Rights of Way
LP TRAN 3 – Special Needs Access Provision

LP TRAN 4 – New and Existing Public Roads and Private Access Regimes
LP TRAN 6 – Vehicle Parking Provision

Appendix A – Sustainable Siting and Design Principles

Appendix C – Access and Parking Standards

(ii) List of all other material planning considerations taken into account in the assessment of the application, having due regard to Annex A of Circular 4/2009.

- Mid Argyll and Inveraray, Argyll and Bute Landscape Capacity Study, March 2010 (Gillespie Report) (in respect of land edged blue only).
- Council's Sustainable Design Guide

(K) Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment: No

(L) Has the application been the subject of statutory pre-application consultation (PAC): No

(M) Has a sustainability check list been submitted: No

(N) Does the Council have an interest in the site: No

(O) Requirement for a hearing (PAN41 or other): No

(P) Assessment and summary of determining issues and material considerations

Planning permission is sought for a self-catering holiday development to be built and managed by the applicant company within the site of the former Argyll Wildlife Park to the south of Inveraray.

The proposal involves the development of 22 individual holiday accommodation units, a reception/administrative building (referred to as the Orientation building by the company), a principal accommodation building containing a variety of holiday apartments, and a separate small unit providing staff accommodation, all to be integrated within a proposed upgraded woodland setting. The quality of the development is of a high specification.

The proposal lies within an area of 'sensitive countryside' and within an Area of Panoramic Quality. In such a location and given that the proposal is not infill, rounding-off or redevelopment of comparable scale, the proposal requires assessment as a 'special case' within the provisions of Policy STRAT DC 5 as linked to Policy LP TOUR 1. The site is technically a 'brownfield' location given its former use with the remnants of some of the wildlife parks structures still being present. The site also lies within a designated Primary Tourism Area where policy LP TOUR 2 applies, in order to safeguard the land for future tourism use. The site is currently

unoccupied and has been vacant for a number of years following the closure of the former wildlife park.

The intent of the applicants is that their proposal should bring about significant countryside management measures to the existing wooded area, with improved biodiversity through the planned planting of native broadleaves and the felling in part of some inappropriate conifers. A planned improved footpath network will contribute to the environmental value of the woodland.

In total the development will accommodate between 31 - 45 groups of holidaymakers at any one time throughout the year. It is recognised that as a significant tourism facility this will offer important economic benefit to the area.

The proposal satisfies two of the relevant criteria for a special case in terms of Policy STRAT DC 5 given that it benefits countryside management and will bring economic benefit. The accompanying Area Capacity Evaluation (ACE) concludes that the form of the development is capable of being assimilated successfully within its landscape setting and provided that Members have endorsed this, the ACE may be regarded as a material consideration, and in turn, the proposal may be regarded as being compliant with policy.

All other aspects of the proposal have also been considered as reported in Appendix A and it is considered that the development complies with the other relevant provisions of the Development Plan, namely Structure Plan Policies STRAT DC 5, STRAT DC 8, and STRAT FW 2 and Local Plan policies LP ENV 1, LP ENV 2, LP ENV 7, LP ENV 10, LP ENV 19, LP TOUR 1, LP TOUR 2, LP SERV 1, LP SERV 2, LP TRAN 4 and LP TRAN 6

(Q) Is the proposal consistent with the Development Plan: Yes

(R) Reasons why Planning Permission or Planning Permission in Principle Should be Granted:

Having regard to the full details of the proposal, including siting, design and proposed materials, and to the approved Area Capacity Evaluation for the landscape compartment in which the proposal is located, the proposal may be regarded as being compliant with Policy STRAT DC 5, along with Policy LP TOUR 1, which gives recognition to the benefits associated with the countryside management and economic development aspects of the proposals. The proposal does not give rise to any adverse access, servicing or amenity implications nor any significant adverse effect upon the Area of Panoramic Quality in which it is situated.

(S) Reasoned justification for a departure to the provisions of the Development Plan

Not applicable

(T) Need for notification to Scottish Ministers or Historic Scotland: No

Author of Report: Derek Hay

Date: 31.05.2013

Reviewing Officer: Peter Bain

Date: 03.06.2013

Angus Gilmour
Head of Planning & Regulatory Services

CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO. : 12/02705/PP

- 1 The development shall be implemented in accordance with the details specified within the application dated 12.11.2012 and the approved drawing / document reference numbers 1 to 27 of 27, unless the prior written approval of the planning authority is obtained for other materials/finishes/for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.

- 2 Notwithstanding the provisions of Condition 1, no development shall commence unless details of the proposed foul drainage systems (including details of the proposed package treatment plants and soakaways including provision of soil porosity tests) have been submitted to and approved by the Planning Authority. The drainage shall be installed and operated in accordance with the approved scheme and no unit shall be occupied unless the approved drainage system serving that unit is completed to the satisfaction of the Planning Authority.

Reason: In order to ensure that adequate drainage facilities are provided in the interests of amenity and pollution prevention.

- 3 Notwithstanding the provisions of Condition 1, no development shall commence until a Sustainable Drainage (SuDS) scheme has been submitted to and has been approved in writing by the Planning Authority in consultation with SEPA, and thereafter all work shall be carried out in accordance with the duly approved scheme.

Reason: To ensure adequate protection of the water environment from surface water run-off.

- 4 Notwithstanding the provisions of Condition 1, no development shall commence on site until a detailed Construction Method Statement has been submitted to and been approved in writing by the Planning Authority in consultation with SEPA. The method statement should set out the measures for dealing with soils; earth movements; waste; fuels; and surface water run-off on site during the construction phase and the duly approved measures shall be implemented in full for the duration of construction operations on site.

Reason: Due to the proximity of Loch Fyne in the interests of amenity and protection of the water environment in this locality.

- 5 Prior to development commencing, visibility splays shall be provided and maintained on each side of the new access to the satisfaction of the Local Planning Authority, after consultation with Transport Scotland, as the Trunk Roads Authority. These splays are the triangles of ground bounded on 2 sides by the first 4.5 metres of the centreline of the access driveway (the set back dimension) and the nearside trunk road carriageway measured 215 metres (the y dimension) in both directions from the intersection of the access with the trunk road. In a vertical plane, nothing shall obscure visibility measured from a driver's eye height of between 1.05 metres and 2.00 metres positioned at the set back dimension to an object height of between 0.26 metres and 1.05 metres anywhere along the y dimension.

Reason: To ensure that vehicles entering or exiting the access can undertake the manoeuvre safely and with minimum interference to the safety and free flow of traffic on the trunk road.

- 6 Prior to the occupation of any part of the development, the private spine road, the turning head near unit 2 and the spur to units 7-10 shall be constructed to the satisfaction of the Planning Authority, in consultation with Building Warrant Officers, such that it is a 3.7m wide track and of a construction capable of supporting an axle load of 14 tonnes sufficient for a fire tender to reach within 45m of any unit, the detailed specification of it being first be submitted to that Authority for approval.

Reason: In the interest of fire safety.

- 7 Prior to the occupation of any part of the development the car parking provision and arrangement as shown on the approved plans, or such other comparable arrangement with at least the same number of spaces which may have been agreed in writing in advance by the Planning Authority, shall be constructed and made available for use to the satisfaction of the Planning Authority. Additionally the precise details of a satisfactory turning arrangement for a commercial refuse vehicle either near to the refuse collection point as shown, or within the configuration of the access point to the principal car park, shall be submitted to and be approved by the Planning Authority in consultation with the Roads Engineer. The duly approved details shall be provided to specification prior to initial occupation of any part of the development.

Reason: In the interest of highway safety and amenity.

- 8 Prior to construction of any building hereby approved, the vacant and ruinous structures within the site, with the exception of hardstandings, shall be removed from the site to the satisfaction of the Planning Authority.

Reason: In the interest of amenity.

- 9 Notwithstanding the provisions of Condition 1, no foundation or construction work relevant to any of the 22 holiday letting units shall take place until the proposed location of the relevant unit/building has been pegged out and recorded and its micro-siting agreed in writing by a representative of the Planning Authority. The development shall progress in accordance with such duly agreed details.

Reason: In the interest of amenity and protection of visual impact from outside the site.

- 10 Notwithstanding the provisions of Condition 1, prior to the commencement of construction works in respect of (i) the main accommodation block, (ii) the Orientation building and (iii) the single unit of staff accommodation, details of the proposed finished ground floor level of the respective building relative to an identifiable fixed datum located outwith the application site shall be submitted to and approved in writing by the Planning Authority. The development shall be implemented in accordance with the duly approved details.

Reason: In order to secure an acceptable relationship between the development and its surroundings.

- 11 Notwithstanding the effect of Condition 1, no development in respect of any building shall commence until samples/details of the following itemised materials to be used in the construction of the development have been submitted to and been approved in

writing by the Planning Authority.

Units 1-22 and the staff accommodation building: colour of timber windows/door, structural open bracing, and powder coated aluminium frame for glazed screen; and colour if any of preservative for larch decking. Additionally the cladding of the buildings shall be untreated larch as stated and the roofs shall be a sedum blanket unless otherwise agreed in writing by the Planning Authority.

The Orientation building: colour of timber windows/door and structural open bracing; specification, defining a round profile and colour of the corrugated steel roof; sample of the stone finishing for the sections of some of the elevations; and colour if any of preservative for larch decking.

The Main Accommodation block: colour of timber windows/glazed screens/and doors; sample of the random stone, stone quoins and colour of mortar; colour if any of the feature timber panels; and colour of steel balustrades. Additionally with the exception of the conical roof which shall be completed in natural slate, all other roofs shall comprise a sedum blanket as stated unless otherwise agreed in writing by the Planning Authority.

The various parts of the development shall thereafter be completed using the approved materials or such alternatives as may be agreed in writing with the Planning Authority.

Reason: In order to integrate the development into its surroundings.

- 12 The development shall be managed as a single entity and occupied (with the exception of the one unit of staff accommodation) for the purposes of holiday letting, with no unit being occupied by any one person or family group for more than 28 days in any one calendar year. The operator shall maintain a record of site occupancy a copy of which shall be submitted to the Planning Authority on an annual basis.

Reason: In order to ensure the development is occupied for the intended purpose, the standard of accommodation and lack of curtilage making it unsuitable for permanent residential accommodation, to maximise benefit to the tourism economy and to ensure that a sense of conformity throughout the site is maintained in the interests of visual amenity, which might not be the case if units became second (holiday) homes.

- 13 Prior to the development commencing a footpath network plan which shall establish pathway routes through the site connecting with those footpaths/tracks and roads which neighbour the site, shall be submitted to and be approved in writing by the Planning Authority. The duly approved network, or such variation as may be agreed, shall be provided prior to initial occupation of the development.

Reason: In the interest of providing appropriate footpath routes.

- 14 Notwithstanding the effect of Condition 1, details of those sections of footpaths within the application site involving re-grading of land or construction of boardworks, shall be submitted to and be approved in writing by the Planning Authority. Such details shall define changes in the contour arrangements and surfacing materials to be used. All such sections of footpath shall be constructed as duly agreed.

Reason: In the interest of the areas visual amenity.

- 15 Notwithstanding the provisions of Condition 1, no development shall commence until details of boundary treatment have been submitted to and been approved in writing by

the Planning Authority. The details of such works as may be agreed shall be implemented in full prior to the initial occupation of any of the approved buildings.

Reason: To assist with the integration of the proposal with its surroundings in the interest of amenity.

- 16 Notwithstanding the provisions of Condition 1, no development shall commence until further details of all the soft landscaping works for this woodland site, which shall conform to the general principles specified in the approved plans/documents as attached to this decision, has been further submitted to and been approved in writing by the Planning Authority. Details of the scheme shall include:

- (i) An eradication programme of the following invasive species from the site - and the associated land edged blue, namely Rhododendron, Japanese Knotweed, and Gunnera specifying the period of time during which the programme is to be implemented;
- (ii) Existing landscaping features and vegetation to be retained, defining such groups of trees and specific trees to be felled. In particular it shall be a requirement that all existing trees on the eastern escarpment with a girth of 400mm or more shall be defined on a plan within two months of this consent or prior to any development commencing whichever is the sooner, specifying those dead, dying or diseased trees which are in need of felling. No tree along the escarpment shall be felled until the Authority has confirmed in writing that it corresponds with the aforementioned description and no other trees within the escarpment shall be felled either at the time of construction or subsequently unless otherwise first agreed in writing by the Planning Authority;
- (iii) Soft landscaping works, including the location, type and size of each new individual tree and/or shrub. Specifically this shall ensure:
 - (a) there is additional deciduous tree planting adjacent to the trunk road corridor, particularly to assist in the screening of the Orientation building, and to prevent headlight glare from traffic utilising the spine road near the entrance in times of darkness in respect of traffic on the trunk road;
 - (b) there is additional deciduous shrub/tree cover at the front of units 1-2 and between the two; at the rear units 5 - 10 and between the two; to the sides of units 19-20 and between the two; to the rear of units 12, 21 and 22; and also to further the integration of the main accommodation block by means of additional planting.

All native deciduous trees and shrubs to be used shall be sourced with local origin.

- (iv) A programme for completion and subsequent on-going maintenance for the whole site, ensuring this incorporates a management plan to ensure the tendering of the natural regeneration of native deciduous trees occurring, particularly in the landscape block surrounding units 11 and 13-18 .

All the soft landscaping works shall be carried out in accordance with the scheme approved in writing by the Planning Authority. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and

seeding seasons following the commencement of the development unless otherwise agreed in writing with the Planning Authority.

Any trees or plants which within a period of ten years from the completion of the development die, for whatever reason or are removed or damaged shall be replaced in the next planting season with others of the same size and species, unless otherwise agreed in writing with the Planning Authority.

Reason: To assist with the integration of the proposal with its surroundings in the interest of amenity.

- 17 Prior to commencement of development, a scheme for the safeguarding of all groups of trees and individual trees identified for retention adjacent to the various construction plots shall be submitted to and be approved by the Planning Authority. The scheme shall comprise a programme of measures for the protection of such trees during construction works which shall include fencing at least one metre beyond the canopy spread of each tree / group of in accordance with BS 5837:2005 "Trees in Relation to Construction".

These tree protection measures shall be implemented for the full duration of construction works in accordance with the duly approved scheme.

Reason: In order to retain trees as part of the development in the interests of amenity and nature conservation.

- 18 Prior to the installation of any external lighting within the site, which shall be restricted to bollard type lighting units, details of the type, wattage, number and location of lighting units shall be submitted to and approved in writing by the Planning Authority. No external lighting shall be installed except in accordance with the duly approved scheme.

Reason: In order to avoid light pollution in the interest of amenity.

NOTES TO APPLICANT

- **The length of the permission:** This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. [See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)].
- Attention is drawn to the applicant / developer that this planning consent does not carry with it the right to carry out works within the trunk road boundary and that he/she must consult with Transport Scotland, initially contacting the Route Manager (A83) (on tel 0141 272 7100) at their Network North Offices (Trunk Road and Bus Operations), Buchanan House, 58 Port Dundas Road, Glasgow, G4 0HF, to obtain the relevant permission. Additionally after that permission has been granted it is the developer's contactor's responsibility to liaise with the Trunk Road Operating Company, presently Scotland TranServ (on tel 01738 455300 or e-mail planning@scotland.transerv.co.uk) at Broxden House, Broxden Business Park, Lamberkine Drive, Perth, PH1 1RA, during the construction period to ensure all necessary permissions/terms and conditions, under Roads legislation, are obtained/complied with.
- The applicant/developers' attention is drawn to the attached copy letter from SEPA dated 05.02.2013.
- The applicant/developers' attention is drawn to the attached copy letter from Scottish Water dated 05.02.2013.
- The applicant / developer is advised that they should only undertake felling and building operations outside of the bird nesting season, unless appropriate investigative research within the relevant parts of the site have proven that there are no nesting including ground nesting birds that would have their breeding disturbed by such operations. Any disturbance would be liable to be an offence under separate wildlife legislation. Further advice upon this, which is not a planning requirement, can be found at <http://www.snh.gov.uk/protecting-scotlands-nature/species-licensing/bird-licensing/development-houses/>
- In relation to condition 18 all external lighting should be designed in accordance with the Scottish Government's Guidance Note "Controlling Light Pollution and Reducing Light Energy Consumption" 2007, Annexes A and B. Site specific advice may be obtained by contacting the Council's Environmental Health Officers.
- The applicant should be aware that whilst the neighbouring land in their ownership/prospective ownership (the blue edged land) is within a planning designated Rural Opportunity Area where under Development Plans policy STRAT DC 4 supports appropriate 'small scale' development, further to this permission that presumption is removed further to the Council's Area Capacity Evaluation (ACE) of the locality which enabled the current development to be supported as a special case. Further advice upon the policy position can be provide on request by the Planning Authority.
- Since the prospect of an excavated water body is mentioned within the application submission you are advised that prior to any such excavation you would be advised to take opinion from the Planning Authority as to whether planning permission would be required.

- In order to comply with Section 27A(1) of the Town and Country Planning (Scotland) Act 1997, prior to works commencing on site it is the responsibility of the developer to complete and submit the attached 'Notice of Initiation of Development' to the Planning Authority specifying the date on which the development will start.
- In order to comply with Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 it is the responsibility of the developer to submit the attached 'Notice of Completion' to the Planning Authority specifying the date upon which the development was completed.

APPENDIX A – RELATIVE TO APPLICATION NUMBER: 12/02705/PP

PLANNING LAND USE AND POLICY ASSESSMENT

A. Settlement Strategy

The site is within an area of 'sensitive countryside' and wherein the provisions of policies STRAT DC 5 would in principle seek to resist development except for that which constitutes either 'infill', 'rounding-off' or 'redevelopment' or alternatively meets the requirements to be considered as a 'special case' having regard to circumstances set out in STRAT DC 5 (B) subject to an Area Capacity Evaluation. As this proposal is not infill, rounding off or redevelopment of comparable scale, despite it being a brownfield site, the extent to which it should be regarded as a special case in accordance with policy STRAT DC 5(B) needs to be considered.

To be acceptable as an exception within the terms of this policy the proposal needs to be the subject of an Area Capacity Evaluation (ACE) which demonstrates that the specific development will integrate sympathetically within the landscape and will result in at least one of the following outcomes namely:

'a positive development opportunity yielding significant countryside management or environmental enhancement benefit, or building retention benefit or local community benefit or economic benefit'

It appreciated that this development will bring about a positive management of the countryside through the management of land, the removal of invasive species and some alien conifer plantations and through an intended programmed of native deciduous tree planting, which will contribute both to biodiversity of the site and its visual interest. Additionally the proposal will bring about an improvement in access by means of the development of a footpath network within the site. The combined effect of these aspects does mean that the proposed development will provide 'significant countryside management and environmental enhancement benefit' for the locality. Additionally, it is recognised that this sizeable tourism related investment will bring about significant benefit to the local economy.

The accompanying Appendix B contains the area capacity evaluation which will have been considered by Committee prior to the consideration of the merits of this application. That evaluation identified an area of common landscape character local to and beyond the limits of the application site, concluding that the landscape compartment could absorb appropriate development within this woodland location. On the basis of the recommendation within the ACE having being accepted by Members, it is concluded that the siting and design of this particular development, linked to its landscaping proposals, is one which can be satisfactorily integrated within its wooded setting.

The proposal is for 22 detached units of tourist accommodation and up to 23 single bedroom apartment units in the main accommodation block. The application constitutes a 'medium scale' tourist facility as defined in the local plan (11-60 units and with no other tourist building exceeding 600 sq m - the Orientation Building is only 240 sq.m). Policy LP TOUR 1 is in principle supportive of 'medium scale' tourism related development within 'sensitive countryside' subject to it according with an area capacity evaluation, and providing positive countryside management benefit and/or positive economic benefit. The site also lies with a designated Primary Tourism Area which policy LP TOUR 2 seeks to safeguard from non-tourist related development. The proposal accords in principle with these two policies.

The other aspects of policy LP TOUR 1 which are required to be satisfied are that the proposal should respect the landscape character and amenity of the surrounding country

and it should be reasonably accessible, particularly in terms of public transport, cycle and foot. Given the intended management and planting of the site and its location off the trunk road close to the nearby settlement of Inveraray these aspects are met along with the other relevant policies of the Local Plan.

The proposal satisfies Policies STRAT DC 5 and LP TOUR 1 and is supported by policy LP TOUR 2.

The neighbouring land edged in blue (other land in the prospective developer's control) are subject to Policy STRAT DC 4 (Rural Opportunity Areas) being an area with development potential as identified in the 'Mid Argyll and Inveraray Landscape Capacity Study' (the Gillespie report). However, the ACE concludes that approval of this development will impose restrictions in terms of future development in the immediate surroundings of the site by virtue of local landscape capacity having been exhausted.

One minor part of the proposal within the application site is the provision of a single unit of staff accommodation to be provided in an identical building type (size and design) as the smaller of the two tourist accommodation units. This is to be located near to the entrance which is compliant with the ACE, and with policy LP HOU 1 as linked to policy STRAT DC 5, being an exceptional case arising from the need to maintain a residential/managerial presence to service the self-catering holiday complex proposed.

B. Location, Nature and Design of Proposed Development

The proposal has progressed through extensive pre-application discussions and meetings with the developers and prospective operators, Natural Retreats, and through that process a variety of modifications and improvements have been agreed which have resulted in an acceptable scheme.

The site measures some 7,400 sq. metres and together with the land edged in blue which will also be managed by the Company, occupies the site of the former Argyll Wildlife Park which ceased operations some years ago. The Company has stated that they have no intention to erect any buildings in the future within the blue edged lands, being wet lands and a significant wooded knoll. The proposal is in respect of a 'brownfield' site, previously being the wildlife park with its various pens, cages, toilet blocks and stores. Although to the casual observer there is now no visible development readily apparent within the site; structures do remain and these would be removed.

The site is 670m long and is of varying width between 55-170 metres, for the most part set east of the A83(T) trunk road by some 70 - 220 metres from it. The land which separates the site from the trunk road (the blue edged lands) comprises the conifer wooded knoll (which helps to conceal the site from the south-west) and a glade within which wetland ponds exist. The tree cover bordering the trunk road, assisting in the creation of the glade, conceals that part of the western edge of the site not protected by the knoll in the summer months. The landscaping proposals which will supplement present tree cover will continue to adequately integrate and conceal the various proposed buildings in the winter months both from the trunk road, and from the other principal but distant viewpoint from the Cowal peninsula, looking across Loch Fyne. The eastern limits of the site contain the very beneficial mature wooded escarpment which provides concealment from the east, whilst still enabling 11 tourist residential units to be sited on the plateau to gain glimpse views out across the loch - a marketing requirement for the Company. These 11 units are provided in three blocks of 3 units, 6 units and 2 units with some 95 and 135 metres in between those blocks. Given the form of the units (untreated larch single storey structures with sedum

roofs) it is concluded that, coupled with new tree and shrub planting to occur to the back and in between each of them, that they will not be apparent from across the loch nor from the coastal in-bye land just below, between the site and the shore.

Additional to those units, the proposal includes a further 11 tourist accommodation units to be sited within the sloping shelf which descends west from the plateau, positioned within a regenerating deciduous wooded landscape. These units will integrate with and be grounded within that landscape as it matures, and will be generally concealed from any north westerly view by the existing trees that border the trunk road, as well as from the knoll from the south westerly aspect. The ridge will conceal them from the east.

These 22 detached units are of two types and all are all single storey. They consist of 19 three bedroom units and 3 four bedroom units, none of the larger units being on the plateau. The three bedroom unit measures 13.4m x 8.7m; and the larger units are 3.4m longer with a dog leg in the footprint. They are simple structures, entirely clad in untreated larch boarding with some significant vertically emphasised windows to front and side walls. They have sedum blanket mono-pitched roofs and will be constructed on a modest timber deck plinth extending forward of the front face by 2.9m, their height being 2.4/3.7m above decks which dependent upon ground terrain is likely to be only 0.5m or less. Their design and materials makes them recessive in nature and designed to recede into their woodland setting. They are all planned to be constructed on generally level terrain adjusted as needs be by micro-siting with very modest ground engineering works.

The single unit of staff accommodation is identical to the three bedroom tourist accommodation unit and is positioned discreetly near the entrance to the site, near to the commercial refuse collection point for the entire site.

The main apartment accommodation block is very well articulated in its design, such that despite its total footprint, it will appear to be a collection of varied and small integrated and vertically terraced building masses utilising the gently sloping nature of its location. This building measures some 85m in length with a varying width of 9m - 35m in a staggered footprint with an overall width of 50m. The height of this building, despite having 5 staggered levels, is relatively low varying between 1.9m and an apparent height from the same east elevation position of 8.8m, although that particular part of the building is sitting behind other lower structures, each a maximum of 7m, 5.5m, 3.5m and 2.2m high above local ground level.

It is located within the northern section of the site, on gently raised lower slopes, where it will offer views of the loch for users of the building, but will still integrate well within its open wooded setting, particularly given the intent to plant additional deciduous tree planting around it. This building has been designed internally so that, dependent upon guest use at any one time, it may accommodate either 9 separate letting units with their own living space and between two to three bedrooms, or 23 individual bedroom units, or some combination between the two. Within the design the flat roofs of lower units become the sedum patio decks of upper units. It is considered that this feature building is appropriate to its location. Due to its complex design an appreciation of this building can only be ascertained by examining the architectural drawing of it.

The facing building material of this main accommodation block is of high appropriate standard: natural stone with feature timber panels. The conical roof will be in natural slate and the flat patio roofs will be sedum. Consideration has been given to the proximity of the northern section of it to a neighbouring bungalow off-site 23 m away; this is considered acceptable with no privacy or serious amenity issues.

The only other building in the proposal is the so called Orientation Building, which will function as reception, observation room overlooking the wetlands, administrative offices, stores and laundry. It is to be sited in an appropriate location within the eastern section of the site. This single building, one storey high has two opposing mono-pitched roofs, one subservient to the other in an appealing and pleasing design, again utilising untreated larch, natural stone, glazed feature panels and with a traditional round profile corrugated sheet roof. Its footprint, 29m x 7m with a forward central glazed wing will integrate well in its chosen position close to the wetlands, appropriately screened by the tree screen near the trunk road.

The siting, design and materials for all of the buildings is considered to be appropriate and compliant with Policy LP ENV 19.

C. Landscape Character and Natural Environment

The part of Dalchenna within which the site lies is an area of 'sensitive countryside' within a wider Area of Panoramic Quality (APQ).

The relevant policies in respect of landscape consideration are :

Structure Plan policy STRAT DC 8 – 'Landscape and Development Control'....*states that, 'any development which, by reason of location, siting, scale, form, design or cumulative impact damages or undermines the key environmental features of a visually contained or wider landscape or coastscape shall be treated as 'non-sustainable' and as contrary to this policy'.*

Local Plan policy LP ENV 1 – 'Development Impact on the General Environment' states that the Council will resist development proposals which would have a materially detrimental impact on amenity and the environment as a whole and, in particular, on Areas of Panoramic Quality.

Local Plan policy LP ENV 7 – 'Development Impact on Trees/Woodland' expresses that through the development control process adequate provision is made for the preservation of and when considered appropriate the planting of new woodland/trees, including compensatory planting and management agreements.

Local Plan policy LP ENV 10 – 'Development Impact on Areas of Panoramic Quality'... *states that development in or adjacent to an APQ will be resisted where its scale, location or design will have a significant adverse impact on the character or the landscape unless it is demonstrated that any significant adverse impacts are clearly outweighed by social and economic benefits of national or regional importance.*

The character of the landscape in which the site lies is reported in full in the accompanying Area Capacity Evaluation at Appendix B which concludes that the development can be satisfactorily accommodated within that landscape without any detriment to the immediate surroundings or the scenic qualities of the wider APQ.

The application site is located within an area noted on the SNH inventory of Scottish Ancient Woodland, although it is recognised by SNH that the site currently contains conifer and invasive species, particularly rhododendron, which are to be removed. They have considered the applicant's report from Arboretum Internationale Ltd and they welcome the conclusions and the application proposals, which will not only remove inappropriate species but embrace the planting of native broadleaf trees to supplement the existing mature and regenerating deciduous tree cover in the area. It is recognised that a significant biodiversity

aim will materialise through such measures beneficial to policy LP ENV 2. The measures will ensure that the proposal complies with LP ENV 1 and LP ENV 7.

D. Built Environment

The proposed development is in a location where there is no built development to influence any particular architectural form. There are only two buildings close at hand, one extended traditional stone/slatted cottage and another relatively modern bungalow. These are adjacent to the north. A little further away, to the south of the site lies Dalchenna Farm with its outbuildings now used as Argyll Adventure and further away to the south lies the substantial Argyll Caravan Park. The settlement of Inveraray lies away to the north and whilst the Inveraray New Town is one of Scotland's prime Conservation Areas, the quality of its historic built heritage is not relevant to this woodland situation. It is considered that the building forms scales and materials are sympathetic to their location, along with the landscaping proposals which are also integral to the success of the development.

E. Other Factors including Infrastructure

The Councils Environmental Health Officers are aware of the present condition of the site and its previous use and are satisfied with the proposal, there being no obvious contamination issues. Whilst the proposal will bring into the site many tourists it is not considered that the effect on the present level of amenity for neighbouring residents (two households) will be detrimental to amenity.

To facilitate this development Transport Scotland require a 215 m visibility spay at the junction with the trunk road, requiring clearance of vegetation on the opposite side of the trunk road, because of the shallow bend. As this is within the application site a suspensive condition can attain this. The Area Roads Engineer's/Building Standards parking and turning requirements are met in the design solution both for tourist car parking spaces, visitor spaces, fire tender access, and allow for commercial refuse lorry manoeuvring. The proposal complies with LP TRAN 4 and LP TRAN 6. Because of the intent to connect into the local footpath network the proposal will comply with LP TRAN 1. The intention is to facilitate special needs access provision with carefully graded footpaths to make the scheme compliant with LP TRAN 3.

No public waste water connections can be made from the site. Waste water treatment will take place through 6 treatment plants located so as to serve separate groups of accommodation; SEPA requires the details of these to meet standard through condition and as such will then comply with LP SERV 1. Similarly the surface water drainage needs to be to an approved SuDS scheme via condition. On this basis the proposal complies with LP SERV 2. The Company is keen to manage general and recyclable waste and a proposal incorporating such measures complies with LP SERV 5.

APPENDIX B – AREA CAPACITY EVALUATION (ACE)

DALCHENNA, INVERARAY, MID ARGYLL

a) Purpose of the assessment

This assessment has been undertaken in accordance with the Supplementary Planning Guidance approved by the Council on 19th February 2009. This sets out situations on which an assessment may be triggered, including, as in this case, a development demonstrating a special case to be within the Sensitive Countryside Development Control Zone.

The guidance requires that the findings should be made available to applicants and/or agents and to Members in advance of the determination of any related planning application(s) in order that, if necessary, there is an opportunity to prepare a response to the findings for consideration by Committee at the time the application is determined and the ACE is given consideration as part of that determination process.

The area to be assessed should be identified as a wider 'area of common landscape character' within which the prospective development site is located. ACE's will be considered by Members at the same time as the related development proposal is being determined, and once endorsed will become a material consideration in respect of any future applications within that ACE compartment.

This assessment has been generated by application reference 12/02705/PP for development of a high quality self-catering holiday complex within the 'sensitive countryside' development control zone.

The assessment has been undertaken in respect of an area of common landscape character as detailed below and shown in the accompanying map.

b) Area of Common Landscape Character

The area of common landscape character (ACE compartment) lies within a countryside location to the south of Inveraray, its northern limit being the access point off the A83(T) trunk road which serves Argyll Adventure as well as the former Argyll Wildlife Park, comprising that land between the eastern shore of upper Loch Fyne and the A83(T) trunk road on its western flank, and stretching southward until it meets with the Argyll Caravan Park. The caravan park has a different landscape/development character and is therefore excluded from this ACE compartment.

The area comprises the in-bye coastal grazing fields at Dalchenna Point, the wooded (ridge and knoll) landscape back from the shore with its mature deciduous ancient woodland in part, mixed woodland in other parts, and conifer plantation in other parts - particularly the knoll. It consists of two principal sections one to the north and the other to the south of Dalchenna Farm, the farm building cluster in bedded within the lower landscape with a backcloth of the wooded ridges neighbouring it.

West of these wooded ridges lies a lower landscape given over to general grazing and agricultural purposes, as well as the facilities of Argyll Adventure, which includes paint balling, in the vicinity of the farm as well as to the west and south of it. A similar landscape would also have originally existed on the lower lands to the north of the farm cluster (and west of the knoll and wooded ridge and its descending wooded shelf, west of its escarpment edge) although during the time of the former Argyll Wildlife Park the land became a wet land with excavated ponds. This wetland landscape has not

been cared for since the demise of the wildlife park and now presents itself as an open wetland glade within which a measure of natural regeneration is occurring. In particular, significant broadleaf natural regeneration is occurring on the shelf which rises up to the ridge line north of the farm.

The ridgeline north of the farm has a modest plateau on its top before it descends dramatically as a mature wooded escarpment to the plains of Dalchenna Point. The wooded ridge line south of the farm is narrower.

The northern wooded escarpment and shelf (which also constitutes the area of the application site which has triggered the need for this ACE) rises from a northern 10m contour level to a ridge height which varies between 22 - 33m high in the south; the ridge itself being 580m long being virtually the length of the accompanying application site. Beyond the wooded ridge with its flattish plateau, which in part is up to 35m wide, the land falls gradually westward and northward to the trunk road although there is additionally the aforementioned significant wooded (principally conifer) knoll attaining a height of 36m, which screens part of this ACE compartment and the application site from a south-west aspect.

The southern wooded ridge to the south of the farm is lower and narrower only attaining a height of about 20m and is some 500m long.

Two dwellings, one traditional the other a bungalow are located close to one another within the northern limits of the ACE compartment in the location known as Lochside. These lie just to the north of the application site. The Dalchenna farm buildings viewable in the centre of the compartment across an open part of the landscape comprise a traditional farmhouse as well as a cluster of outbuildings of various ages, some modern. This cluster of buildings and immediate surrounds is given over to Argyll Adventure.

The ACE compartment is in an area categorised by the Scottish Natural Heritage Landscape Assessment of Argyll and the Firth of Clyde 1996 as 'Rolling Farmland with Estates'.

This Area of Common Landscape Character identified at Dalchenna lies within four designated zones within the Argyll and Bute Local Plan 2009. The bulk of the area principally the coastal plain, wooded ridges and shelf being within designated 'Sensitive Countryside', and it is within this designation that planning application 12/02705/PP lies. The rest of the compartment, the open areas nearest to the trunk road – both the farmland and wetland – are within 'Rural Opportunity Area.' All of the ACE compartment falls within a wider designated 'Area of Panoramic Quality' and all of it apart from the coastal plain is also designated as a 'Primary Tourism Area'. The Primary Tourism Area also extends southward from the ACE compartment to include the Inveraray Caravan Park.

The part of the ACE compartment zoned as Rural Opportunity Area (ROA), given its location within an Area of Panoramic Quality has been explored further through the Argyll and Bute 'Mid Argyll and Inveraray Landscape Capacity Study' 2010 (the Gillespie Report) and the entire section of it within the ACE compartment is accepted in landscape terms as being potentially capable of absorbing development. The study notes *'that with the ROA there is potential to absorb a cluster of development at Dalchenna Farm as this has a containing landscape structure which precludes views from the A83(T) to Loch Fyne; stating any development should be set back from the A83(T) and associated with new broadleaved planting to anchor it to the landscape'*.

c) Key Environmental Features

The key characteristics of this particular landscape character type, and which are relevant to this assessment, are:

- Broad, rounded ridges with occasional steep banks, knolls and conical upstanding hills;
- Flat coastal plain with sandy bays;
- Groups of fairly large, rectangular fields, enclosed by linear shelterbelts and blocks of mixed woodland;
- Stone walls, follies, beech hedgerows and estate policy woodlands;
- Scattered large farmsteads in the countryside;

and in relation to the other aspects of the character type and which neighbour the ACE compartment are

- Numerous hedgerow trees, often forming avenues along lanes; and
- Urban development on coastal plain and broader vales

The Landscape Assessment identifies the following main landscape issues that need to be considered, when addressing the acceptability of prospective development within this landscape character type:

- Development pressures and associated infrastructure development, especially along loch edges and river valleys;
- Pressure on semi-natural habitats and historical features through hedgerow removal and modern farm buildings;
- Pressure from commercial forestry.

In the case of the land forming the defined Area of Common Landscape Character, this is principally characterised by its open coastal plain, inland from which is the wooded ridges and shelves, with some parts given over entirely to deciduous trees, other parts to conifer (notably the knoll) and other parts to mixed woodland, beyond which lies a lower open landscape, some of which is given over to farmland and some to a more boggy/wetland. The modest ridge/knoll topography with a more dramatic wooded escarpment on its eastern edge, is one of its most fundamental characteristics.

d) Capacity to Absorb Development Successfully

The defined Area of Common Landscape Character comprises land falling within the 'sensitive countryside' development control zone and the adjacent 'rural opportunity area'.

Whilst the 'Gillespie' report advises that the 70-190m wide 'rural opportunity area' strip neighbouring the trunk road is capable, in landscape terms, of being able to absorb development, particularly clustered at Dalchenna Farm, provided additional landscaping is incorporated, to anchor it, it needs to be appreciated that other factors (namely the low lying boggy terrain with a variety of ponds within its' northern part and the very visible open nature of the western extent of the southern fields where 'anchoring' would be difficult) actually preclude any sensible opportunity to develop in this locality. The open glade where the ponds exist and the open fields are apparent on the aerial photograph.

Following the closure of Wildlife Park and since the photograph was taken, a degree of natural regeneration has occurred to a certain extent within the glade and more particularly within the shelf area that appears open, west of the glade leading up to the high ground. Natural deciduous tree cover is taking root in that section. At odds with the Ancient Woodland designation and to the present detriment of the landscape in recent years there has been an extensive invasion of rhododendron within the western higher reaches of the landscape underneath the tree canopy.

'Sensitive Countryside' is normally to be safeguarded from development and this remains true for two sections of sensitive countryside within this ACE compartment : (i) the coastal plain and (ii) the narrow wooded ridge to the south of the Dalchenna Farm. However that is not the case for a third section (iii) the wider sections of the wooded ridge to the north of Dalchenna Farm and the wooded shelves that accompany it to the west and north of that ridge/escarpment.

The opportunity that is presented within area arises because of (a) the width of the ridge plateau, (b) the maturity of the woodland cover within its eastern escarpment which protects it from views into the area from the neighbouring coastal plain and from Cowal, (c) the width of woodland cover within the western and northern shelves, and (d) the notable 36m high wooded knoll which protects south westerly views into the area from the trunk road.

Whilst certain forms of development in this area would be unacceptable visually, it is recognised that with care (and the application 12/02705/PP to be presented to Committee presents appropriate care) there are parts of this sensitive countryside area which could absorb appropriate single storey development designed to fit into the wooded landscape, which would need to be retained and reinforced in parts. There is also some scope for larger scale buildings to be sited on the lower shelves where it would be possible for them to be integrated in a woodland setting and take advantage of changes in level, provided that they were to be appropriately designed relative to their landscape context and completed in traditional recessive materials. Such other development that could be absorbed into this part of the ACE compartment would need to be in forms and materials (essentially recessive wooden structures) which would not become apparent its wooded landscape context (and again it may be noted the development proposal 12/02705/PP accomplishes that). This absorption into the landscape will in all cases need to be created through: (a) an intensification of tree planting near the trunk road within the northern reaches of the ACE compartment (b) the careful micro positioning of any such development in relation to present woodland and topography and (c) to supplementary native shrub/tree planting to the immediate west of certain units, dependent upon siting. The continued presence of the mature mixed tree cover growing upon the western escarpment is paramount to any units on the raised ridge plateau not being apparent from the coastal plain and the eastern shores of Loch Fyne.

Accordingly it is concluded that within this ACE compartment there is capacity for building development (a) clustered at Dalchenna Farm if additional landscaping is incorporated, to anchor it to existing buildings and the wooded setting and within (b) the wider sections of the northern wooded ridge and the accompanying shelves as identified under (iii) in a preceding paragraph (corresponding to the application site 12/02705/PP), conditional upon the form of the development being of a recessive type and supplemented by appropriate landscaping.

The application under consideration has been encouraged by the 'brownfield' status of the site and its allocation as a Primary Tourism Area, with the development being

designed to exploit the advantages of its wooded setting, both to avoid it imposing itself on its surroundings, and to exploit the amenity advantages of the site as a tourism destination.

It noted that there are no unimplemented planning permissions within the ACE compartment nor are there any alternative sites which might be considered appropriate for the current proposal within the Primary Tourism Area; other areas being more open to view with difficulties in anchoring development with structural planting.

It is the conclusion of this assessment that the landscape can successfully absorb development of the type and magnitude both expressed and as proposed under case 12/02705/PP. A very modest additional amount of buildings within the site boundary of 12/02705/PP may potentially be able to be considered in the future away from the western edge / plateau over and above present proposals in the future, dependent upon the success of additional tree planting as may be undertaken. Potential aspects of additional *de-minimis* development, such as boardwalks or creation of ponds with little visual impact within this ACE compartment, should not be constrained by this assessment.

The accompanying photographs give an indication of the landscape within the ACE compartment.



View looking west across
Loch Fyne of ACE
compartment from Cowal

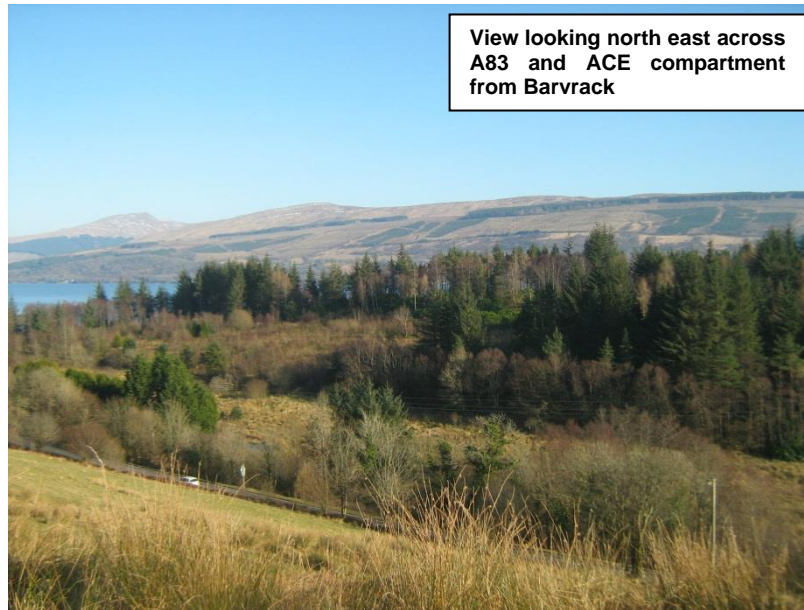


View looking north within ACE
compartment from Dalchenna
Point



View looking north across
northern portion of ACE
compartment adjoining A83





View looking north east across
A83 and ACE compartment
from Barvrack

AREA CAPACITY EVALUATION MATRIX			
ACE Title		Dalchenna, Inveraray	
Date	20.05.13	Location	Dalchenna, Inveraray (North of Dalchenna Farm, west of Dalchenna Point)
Surrounding Strategic Planning Zones			
Town Village:		The Inveraray settlement area lies to the north of the ACE compartment being separated from it by the CAS (Countryside Around Settlement Area) which separates the two and provides the landscape context for the town.	
Minor Settlement:		The minor settlements of Creag a'Phuill/Poll and Ardnagowan in Cowal lie opposite the ACE on the eastern shore of Loch Fyne	
Green Belt:		N/A	
Countryside Around Settlements :		As mentioned above an area of CAS lies immediately to the north	
Sensitive Countryside / Coast :		Areas of SC adjoin to the south within the southern section of the Inveraray Caravan Park, to the west of the A83(T) trunk road and also on the opposite Cowal coastline between the two minor settlements	
Very Sensitive Countryside / Coast:		N/A	
		Areas of ROA also adjoin to the south within	

Rural Opportunity Area	other sections of the Inveraray Caravan Park and to the west of other sections of the A83(T) trunk road	
Primary Tourism Area	This designation also adjoins to the south embracing Inveraray Caravan Park.	
Landscape Character		
Landform & Cover	The area consists of an open coastal plain, a separate heavily mixed woodland part, established within a ridge/knoll terrain with other open farmland and boggy/wetland sections elsewhere surrounded by areas of tree cover.	
Development Pattern	The extent of present development within the ACE compartment comprises of two dwellings close to one another within the northern section of it, the farm cluster of Dalchenna within a central section, whilst elsewhere particularly upon the plateaued ridge the remnants of former caged structures exist from the previous Argyll Wildlife Park operation. When that operation existed a few years ago animal enclosures and a footpath network for the tourists also existed throughout the ACE compartment.	
Notable Key Environmental Features		
Significant Historical Interest and Important Cultural Associations	Scheduled Monuments Unscheduled Monuments etc	None
	Gardens & Designed Landscapes	Not within the ACE compartment; the southern extent of the designated Inveraray Designed Landscape lies 570 m to the north.
	Locations associated with people, events, art, literature, music culture	None
Built Heritage Importance	Important individual buildings inc. Listed and other locally important buildings	None
	Important groups or areas of buildings including Conservation Areas	None
	Other important examples of built heritage including transport / industrial heritage	None
Nature Conservation Importance	Internationally important wildlife sites including SPAs and SPAs SACs Ramsar Sites	None

	Nationally important wildlife sites including NNRs, SSSI, Marine Consultation Zones	The Marine Consultation Area of upper Loch Fyne neighbours close by with the loch, the southern extent of which is Dalchenna Point
	Locally important habitats, -SINC, SNW	The woodlands within the ACE compartment, excepting the area near the trunk road compatible with the low lying ROA, are recorded as part of the Ancient Woodland Inventory.
	Nationally and regionally important Geological / Geomorphological Sites	None
Access and Amenity Importance	Long distance routes trails, mountain routes and other designated paths and their immediate corridors	None
	Important local paths / networks and their immediate corridors	A proposed Core Path is planned for the existing private vehicular track that exists to the immediate east of the northern escarpment, running south to Dalchenna Farm and beyond and within the compartment other footpaths are known which the public will have a right of access across (the proposal will not impinge on those rights).
	Important views and prospects	Views toward the wooded ridges from across Loch Fyne from Cowal. Views into the compartment from the trunk road. Views out of the site toward Loch Fyne.

	Named and other waterfalls shown on OS	None
	Important car parks lay byes etc	None
	Valued landscapes including NSAs RSAs & LSAs	Site is within the Loch Fyne Area of Panoramic Quality
Health and Safety Constraints	Water catchment zones	None
	MoD Zones	None
	Air Safety - Airfield Safeguarding and CAA Consultation Zones	None
	Safety - Health and Safety Executive Consultation Zone	None
INFRASTRUCTURE		
Road Access	The area is accessed through a high specification existing connection with the A83(T) trunk road to the immediate north of the site.	
Water	The site can be serviced through a local Scottish Water main.	
Sewerage	No public waste water connections can be made from the site; private systems are imposed for the accompanying planning application.	
Electricity	N/A	
DEVELOPMENT		
Proposed Development	Development of a high quality self-catering holiday complex comprising of the erection of 22 self-catering units, a self-catering apartment building with a number of units within it, an orientation building and a single staff accommodation unit, together with accompanying waste water treatment facilities and internal vehicular and separate pedestrian access arrangements inclusive of parking.	
Other Issues/Notes	None	