

**REFERENCE: 2100166/MPLAN**

**Land West Of Hazel Cottage, Scalasaig, Isle of Colonsay: PDA 8/1  
Supplementary Report 1**

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## **1. Summary**

Since the submission of the original report to Members of the PPSL committee officers have received a consultation response from the council's Biodiversity Officer. This is summarised below.

ABC Biodiversity Officer, 13<sup>th</sup> April 2021 – No objections subject to the submission of further details at the time of making a formal submission. Conditions should cover:

Pre-commencement ornithological survey

- The submission of Peat Management Plan (PMP) to detail the management of soils to ensure best practice and reduce the carbon footprint as much as possible,
- Landscape plan seeking to soften the development and add opportunities for biodiversity, and
- Construction Environment Management Plan (CEMP).

It is recommended that these requirements are attached as conditions to any future grant of planning permission on the site.

## **2. RECOMMENDATION**

Officers consider that the components of the proposed Masterplan are compatible with the envisaged development of PDA 8/1 despite being a minor departure. It is accepted that the Masterplan might require some refinement in some locations but this can be secured via the submission of planning applications. It is considered that there is sufficient detail to assess the proposed development of the PDA and that it meets with the expectations and requirements of the LDP and technical working note on Masterplanning.

It is therefore recommended that Members approve the current Masterplan submission as a minor departure to the provisions of the LDP.

### **IMPLICATIONS**

Policy:	None
Financial:	None
Personnel:	None
Equal opportunities:	None

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**Date:** 7/4/21  
**Date:** 7/4/21

**Fergus Murray**  
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