

PROPOSAL OF APPLICATION NOTICE

Reference: 22/00265/PAN

Applicant: Auch Estate

Proposal: Proposed of Application Notice for demolition of existing lodge and farm buildings, erection of new replacement guest lodge and new guest steading accommodation, walled garden, ancillary buildings, landscape, access (main road junction improvements, upgrade to existing estate track and lodge gates), paths and all associated service, surface and foul drainage and energy infrastructure.

Site Address: Auch Lodge, Bridge of Orchy

1.0 INTRODUCTION

Proposal of Application Notices (PAN) only relate to Major and National applications as defined by the Government's Planning Hierarchy and are a statutory requirement prior to the submission of the planning application. The PAN heralds the start of a minimum 12 week period to allow for community consultation before an application can be lodged.

The Proposal of Application Notice took effect from 9 February 2022 and therefore an application cannot be made before 4 April 2022.

In considering this item Members should restrict comments to issues relating to the material considerations which may be relevant in the determination of the proposed development and should refrain from expressing opinion as to the likely acceptability of development in advance of any subsequent application being presented for determination. Any opinions or views expressed by Councillors at the pre-application stage must be made mindful of the overarching requirements of fairness, impartiality and of keeping an open mind. The process provides opportunity for Officers to give feedback to the prospective applicant on issues which Members would wish to see addressed within the planning application submission.

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- Demolition of existing lodge and farm buildings;
- Erection of new replacement guest lodge;
- Erection guest steading accommodation;
- Formation of walled garden;
- Erection of ancillary buildings;
- Provision of landscaping, including paths;
- Proposed access improvements at junction with the public road;
- Proposed upgrade of existing estate track and gates;
- Provision of surface water drainage;
- Provision of foul drainage arrangements;
- Provision of energy infrastructure.

3.0 SITE DESCRIPTION

The site is contained within the extensive Auch Estate to the south east of the Minor Settlement of Bridge of Orchy.

The site is contained between the A828 Trunk Road which forms its western boundary with the West Highland Way (C193 Core Path) forming its eastern boundary.

The land covering within the whole application boundary is generally flat with areas of well-established woodland.

4.0 DEVELOPMENT PLAN POLICY

The adopted 'Argyll and Bute Local Development Plan' (LDP) 2015 identifies the site as being within the Countryside Zone.

Relevant Policies and Supplementary Guidance of the LDP which will require to be considered include:

LDP STRAT 1 – Sustainable Development

LDP DM 1 – Development within the Development Management Zones

LDP 3 – Supporting the Protection Conservation and Enhancement of our Environment

LDP 5 – Supporting the Sustainable Growth of our Economy

LDP 6 – Supporting the Sustainable Growth of Renewables

LDP 8 – Supporting the Strength of our Communities

LDP 9 – Development Setting, Layout and Design

LDP 10 – Maximising our Resources and Reducing our Consumption

LDP 11 – Improving our Connectivity and Infrastructure

Natural Environment

SG LDP ENV 1 – Impact on Habitats, Species and our Biodiversity

SG LDP ENV 6 – Impact on Trees / Woodland

SG LDP ENV 11 – Protection of Soil and Peat Resources

Landscape and Design

SG LDP ENV 13 – Impact on Areas of Panoramic Quality (APQs)

SG LDP ENV 14 – Landscape

SG LDP ACE 1 – Area Capacity Evaluation (ACE)

Historic Environment and Archaeology

SG LDP ENV 16(a) – Impact on Listed Buildings

SG LDP ENV 20 – Impact on Sites of Archaeological Importance

Support for Business & Industry: Main Potential Growth Sector: Tourism

SG LDP TOUR 1 – Tourist Facilities and Accommodation, including Static and Touring Caravans

Sustainable Siting and Design

SG LDP Sustainable – Sustainable Siting and Design Principles

Resources and Consumption

SG LDP SERV 1 – Private Sewage Treatment Plants & Wastewater Systems
SG LDP SERV 2 – Incorporation of Natural Features / SuDS
SG LDP SERV 3 – Drainage Impact Assessment
SG LDP SERV 5(b) – Provision of Waste Storage & Collection Facilities within New Development
SG LDP SERV 6 – Private Water Supplies and Water Conservation

Addressing Climate Change

SG LDP SERV 7 – Flooding and Land Erosion – Risk Framework
SG LDP Sust Check – Sustainability Checklist

Transport (Including Core Paths)

SG LDP TRAN 1 – Access to the Outdoors
SG LDP TRAN 3 – Special Needs Access Provision
SG LDP TRAN 4 – New & Existing, Public Roads & Private Access Regimes
SG LDP TRAN 5 – Off-site Highway Improvements
SG LDP TRAN 6 – Vehicle Parking Provision

A number of other LDP land use designations and constraints are relevant and will be material to the determination of any future application as follows:

- **Core Path** - The site is bounded to the east by the C193 Core Path which forms part of the nationally important walking route of the West Highland Way.
- **Area of Panoramic Quality** – The site is within the North Argyll Area of Panoramic Quality.
- **Flooding** – The site is within an area identified at being risk from river flooding from the adjacent *Allt Coire Chailein* and *Allt Taigh na Leirge* watercourses and therefore a Flood Risk Assessment may be required to demonstrate that the proposed development will not be at risk of flooding.
- **Surface Water Flooding** – The site is within an area where there is evidence of localised surface water flooding which will require the development to incorporate drainage and SuDS proposals designed to ensure that the whole of the site are to an acceptable design and operational standard in respect of flooding and drainage solutions.
- **Listed Building** - Auch Bridge, which is situated along the eastern boundary of the application site, is Category B Listed, where careful consideration will require to be given to the proposed development to ensure it does not have any significant adverse impact on its setting.

[AUCH BRIDGE, ALLT CHONOGHLAIS \(LB12174\) \(historicenvironment.scot\)](http://historicenvironment.scot)

- **Radon Gas** - The site is within an area identified as having the potential to omit radon gas and therefore input may be received from the Council's Environmental Health Service and the Health and Safety Executive on any formal planning application submitted.
- **Archaeology** – The site is within an area identified as being archaeologically sensitive which may require investigations to be undertaken in advance of works starting on site.

5.0 POTENTIAL MATERIAL CONSIDERATIONS

In respect of this proposal it is considered that the following matters will be material considerations in the determination of any future planning application;

- Scottish Planning Policy 2014 (and emerging SPP advice)
- Argyll and Bute Sustainable Design Guidance (2006)
- Argyll and Bute 'Proposed Local Development Plan 2' (November 2019)
- Argyll and Bute Local Biodiversity Action Plan
- Statutory/Non-Statutory Consultee Comments
- Third Party Representations

6.0 CONCLUSION

The report sets out the information submitted to date as part of the PAN.

Summarised are the policy considerations, against which any future planning application will be considered as well as land use designations and potential material considerations and key issues based upon the information received to date. The list is not exhaustive and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.

7.0 RECOMMENDATION

That Members note the content of the report and submissions and provide such feedback as they consider appropriate in respect of this PAN to allow these matters to be considered by the applicants in finalising any future planning application submission.

Author of Report: Fiona Scott

Date: 22/03/22

Reviewing Officer: Sandra Davies

Date: 23/3/22

Fergus Murray
Head of Development and Economic Growth