

**MINUTES of MEETING of PLANNING, PROTECTIVE SERVICES AND LICENSING
COMMITTEE held BY MICROSOFT TEAMS on WEDNESDAY, 21 JANUARY 2026**

Present: Councillor Gordon Blair (Chair)

Councillor John Armour	Councillor Fiona Howard
Councillor Jan Brown	Councillor Andrew Kain
Councillor Kieron Green	Councillor Liz McCabe
Councillor Amanda Hampsey	Councillor Peter Wallace
Councillor Graham Hardie	

Attending: Shona Barton, Governance Manager
Sandra Davies, Major Applications Team Leader
Stuart Ramsay, Area Team Leader – Mid Argyll, Kintyre & the Islands
Kirsty Sweeney, Area Team Leader – Bute, Cowal, Helensburgh & Lomond
Arlene Knox, Senior Planning Officer
Shelley Gould, Senior Planning Officer
Steven Gove, Planning Officer
Donna Lawson, Traffic and Development Officer
Keith Tennant, Parking Supervisor
Louise Russell, Landscape Architect

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Audrey Forrest, Daniel Hampsey, Mark Irvine, Paul Kennedy and Dougie Philand.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. MINUTES

- a) The Minute of the Planning, Protective Services and Licensing Committee held on 12 December 2025 was approved as a correct record.
- b) The Minute of the Planning, Protective Services and Licensing Committee held on 17 December 2025 at 10.30 am was approved as a correct record.
- c) The Minute of the Planning, Protective Services and Licensing Committee held on 17 December 2025 at 2.30 pm was approved as a correct record.
- d) The Minute of the Planning, Protective Services and Licensing Committee held on 17 December 2025 at 3.30 pm was approved as a correct record.

4. VOLTALIA UK LTD (SCOTTISH GOVERNMENT CONSULTATION): SECTION 36 CONSULTATION TO CONSTRUCT AND OPERATE 6 WIND TURBINES WITH A GROUND TO BLADE TIP HEIGHT OF 200 METRES, AND ASSOCIATED INFRASTRUCTURE INCLUDING BATTERY ENERGY STORAGE SYSTEM AND COMPOUND (BESS) - CRUACH CLENAMACRIE WIND FARM: LAND AT GLENLONAN APPROXIMATELY 7KM EAST OF OBAN AND 5KM WEST OF TAYNUILT (REF: 24/02242/S36)

The Area Team Leader spoke to the terms of the report which provided a recommended response to the Scottish Government's Energy Consents Unit (ECU) Section 36 Consultation for Cruach Clenamacrie Wind Farm, to construct and operate 6 wind turbines, and associated infrastructure including Battery Energy Storage System compound (BESS) at land at Glenlonan, approximately 7 km east of Oban and 5 km west of Taynuilt.

This report reviews the policy considerations which are applicable to this proposal and the planning merits of the development, the views of bodies consulted by the Scottish Government along with other consultations undertaken by the Council, and third party opinion expressed to the Scottish Government.

Reference was also made to supplementary report number 1 which clarified a number of procedural points raised by the Applicant.

Decision

The Committee agreed that the ECU be notified accordingly that:

1. Argyll and Bute Council object to the proposal on landscape and visual grounds, as the proposed wind farm would result in significant adverse landscape and visual effects, contrary to NPF4 Policy 11 and LDP2 Policy 30.
2. Peat Landslide Hazard Risk Assessment - Argyll and Bute Council has been unable to reach a conclusion in respect to the Peat Landslide Hazard Risk Assessment (NPF4 Policies 5 and 11 and LDP2 30 and 79) as no response has been provided by Ironside Farrar on the further information provided by the Applicant. Argyll and Bute Council **OBJECT** unless this issue is resolved to the satisfaction of Ironside Farrar prior to the determination of this application by the ECU. Should this issue not be resolved the Council would defer to Ironside Farrar (or any other body appointed by the ECU to provide expert guidance on this matter) in the event of a PLI.
3. Archaeological Impact - Argyll and Bute Council has been unable to reach a conclusion within the time afforded in respect to Archaeological Impact as no response has been received from the West of Scotland Archaeology Service. Argyll and Bute Council are therefore not in a position to confirm whether the proposal is consistent with the relevant provisions of NPF4 Policy 7 and LDP2 Policy 21 and would recommend that the ECU consider these matters prior to determination.
4. Argyll and Bute do not object on noise impact grounds, subject to the inclusion of an Operational Noise Planning Condition, as recommended by the Council's Noise Consultant, Mott MacDonald, specified in their Review of Evidence – Noise, dated March 2025.

5. Argyll and Bute Council do not object on Public Access grounds, subject to the inclusion of a condition requiring the developer to prepare an Access Plan for approval by the Council prior to the commencement of construction.
6. Argyll and Bute Council do not object on Roads grounds, subject to the inclusion of relevant conditions, as specified by Transport Scotland in their consultation response to the ECU dated 04/02/25.
7. Argyll and Bute Council requests that the recommendations of the Council's Local Biodiversity Officer are considered by the ECU, including:

Recommend that the applicant continue discussions with NatureScot and SEPA to ensure best practice for peat extraction and restoration.

While the impact to bats is unlikely to be significant, it would be advisable to monitor any fatalities that may occur from collision as they are found to forage within the wind turbine areas. This information will feed into mitigation measures which can be altered accordingly, to ensure any negative impacts to foraging / commuting bats is minimal.

Recommend that due to the presence of black grouse in the area, the applicant should ensure the fences are clearly marked and that a programme of monitoring fences for any potential black grouse carcasses is implemented

Recommend that the applicant continues discussions with relevant organisations, to ensure that appropriate mitigation and enhancement measures are adhered to and potential impacts are minimal.

8. Ornithology: Whilst NatureScot has not objected to this issue, it is noted that they consider the proposed development may result in significant impacts on Schedule 1 bird species and a regionally important black grouse population. It is recommended that the ECU gives further consideration to this issue before determining the application.
9. Argyll and Bute Council requests that all other conditions recommended by consultees are included in any Consent.

(Reference: Report by Head of Development and Economic Growth dated 6 January 2026 and supplementary report number 1 dated 20 January 2026, submitted)

5. MR AND MRS SCOTT RAEBURN: ERECTION OF TEAROOM WITH 4 APARTMENTS ON UPPER FLOORS: FORMER SUSY'S TEAROOM, TIGHNABRUAICH (REF: 25/00181/PP)

The Planning Officer spoke to the terms of the report. The application is for a building that would accommodate a new café/restaurant on the ground floor and the introduction of 4 self-catering flats on the upper floors. The application site is considered to be brownfield land and is located within the Key Rural Settlement of Tighnabruaich. The Susy's Tearoom building was removed in 2020/2021 and the land on which it stood has been vacant since then.

Objections to the application have been received from a total of five sources, and in terms of the Scheme of Administration and Delegation contained in the Council's Constitution

(2025), this number is less than the eleven that is required in order for the PPSL Committee to consider proposal.

This application is before Members as the Roads Department are recommending refusal as they do not consider the parking spaces in the large neighbouring car park to represent a suitable provision and are of the view that the number of proposed on-site spaces is insufficient to meet the increase in parking demand resulting from the proposed development.

It is the opinion of the Planning Department that the use of the public car park by patrons and members of staff of the proposed café/restaurant can be accepted as this was the situation that existed for decades in association with the previous Susy's Tearoom.

Having regard to the parking standards in LDP2 Policy 40, the number of spaces to be provided in relation to the four two-bedroomed units would be eight. As five on-site spaces are proposed, this represents a shortfall of three spaces. In this case it is considered that this shortfall can be accepted as a minor departure to policy and the details of the mitigating factors were set out in Section (S) of the report of handling.

It was recommended that planning permission be granted as a minor departure to Development Plan Policy subject to the conditions, reasons and advisory notes appended to the report of handling.

Decision

The Committee agreed to grant planning permission as a minor departure to Development Plan Policy, subject to the following conditions and reasons and the advisory notes appended to the report of handling:

Standard Time Limit Condition (as defined by Regulation)

Standard Condition on Soil Management During Construction

Additional Conditions

1. Approved Details

Unless otherwise directed by any of the conditions below, the development shall be implemented in accordance with the details specified in the application form dated 4th February 2025; the supporting information; and the approved drawings listed in the table below unless the prior written approval of the planning authority is obtained for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

Plan Title.	Plan Ref. No.	Version	Date Received
General Arrangement – Site Location Plan	Drawing No. HG A3 L(9-)P901	-	05/02/2025
General Arrangement – Site Location	Drawing No. HG A3 L(9-)P901A	-	07/02/2025

Plan			
General Arrangements – Site Layout	Drawing No. HG GA L (--) P002C	C	12/06/2025
General Arrangements – Ground & 1 st Floor Plans	Drawing No. GN GA L (--) P003B	B	12/06/2025
General Arrangements – Ground Floor Plan	Drawing No. HG GA L (--) P004B	B	12/06/2025
General Arrangements – First and Mezzanine Floor Plans	Drawing No. HG GA L (--) P005B	B	12/06/2025
General Arrangements – Sections	Drawing No. GN GA L (--) P006B	B	12/06/2025
General Arrangements – Proposed Elevations	Drawing No. HG GA L (--) P008B	B	12/06/2025
General Arrangements – Proposed Elevations	Drawing No. GN GA L (--) P009C	C	12/06/2025

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

2. Contaminated Land Assessment

Unless otherwise agreed in writing and in advance by the Planning Authority, prior to any development commencing on the site, a scheme will be submitted by the Developer (at their expense) to identify and assess potential contamination on the site. No work on the site shall commence until the scheme has been submitted to, and approved, by the Planning Authority, and is thereafter implemented in accordance with the scheme so approved.

The scheme shall be undertaken by a competent person or persons in accordance with relevant authoritative guidance including Planning Advice Note (PAN) 33 (2000) and BS10175:2011 or, in the event of these being superseded or supplemented, the

most up-to-date version(s) of any subsequent revision(s) of, and/or supplement(s) to, these documents. This scheme should contain details of proposals to investigate and remediate potential contamination to the satisfaction of the Planning Authority, and must include:

- a) A desk study and development of a conceptual site model/preliminary risk assessment, including a ground investigation strategy for any phases of ground investigation proposed to be undertaken (exploratory, main or supplementary). The desk study and the scope and method of recommended investigations shall be agreed with the Council prior to addressing parts b, c, and d of this condition.

Should the desk study show the need for further assessment, this will be undertaken in the following sequence:

- a) A detailed investigation of the nature and extent of contamination on site, and assessment of the risks such contamination presents.
- b) Development and agreement of a remedial strategy (if required) to treat/ remove contamination ensuring the site is made suitable for its proposed use (this shall include a method statement, programme of works and proposed verification plan).
- c) Submission of a verification report for any agreed remedial actions detailing and evidencing the completion of these works.

Written confirmation from the Planning Authority that the scheme has been implemented and completed shall be required by the Developer before any development hereby approved commences. Where remedial measures are required as part of the development construction detail, commencement must be agreed in writing with the Planning Authority.

Reason: In order to ensure that the potential risks to human health, the water environment, property, and ecological systems arising from any identified land contamination have been adequately addressed.

3. Short Term Holiday Accommodation

The residential accommodation units hereby approved shall be used for short-term holiday occupancy only and not as a main residence and shall not be occupied by any family, group or individual for a cumulative period of more than three calendar months in any one year. A register showing dates of arrivals and departures shall be maintained by the Site Operator and shall be available at all reasonable times for inspection by the Planning Authority.

Reason: In order to define the permitted occupancy to satisfy the provisions of the Development Plan.

4. Noise Assessment and Management Plan for Construction Operations

Prior to the commencement of the development, a Noise Management Plan relative to the construction phase shall be submitted to and approved in writing by the Planning Authority.

The document shall incorporate the following:

- i. An identification and assessment of all potential sources of nuisance that may cause disturbance to nearby residents during the construction of the development, including noise/ vibration, dust, surface runoff and any temporary lighting. This should cover all aspects of the proposal (e.g. ground works, access improvements and construction of building and any associated facilities).
- ii. For all potential sources of nuisance, the applicant will be required to provide a management plan that incorporates details of the suitable control measures to be put in place so as to ensure that construction works do not cause a loss of amenity to local residents and/or statutory nuisance. Such details shall include (but not be limited to) the intended hours of working; the movement of vehicles into, within and out of the site; the use of plant; and the storage of equipment and materials on the site.

Unless otherwise agreed in writing with the Planning Authority, the construction of the development shall be carried out in accordance with the approved Noise Management Plan.

Reason: In order to avoid sources of nuisance in the interest of amenity.

5. Hours of Construction Working

The hours of working at the site during the construction of the development hereby approved shall be restricted to 08.00 to 18:30 Monday to Friday and 08.00 to 13.00 on Saturdays. No construction work shall take place at the site on Sundays or Bank Holidays.

Reason: In order to avoid sources of nuisance in the interest of amenity.

6. Noise Assessment and Management Plan for Operational Activities

Prior to the development coming into use, a Noise Management Plan relative to the operational phase shall be submitted to and approved in writing by the Planning Authority.

The document shall incorporate the following:

- i. A noise assessment undertaken in terms of BS4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound', the scope of which shall include the extraction unit for the commercial premises.
- ii. Details of the means by which extraneous noise will be mitigated to 'Best Practicable Means'. The Noise Rating Criteria to be achieved during the day (0700-1900hrs) will be NR35 and will be NR25 during the evening/night (1900-0700hrs).
- iii. Details of the opening hours of the café/restaurant and the timing of deliveries and collections to and from the site.

Unless otherwise agreed in writing with the Planning Authority, the development shall be operated in accordance with the approved Noise Management Plan.

Reason: In order to ensure that acceptable noise and vibration levels are not exceeded.

7. Odour Assessment and Mitigation Measures

Prior to the commencement of the development, a detailed specification regarding the collection, treatment and disposal of cooking odours shall be submitted to and approved in writing by the Planning Authority.

The specification shall incorporate the following:

- i. Precise details of the location of equipment used for the cooking and heating of food.
- ii. Information (including manufacturer's details) on canopies, grease filters, rates of air movement over the canopy, make-up air, air disposal points, etc. The air disposal points should terminate at least 1 metre above any opening windows.

Unless otherwise agreed in writing with the Planning Authority, the system for the collection, treatment and disposal of cooking odours shall be implemented in full accordance with the approved details prior to the premises being brought into use for the preparation and sale of food and it shall, thereafter, be operated and maintained in a manner that is consistent with the agreed specification.

Reason: In order to protect the amenity of the immediate area and prevent the creation of odour nuisance.

8. Arrangements for the Storage and Collection of Waste

Prior to the commencement of the development, details of the proposed arrangements for the storage and collection of waste shall be submitted to and approved in writing by the Planning Authority. The arrangements shall be implemented in accordance with the approved requirements prior to the development being brought into use and shall thereafter be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

Reason: In order to accord with the principles of sustainable waste management within NPF4 Policy 12 and LDP2 Policy 63.

9. External Lighting

Unless otherwise agreed in writing with the Planning Authority, all external lighting on the application site shall be operated, positioned and angled in compliance with the Scottish Government Guidance Note "*Controlling Light Pollution and Reducing Lighting Energy Consumption*" (March 2007).

Reason: In order to protect the amenity of the immediate area from the creation of nuisance due to light pollution and to support the reduction of energy consumption.

10. Details of Access and Parking

Prior to the commencement of the development, the following details shall be submitted to and approved in writing by the Planning Authority:

- i. The location, design and materials of any proposed walls, fences and gates.
- ii. The means by which direct access between any of the proposed parking spaces and the adjoining public car park is to be prevented.
- iii. The materials to be used in the surfacing of the car parking spaces and turning court.
- iv. The layout of the access point into the turning court from the public car park.

Prior to the development being brought into use, the parking spaces and the access into the turning court shall be formed in full accordance with the details approved under points (ii), (iii) and (iv) above. Thereafter, the parking spaces and turning court shall be maintained clear of obstruction for the parking and manoeuvring of vehicles.

Reason: In the interests of road safety and in order to ensure that there is a level of parking provision that is commensurate with the scale of the development.

11. Biodiversity Enhancement

Prior to the commencement of the development hereby approved, a biodiversity statement shall be submitted to and approved in writing by the Planning Authority. The statement shall demonstrate how the proposal will contribute to conservation/restoration/enhancement of biodiversity, and how these benefits will be implemented and maintained for the lifetime of the development.

All physical biodiversity enhancement measures (e.g. bird nesting boxes, 'swift bricks', wildlife ponds, bat and insect boxes, hedgehog homes, etc) shall be implemented in full before the development hereby approved is first brought into use.

All biodiversity enhancement measures consisting of new or enhanced planting shall be undertaken either in accordance with the approved scheme of implementation or within the next available planting season following the development first being brought into use.

The biodiversity statement should refer to [Developing with Nature guidance | NatureScot](#) and [Scottish Government Planning Guidance: Biodiversity](#) as appropriate.

Reason: In order to comply with the requirements of NPF4 Policy 3.

12. Surface Water Drainage

Prior to the commencement of the development hereby approved, details of a sustainable urban drainage system compliant with the guidance set out in CIRIA's SuDS Manual C753 shall be submitted to and approved in writing by the Planning Authority. The approved surface water drainage system shall be operational prior to the development being brought into use and shall be maintained as such thereafter.

Reason: In order to ensure that adequate surface water drainage is implemented to prevent flooding elsewhere.

13. Electricity Substation

Prior to the commencement of the development, a report shall be submitted to and approved in writing by the Planning Authority in consultation with the Environmental Health Service and Scottish and Southern Electricity. This report shall incorporate the following:

- i. An assessment of the noise levels generated by the operation of the existing electricity sub-station, together with an assessment of whether the noise is likely to give rise to complaints. This assessment should be carried out using the methodology detailed in BS4142:2014+A1:2019 '*Methods for rating and assessing industrial and commercial sound*'. In accordance with Planning Advice Note 1/2011, as part of the assessment, consideration must be given to any likely increase in noise levels that may reasonably be expected in the foreseeable future from the operation of the electricity sub-station.
- ii. Using the findings of the above assessment, the developer must then identify the measures needed to mitigate any potential adverse effects of noise for the patrons of the café/restaurant and the occupiers of the short-term holiday letting units. Examples of suitable mitigation measures are detailed in Planning Advice Note 1/2011.

Unless otherwise agreed in writing with the Planning Authority, the building shall be constructed having regard to the mitigation measures included within the approved report.

Reason: In the interests of the privacy and amenity of the proposed building having regard to the provisions of Policy 14 of the Argyll and Bute Local Development Plan 2 (2024).

14. Bicycle Storage

A facility for the storage of cycles, the details of which shall have been previously submitted to and agreed in writing with the Planning Authority, shall be provided within the application site prior to the development hereby approved being brought into use. Unless otherwise agreed in writing with the Planning Authority, the approved cycle storage shall be retained in perpetuity for this dedicated purpose.

Reason: In the interests of facilitating the use of cycles by the patrons of the building hereby approved in accordance with the provisions of National Planning Framework 4 Policy 13 '*Sustainable Transport*'.

(Report by Head of Development and Economic Growth dated 6 January 2026, submitted)

6. CNOC BUIDHE WIND ENERGY HUB LIMITED: SECTION 36 CONSULTATION: CNOC BUIDHE WIND FARM ENERGY HUB, COMPRISING A WIND FARM OF UP TO 29 WIND TURBINES, WITH 14 OF THESE UP TO 180M TO BLADE TIP AND 15 UP TO 200M TO BLADE TIP, WITH ANCILLARY ENERGY STORAGE AND ASSOCIATED INFRASTRUCTURE: APPROXIMATELY 2.5 KM EAST OF BELLOCHANTUY AND 10 KM NORTHWEST OF CAMPBELTOWN (REF: 25/00600/S36)

The Senior Planning Officer spoke to the terms of the report which provided a recommended response to the Scottish Government's Energy Consents Unit (ECU) Section 36 Consultation for Cnoc Buidhe Wind Energy Hub approximately 2.5 km East of Bellochantuy and 10 km Northwest of Campbeltown.

This report reviews the policy considerations which are applicable to this proposal and the planning merits of the development, the views of bodies consulted by the Scottish Government along with other consultations undertaken by the Council, and third party opinion expressed to the Scottish Government.

Reference was also made to supplementary report number 1 which provided Members with an update on correspondence received from the Applicant in respect to Ornithology and also advised Members of new consultee responses received from Scottish Forestry and Ironside Farrar.

The Committee was asked to agree the recommended response to the ECU set out in supplementary report number 1.

Decision

The Committee agreed that the ECU be notified accordingly that:

1. Ornithology - Argyll and Bute Council has been unable to reach a conclusion on ornithology due to the outstanding information requested by NatureScot in respect to a kernel analysis for golden eagle and alternative raft locations for Osprey.

Furthermore, the Council does not agree that a suspensive condition is the best mechanism to secure the removal of five wind turbines in the interests of mitigating barrier effects on Greenland white-fronted geese. It is considered that this amendment to the proposal would constitute a material change which could have implications for the wider proposal that are unclear at this time and require to be explored e.g. environmental impacts, infrastructure re-design, and requirement for re-consultation. To apply such a condition could result in an unreasonable and unimplementable consent.

Argyll and Bute Council OBJECT unless the outstanding information is submitted to the satisfaction of NatureScot and the important mitigation to protect Greenland white-fronted geese is undertaken in advance of determining this application. It is, therefore recommended that the proposal should be amended accordingly and be subject to a further period of formal consultation prior to any determination by the ECU or Scottish Ministers.

NOTE: With regard to the mitigation, should NatureScot remove or update their objection with mitigation that is considered appropriate as part of the consideration of

the current proposal, or which could be secured via planning conditions to be agreed with the Planning Authority, then Argyll and Bute Council would no longer object on these grounds.

2. Peat Landslide Hazard Risk Assessment - Argyll & Bute Council has been unable to reach a conclusion in respect to the Peat Landslide Hazard Risk Assessment (NPF4 Policies 5 and 11 and LDP2 30 and 79). In their Stage 2 Checking Report, Ironside Farrar have advised they have two further queries on assessment of risks to infrastructure that require a response from the developer. It is understood that a response was provided to Ironside Farrar on the 19th of January 2026. Argyll and Bute Council OBJECT unless this issue is resolved to the satisfaction of Ironside Farrar prior to determination of this application by the ECU. Should this issue not be resolved the Council would defer to Ironside Farrar (or any other body appointed by the ECU to provide expert guidance on this matter) in the event of a PLI as no response has been provided by Ironside Farrar on the further information provided by the Applicant.
3. Archaeological Impact - Argyll and Bute Council has no objection in respect to Archaeological Impact, subject to a condition and informative to secure the recommendations of the West of Scotland Archaeology Service being attached to any grant of consent for a Written Scheme of Investigation (WSI) for archaeological mitigation measures and an advisory note that the Applicant ensures they have all necessary legal permissions for any elements of their archaeological mitigation. Specifically, in regard to the RAF Hudson aircraft crash site mitigation proposals which may require a license from the MoD if it is to be disturbed.
4. Public Access – Argyll and Bute Council has no objection in respect to Public Access subject to advisory notes being attached to any consent to ensure that any Access Controls i.e. gates, and cattle grids comply with the British Horse Society Guidance. Furthermore, that public access during construction should comply with NatureScot guidance ‘Good practice during wind farm construction.’
5. Landscape & Visual Impact - Argyll and Bute Council also intends to object to the application on the basis of NPF 4 policies 4a and 11 Section E, Paragraphs 2, 3, 4 and 13 and LDP2 Policy 30 on the basis that the application would have a cumulative, significant and unacceptable adverse impact in respect of landscape, visual and cumulative matters and that a detailed representation would be submitted following consideration of the matter at the next scheduled meeting of PPSL Committee.

In the event the ECU grants consent it was recommended that a condition to secure further aviation lighting mitigation in the form of an Aircraft Detection Lighting System be attached to such a consent.
6. Biodiversity Impact - Argyll and Bute Council has no objection in respect to Biodiversity Impact, subject to conditions to secure the recommendations of the Local Biodiversity Officer being attached to any consent.
7. Noise Impact - Argyll and Bute Council has no objection in respect to noise impact, subject to suitably worded conditions to limit the noise levels, tonality, and amplitude modulation to control noise levels from the proposal and provide appropriate noise mitigation as recommended and agreed by the Council’s Noise Consultant being attached to any consent.

8. Flood Risk - Argyll and Bute has no objection in respect to flood risk subject to conditions to secure the recommendations of the Flood Risk Assessor being attached to any consent:

- To ensure watercourse crossings are designed to convey the 1 in 200 year plus climate change flood event.
- Surface water drainage is designed in accordance with CIRIA C753 and ensures that post development surface water runoff does not exceed the pre-development surface water runoff. The surface water drainage should be in operation prior to the start of construction.

9. Argyll and Bute Council requests that all conditions recommended by other consultees are included in any Consent with exception to the condition requiring removal of 5 turbines referred to at (1) above.

(Reference: Report by Head of Development and Economic Growth dated 9 January 2026 and supplementary report number 1 dated 20 January 2026, submitted)

Councillor John Armour left the meeting at 12.33 pm during consideration of the foregoing item.

The Chair, Councillor Gordon Blair, left the meeting at 12.45 pm during consideration of the foregoing item. The Vice Chair, Councillor Kieron Green, assumed the role of Chair at this point.