

Map Key



Areas with potential to accommodate development, subject to criteria, without damaging the landscape character of the area

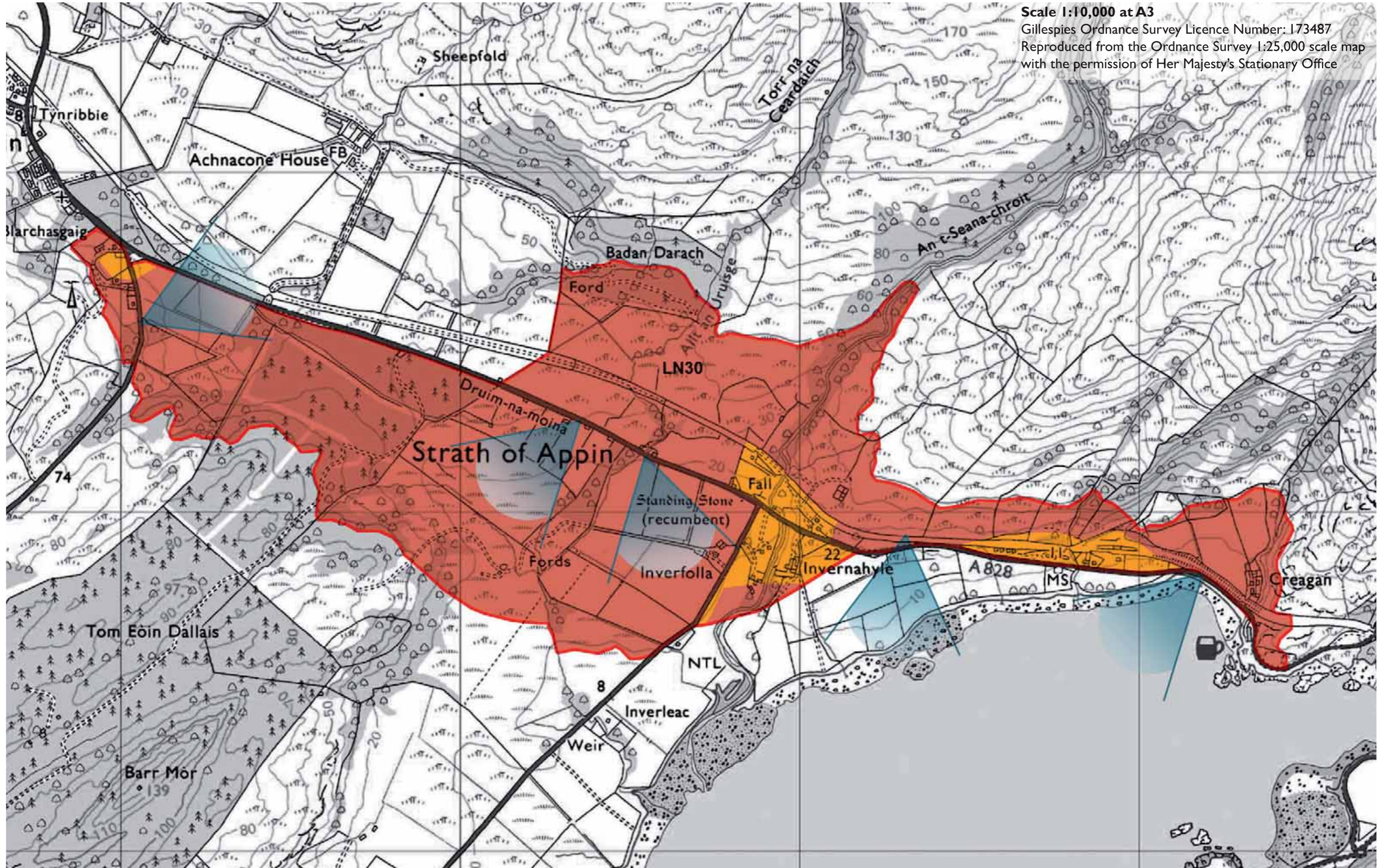


Areas where development is generally unacceptable and would have an adverse impact upon the landscape character of the area



Key viewpoints

All plans at 1:10,000 and orientated north unless stated otherwise.



Lorn - LN30

LN30 STRATH OF APPIN

Site Description

This large site is located in an area of Panoramic Quality and within the SNH Craggy Upland LCT.

The ROA runs from Blarchasgaig in the west to Creagan in the east along a wide, shallow valley. It is dissected in its middle area by the A828, which also forms the northern boundary in the western areas and the southern boundary in the eastern areas. Two minor roads lead south through the ROA at Blarchasgaig and Inverfolla. A disused railway, roughly following the line of the A828 runs throughout the ROA. The highest point of the site is the northern end along the An t-Seana-chroit at 60m AOD.

There are a number of dwellings within the site, cottages at Blarchasgaig, a linear development of small cottages at Druim-na-moina, farmsteads at Inverfolla and Invernahyle and a holiday park with wooden chalets and restaurant at Creagan.

At its eastern end the ROA comprises steep scrubland with a large area of commercial forestry. The central area is much more open with views opening up in all directions. At the western end the ROA narrows along the roadside and views are dominated by Loch Creran to the south.

Two rivers (An t-Seana-chroit and Allt an Uruisge) flow north to south through the ROA. There is a recumbent standing stone near to Inverfolla.

Scenic Quality

Medium

Sensitivity to Change

High

Capacity to Absorb Development

Limited to good

Areas with potential to absorb development (Orange Areas)

- There is potential to tuck another house in behind the existing housing and across the minor road from it at the western end of the ROA. This should be discreetly sited and associated with existing tree groups.
- To the east of the road at Inverfolla, at Invernahyle, an area of scrubby woodland bisected by the An t-Seana-chroit would be suitable for development of a small cluster of houses, as they would be tucked away out of sight from the main road and would not feature in the wider view.
- To the north of the road junction at Inverfolla there is potential to absorb small scale development. It should be set back from the road and associated with broadleaved tree planting.
- At the existing holiday park at Creagan there is scope for development, providing it is of a small scale and tucked against the landform.

Areas not recommended for development (Red Areas)

- Generally the open moss and bogland south of the A828 should not be developed, as any buildings would be visible for large distances due to the flat and open character of the landscape.
- To the north of the A828 the land starts to rise and any development would be clearly visible. It also does not have a landscape structure capable of accommodating any development in a discreet way.
- To the north of the disused railway line at the eastern end, the land is too steep for development, and would also be visible in the wider landscape



LN30- View east across site from minor road west of the ROA



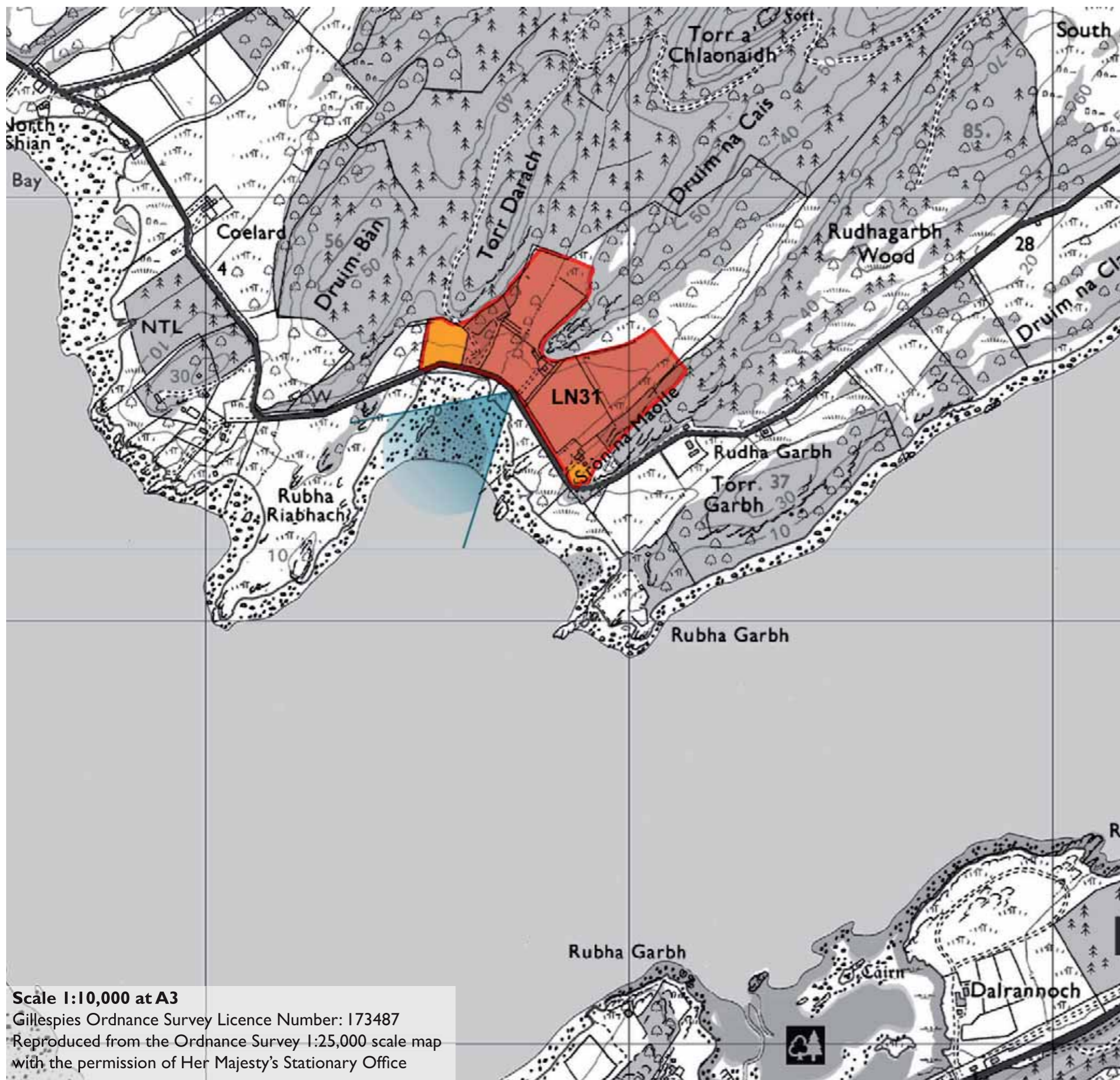
LN30- Existing property at Druim-na-moina



LN30- Farmhouse at Inverfolla



LN30- View along disused rail line to holiday cottages



Scale 1:10,000 at A3
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LN31 RUBHA GARBH

Site Description

This site is located in a National Scenic Area and within the SNH Lowland Ridges and Moss LCT.

The ROA is situated on the shore of Loch Creran and has panoramic southerly views of Benderloch and Eriska. The ROA slopes from 10m AOD in its northern areas to sea level along the roadside and is dissected by two small streams. It is enclosed by woodland on all sides apart from the south, where it is bounded by a minor road. There are also small pockets of woodland within the fields.

There are a number of dwellings in this small site, located in clusters in the south east corner and in the central areas of the ROA. They are visible within the wider landscape, especially those within the central part of the site.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Absorb Development

Good

Areas with potential to absorb development (Orange Areas)

- Development of a small cluster of houses would be possible in the enclosed field at the western end of the ROA.
- There is potential to tuck another house in behind the existing cluster at the south eastern end of the ROA. This should be discreetly sited and associated with existing tree groups.

Areas not recommended for development (Red Areas)

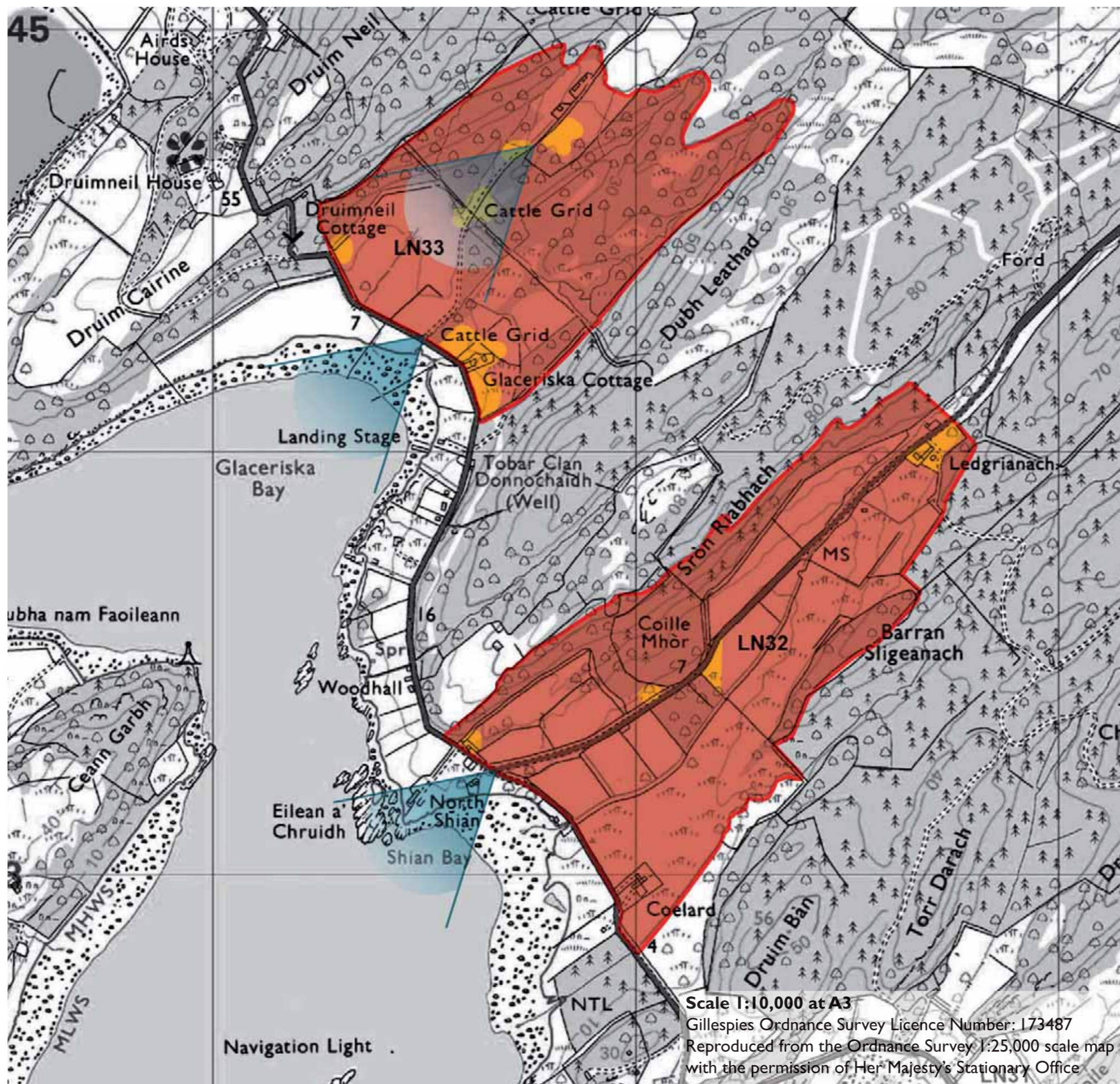
- The open fields in the centre of the ROA should not be developed as any development here would be visible within the wider landscape and also would create visual coalescence between existing clusters
- Views of Loch Creran from existing properties should not be obscured
- Development is not recommended north of existing housing as it will require more access and would also be visible from across Loch Creran.



LN31-View from minor road to existing cottages in the centre of the ROA



LN31-View into enclosed field to at the west of the ROA



LN32 SHIAN BAY

Site Description

This site is located in a National Scenic Area and within the SNH Lowland Ridges and Moss LCT.

The ROA is situated on the shore of Shian Bay, and slopes northwards to a highpoint in the north of the site of 60m AOD at Ledgrianach. The sites southern boundary is defined by a minor road, and is bisected by a minor road which leads to Appin.

The ROA sits within a valley, which runs north east to south west and widening out into a flat boggy plain in the lower levels. A river runs along the roadside in the northern half before taking a more southerly course.

In the upper and western areas the ROA is densely wooded, interspersed with areas of rough grazing. There are occasional filtered views of Shian Bay and Eriska. A single farmstead sits at the northern end of the ROA. In the lower areas, the ROA comprises low lying rough pasture and boggy land with pockets of woodland, and a strong woodland edge. It benefits from views across to Eriska. There is one dwelling along the roadside which is very visible within the landscape.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Absorb Development

Limited to good

Areas with potential to absorb development (Orange Areas)

- Development would be possible around the existing farmstead at the northern tip of the ROA, this should be discreetly sited and associated with existing tree groups.
- Development could be considered in small fields alongside the access track to the south of Choille Mhor . It should be set back against trees.
- It would be possible to develop in the westerly tip of the ROA, provided it is tucked into the trees.

Areas not recommended for development (Red Areas)

- Existing areas of woodland should be preserved to maintain the landscape structure of the ROA
- Open fields and bogland should not be developed as any change would be too visible within the wider landscape. This is especially important in the areas to the south east of the river
- Important views south to Shian Bay should not be compromised

LN33 GLACERISKA BAY

Site Description

This site is located in a National Scenic Area and within the SNH Lowland Ridges and Moss LCT.

The ROA is situated on the shore of Glaceriska Bay, and slopes northwards to a highpoint of 50m AOD. The southern boundary of the site is defined by a minor road, off which a track runs north to three small cottages at the top of the ROA.

In the lower areas the ROA comprises low lying rough pastureland and boggy land with pockets of woodland, and a strong woodland edge. It benefits from views across to Eriska. There is one dwelling along the roadside. In the upper areas the ROA has more woodland interspersed with areas of rough grazing. From the upper area of the site there are panoramic views taking in Eriska, Benderloch, Lismore and Mull. In the lower areas there are filtered views through trees to Shian Bay.

Scenic Quality

High

Sensitivity to Change

Medium

Capacity to Absorb Development

Limited to good

Areas with potential to absorb development (Orange Areas)

- Development could be considered in small pockets along the access track in the central part of the ROA provided that it is set back against trees
- It would be possible to develop the small triangle of land at the southern tip of the ROA as it has good access. Development should be integrated with existing woodland
- The fields to the north east of Glaceriska Cottage could be developed. Development should be of a similar scale to the existing cottage, kept to the perimeter of the fields and associated with woodland
- In the northern part of the ROA, development would be possible in the small woodland clearings as there is sufficient landscape structure to tuck it into

Areas not recommended for development (Red Areas)

- Existing areas of woodland should be preserved to maintain the landscape structure of the ROA
- Open fields should not be developed except around the perimeter as any development here would be too visible within the wider landscape
- Development is not recommended in the areas which would interrupt views of Glaceriska Bay.



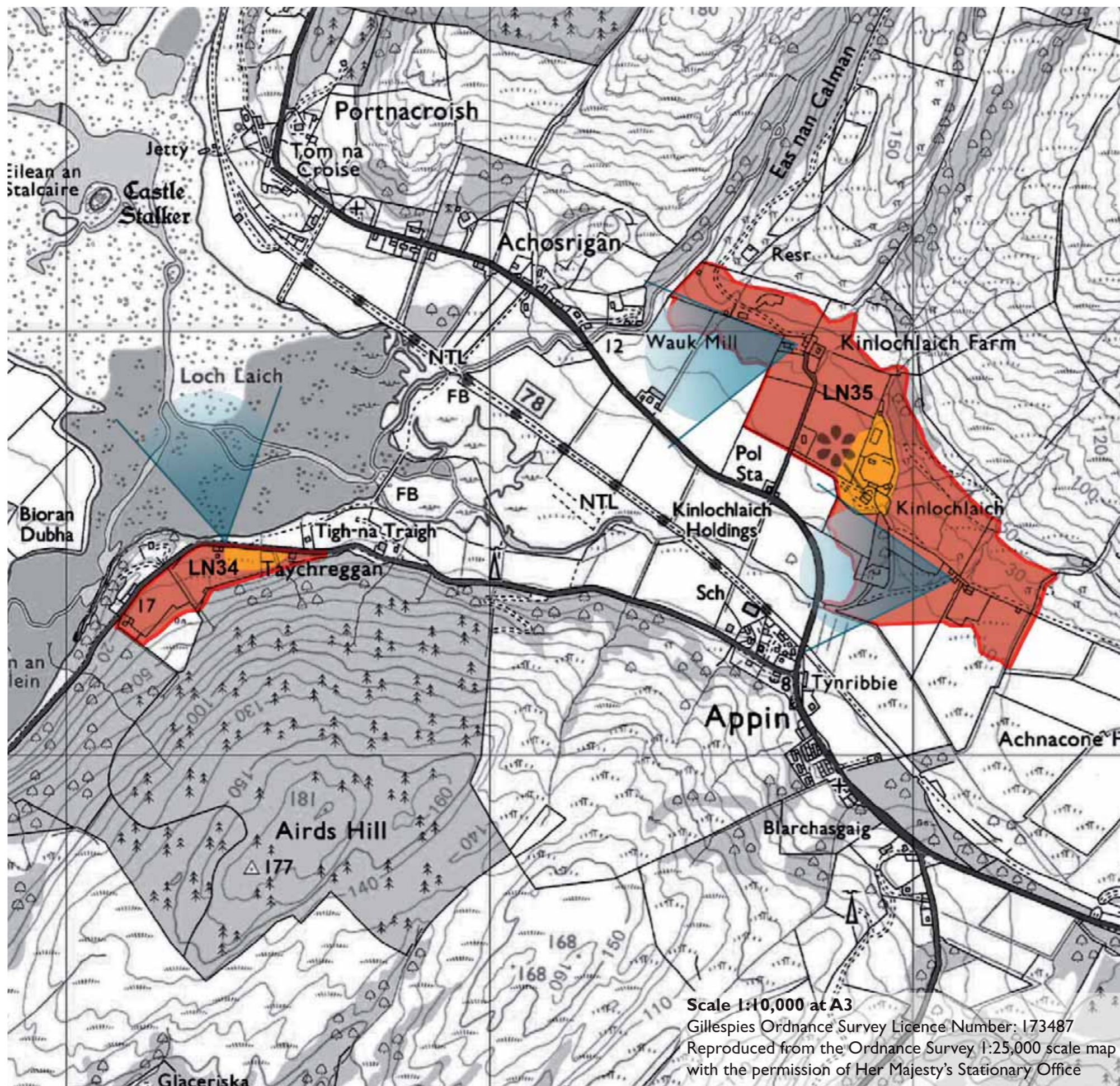
LN32- Looking north across the ROA



LN33- Open fields at the south of the lower end of the ROA



LN33- Clearings in the woodland in the northern area of the ROA



LN34 TAYCHREGGAN

Site Description

This small site is located in an area of Panoramic Quality and within the SNH Lowland Ridges and Moss LCT.

The ROA is situated in the on the shore of Loch Laich and slopes northwards from 30m AOD to 10m AOD.

The site contains one small cottage. The area eastwards from this is relatively flat and is backdropped by a steeply sloping forested slope. West of the cottage the land becomes more steep with scrubby planting and uncultivated grazing land on the slopes.

The site benefits from panoramic views to the west, taking in the Isles of Lismore and Shuna, and over Loch Linnhe to Morvern. The eastern part of the site also has an uninterrupted view of Castle Stalker.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Absorb Development

Limited

Areas with potential to absorb development (Orange Areas)

- Development could be considered in the flat land to the east of the cottage. This should be limited to one small house and should be of the same scale and type as the existing. It should be set back from the road against the rising slopes and integrated with both the existing tree planting and new broadleaf tree planting.

Areas not recommended for development (Red Areas)

- Development on the sloping rough pastureland west of the cottage is not recommended as it will be too visible within the wider landscape and from the road itself. It would also require extensive earthworks.

LN35 KINLOCHLAICH

Site Description

This site is located in an area of Panoramic Quality and within the SNH Lowland Ridges and Moss LCT.

The ROA is situated in the Strath of Appin and slopes southwards from 50m AOD to 10m AOD. The site contains isolated houses, farm buildings, rough pastureland and a historic house with associated designed landscape including a walled garden which is open to the public. To the south east, in the low lying areas, is a church graveyard and also a farmstead with associated outbuildings.

Several small streams dissect the site flowing in a north to south direction from the higher land north of the site.

The site benefits from panoramic views to the west, taking in the Isles of Lismore and Shuna, and over Loch Linnhe to Morvern.

Scenic Quality

Medium

Sensitivity to Change

High

Capacity to Absorb Development

Limited

Areas with potential to absorb development (Orange Areas)

- Development could be considered in the areas around Kinlochlaich House as it is well screened from the road.
- Development could be considered in the field to the west of Kinlochlaich House as there is a landscape framework already in place. Development should be kept to the fringes of the field.

Areas not recommended for development (Red Areas)

- Development on the exposed rough pastureland above the 30m contour would be too visible in the wider landscape
- Any new development on the sloping rough pastureland around Kinlochlaich Farm would be very visible from the road and across the glen
- Important views west should not be compromised
- Development should not be sited near to the graveyard, as it would impact upon its setting



LN34- Flat land at the eastern end of the ROA



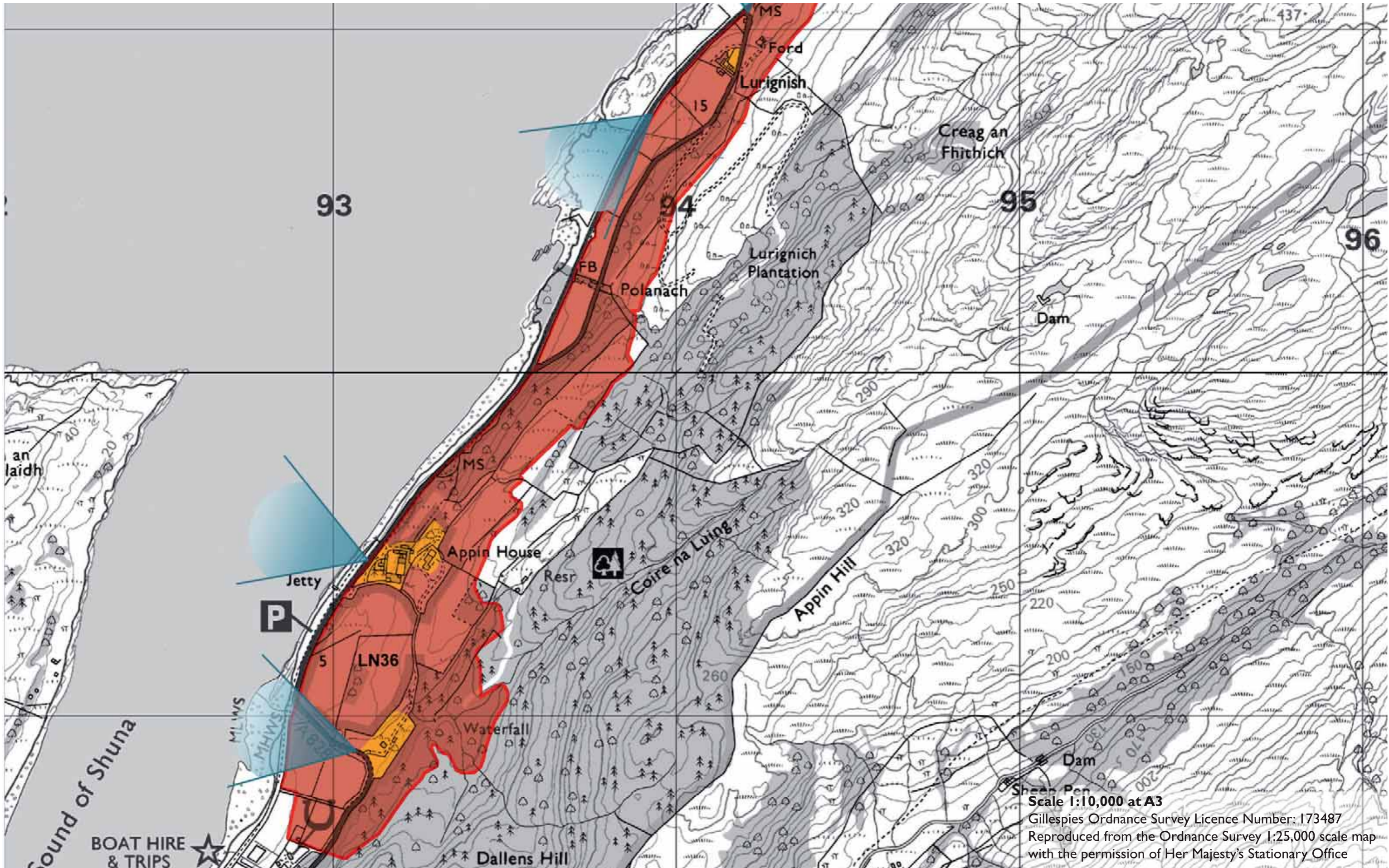
LN34- View to Castle Stalker from ROA

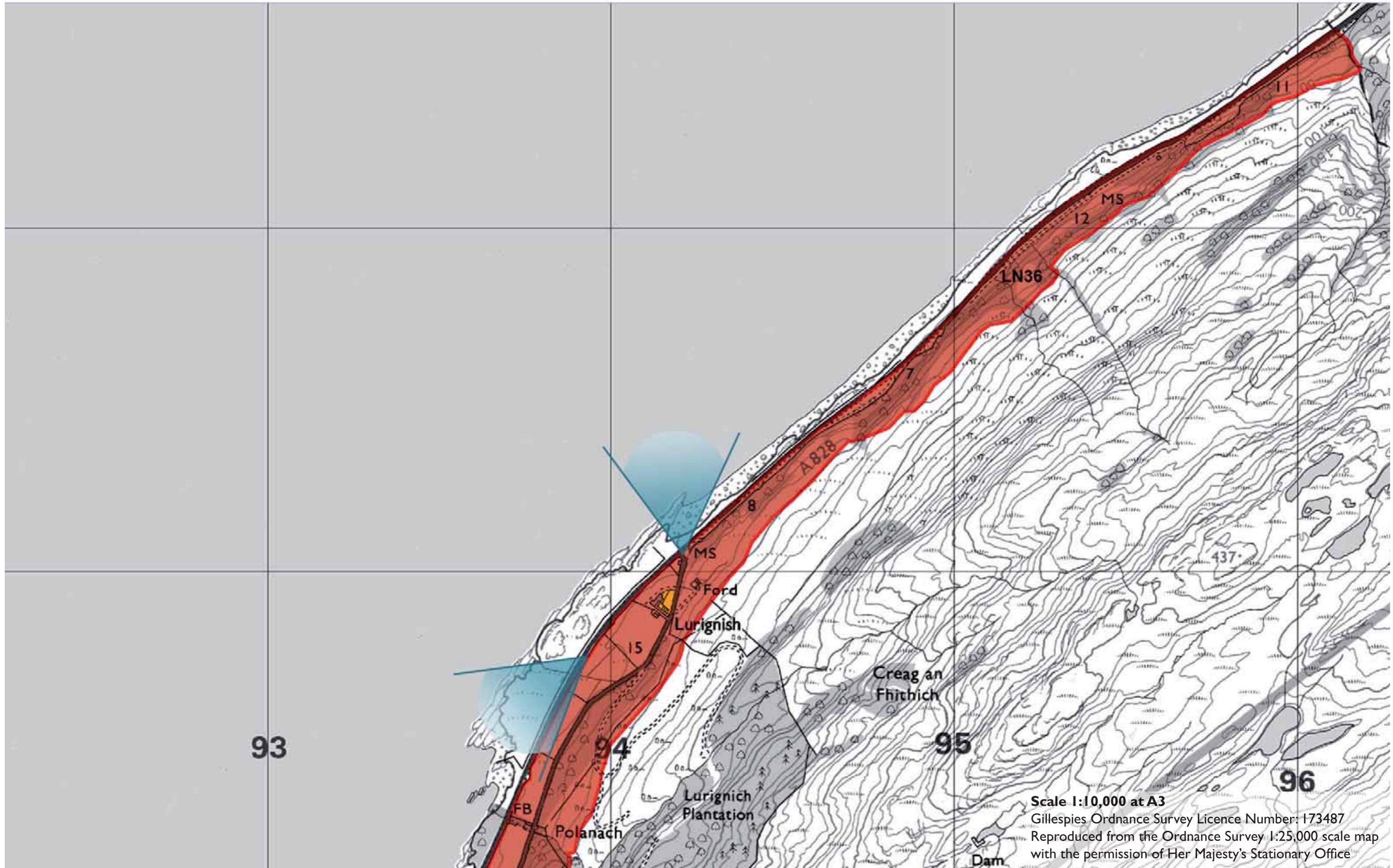


LN35- Looking south from Kinlochlaich Farm



LN35- View from south of graveyard across farmland in the Strath of Appin





LN36 APPIN HOUSE - LURIGICHNICH

Site Description

This site is located in an area of Panoramic Quality and within the SNH Lowland Ridges and Moss LCT and the SNH Craggy Upland LCT.

The ROA is situated along the shore of Loch Linnhe and the A828 runs along the eastern side of the site for its length.

The site is generally sloping from the forested hills to the east down to rough pasture along the roadside. Development is sporadic and is generally set low down, amongst existing trees or against landform. The exception (Appin House) is set higher up and as such is extremely visible from both the road and further afield. At the southern end of the site is a stables and paddock.

The site narrows considerably north of Lurigichnich and slopes very steeply towards the road, due to this it would be unacceptable for development. This area is dissected by two streams which flow west into Loch Linnhe.

The site benefits from panoramic views to the east, taking in the Isles of Lismore and Shuna, and over Loch Linnhe to Morvern.

Scenic Quality

Medium

Sensitivity to Change

High

Capacity to Absorb Development

Limited

Areas with potential to absorb development (Orange Areas)

- Development could be considered in the field to the north of Lurigichnich. It should be backdropped against the existing wooded slopes.
- Development could be absorbed around Appin House where it will be perceived as part of a cluster
- There is potential to accommodate development to the north of the bend in the A828 in the southern part of the site

Areas not recommended for development (Red Areas)

- Exposed rough pastureland along road and lochside is not recommended as it too visible from the road
- Development is not recommended within existing tree groups as this could compromise the landscape structure
- When driving south along the A828 the site forms part of the key view to Loch Linnhe. These views should not be impaired by development.



LN36- Farmland along roadside, long views across to Morvern



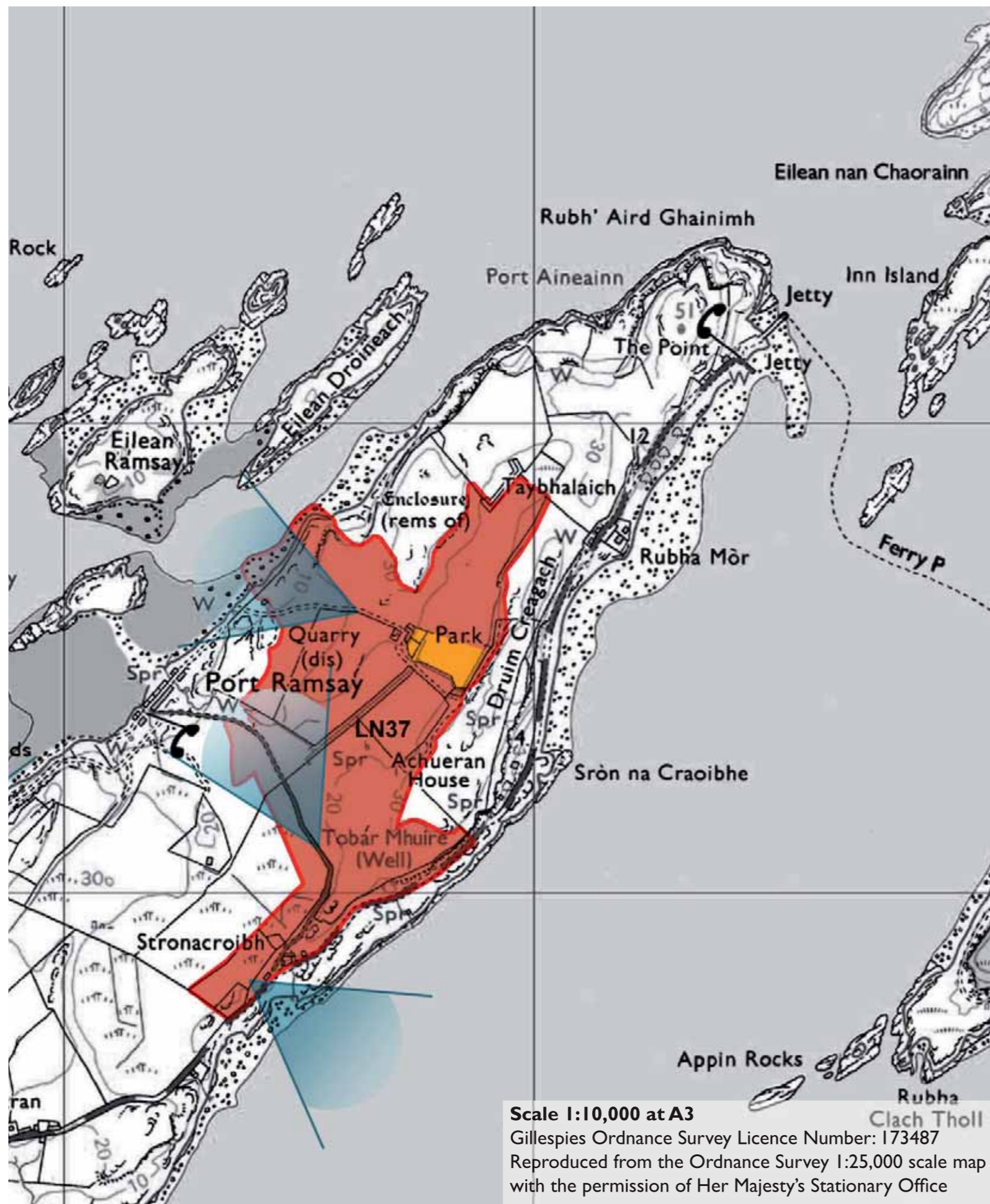
LN36- Narrow land between road and woods at the north of the ROA



LN36- Looking into the ROA from the road towards Appin House



LN36- Lurigichnich from minor road



LN37 LISMORE: PARK

Site Description

This site is located in a National Scenic Area and within the SNH Lowland Ridges and Moss LCT.

The ROA is located at the northern end of Lismore. It contains two dwellings; a cottage at the southern end where the minor road to Port Ramsay joins the B8045 and a farmhouse, accessed by track in the northern part.

The site has panoramic views throughout. From the western side the views are orientated back to the mainland over the Lynn of Lorn. As the minor road rises into the interior of the island, stunning views to the east, over Loch Linnhe to Morvern open up.

The site is undulating with craggy outcrops and featureless rough grazing land. At its highest point it is 20m AOD and is almost completely treeless, except in very sheltered areas.

To the north of Port Ramsay an access track winds its way up the open hillside past the remains of a quarry to the farm at Park. Along the eastern boundary of the ROA, the land forms a pronounced ridge, which drops sharply to the east, to the road below.

The site contains one spring and a well.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Absorb Development

Limited

Areas with potential to absorb development (Orange Areas)

- There is a small area with potential at Park. Development should be set against landform, so that it is read with the existing farmhouse as a cluster.

Areas not recommended for development (Red Areas)

- Due to the featureless, open character of the landscape there are very little opportunities for development, as any interventions will be visible over a long distance. Screening with trees would not be recommended as this would introduce a differing landscape type to the currently open character



LN37- looking north west across site from Stronacroibh

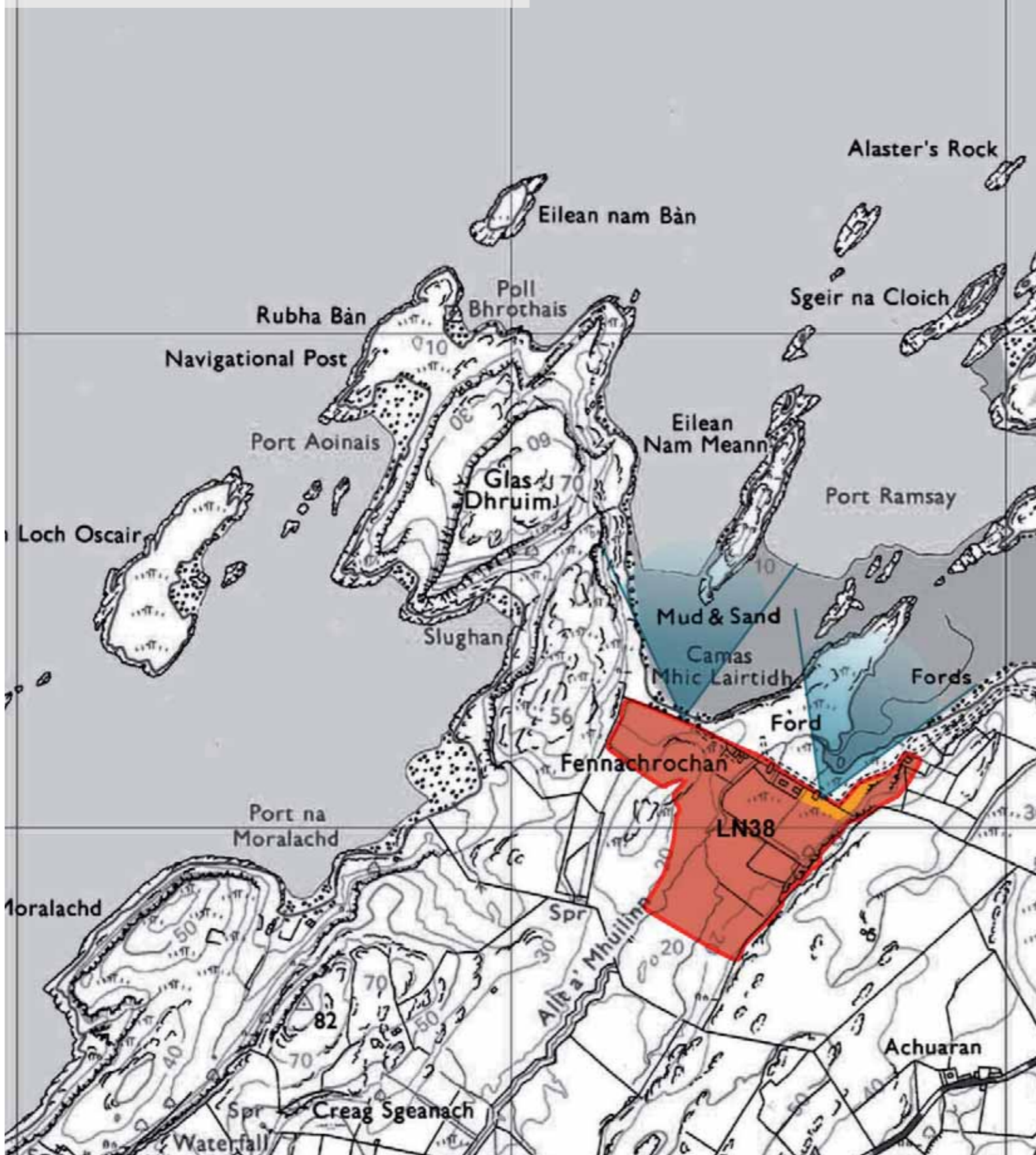


LN37- Open land to the north of Port Ramsay

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LN38 LISMORE: FENNACHROCHAN

Site Description

This site is located in a National Scenic Area and within the SNH Lowland Ridges and Moss LCT.

The ROA is located around the bay of Camas Mhic Lairtidh. It is low lying, enclosed on its south eastern side by steep slopes and is traversed by two streams.

The existing settlement comprises small cottages and a farmhouse in a linear pattern parallel to the shore. Behind the houses are large treeless fields. The site is accessed by a track from Port Ramsay.

Views from the site are panoramic, taking in Morvern and looking north up Loch Linnhe.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Absorb Development

Limited

Areas with potential to absorb development (Orange Areas)

- There is a small area with potential. Development could be continued in a linear fashion towards the south east and wrap around against the landform although it should be limited to a maximum of three more houses.

Areas not recommended for development (Red Areas)

- The open farmland behind the row of houses should not be developed. This area is too open and exposed with no suitable landscape features which could screen or provide a framework to accommodate development
- Development should not extend any further along the track into undeveloped areas to preserve the unsettled character of the landscape surrounding the ROA



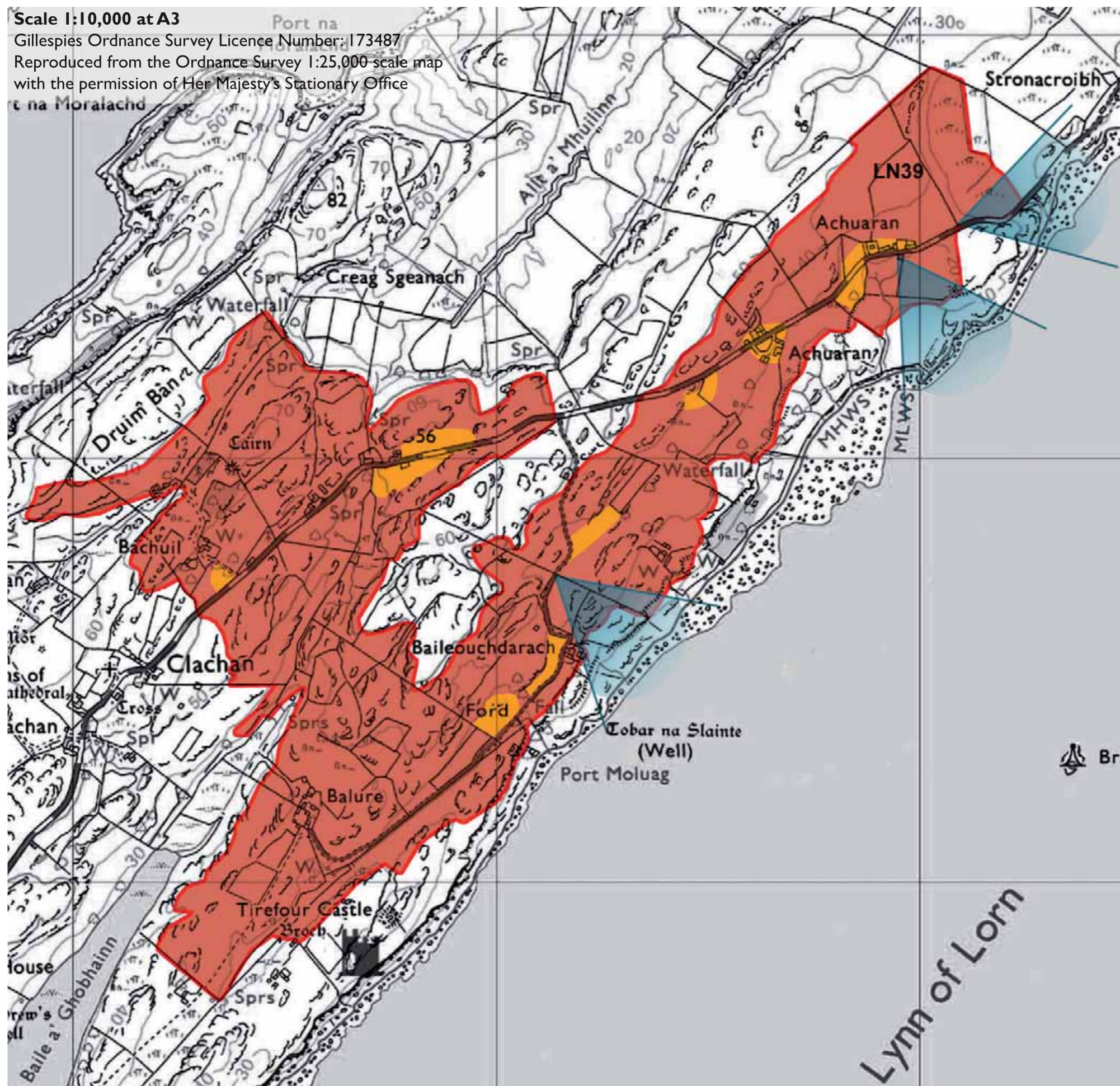
LN38- Looking south east across ROA from farm



LN38- Looking towards ROA from access track

Scale 1:10,000 at A3

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LN39 LISMORE:ACHUARAN

Site Description

This site is located in a National Scenic Area and within the SNH Lowland Ridges and Moss LCT.

The site extends along the eastern side of Lismore and takes in the settlement of Achuaran, a number of cottages and two farms.

The land throughout the site is rocky and undulating, interspersed with small areas of tree planting in sheltered areas. Around the farms of Balure and Baileouchdarach there are areas of rough grazing land and improved pasture. At its highest point the site rises to 70m AOD. There are numerous streams and springs throughout the site.

There are two historic monuments – a cairn north east off Bachuil and Trefour Castle which is located just to the south of the ROA at Balure. Although not in the ROA itself, the ROA does provide the setting for the castle.

Views out of the site are panoramic, taking in the mainland of Argyll over the Lynn of Lorn. It is also important to note that the site itself is visible from the ferry crossing, and from over the loch.

Scenic Quality
Medium

Sensitivity to Change
High

Capacity to Absorb Development
Limited

Areas with potential to absorb development (Orange Areas)

- There are numerous opportunities for small scale development. These are sited in areas where landform or existing planting enables development to be discreetly anchored into the landscape, where the change will not impact on any long views and in areas which do not require new access roads to be constructed.

Areas not recommended for development (Red Areas)

- The open, featureless terrain does not lend itself to discreet development. In many cases development would be visible over a long distance, on Lismore and from further afield.
- There are large areas of the ROA which do not have any road access. Introducing new roads in these areas to support new development would alter the landscape character
- Development is not recommended in areas visible from the Lynn of Lorne or which are part of key views on Lismore itself.



LN39- Looking across the Lynn of Lorn from the northern part of the ROA



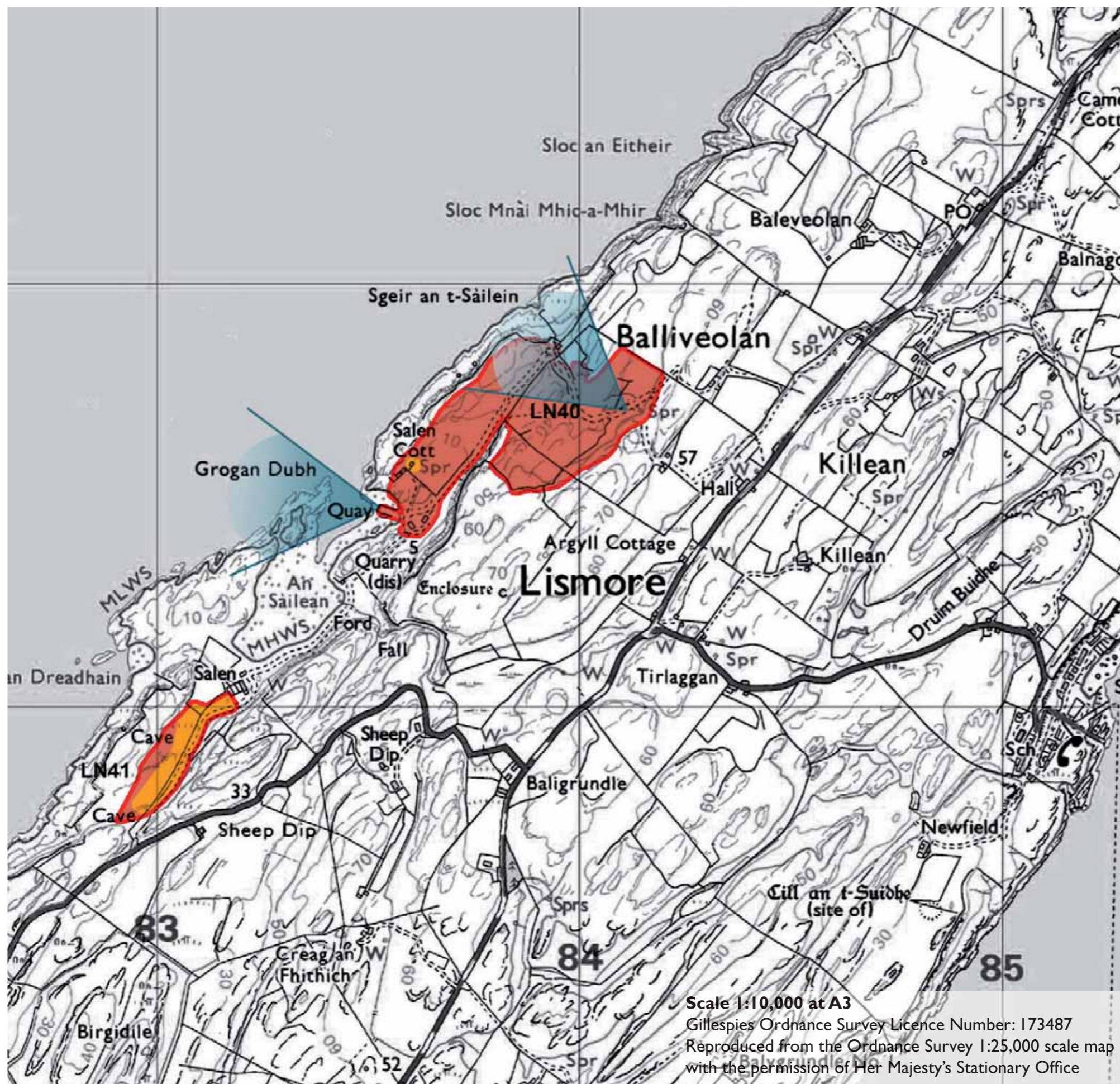
LN39- View north from Achuaran



LN39- Isolated property on minor road



LN39- Tirefour Castle



LN40 LISMORE: SALEN COTTAGE

Site Description

This site is located in a National Scenic Area and within the SNH Lowland Ridges and Moss LCT.

The site is situated on the western side of Lismore and is accessed by a track from behind Balliveolan, which runs through the site to An Sailean.

The highest point of the ROA is along its eastern boundary which rises to 60m AOD.

From here the access track passes through featureless rough slopes which drop down towards the coast. The land is undulating, and steep and rocky in places. It is very open and views are panoramic, taking in Morvern and Loch Linnhe. At the base of a slope the access track turns sharply to the south west and into a valley which slopes down to the bay of An Sailean from which framed views to the south west are obtained.

The area around the bay currently has the ruins of the former Lime Industry and associated cottages and a spring,

Scenic Quality

Medium

Sensitivity to Change

High

Capacity to Absorb Development

Limited

Areas with potential to absorb development (Orange Areas)

- The existing Salen cottage, if sensitively restored could be accommodated within the landscape.

Areas not recommended for development (Red Areas)

- The open, featureless terrain does not lend itself to discreet development. In many cases development would be visible over a long distance, on Lismore and from further afield.
- Development is not recommended around An Sailean due to the historical remains of the former Lime Industry buildings

Lorn - LN40 + LN41

LN41 LISMORE: SALEN

Site Description

This site is located in a National Scenic Area and within the SNH Lowland Ridges and Moss LCT.

The site is situated on the western side of Lismore and is accessed by a track which forms its eastern boundary. The ROA sits within a narrow, boggy valley which slopes down towards a cottage.

Framed views are to the north east through the enclosed valley. The site is treeless and comprises boggy ground in the valley floor and rough ground on the sides.

Scenic Quality

Low

Sensitivity to Change

Low

Capacity to Absorb Development

Good

Areas with potential to absorb development (Orange Areas)

- The area around the existing cottage and the valley floor could accommodate some development as it is not visible in the wider landscape. Development should only be considered if accompanied with broadleaf planting, to anchor it to the landscape

Areas not recommended for development (Red Areas)

- The upper slopes of the valley to the west are not recommended as skylining would occur



LN40- View across ROA from the east



LN40- Salen Cottage



LN41- View north across ROA from southern tip