



Mull

Final Report Produced by GILLESPIES







Map Key



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

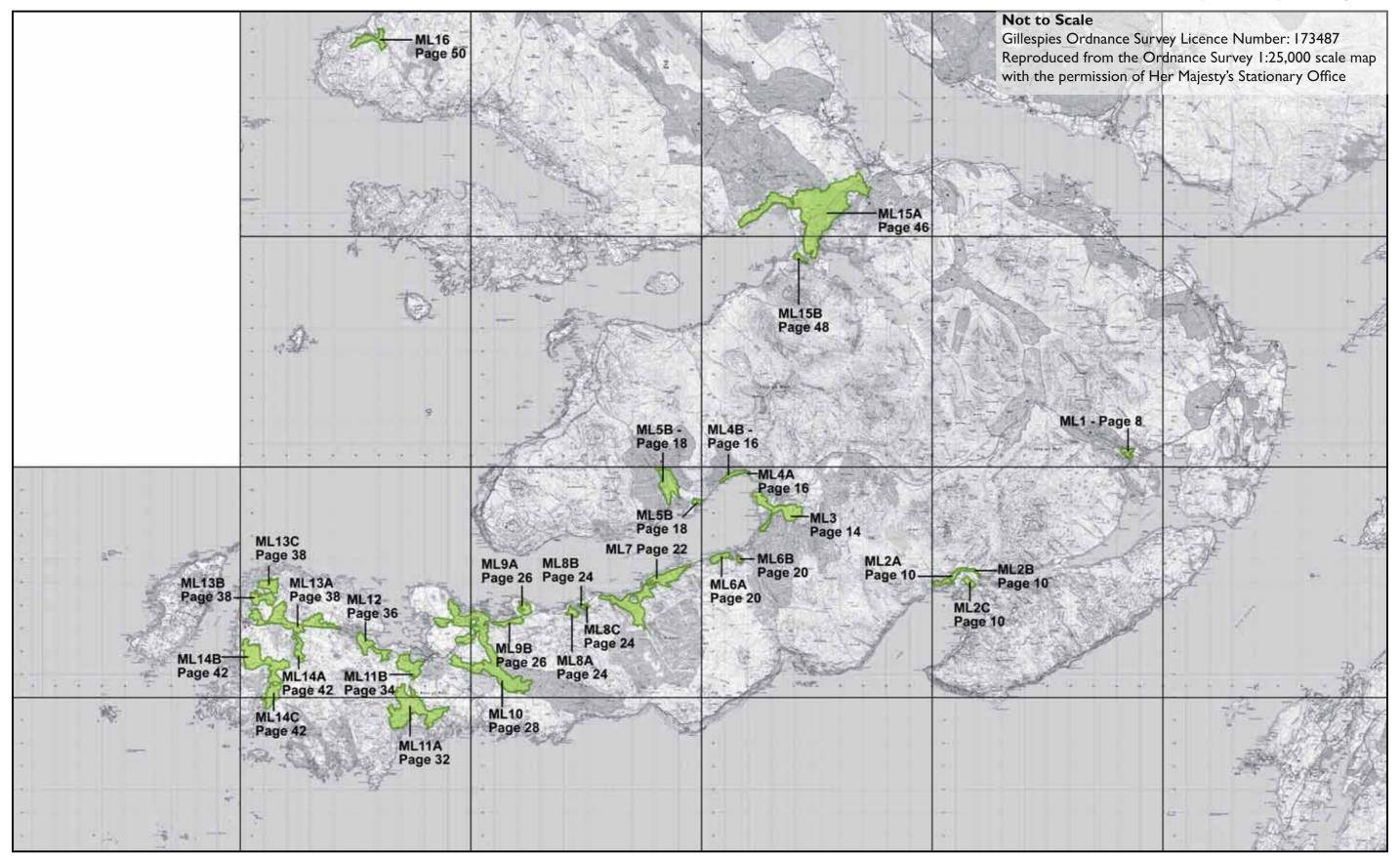


Areas where development is generally unacceptable and would have an adverse impact upon the landscape character of the area



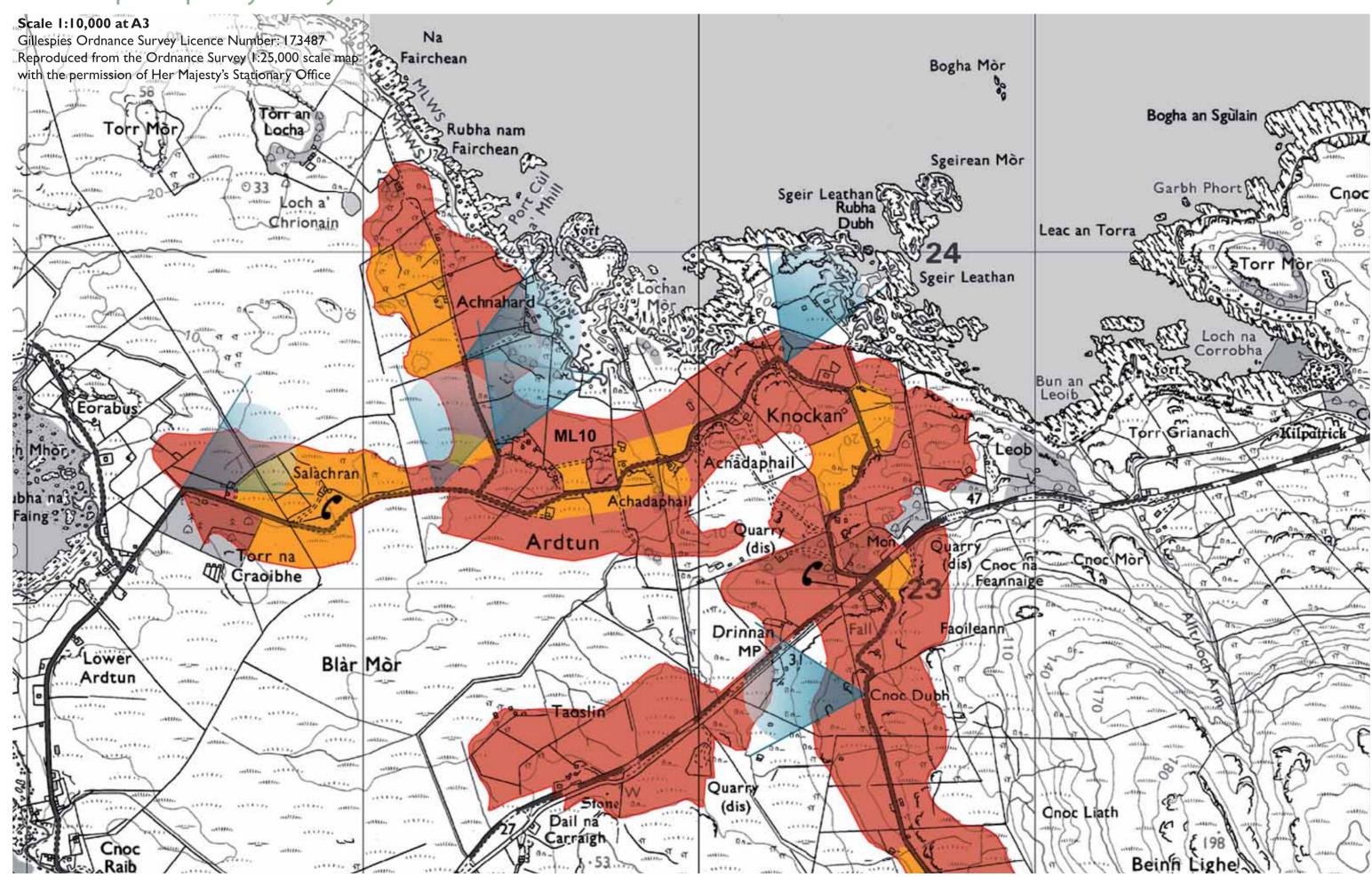
Key viewpoints

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

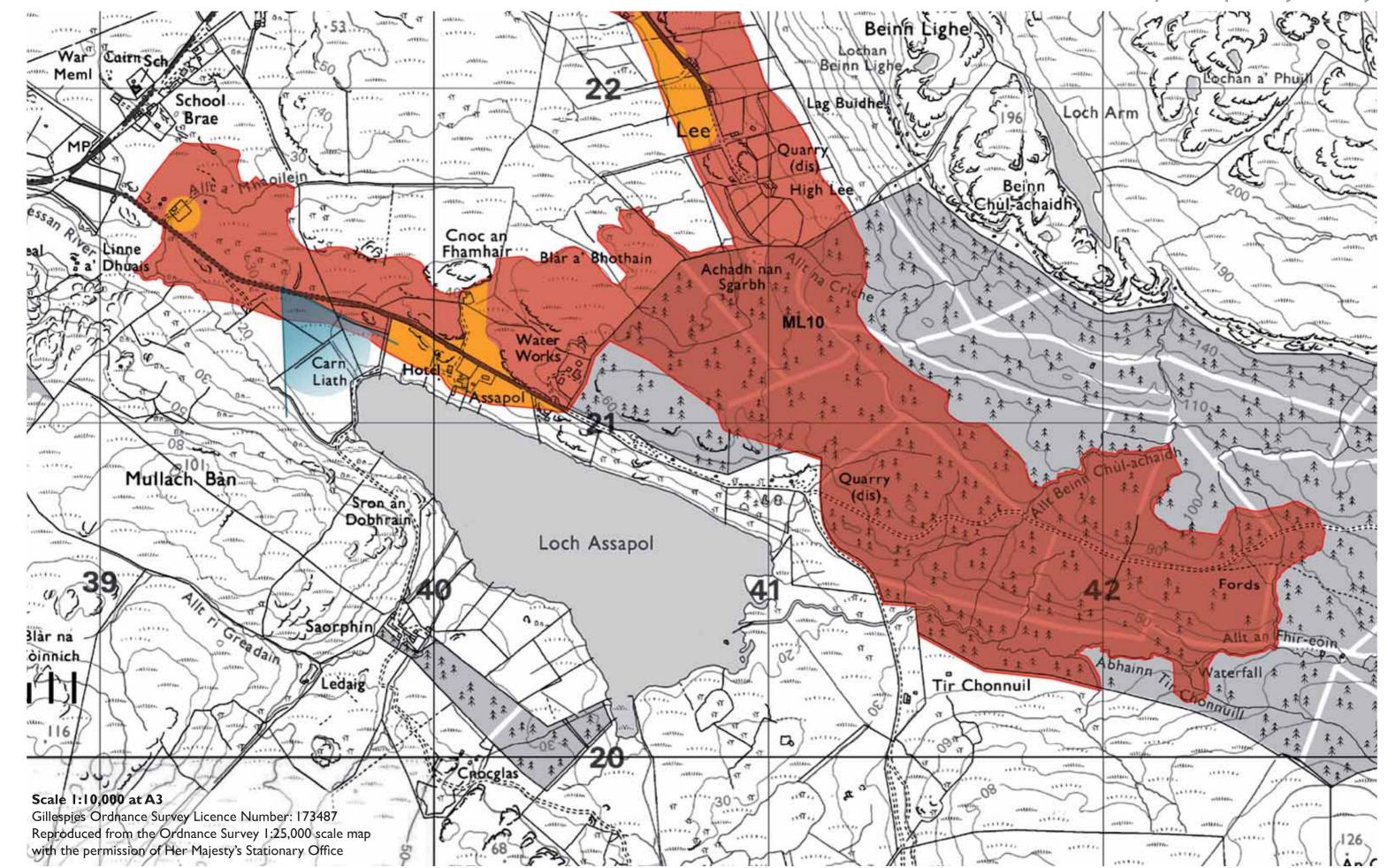


Rural Opportunity Area Assessments, Mull Sites 1-16

December 2009



28



SITE ML10

Site Description

This large site, which takes in the settled areas of Ardtun and Knockan extending almost to Bunessen, to the south, is located in an area of Panoramic Quality and extends across both the SNH High Stepped Basalt LCT and the Basalt Lowlands LCT.

This is a reasonably, intensely settled area of Mull, with properties dispersed through the landscape or grouped in loose clusters. Consequently, the landscape is a rich mix of the natural, boggy and rough moorland, managed grazing and private garden plots.

The landform, in the main, is gently undulating, between 20m and 60m AOD, with numerous rocky outcrops of varying height and size, back-dropped to the south by the steep slopes of Beinn Lighe. There is very little tree cover over most of the site, the properties sitting out in the open, and exposed moorland, with only a few, small, dispersed groups of trees. In contrast, the southwest part of the site is a defined by coniferous plantation – a monotone of dark green, contrasting sharply with the variety of colours within the rest of the site. A great number of streams and small water courses dissect the site and drain either to the sea or to Loch Assapol, just to the south of the site.

The open nature of the site affords numerous and panoramic views to the coast, across to the Treshnish Isles and the surrounding mountains, including Ardmeanach.

The intensity of settlement, here, is in sharp contrast to the east, where the approach along the coastal A849 is through a large part of Mull that is only lightly and intermittently settled.

Scenic Quality

High

Sensitivity to Change

Medium

Capacity to Accommodate Development

Good

(when considering locations for development, with adjacent ROA's to the east, it would be preferable to consider more development here rather than extend development into areas that are perceived as being more wild, remote and unsettled)

Mull 10

Areas with potential to accommodate development (Orange Areas)

This ROA has a number of opportunities for development. The plan identifies those areas that could accommodate development, most readily, with the least visual and physical implications. In these Orange Areas, clustering rather than random distribution throughout the site should be considered.

In addition, the following should be taken into consideration:

- · utilise landform and any available vegetation to set development into the landscape and provide shelter;
- avoid excessive earthworks and the creation of construction platforms;
- · avoid obscuring key views;
- where applicable take opportunities to restore, renovate or convert derelict buildings.

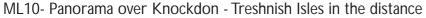
- avoid the coniferous plantation areas, as generally they are not considered as suitable as they are on higher, more exposed ground and more remote from existing settled areas. Extending development into currently unsettled areas would not be considered appropriate:
- · high risk of intruding on key views (either looking into the site from the wider area or views within / across the site);
- highest ground avoided to minimise visual impacts of development over the wider area;
- · separation between identified orange areas to avoid physical and visual coalescene:
- development between access roads / tracks and the coast avoided to reduce visual and physical impacts on the coastline both locally and looking back towards this area;
- steep and / or rocky areas not recommended as excessive earthworks and construction platforms would be required.

Mull 10

Argyll and Bute Landscape Capacity Study



ML10- Looking northwest over Knockan - Treshnish Isles in the distance





ML10- Looking west from Knockan over Loch Scridain

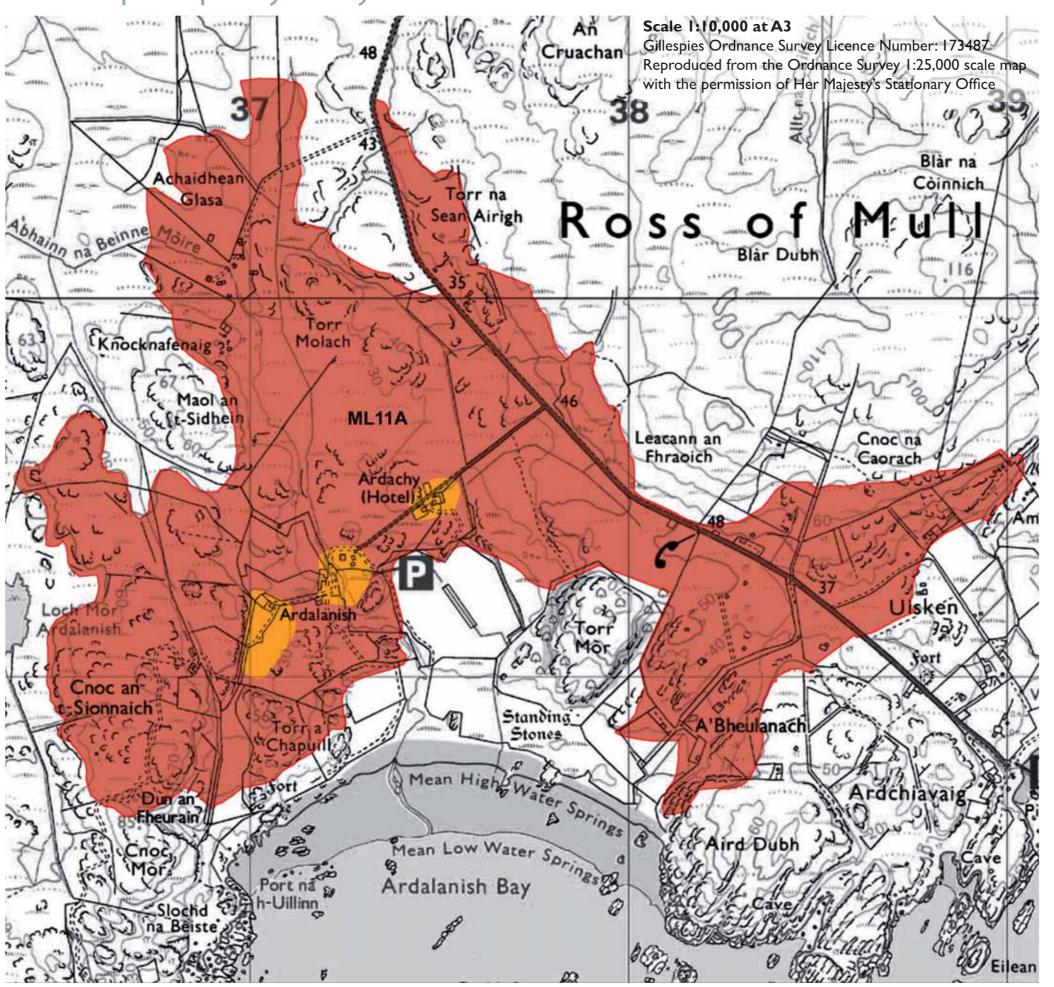


ML10- Looking southeast along road to Loch Assapol



ML10- Looking northeast along A849

Mull 11A, 11B



SITE ML11A

Site Description

This site is located in an area of Panoramic Quality and within the SNH Boulder Moors LCT. It is located on the south coast of the Ross of Mull overlooking Ardalanish Bay and Port Uisken, accessed via a narrow, single track road off the A849.

Due to the distance from Bunessan and the local landform visually separating much of the area, this part of Mull has a more remote feel and a sense of having left settled areas behind.

The site is generally rough, undulating, boulder-strewn moorland and the elevated position above the bays offers a sequence of panoramic views out to sea between 10m and 60m AOD.

Other than Ardalanish Farm and Ardachy Hotel, the only other structures within the landscape are small-scale sheep pens and other small farm outbuildings.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

- 2 or 3 additional individual dwellings could be developed, but these
 would need to be closely sited adjacent to existing development
 to avoid development spread;
- Utilise dips and hollows within the landform to 'anchor' development into the landscape and avoid/reduce views back from other distant locations.

- Area is considered to benefit from the sense of being remote and new development would be a detriment to the landscape character;
- On the higher, more open moorland areas, development would be visible from principal roads, detracting from the remote character of the area;
- Development would detract from the principally unsettled coastal and bay location.



ML11- Looking northwest over central part of the site

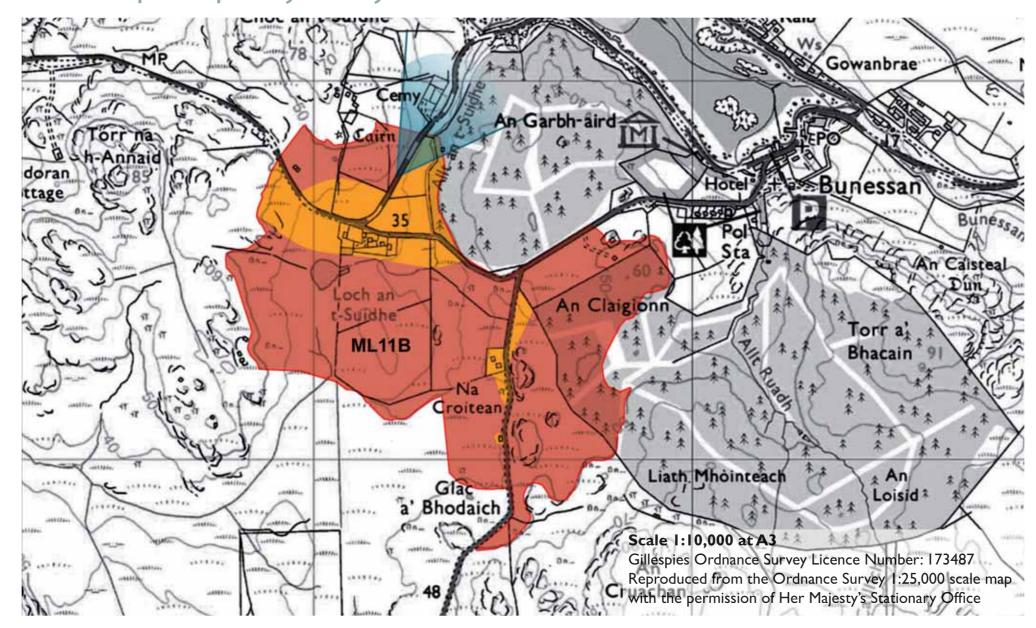


MLIIA-View southeast from Ardachy Hotel



ML11A- Looking east to Torr Mor

Mull 11A, 11B



SITE ML11B

Site Description

This site is located in an area of Panoramic Quality and within the SNH Boulder Moors LCT. However the local landform and nearby coniferous plantations generally precludes views of the coast and distant views are limited. A framed and dramatic view over Loch na Lathaich is only afforded when heading south on the A849 after the junction to Uisken.

The site is dissected by a number of roads, leading to Bunessan, Uisken and Fionnphort and a cluster of properties are developing around the principal junction on the A849. A cairn and cemetery are also located within the vicinity.

Despite the area being self contained and separate from nearby Bunessan, the wider moorland landscape character offers of sense of wilderness and any new development should be closely linked to existing, and in particular clustered around the A849 junction. Development should not be permitted to extend into the open moorland.

Scenic Quality
Good

Sensitivity to Change Medium

Capacity to Accommodate Development Limited

Areas with potential to accommodate development (Orange Areas)

- Cluster development around the A849 create a 'tight', small community in this location;
- An old cottage on the track out to Uisken Consider could be renovated:
- An additional I or 2 properties could be located in conjunction with the properties at Na Croitean;
- · Avoid affecting the setting of the cairn.

- Avoid a scattering of sporadic development away from the roads to maintain the open, moorland character;
- Extending development into the moorland areas would also introduce tracks, lighting and other infrastructure into an area of open landscape which has few if any features to 'anchor' development into the landscape;
- Rocky landform and coniferous plantation woodland areas, to the east of the road to Uisken would be inappropriate for development, being higher and more exposed areas.

Mull 11A, 11B

Argyll and Bute Landscape Capacity Study



ML11B- Looking northwest from Na Croitean



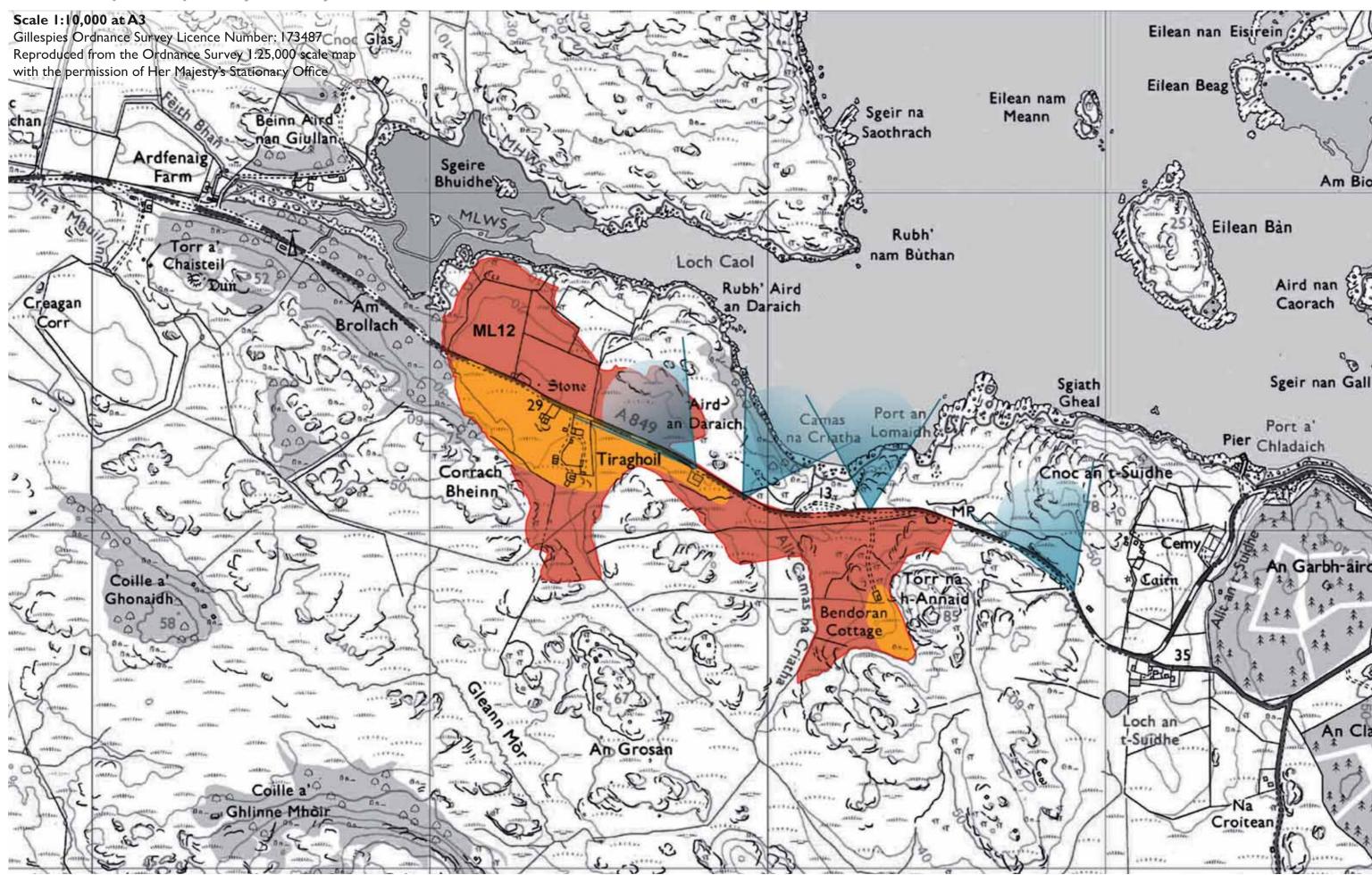
ML11B- Looking northeast from Na Croitean



MLIIB- New development at A849 Junction



MLIIB- Looking east - existing development at A489 junction, Na Croitean in the distance



SITE ML12

Site Description

This site is located in an area of Panoramic Quality and within the SNH Boulder Moors LCT.

The site straddles the A849 and enjoys expansive views over Loch na Lathaich and Loch Caol. To the south of the road the character is one of boggy, rough moorland, rough grasses, bracken and small groups of scrub birch, back dropped by craggy, undulating moorland which contrast sharply with the brighter greens of the grazing areas, for sheep. Generally the site is open and exposed.

The views are spectacular, but the area is marred by the large and out of scale property, including sceptic tanks at the high point of the site and the sprawling farm buildings at Tiraghoil. Other than these buildings the area is generally one of an unsettled character as other properties in the vicinity are more discreetly sited amongst the landform and tree groups.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Accommodate Development Limited

Areas with potential to accommodate development (Orange Areas)

- Development should continue on the south side of the road as this follows the principle pattern of settlement in the area;
- There is an opportunity to include new development (I property) in the vicinity of Bendoran Cottage as this area is tucked out of view from the A849 and any new development (as with the existing) would not be a visual intrusion within this part of the landscape.

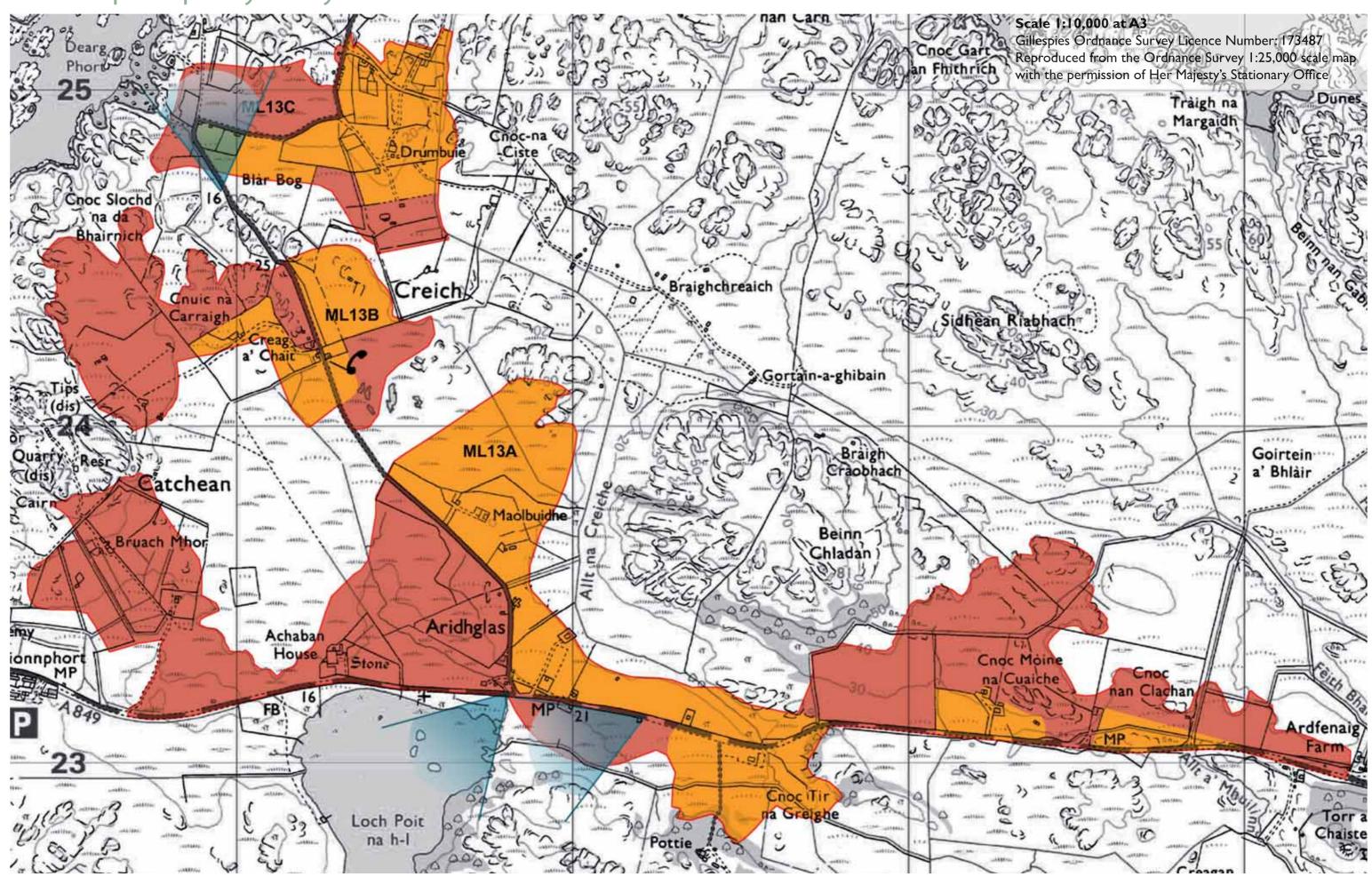
- Development on the north side of the road would affect the panoramic views and on the approach from the east would visually coalesce with the properties at the head of Loch Caol;
- There is little vegetation with which to utilise to 'anchor' development into the landscape.



ML12- Looking east, Loch Caol on the left and Torr na h-Annaid on the right



ML12- Looking west, Tiraghoil on left



SITE ML13A

Site Description

This site is located in an area of Panoramic Quality and within the SNH Boulder Moors LCT and in the main, this long, linear site is located to the north of the A849, with a small part to the south side of the road around the junction to the properties at Pottie.

The area is relatively flat between 10m and 20m AOD, although rocky outcrops and hillocks do occur in the wider area. The area is a mix of boggy, rough moorland contrasting with brighter green, grazed areas and a number of small watercourses dissect the site. Views are limited to along the road corridor with only distant glimpsed views of Loch na Lathaich and over Loch Poit na h-l.

A number of properties, including recently built dwellings, are dispersed across the site and overall the wider area has a distinctly settled feel, particularly as the settlement of Fionnphort borders the far west part of the site.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Accommodate Development

Limited to good

Areas with potential to accommodate development (Orange Areas)

- Whilst development is possible, it should be restricted to the east of Aridhglas to avoid visual coalescence with Fionnphort;
- Development could be set out in the open, to the east of Aridhglas following exising development patterns but sky lining should be avoided and the scale of the development should be appropriate to the more open character of the area;
- Consider a cluster at the junction with the A849 and the track to Pottie;
- I or 2 dwellings could be considered within the vicinity of Cnoc Moine na Cuaiche as the landform would provide a setting.

Areas not recommended for development (Red Areas)

- Further development should be excluded from the far west end of the site to avoid visual and possibly physical coalescence with Fionnphort – there is already a significant amount of development in this western part of the site;
- Avoid further development between the junction to Pottie and Loch Poit na h-l to maintain views of the loch from the road;
- Additional development around Ardfenaig Farm is not recommended to avoid the spread of development along the A849 into the less settled areas.

SITE ML13B

Site Description

This site is located in an area of Panoramic Quality and within the SNH Boulder Moors LCT.

This small site is situated just to the north of ROA 13a and straddles the single track access road to Kintra.

The area is relatively flat, open and exposed around 20m AOD, although rocky outcrops and hillocks do occur in the wider area, particularly to the west of the site. There is a mix of boggy, rough moorland contrasting with brighter green, grazed areas and a number of small watercourses dissect the site.

A small cluster of properties is located at Creag a' Chait, but the general feel is one of a lightly settled area. On the approach, from the south there are no views to the coast, but on leaving the ROA, views over the intricately indented shoreline to the sea are afforded.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Accommodate Development Limited

Areas with potential to accommodate development (Orange Areas)

- New development should be confined to grouping around the existing properties at Creag a' Chait to avoid unnecessary spread into the landscape and the risk of visual coalescence with development occurring in ROA's I3A and IC;
- Views out to the coast should not be obscured.

Areas not recommended for development (Red Areas)

- The craggy, undulating ground in the west should be avoided –
 currently there is no access to this area and development in
 these areas would likely be too prominent and involve excessive
 earthworks to create development plots;
- The small area, to the southeast of Creag a' Chait should remain undeveloped to avoid potential visual coalescence with the potential area of development, to the north of ROA MLI3A.

SITE ML13C

Site Description

This site is located in an area of Panoramic Quality and within the SNH Boulder Moors LCT.

This small site is situated just to the north of ROA 13b and straddles the single track access road to Kintra with the west of the site and the properties located at the tight bend in the track enjoying expansive views over the intricately, indented shoreline to the southern end of lona.

The site is generally open to the south and west with views back to ROA 13b and 13c and Drambuie Farm sits within a landscape of boggy, rough moorland mixed with brighter green, grazed areas. However, the craggy landform encloses the site to the east and north, providing a visual and physical separation from the nearby settlement of Kintra.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Accommodate Development Good

Areas with potential to accommodate development (Orange Areas)

- New development could be accommodated within the central part
 of the site to the south and east of the road. This could either be
 3 or 4 smaller dwellings, immediately to the south of the road, or
 I larger property. Either arrangement would be acceptable (but
 not both, as this would constitute over development) the smaller
 dwellings would relate to the existing small properties, to the south
 of the road, and a larger property would be consistent with the
 larger farmsteadings, in the area;
- Views out to the coast should not be obscured;

- An area of the site to the south should not be included for development to avoid physical coalescence with any development occurring in ROA 13b;
- The red areas to the north and west should not be developed to avoid spoiling the coastal views;
- The red area to the north should not be developed to avoid visual coalescence with the nearby settlement of Kintra, to the north.



Mull 13A, 13B, 13C



MLI3A- Looking east towards Ardfenaig Farm



ML13A- Looking west from east end of ROA



ML13A- Looking west, glimpses of Loch Poit na h-l



ML13B- Looking toward Creag Chait from turning to Maolbuidhe

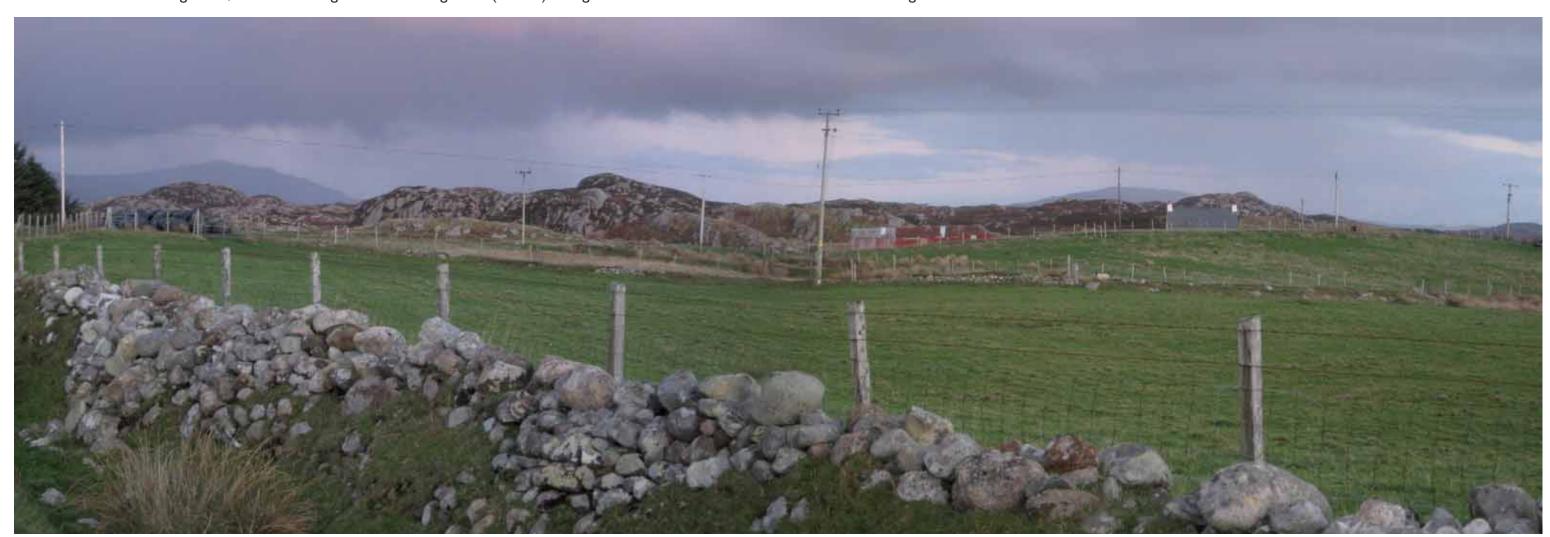


ML13B-View east - ML13B on right, Iona in background

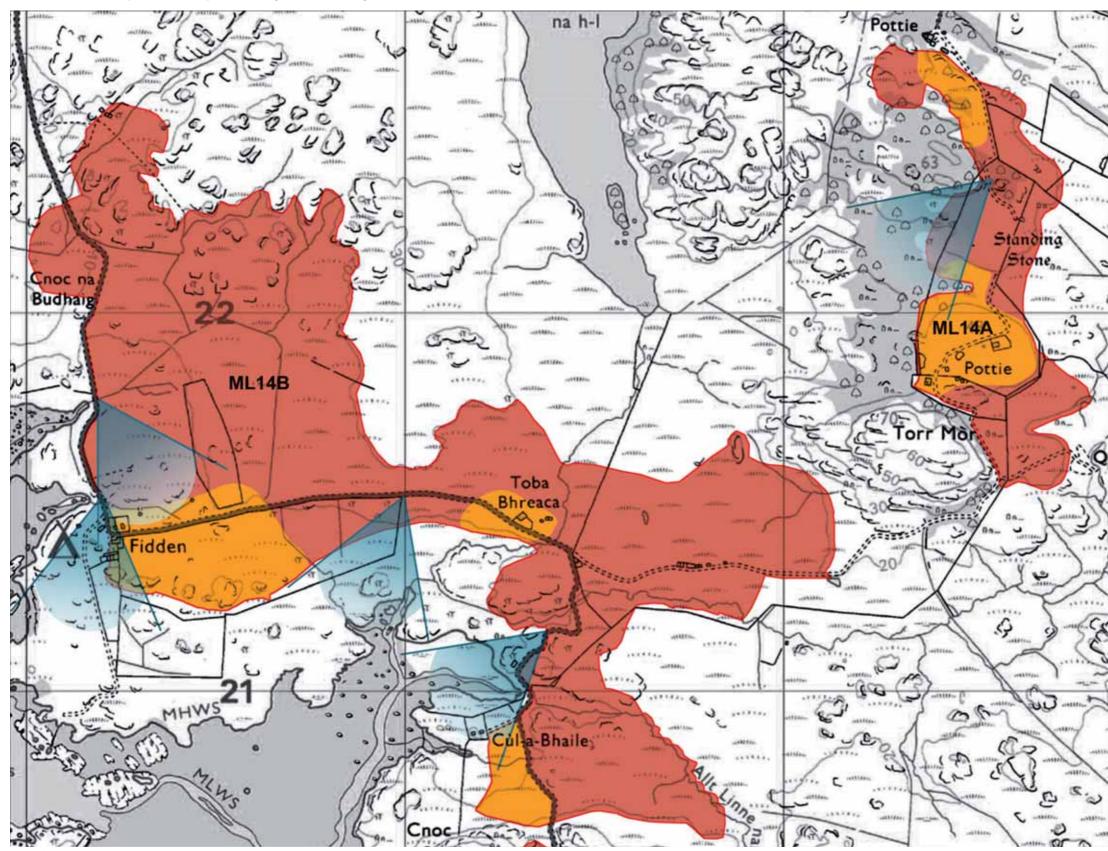


ABOVE - ML13C- Looking south, ML13A in background and Creag Chait (ML13B) on right

BELOW - MLI3C - Looking north



Mull 14A, 14B, 14C



Scale 1:10,000 at A3

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Mull 14A, 14B, 14C

Argyll and Bute Landscape Capacity Study

SITE ML14A

Site Description

This site is located in an area of Panoramic Quality and within the SNH Boulder Moors LCT, to the south of the A849 amongst a landscape of rough, boulder strewn moorland and few colours, accessed via a narrow, rough farm track leading to Pottie farm.

The area in general is open and has a wilder, more remote feel, with the lumpy, undulating, landform providing a character quite different from the rest of the island and is consequently less accommodating as development would be in sharp contrast to this particular organic landform.

The site itself, to the west of the site includes scrubby, birch woodland which provides a back drop to the managed fields, used for grazing sheep, allowing glimpsed and framed views of Erraid. To the east the landscape opens out into a sharp contrast to the wilder, more bleak and unmanaged boggy moorlands.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Accommodate Development Limited

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Areas with potential to accommodate development (Orange Areas)

- Approximately 3 4 additional dwellings could be accommodated within the local dips within the landform;
- Utilise landform and tree groups to 'anchor' development into the landscape and avoid/reduce views back from other distant locations.

Areas not recommended for development (Red Areas)

- Development would be perceived as extending into areas of wilder landscape which would be seen over long distances;
- Development would likely block or obscure attractive views to Erraid;
- Development on higher/prominent areas would be exposed visually and physically.

SITE ML14B

Site Description

This site is located in an area of Panoramic Quality and within the SNH Boulder Moors LCT, to the south of the A849 amongst an undulating landscape of rough, boulder strewn moorland and few colours, accessed via a narrow, single track road that affords dramatic views to Iona, Erraid and Erraid Sound.

The landform provides a visual separator from nearby Fionnphort and generally has an open wilder, more remote feel, with the lumpy, undulating, landform providing a character quite different from the rest of the island. A few farm buildings and small houses are scattered alongside the access road and the associated managed areas of land provide distinct colour contrasts to the simple browns of the moorland and bleached whites of the rocks.

Whilst this area is set back and generally out of view from the A849, the remote character should be preserved and any new development should not extend into the 'wilder' landscaped areas. New development should preferably be clustered and associated with existing development and contained within areas already modified by man's intervention.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Accommodate Development Limited

Areas with potential to accommodate development (Orange Areas)

- I or 2 additional individual small-scale dwellings within local dips within the landform at Toba Bhreaca and Cul-a-Bhaile;
- 3 to 4 dwellings at Fidden along the road edge to create a small linear settlement could be considered;
- Utilise landform to 'anchor' development into the landscape and avoid/reduce views back from other distant locations:
- Development should be kept to small groups or clusters, preferably associated with existing properties.

- Development would be perceived as extending into areas of wilder landscape which would be seen over long distances;
- Development would likely block or obscure attractive views to lona, Erraid and Erraid Sound;
- Development on higher/prominent areas would be exposed visually and physically.

SITE ML14C

Site Description

This site is located in an area of Panoramic Quality and within the SNH Boulder Moors LCT, located to the south of the A849 amongst an undulating landscape of rough, boulder strewn moorland and few colours, accessed via a narrow, single track road that affords dramatic views to lona, Erraid and Erraid Sound.

The landform provides a visual separator from nearby Fionnphort and generally has an open wilder, more remote feel, with the lumpy, undulating, landform providing a character quite different from the rest of the island.

The main track terminates at Knockvologan Farm, which is tucked into the rocky landscape. A few other small properties are inserted into the landscape, amongst the rocky landform, adjacent to the access track.

Whilst this area is set back and out of view from the A849, the remote character should be preserved and any new development should not extend into the 'wilder' landscaped areas. New development should preferably be clustered and associated with existing and contained within areas already modified by man's intervention.

Scenic Quality
High

Sensitivity to Change High

Capacity to Accommodate Development Limited

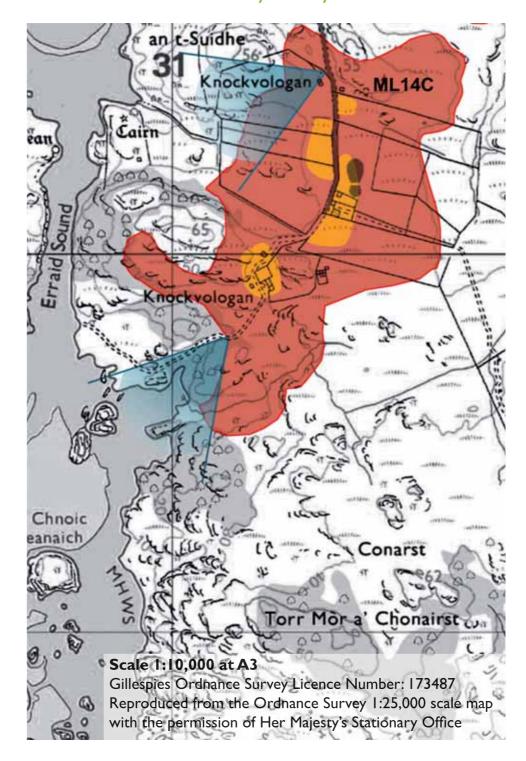
Areas with potential to accommodate development (Orange Areas)

- Utilise landform to 'anchor' development into the landscape and avoid/reduce views back from other distant locations;
- Development should be kept to small groups or clusters, preferably associated with existing properties.

Areas not recommended for development (Red Areas)

- Development would be perceived as extending into areas of wilder landscape which would be seen over long distances;
- Development would likely block or obscure attractive views to Erraid and Erraid Sound;
- Development on higher/prominent areas would be exposed visually and physically.

Mull 14A, 14B, 14C





ML14C- Looking west to Erraid and Iona



ML14C- Looking south to Knockvologan

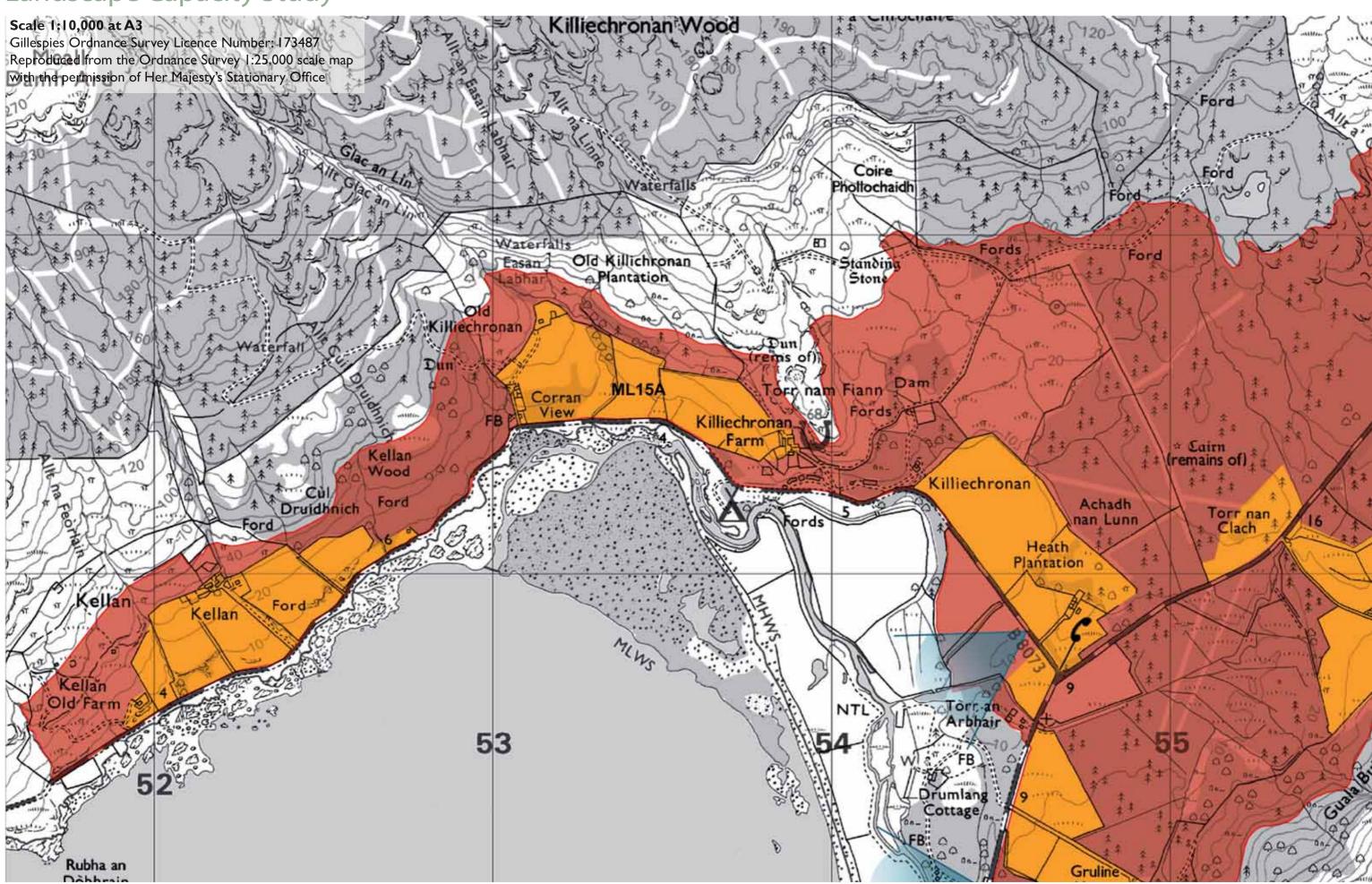


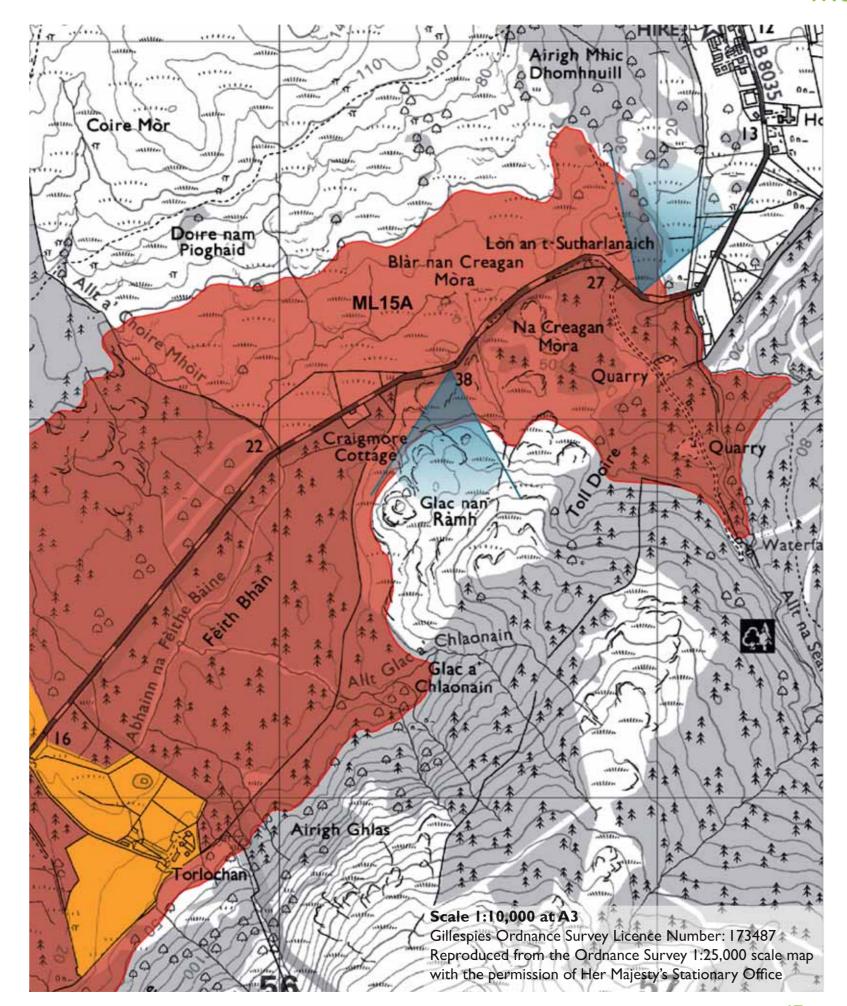
ML14A- Looking south towards Pottie Farm, on left, and Erraid in middle distance (beyond Erraid Sound)



ML14B- Looking north, Fidden in the distance (on left), Cul-a-Bhaile in foreground and Toba Bhreaca on the right

Mull 15A





SITE ML15A

Site Description

This site is located in both a National Scenic Area and an Area of Panoramic Quality and within the SNH Basalt Lowlands LCT, approximately 0.5km to the south of Salen and extends to Loch Ba and around the head of Loch na Keal. The B8035 dissects the northeast part of the site becoming the western boundary at the junction with the B8073, which forms the southern boundary as the site extends around the head of the loch.

The site is a mix of two distinct characters. The northeast part of the site is characterised by undulating moorland, supporting rough grasses, heathers, gorse and groups of scrub birch, interspersed with rocky outcrops. Large areas of coniferous plantation extend up the higher slopes and through the centre of the site, providing the break between the two character areas. Moorland and forestry gives way to farmland at the road junction, the rough ground and muted colours being exchanged for flat, bright green parcels of grazing land amongst a framework of mixed woodland groups.

Views, in the main, are limited due to the landform and tree cover, but there are a number of framed views throughout the site both to the coast and to the surrounding mountains. Settlement is primarily associated with the managed areas around the head of Loch na Keal, although Craigmure Cottage is tucked in amongst the trees towards the northern part of the site.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Accommodate Development

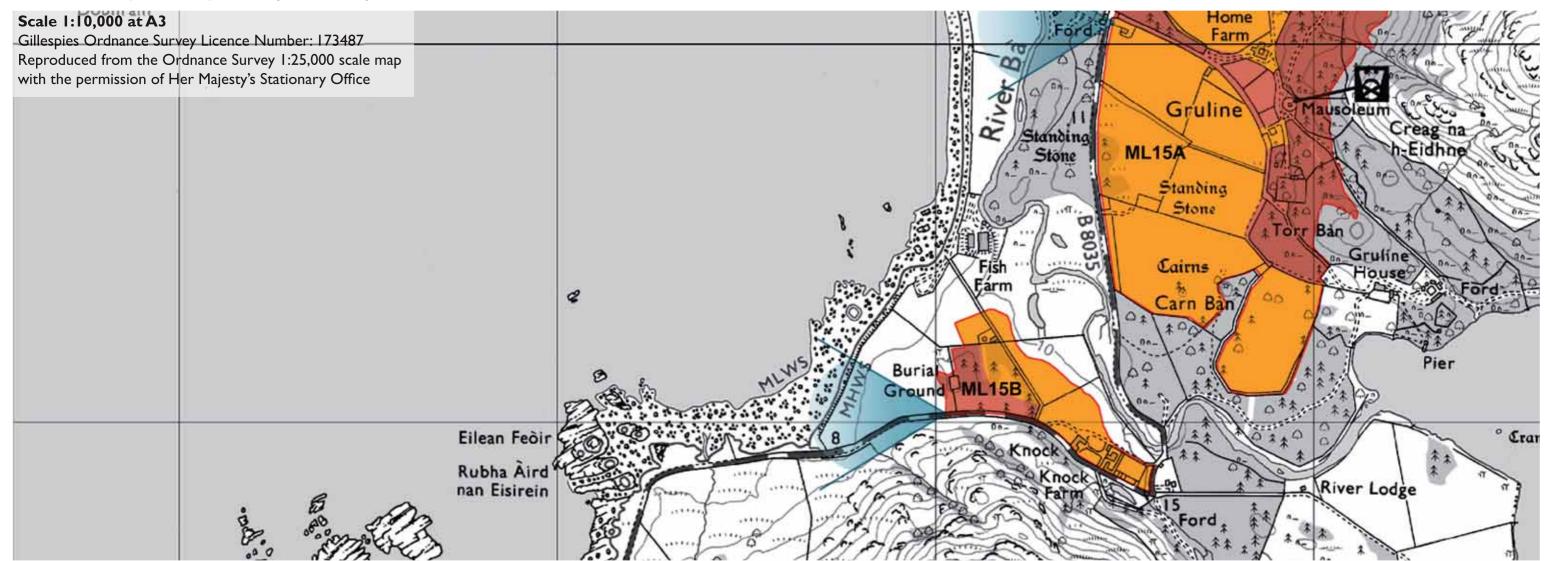
Limited

Areas with potential to accommodate development (Orange Areas)

- · Utilise pockets of managed land which have a framework of trees and/or landform backdrop to set development into the landscape;
- · Retain the tree framework, particularly around the head of Loch na Keal to ensure a setting for any new development;
- Do not obstruct or obscure the key views;
- Do not affect the setting of the Mausoleum, managed by Historic Scotland;
- Each identified orange area could accommodate up to 5 additional dwellings (depending on scale) but retaining the framework of trees between developed areas would avoid visual coalescence.

- · Development should not be encouraged in the northern part of the site to retain the more remote and open character of the area and also to ensure a distinct separation between the development at Salen and that around the head of the loch;
- The higher, wooded/plantation areas are not recommended for development as these would potentially result in physical and visual coalescence when felling of the coniferous plantations takes
- · Additional 'pockets' of development, over and above the identified orange areas would likely result in: over development; developing areas currently with minimal development; and extending other services and infrastructure into the wider landscape.

Mull 15A, 15B



SITE ML15B

Site Description

This small site is located in an area of Panoramic Quality and within the SNH Basalt Lowlands LCT on the border with the High Tops LCT.

Lying just to the south of the River Ba, the site is hardly visible from the B8035 due to scrub woodland between the road and the river and a line of larch and fir trees behind a drystone wall on the south and east boundaries, extending into a small pocket of coniferous trees at the western end of the site.

Views out from the site are north westward over Loch na Keal.

Access into the site is from the B8035 on the southern boundary giving access to a large house located in the southeast corner of the site and a group of agricultural buildings to the west. A small burial ground is situated within the small, coniferous woodland.

Scenic Quality Medium

Sensitivity to Change

Low

Capacity to Accommodate Development Good

Areas with potential to accommodate development (Orange Areas)

- Good access;
- · New development could be discreetly incorporated within this site, but should utilise the woodland as a back drop to provide a setting and avoid affecting the river valley corridor;
- Do not allow development to affect the river valley corridor;

Areas not recommended for development (Red Areas)

- The setting of the burial ground should not be compromised;
- The integrity of the woodland to the southern boundary should be

retained as this provides a strong road frontage feature and acts as a framework, backdrop and shelter for potential new development to the north.

Mull 15A, 15B

Argyll and Bute Landscape Capacity Study



MLI5A- Looking southwest along B8035 near Craigmore Cottage to Cruach Torr an Lochain



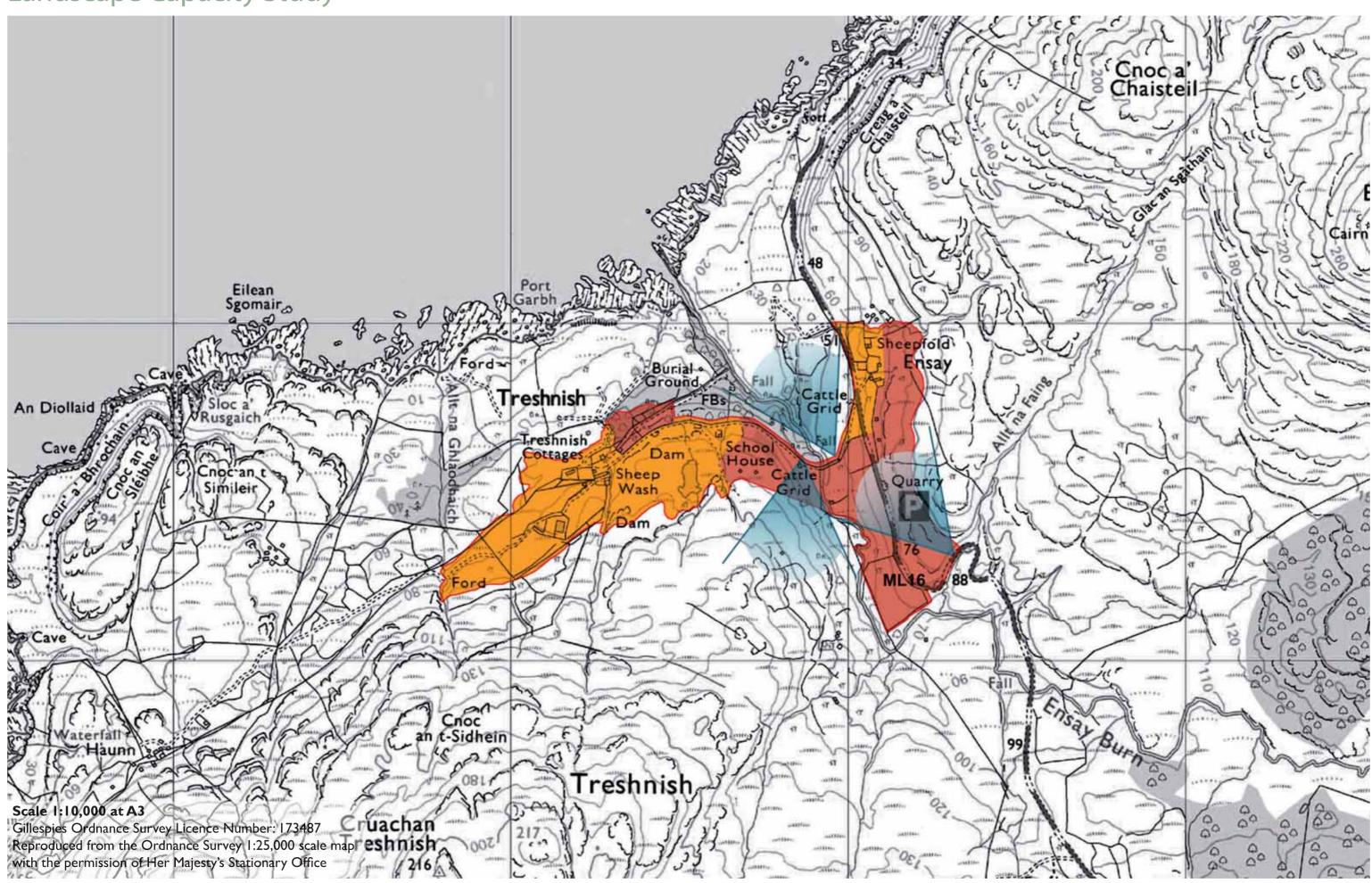
ML15A-View northwest along B8073 from junction with B8035



MLI5A-View west towards Corran View



ML15B- Looking southwest towards site from B8035, over the River Ba



SITE ML16

Site Description

This small site is located in an area of Panoramic Quality and within the SNH High Stepped Basalt LCT. It straddles the B8073, with a small part to the east of the road which includes the farm buildings at Ensay, but the main part of the site is to the west and includes the self sufficient and eco-friendly settlement at Treshnish, accessed via a rough track from the principal road.

There are few trees on the site, the vegetation being predominantly rough moorland covering the craggy slopes that backdrop Ensay and Treshnish, with some grazing land on flatter ground between the road and the Ensay Burn. However, a large mixed woodland group is located on the north boundary of the site.

On the approach, from the south, all development in the landscape is obscured by landform and therefore views out to sea are uninterrupted and unspoilt. It is only when approaching the junction, to Treshnish, that the farm properties at Ensay, the Old Schoolhouse and roofs of the Treshnish self catering properties become visible. When approaching from the north, the landform and wooded slopes preclude the views of development, again only visible in the vicinity of the junction.

Scenic Quality
High

Sensitivity to Change High to Medium

Capacity to Accommodate Development Limited

Areas with potential to accommodate development (Orange Areas)

- Development at Treshnish is very discreetly located within the landscape. Further development could be accommodated although it would need to follow the existing arrangement of using landform and trees to avoid long views to it;
- Development associated with the farm buildings at Ensay could be considered although they must not intrude into the views on the approach from the south.

- Views from the B8073, particularly when approaching from the south should not be affected as it is important to retain a clear view corridor to maintain the spectacular views that are unhindered by development;
- Avoid skylining The Old School House is very prominent in the landscape and additional development adjacent to it should not be considered, to avoid further development being highly visible;
- The area is perceived as being only minimally settled. Existing settlement utilises (with the exception of The Old School House) landform and tree groups to discreetly accommodate it within the landscape. If development were to occur in the red areas it would be highly visible and change the character of the area.



ML16- Looking north along B8073



MLI6- Looking west towards The School House and Treshnish



ML16-View of Treshnish Cottages