

Agenda Item	6.5
Report No	PLS-09-22

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 08 February 2022
Report Title: 21/00161/FUL: Ardnamurchan Estate
Land 320M SE Of Beinn Bhreac, Acharacle
Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Installation of a floating pier, formation of timber transfer area and access track

Ward: 21 – Fort William And Ardnamurchan

Development category: Local

Reason referred to Committee: 5 or more objections from separate households

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

Recommendation

Members are asked to agree the recommendation to **GRANT** the application as set out in section 11 of the report

1. PROPOSED DEVELOPMENT

- 1.1 This application for planning permission is for the installation of a temporary floating pier to be installed in spring and removed in late autumn over the next 10 years with an associated timber stacking and transfer area, bridge and forest link road to facilitate timber extraction from Gorteneorn Forest within the Ardnamurchan Estate. The application site is in a remote and isolated position on the north shores of the Ardnamurchan peninsula. A network of forestry roads and paths run westwards from the end of the public road at Arivegaig.
- 1.2 The construction of the causeway and linkspan bank seat would utilise a natural rock outcrop to the west of the beach at Singing Sands/Camas an Lige. The shore facilities are proposed to be constructed utilising local rock with a simple concrete ramp. The floating steel pier would measure 36m x 10m and linked to shore by a 50m long linkspan bridge. The link span and floating pier would be installed in the spring and removed late autumn. The steel pier legs rest on the seabed and no construction on the seabed is required. Submerged mooring chains would be secured on the seabed and drilled in rock anchors on shore.
- 1.3 A timber stacking area measuring approximately 50m x 50m is proposed to allow storage of approximately 5000m³ of timber. A borrow pit is proposed to win materials for construction. This is to be located adjacent to, and to the north side of, the timber transfer area. The borrow pit will measure 804m². An internal track forest link road of approximately 350 metres in length will be upgraded with a 350 metre length of new forest road built to connect to the internal forest road network. A new steel panel bridge on prefabricated concrete blocks is proposed to replace a ford on the existing track crossing the Allt a Ghoirtein Fhearna. Surface water will be contained within the site using silt traps and soak away and adhere to the UK Forestry Standard.
- 1.4 Based on the estimated volume of timber within Gorteneorn Forest it is anticipated that the floating pier will be in situ for no more than 4 seasons in the next 10 years, as the pier will be in use for timber extraction at Drimnin on alternate years. Felling seasons are currently expected to be undertaken in 2023, 2025, 2027 and 2029. Immature timber will be retained beyond 2029 as this is unlikely to be mature enough to be exported before 2040. The applicant's intention is to restock the woodlands and based on using improved planting stock the successor crop could be ready for felling from 2060 onwards. Specialist low ground pressure haulage systems are proposed for the internal haulage from forest to floating pier. This will reduce haulage movements and the low ground pressure will result in less damage to the roads, with fewer trips having a lower environmental and noise impact. When not in use the floating pier and link span will be removed from site and used elsewhere and stored offsite over winter. The proposed use is expected to usually be limited between March and end of October.
- 1.5 Pre Application Consultation: None
- 1.6 Supporting Information: Habitat Survey, Bird Survey Report, Protected Species Survey Report, Bathymetric Survey, Tree Survey Report & Drawings, Road

Specification, Project Details Statements, Defence Infrastructure Organisation (DIO) Guidance & Supporting information on unexploded ordnance, Supporting information regarding the revised application (amended extraction point and orientation of floating pier), Option/Site Selection Statement.

1.7 Variations: None.

2. SITE DESCRIPTION

2.1 Gorteneorn Forest is located at the north east end of the Ardnamurchan peninsula, approximately 5km west of Acharacle. Access to the forest is currently taken from the A861 at the northern end of Acharacle, then the B8044 public road for 1.5km, turning west onto the minor public road for 2km to Arivegaig. An unsurfaced private way then runs along the southern end of Kentra Bay to the forest at Gorteneorn. The forest is served by an internal road network.

2.2 The site is located at the north west side of Gorteneorn Forest and takes in an area of mixed commercial conifer, native broadleaf, open ground and natural rock outcrop on the bay. There are two residential properties to the west of the application site; Bheinn Breac and Gortenfern. The floating pier will be located approximately 260m to the east of Bheinn Breac and the timber stacking area will be approximately 200m to the north-east of Gortenfern. These two properties are accessed via the private track from the end of the public road at Arivegaig. They both appear to be second homes and not occupied permanently.

2.3 The site lies within the Morar, Moidart and Ardnamurchan National Scenic Area. It also lies within the Sound of Arisaig (Loch Ailort to Loch Ceann Traigh) Special Area of Conservation and the Inner Hebrides and the Minches Special Area of Conservation.

3. PLANNING HISTORY

3.1	16.11.2020	20/00148/FUL: Installation of floating pier, formation of timber transfer area and access track	Withdrawn
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Adjacent sites:

3.2	23.12.2021	21/05590/PNO: Forest Tracks – upgrade of existing private tracks and a short section of new forwarding track	Prior Approval Not Required
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3.3	16.01.2017	16/05183/S42: Application under Section 42 for varying of condition 1 of permission ref: 15/04743/FUL to allow continuation of change of use to film set for further year (to 1 Sept 2018)	Planning Permission Granted
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3.4	08.03.2016	15/04743/FUL: Temporary change of use of forestry to film set & associated works	Planning Permission Granted
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4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour / Schedule 3 Development

Date Advertised: 28.01.2021

Representation deadline: 11 February 2021

Timeous representations: 7 (6 Households)

Late representations: 2 (2 Households)

4.2 Material considerations raised are summarised as follows:

- Siting and Design – impact on visual amenity and landscape setting within a remote and beautiful coastline. Alternative option for JST specialist barge to minimise impact of shore works.
- Natural Heritage - Impact on biodiversity, requirement for Environmental Impact Assessment. Adverse impacts on National Scenic Area Designation and the Sound of Arisaig and The Inner Hebrides and the Minches Special Areas of Conservation
- Trees - Concerns regarding lack of protection of existing oak woodlands or planting of any areas of broad leaves.
- Public Access - Requirement to protect public access and rights of way
- Amenity – Revised siting of pontoon closer to private property. Concerns regarding noise, disturbance and obstruction to vehicular access for residents.
- Socio Economic Impacts – Adverse impact on leisure and tourism in the area. Boat movements would endanger children and adults who swim in the sea.
- Lack of detail in original submission - how materials will be brought in for site works, timescale for works and removal of the floating pier and ancillary works

2 neutral representations acknowledged the need for the forest plantation to be felled and extracted subject to the following mitigation:

- Measures to reduce disturbance caused by extraction of timber via the proposed pier and associated works.
- Planting and retention of native broadleaf trees along both sides of the current track through the forest to enhance the visual aspect.
- Maintenance of public rights of way and access to properties along the track.
- Tracks and bridges maintained during the works and left in good repair.
- Timescale and conditions for the completion of the project, with the floating pontoon, timber transfer area and ancillary works removed, and the area restored.

- A programme of works to be circulated to those affected by the works and insurances put in place for vehicles and members of the public using the rights of way and any temporary tracks.
- Pier to be fenced off when not in use with access restricted to authorised individuals and not used for any leisure purposes.

4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam.

5. CONSULTATIONS

5.1 **Acharacle Community Council:** Support the planning application and make the following broad observations:

- Concerns about the natural environment (land and water)
- Potential restrictions to access
- Assessment of munitions required as the Community Council are aware of regular instances of WW2 devices being found in the area.

5.2 **Access Officer:** No objection. Notes that the red line boundary of the development incorporates part of the core path [LO01.07] and public right of way between Arivegaig and Ockle. The site also includes the path between this core path and Singing Sands beach. As parts of the core and wider path networks which are promoted routes to important local attractions, conditions are recommended for the applicant to accommodate public access on or alongside the track and to ensure disturbance or damage to the core path is repaired in a timely manner.

5.3 **D & I Flood Team:** No comment.

5.4 **Forestry Officer:** No objection.

- The revised Tree Survey Report and the Floating Pier Layout drawings show a reduced timber transfer area (TTA) than that shown in the previous planning application. In addition, the access track alignment has taken advantage of open ground to minimise tree impact which is welcome.
- The overall proposals would require some permanent woodland loss for the access road and the TTA and the extent of this has not been confirmed by the applicant. In the absence of the applicant's calculations of woodland loss the impact would appear to be 200m of new 3.4m wide track through woodland to the south of the TTA and another 100m of new 3.4m wide track required through woodland to the north of the TTA. This amounts to a total of 0.10ha of woodland loss so the applicant will need to provide 0.1ha of compensatory planting.
- In Section 5 (Compensation Planting) of the Tree Survey Report the applicant has proposed compensatory tree planting of 140 trees in an area covering ~0.04ha in a clearing which will help screen a short section of the track from the beach at Singing Sands. In addition, it is proposed to plant 250 trees in an area to the west of the TTA. At the same stocking density (~1.7m average spacing) the second area to be planted would cover ~720

square metres. The level of compensatory planting is therefore accepted.

- It is stated in section 5 that 'The locations are detailed in plan 1', but that does not appear to be the case. The eastern planting area is shown on Plan 4 in the Tree Survey Report, but the western planting area does not appear on any of the Tree Survey Report drawings. This will be required and can be sought as a condition of consent.

5.5 **Marine Scotland:** No comment. Advise if any part of the project is located below Mean High Water Springs, a marine licence may be required under the Marine (Scotland) Act, 2010. The applicant is advised to contact Marine Scotland directly to seek advice on the marine licensing requirements.

Note: The Council was consulted by Marine Scotland on a licence application. Marine Scotland were advised that proposals were under consideration and planning permission had not been obtained at that time. Marine Scotland were advised of the potential need to undertake Appropriate Assessment given that the pontoon structure lies within the Sound of Arisaig (Loch Ailort to Loch Ceann Traigh) Special Area of Conservation and the Inner Hebrides and the Minches Special Area of Conservation.

5.6 **NatureScot:** No objection.

- Sound of Arisaig (Loch Ailort to Loch Ceann Traigh) Special Area of Conservation (SAC): there are natural heritage interests of international importance on the site but in Nature Scot's view, these will not be adversely impacted by the proposal.
- Inner Hebrides and the Minches SAC: it is unlikely that the proposal will have a significant effect on any qualifying interests either directly or indirectly.
- Morar, Moidart and Ardnamurchan National Scenic Area (NSA): the proposal will not have an adverse effect on the integrity of the NSA or the objectives of the designation. The scale of the development is very small in comparison to the NSA, and it is unlikely to significantly affect the special qualities. The timber stacks may have some visual impacts, but these will be temporary in nature.

5.7 **SEPA:** No objection.

- Coastal flood level for this area is 3.84mAOD and it is advised that this be taken into consideration when designing the land-based aspects of the development. A climate change allowance of 0.86mAOD is applicable in this area.
- Single span bridge: SEPA is pleased to note that the existing ford will be replaced by a single span bridge. The bridge should be large enough to ensure that prefabricated concrete block abutments are set well back and not located within the watercourse.
- Regulatory Requirements: Details of regulatory requirements and good practice advice noted.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

28 - Sustainable Design
29 - Design Quality & Place-making
49 - Coastal Development
51 - Trees and Development
57 - Natural, Built & Cultural Heritage
58 - Protected Species
59 - Other important Species
60 - Other Important Habitats
61 - Landscape
64 - Flood Risk
66 - Surface Water Drainage
77 - Public Access

6.2 West Highland and Islands Local Development Plan 2019

No specific policies apply

6.3 Highland Council Supplementary Planning Policy Guidance

Highland's Statutorily Protected Species (March 2013)
Sustainable Design Guide (Jan 2013)
Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (SPP)

Scottish Planning policy sets out a presumption in favour of development that contributes to sustainable development. A key subject policy to this development is Valuing the Natural Environment (paras 202 -206). SPP highlights the importance of considering direct or indirect effects on statutorily protected sites but acknowledges that designation does not impose an automatic prohibition on development.

National Planning Framework 3

Support for woodlands and forestry which are an economic resource and environmental asset. Landscape quality contributes to daily life, national identity and visitor economy.

Draft National Planning Framework 4

Support for proposals within undeveloped coastal areas where it is necessary to support the blue economy and net zero emissions. Promotes the expansion of woodland cover and forestry which provides environmental benefits through carbon sequestration and contributes to the economy.

8. PLANNING APPRAISAL

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Determining Issues

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

Planning Considerations

8.3 The key considerations in this case are:

- a) compliance with the development plan and other planning policy
- b) options appraisal
- c) siting and design (including landscape and visual impact)
- d) natural heritage
- e) trees
- f) public access
- g) residential amenity
- h) socio-economic impacts
- i) public safety

Development plan/other planning policy

8.4 The site lies in a remote and relatively inaccessible area on the north shores of the Ardnamurchan peninsula; an area identified as Wider Countryside in the Highland wide Local Development Plan and Fragile Area within the West Highlands and Islands Local Development Plan.

8.5 The Development Plan supports proposals that promote and enhance the social, economic and environmental wellbeing of the people of Highland. The Development Plan includes a number of criteria by which proposals will be assessed including, but not limited to, the extent to which they are compatible with existing service provision, impact on individual and community residential amenity, demonstrate sensitive siting and design, impact on natural, built and cultural heritage features and scenery.

- 8.6 Development proposals that involve the coast, in both their location and design, are required to show consideration to the range of existing interests ensuring the best use of resources taking account of existing and planned marine activities and development. In addition, and of relevance here, given that the site is located within a National Scenic Area and Special Area of Conservation, is that proposals should also avoid unacceptable impact on the natural, built or cultural heritage and amenity value of the area.
- 8.7 Where development impacts on Core Path routes or an access point to water the Development Plan requires this to either be retained or alternative access provision that is no less attractive, safe and convenient for public use, and which would not damage or disturb species of habitats to be implemented. In this way public access can be safeguarded.
- 8.8 Timber extraction and processing is an important economic sector for the Highlands. The tree crop needs to be harvested at the appropriate time in which to maximise economic yield and allow for new planting. The proposal is designed to support that process. Subject to having no significant detrimental impact on existing service provision, natural heritage interests, individual and community residential amenity and the scenic value of the area then the proposal would comply with the Development Plan.

Options Appraisal

- 8.9 The agent has submitted supporting information on the alternative options and sites considered and discounted to facilitate timber extraction together with a letter of support from the Highland Timber Transport Group (HTTG). These submissions detail the discussions and consideration undertaken over a number of years, seeking a solution to extract mature timber from this remote and challenging area. The Highland Timber Transport Group (HTTG) ambitions and strategies include extraction of timber by sea rather than road to reduce the environmental impact of extraction, minimise disturbance to the small settlements along a road haulage route and in this case, in the context of the narrow and fragile public road from Arivegaig to Acharacle which is unsuited to timber extraction. Moving timber and other resources by sea is consistent with Scotland's National Transport Strategy and Scottish Forestry Strategy. A summary of the options explored are outlined below.

A. Road using existing route

- 8.10 Currently, the only access currently available to the forests is along the unclassified road from Arivegaig towards Kentra Moss and then along the B8044 before meeting the A861 at Acharacle. The section from Arivegaig to Acharacle is a single-track road and, given the volume of timber to be moved in a relatively short period of time, it is highly likely that this section of road would suffer significant damage with the proposed volumes of timber to be moved and the weight of timber lorries unless substantially upgraded.
- 8.11 Use of low ground pressure timber vehicles to take the timber to a potential timber transfer point to the south of Acharacle and then taking it, either to Ardnamurchan Estates biomass plant at Glenborrodale or moving most of the sawlogs elsewhere

was considered. Movement of sawlogs would mean double movements of timber through the village of Acharacle, before taking timber to Fort William or other markets further afield. The biomass option would mean result in the movement of about 6000 tonnes per annum along the B8007 between Salen and Glenborrodale, leading to significant disruption during the peak tourist season and an increased risk of accidents. This option, while reducing risk of damage to the fragile roads would increase disruption to other road users and inconvenience to residents, businesses and tourists wanting to access the Singing Sands or use the core path to Ockle.

B. New forest link road between Gorteneorn and Glenborrodale

- 8.12 An alternative option considered was the construction of a new forest link road between Gorteneorn and Glenborrodale on the south side of the peninsula, to allow the movement of small roundwood for the biomass plant at Glenborrodale and for the other timber to be transported via the B8007 and onwards to either Fort William or via the Corran Ferry to other parts of Scotland. This was discounted based on environmental, landscape and landownership constraints. Over 80,000 tonnes of timber would still need to be moved either via the B8007 or the A861 from Glenborrodale to Fort William or over the Corran Ferry depending on processing markets. It would also significantly increase road miles for movement of timber on fragile roads.

C. By sea

- 8.13 The construction of facilities to allow modal shift for timber movement from road to sea, which would have significant environmental and operational benefits as compared to movements by road. This option would remove all potential impacts of timber movements on small settlements and communities on the public roads, and reduce road maintenance costs which would otherwise result through the removal of over 12,000 timber lorry movements over the next 10 years. It was also considered to limit the impact on recreational users of the road from Arivegaig to the Singing Sands and on the right of way to Ockle and to the internal forest roads and tracks.
- 8.14 Modal shift to extract timber by sea was considered a more appropriate option in terms of public road safety, reduced traffic congestion, minimised disruption to tourism, reduced noise, reduced carbon footprint and less pollution. Modal shift would take all movement of timber away from the village of Acharacle, including the Health Centre and school which were identified as important community hubs.
- 8.15 The options appraisal submitted identifies key constraints to points for timber extraction by sea including access to the sea within the ownership/control of the applicant, statutory designations and environmental impacts, water depth, exposure and sea swell, impact on neighbours/noise/disturbance and a site with sufficient storage capacity for holding timber.

Alternative sites considered

- 8.16 Creag nam Fitheach, 1.8km NE of the proposed pier was discounted due to tidal and sea depth constraints and Sgeir nam Meann, 1.04km NE of the proposed

pier where a rocky peninsula extends approximately 200m out into the bay of Camas an Lìghe/Singing Sands. This site was discounted as a 100m long causeway extending beyond the Mean Low Water Springs would be required to access deep water.

- 8.17 The use of a specialist barge, which could reach the beach without construction of a pierhead was considered and discounted due to the requirements for vehicle movements crossing the shoreline, with increased risk of damage to sensitive habitats and increased interaction with visitors to the Camas an Lìghe/Singing Sands. The volumes and distances that could be moved by barges were also considered too limited and would result in more frequent and longer operational periods.
- 8.18 The options appraisal concludes that the proposed site (at the Gortfern area of Gorteneorn) was found to provide the best sea access; had deep water close to Mean Low Water Springs; environmental impacts would be less than the other sites considered; visual impacts would be limited to the linkspan, floating pier and shipping and all onshore operations would be screened; this option had the least impact on neighbouring properties and less interface with public access and therefore considered safer.

Siting and design (including landscape and visual impact)

- 8.19 The site lies within the Morar, Moidart and Ardnamurchan National Scenic Area. The coast here comprises a remote sandy beach with a rocky headland to the west. The floating pier will be constructed utilising a natural rock outcrop forming part of the headland to the west. This will predominantly be seen in public views from the water and from Singing Sands beach only. The proposed link span and floating pier structure will be used on a temporary basis and stored off site during the winter months. This is to be secured by condition to reduce the visual impact of development during the winter months when the pier will not be in operation.
- 8.20 The timber stacking area has been significantly reduced in size, from that originally proposed, and will be located within an existing area of open ground set against surrounding woodland. The area of open ground where the timber stacking area is proposed is screened by existing native woodland in views from the beach. It is approx. 150m NE of, and directly within the main outlook from Gortfern, which is elevated in relation to the timber stacking area. Tree retention around the timber stacking area is proposed together with compensatory native woodland planting between the timber stacking area and Gortfern, and between the boathouse and the proposed track. The new stretch of forest road, which will link the existing forest road to the timber stacking area via the existing path to the beach, has been re-routed upstream of the existing ford across the stream and avoids the boathouse, which is a feature of the bay and a point of interest for visitors.
- 8.21 The revised timber stacking area is now proposed to utilise an area of existing open ground. An existing area of mature conifers is to be retained to the north of the timber stacking and borrow pit area. Nature Scot has advised that the timber stacks are likely to have some visual impacts, but these will be temporary in nature. The scale of development is very small in comparison to the extent of the

designated area.

- 8.22 On the basis that tree retention around the timber stacking area and borrow pit are secured along with remediation of the borrow pit itself and compensatory planting, including a maintenance programme, through imposition of planning conditions the visual impact of development can be mitigated. Taking into account the temporary nature of the floating pier and link span structure, the proposals are not considered to have a significant adverse impact on visual amenity, the landscape setting or wider National Scenic Area designation.

Natural Heritage

- 8.23 The site is located within the Sound of Arisaig (Loch Ailort to Loch Ceann Traigh) Special Area of Conservation (SAC) and the Inner Hebrides and the Minches Special Area of Conservation (SAC). The impact of development on these international natural heritage designations is considered in the attached Appropriate Assessment (Appendix 2). The waters around Singing Sands form part of the Inner Hebrides and the Minches SAC notified for harbour porpoise. The potential requirement for cetacean monitoring would be assessed and controlled through Marine Licensing by Marine Scotland and an informative note to the developer is proposed.
- 8.24 Baseline bird surveys were undertaken during the breeding bird season with the area surveyed including coniferous plantation, broad-leaved woodland, open marshy heathland with scattered stands of bracken, and Allt a' Ghorstein Fhearna river/riparian strip. A broad mix of mainly woodland birds were recorded with waders at the river mouth and along the adjacent beach shore. No signs of black grouse were encountered, with the only raptor recorded being a buzzard. Various species from the Red List species of conservation concern were found including the cuckoo, ringed plover, song thrush, mistle thrush and lesser redpoll. Oystercatcher, common sandpiper, willow warbler, dipper and bullfinch that are Amber List species with moderate breeding population declines in the UK were also found. The bird survey report recommends that tree-cutting and ground clearance associated with the development should be undertaken from August to March, outwith the breeding bird season, to minimise impacts to breeding birds over the area, alternatively nest checks to be carried out on trees to be felled or limbed and for ground nesting bird checks to be made prior to commencement.
- 8.25 The proposed route was surveyed for protected species along the length of the route with a 100m buffer which was increased to 200m where watercourses suitable for otter holts and lie-ups were encountered. Main watercourses surveyed were the Allt a' Ghoirtein Fhearna, Allt nam Frogag and an un-named watercourse to the east of the start of the track. Signs of European otter were found along the watercourses and along the coast north-west of the beach. Pre-construction survey and monitoring of holts within 200m of the track footprint are recommended prior to construction. Signs of pine marten were noted on the forest track, beach path and within woodland. Frequent rock outcrops and boulders were found providing good habitat for this species throughout the survey area. Trees within the immediate footprint were found to be generally unfavourable for potential bat habitat. One tree was identified as having potential bat habitat adjacent to the proposed track. No evidence of red squirrels or water

voles were found over the survey area. Signs of badgers were found through the forestry plantation however no setts were recorded in the survey area.

- 8.26 Mitigation is proposed including a pre-construction survey and motion triggered camera monitoring, prior to track construction to determine the status of otter holts/lie ups at that time, construction staff briefings on protected species, management of lighting at night and ramping/blocking of holes to provide mammal exit routes. A condition can be used to secure the recommended mitigation measures.
- 8.27 The agent has advised that ecological supervisors will be employed during the construction phase of the project with further surveys and mitigation carried out prior to construction with any potential impacts managed in accordance with current legislation and Forest Guidelines. Although not part of the current proposals the agent advises that the proposed Long Term Forest Plan includes proposals for the management of the key habitats and species identified as being associated with the wider forest. This will include the biodiversity value of the existing conifer woodlands will be maintained and enhanced using long-term retentions and natural reserves. The restructuring programme will improve the structural diversity of the woodlands while delivering the commercial objectives of the forest. This will include protection of native woodland areas identified as Ancient Woodlands with high ecological and biodiversity benefits as well as non-woodland habitats. All forest operations will be carried out in accordance with UK Forest Standards and UKWAS4 guidelines.

Trees

- 8.28 The application with updated tree survey report and drawings shows a reduced timber transfer area (TTA) than that shown in the previous (withdrawn) planning application. The access track has been realigned to take advantage of open ground to minimise impact. The Forestry Officer confirms these revisions are welcome. Some permanent woodland loss for the access road and timber transfer area will result and the extent of this has yet to be confirmed by the applicant. The Forestry Officer has calculated that a total of 0.1ha of woodland would be lost and the applicant will therefore need to provide 0.1ha of compensatory planting.
- 8.29 The Tree Survey Report proposes compensatory tree planting of 140 trees in an area covering 0.04ha in a clearing which will help screen a short section of the track from the beach at Singing Sands. In addition, it is proposed to plant 250 trees in an area to the west of the TTA. At the same stocking density (-1.7m average spacing) the second area to be planted would cover 720sqm. This level of compensatory planting is considered acceptable. Compensatory planting can be secured through planning condition together with full details of the tree planting locations and maintenance programme.

Public Access

- 8.30 Representations received raise significant concern regarding loss of public access through the forest, along the Core Path from Arivegaig to Ockle and access to Singing Sands beach. A 350m section of existing track is proposed to be

upgraded where this track branches from the LO01.07 Core Path northwards towards the beach. The Access Officer has recommended that as this track forms part of the wider path network and it is a promoted route to an important local attraction, Singing Sands, public access should be accommodated on or alongside the track while it is being upgraded and subsequently reinstated onto the track once upgrading works are complete. Three conditions are recommended to ensure the core path remains open to the public and free from obstruction or encroachment during and on completion of the development, for the route to be repaired to as good or better standard on completion of works and for public access to be accommodated alongside the upgraded section of track (during construction) and access reinstated on the track upon completion of works.

8.31 The agent has responded to the concerns raised and highlights the following:-

- the proposal would take forestry extraction operations away from the main public access, limiting impacts to public access. The proposed development would require limited additional onshore infrastructure compared to the other potential sites, as the existing internal forest road system comes to within 600 metres of the proposed floating pier location.
- the concerns raised about impact on existing access rights over the main route through the forest, public access along the Right of Way from Arivegaig to Ockle and access to the Singing Sands would still occur and would be amplified if timber is hauled from the forest to Arivegaig. The applicant's intention is to maintain or improve existing access arrangements over the forest roads with pedestrian gates to be provided on deer fences at access points on the forest roads.
- To minimise the interface between forest operations and members of the public the applicant proposes to re-route public access away from operations using signage and to promote the use of alternative access routes to the Singing Sands or along the Right Of Way from Arivegaig to Ockle. Existing servitude rights of access for neighbours will be maintained so that they are passable or in no worse state than they are now.
- Irrespective of which way the timber is moved from the forest, there would inevitably be an impact to access to the Singing Sands. Use of the floating pier would result in significantly less impact as it requires fewer timber movements over shorter sections of the internal forest road network. The alternative of hauling timber out by lorry towards Arivegaig would result in a far greater interface with other road users and walkers/cyclists, whether it is those with formal legal access rights or members of the public using the roads for recreation. The applicant could seek to redirect non vehicular traffic via alternative forest tracks which the owners have servitude rights over, which would address health and Safety requirements and would limit visitor exposure to harvesting and movement operations
- Appropriate signage and procedures, as per HSE guidance, would be used during all felling operations. Path closures would be kept as brief as possible.
- The public have the right of responsible access following the Scottish

Outdoor Access Code and gates would be installed through deer proof fencing at the main access locations to allow access for development, maintenance, and deer management.

- 8.32 Private vehicular access rights to the 2 cottages are a civil issue, for those with a legal interest in those access routes, and not a planning consideration. Recent works to upgrade internal forestry routes notified under the Prior Notification 21/05590/PNO may provide alternative options for temporary diversions of public access however, such diversions would need to be agreed with the Planning Authority (and FLS) prior to development commencing.

Residential Amenity

- 8.33 Concerns have been raised over the impact of these proposals on the two neighbouring residential properties to the west and north west of the site. The timber stacking area is a reasonable distance, over 240m to the SE of Beinn Breac, and it will not be so prominent from this property due to its orientation. The pier and associated works will however be approx. 250m to the east of this property which will look directly on to it. Given the distance, and proposed tree retentions and planting, and the relatively low key visual impact of the pier itself, the development is not considered to significantly adversely affect the amenity of this property. The timber stacking area will be sited approximately 150m to the east of Gortenfern. The timber transfer area (TTA) will impact on the existing high levels of residential amenity enjoyed by these properties. Revisions to the proposals have been sought however to reduce the TTA size and to secure tree planting between the TTA and Gortenfern to better contain the TTA in terms of visual impact and to minimise noise and disturbance.
- 8.34 The forestry operations are likely to cause noise and disturbance to residential amenity, however activity is proposed to be limited to summer seasonal operations only (March to October), and the bird nesting season (between Mar – Aug) will further restrict the timing of some operations. The floating pier is proposed for use for no more than 4 seasons in the next 10 seasons in total. Specialist low ground pressure haulage systems are proposed for the internal haulage from forest to floating pier to reduce haulage movements and reduce noise impact. When not in use the floating pier and link span will be removed from site and used elsewhere. While residential amenity will be impacted to a degree, given the requirement for timber extraction, the alternative options considered, the mitigation measures outlined above and the temporary and seasonal nature of the works, it is not considered that residential amenity will be significantly adversely affected by the proposal.

Socio Economic Impacts

- 8.35 Concern has been raised over the impact of development on local business and tourism. These concerns include disturbance to public access, noise and disturbance to visitors (tourism and recreation opportunities for locals) and the visual impact of development at a remote and scenic coastal site. It is anticipated that disturbance during construction and operation over the summer months, when tourism is at its peak will impact on the visitor experience to Singing Sands. The initial construction phase will be short-lived and the operational disturbance

will be periodic and temporary rather than continuous/permanent. The applicant has demonstrated the need to extract timber from the over mature Gorteneorn Forest with a long term forest plan proposed to manage this area in the future. Timber extraction in this beautiful and remote spot will impact the visitor experience, however given the over-riding operational requirement to extract the timber, the alternative options identified in the appraisal undertaken, and the temporary nature of the operational requirements, it is not considered that the proposal will be significantly detrimental to the tourism economy in the long term. The Community Council has not raised concerns in this regard.

Public safety – munitions

8.36 Comments received on the application indicate that there may be an issue relating to public safety arising from historic deposition of ordnance. The agent advises the following:-

- The western end of Gorteneorn Forest was used for military training with live ammunition during World War 2. Occasionally unexploded ordnance (UXO) has been found on the beach and sand dunes immediately outside the forest. When these have been found they have dealt with in accordance with Defence Infrastructure Organisation (DIO) Policy Instruction.
- The responsibility for the disposal of any unexploded ordnance found falls to the MOD through their Emergency Response, Military Aid to Civilian Powers (MACP).
- The warnings and procedures, should UXO be found on the site, are set out on several warning signs established by Ardnamurchan Estate on the access to and through the forest to the Floating Pier Site.
- The development site is at the extreme southern end of the area utilized by the military and has limited sand or sand dunes associated which means that the likelihood of UXO being present is highly unlikely. Risk Assessments and Method Statements for operators for use in constructing the floating pier and associated infrastructure will include appropriate warnings and advice as to how to deal with any UXO that is located.

Other material considerations

8.37 The application was screened against the criteria outlined in Schedule 3 the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017. Given the relatively small development area and in part, temporary nature of the proposals it was considered that a formal Environmental Impact Assessment was not required. Further EIA screening will be undertaken by Forestry and Land Scotland to consider the impacts of the forestry operations and by Marine Scotland to consider the impacts below MHWS.

Non-material considerations

8.38 The issue of public access rights and management elsewhere on Ardnamurchan Estate and requests for public meetings with local residents to discuss possible future applications are not material planning considerations relevant to this

planning application.

- 8.39 Concerns have been raised regarding the potential for construction and operational phases to block private vehicular access rights to neighbouring residential properties. Private access rights are a civil matter beyond the remit of this planning application. An informative note is proposed to the developer to highlight the separate civil requirement to observe and maintain any existing private rights of vehicular access.

Matters to be secured by Section 75 Agreement

- 8.40 None

9. CONCLUSION

- 9.1 Gorteneorn Forest is now over mature and needs to be extracted. However, current infrastructure serving the forest in this remote spot is insufficient to facilitate this. The operational need to extract timber is accepted. The assessment of this application balances the national and local support for forestry management and the operational need demonstrated to extract the timber against the protection of important natural heritage designations and socio-economic impacts.
- 9.2 An options appraisal has been undertaken and several alternative means of extraction considered in order to weigh up the relative impacts on the environment, natural heritage designations, residential and community amenity, public access, tourism and recreation. Modal shift from road haulage to extraction of timber by sea has been shown to reduce environmental and socio-economic impacts.
- 9.3 It is important however, to ensure that the impacts of development on natural heritage designations and protected species are mitigated, that development is well contained onshore in order to minimise the loss of native woodland and to secure tree retention and compensatory tree planting. These measures will reduce visual and noise disturbance to existing residential properties, maintain public access to the beach and along the core path between Arivegaig and Ockle during both construction and operational phases and ensure that impacts to tourism and recreation at Singing Sands and in Gorteneorn Forest are minimised.
- 9.4 The scheme has been revised to reduce the extent of development (timber transfer area) to reposition development to reduce the impact on Singing Sands beach and appropriate mitigation has been proposed to reduce impacts on protected species and habitat, with conditions recommended to maintain public access and secure compensatory native tree planting.
- 9.5 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

- 10.1 Resource: Not applicable
- 10.2 Legal: Not applicable
- 10.3 Community (Equality, Poverty and Rural): Not applicable
- 10.4 Climate Change/Carbon Clever: Not applicable
- 10.5 Risk: Not applicable
- 10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued	N
Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation	N
Revocation of previous permission	N

Subject to the above actions, it is recommended to **GRANT** the application subject to the following conditions and reasons:

1. The development shall be carried out strictly in accordance with the following supporting information submitted with application 21/00161/FUL (or updated final versions as required by condition 5 below) and the recommended mitigation identified therein: project details dated 14.01.2021 and 26.03.2021, Option Selection Process and supplementary information submitted 25.10.2021, tree survey report and drawings dated 25.10.2021.

Reason: In the interests of the environment in accordance with policies 28, 35, 57, 58, 59, 60 and 61 of the Highland wide Local Development Plan, 2012.

2. No development shall commence until a Construction Method Statement has been submitted to, and approved in writing by, the Planning Authority. The statement shall provide for:
 - i. method of delivery, loading and unloading of plant and materials;
 - ii. storage of plant and materials used in constructing the development; and
 - iii. the erection and maintenance of proposed construction compounds and fencing

The approved Construction Method Statement shall be adhered to throughout the construction period.

Reason: To safeguard the adjoining Sound of Arisaig (Loch Ailort to Loch Ceann Traigh) and the Inner Hebrides and the Minches Special Areas of Conservation and the National Scenic Area designation, during construction; in accordance with policies 57 and 58 of the Highland wide Local Development Plan, 2012.

3. No development, site excavations or groundworks shall commence until pre-construction surveys have been undertaken for water vole, otter, bats and breeding birds within a period of time no longer than 12 months before development is scheduled to start. The surveys shall include details of any recommended mitigation measures, and the development shall thereafter be undertaken in accordance with any mitigation measures, including timing restrictions, recommended in the Report. For the avoidance of doubt, no ground clearance or tree removals are permitted during the bird nesting season March to August (inclusive) unless pre works checks are undertaken for nesting birds (in trees and on the ground) by the Ecological Clerk of Works.

Reason: To minimise impact to protected species habitat within the application site and to ensure the protection of European Protected Species; in accordance with policy 58 of the Highland wide Local Development Plan, 2012.

4. No development shall commence until an Ecological Clerk of Works and has been appointed by the developer, and their identity notified to the Planning Authority. The Ecological Clerk of Works shall be a current member of the Chartered Institute of Ecology and Environmental Management. They shall be appointed and available to be called upon for the whole of the construction period from commencement until the final completion of the development. They shall have the authority to modify construction practices in order to protect ecological interests. For the avoidance of doubt this specialist role should include powers to stop work and implement remedial work with immediate effect.

Reason: In the interests of minimising landscape and Environmental impacts in accordance with policies 57, 58, 59 and 60 of the Highland wide Local Development Plan, 2012.

5. The construction of the forest road from the Core Path (LO01.07) to the Timber Transfer Area and on to the floating pier including the water crossing over the Allt a'Ghoirtain Fhearna shall be carried out in full accordance with best practice industry standards and the details set out in the Road Specification dated 14.01.2021. The development shall thereafter be operated in accordance with the details in the Supporting Information approved as part of this planning permission; unless otherwise first agreed in writing by the Planning Authority.

Reason: To ensure that the development is constructed, operated and maintained to an acceptable standard in the interests of visual amenity and to safeguard the National Scenic Area Designation; in accordance with policies

28, 29, 57 and 61 of the Highland wide Local Development Plan, 2012.

6. Upon completion of all harvesting works from Gorteneorn Forest, the temporary gangway and floating steel platform shall be permanently removed from the site; and the borrow pit shall be reinstated in accordance with details that shall first be submitted to and approved in writing by the Planning Authority. Outwith harvesting periods (between October – March inclusive), the floating pier shall be stored off site as detailed in the Supporting Information approved as part of this planning permission; unless otherwise first agreed in writing by the Planning Authority.

Reason: In the interests of visual amenity and to safeguard the National Scenic Area designation; in accordance with policies 28, 29, 57 and 61 of the Highland wide Local Development Plan, 2012.

7. Notwithstanding the details shown on the approved General Plan – Mitigation Plan dated 25.10.2021 and attached hereto, no development shall commence until a detailed Tree Planting Plan and maintenance programme has been submitted to and approved in writing by the Planning Authority. The Tree Planting Plan shall show the location of all proposed tree retention areas and compensatory planting areas and the approved scheme shall be implemented in full during the first planting season following commencement of development or as otherwise agreed in writing by the Planning Authority. Tree retentions and compensatory planting shall be retained on site in perpetuity with any areas of failure replaced in the next planting season; unless otherwise first agreed in writing by the Planning Authority.

Reason: In the interests of visual amenity and to compensate for the loss of native broadleaf trees; in accordance with policies 28, 29 and 51 of the Highland wide Local Development Plan, 2012.

8. The core path and public right of way between Arivegaig and Ockle [Ref: LO01.07] shall remain open and free from obstruction or encroachment before, during and on completion of the development.

Reason: To comply with the statutory duty to uphold public access rights and in accordance with policy 77 of the Highland wide Local Development Plan, 2012.

9. Any disturbance or damage to the core path and wider path network must be repaired to as good or better a standard than prior to development within 14 days of the disturbance or damage occurring, or such longer period as agreed in writing with the Planning Authority.

Reason: To comply with the statutory duty to uphold public access rights and in accordance with policy 77 of the Highland wide Local Development Plan, 2012.

10. The access between the core path [LO01.07] and Singing Sands beach, which is recorded as part of the wider path network, shall remain open and public access shall be accommodated on or alongside this track before,

during and on completion of the development.

Reason: To comply with the statutory duty to uphold public access rights and in accordance with policy 77 of the Highland wide Local Development Plan, 2012.

REASON FOR DECISION

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

INFORMATIVES

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (paragraph 259), planning permission does not remove the liability position

of developers or owners in relation to flood risk. The bridge design and precise siting will need to accord with SEPA's requirements.

Marine Scotland

As part of the project is located below Mean High Water Springs, a marine licence will be required under the Marine (Scotland) Act, 2010. You are advised to contact Marine Scotland directly to seek advice on the marine licensing requirements. Surveys may be required for cetaceans given the SAC designations – contact NatureScot for further information regarding marine protected species and marine habitat survey requirements.

Private Access Rights

For the avoidance of doubt, the existence of planning permission does not affect or supersede an individual's legal rights to access. Please be advised that existing private rights of access exist to properties close to the development site.

Public Access

For the avoidance of doubt public access to any core path or public right of way within, or adjacent to, the application site shall at no time be obstructed or deterred by construction-related activities. If the applicant's intention is to maintain or improve existing access arrangements over the forest roads, pass gates, not pedestrian gates, should be provided on deer fences at access points on the forest roads. To meet the requirements of the Land Reform (Scotland) Act 2003, Scottish Outdoor Access Code, UK Forestry Standard and BS5709:2018 those pass gates will have an internal width of 1.5m and be accessible to walkers, cyclists and horse riders. If, when planning future forest operations, the applicant would like to manage public access on core paths, public rights of way and other significant routes arrangements should be agreed in advance with the access authority.

Construction Hours and Noise-Generating Activities

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of

the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

Protected Species – Halting of Work

You are advised that work on site must stop immediately, and NatureScot must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from NatureScot: <https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species>

Signature: David Mudie
Designation: Area Planning Manager – South/Major Developments
Author: Christine Millard
Background Papers: Documents referred to in report and in case file.
Relevant Plans: 000001 Location Plan
20-01-01 Rev C General Plan – Floating Pier Layout
GB-01-20 Bridge plans and elevations
000005 Mitigation plan

Appendix 2

Consideration of Proposals Affecting European Sites

The sites status as an SAC under EC Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Flora and Fauna (the “Habitats Directive”) means that the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended), the ‘Habitats Regulations,’ apply.

This means that where the Planning Authority concludes a development proposal (unconnected with the nature conservation management of a Natura 2000 site) is likely to have a significant effect on that site, it must undertake an appropriate assessment of the implications for the conservation interests for which the area has been designated. The need for appropriate assessment also extends to any plans or projects outwith the boundary of the site in order to determine their implications for the interest protected within the site.

This means that the Council, as competent authority, has a duty to:

- determine whether the proposal is directly connected with or necessary to site management for conservation; and, if not,
- determine whether the proposal is likely to have a significant effect on the site either individually or in combination with other plans or projects; and, if so, then
- make an appropriate assessment of the implications (of the proposal) for the site in view of that site's conservation objectives.

The competent authority can only agree to the proposal after having ascertained that it will not adversely affect the integrity of the site. If this is not the case, and there are no alternative solutions, the proposal can only be allowed to proceed if there are imperative reasons of overriding public interest, which in this case can include those of a social or economic nature.

Appraisal

Sound of Arisaig (Loch Ailort to Loch Ceann Traigh) Special Area of Conservation (SAC)

The site is designated for subtidal sandbank feature, components of which include maerl and seagrass beds as well as other sandy substrates. The seabed survey of the proposal area has been carried out by the applicant. This does not indicate a presence of maerl or seagrass beds but does show a fairly uniform sandy bottom which represents a component of the subtidal sandbank feature.

The floating pier will be sited on a temporary basis and the scale and design of development which includes spud feet would lead to a tiny and temporary loss of qualifying habitat. The bathymetric survey findings demonstrate that the area affected will be limited to an area of sandy habitat which is far less sensitive to anchor chains (if required).

For the reasons outlined above it is considered unlikely that the proposal will have a significant effect on any qualifying interests either directly or indirectly. An appropriate assessment is therefore not required.

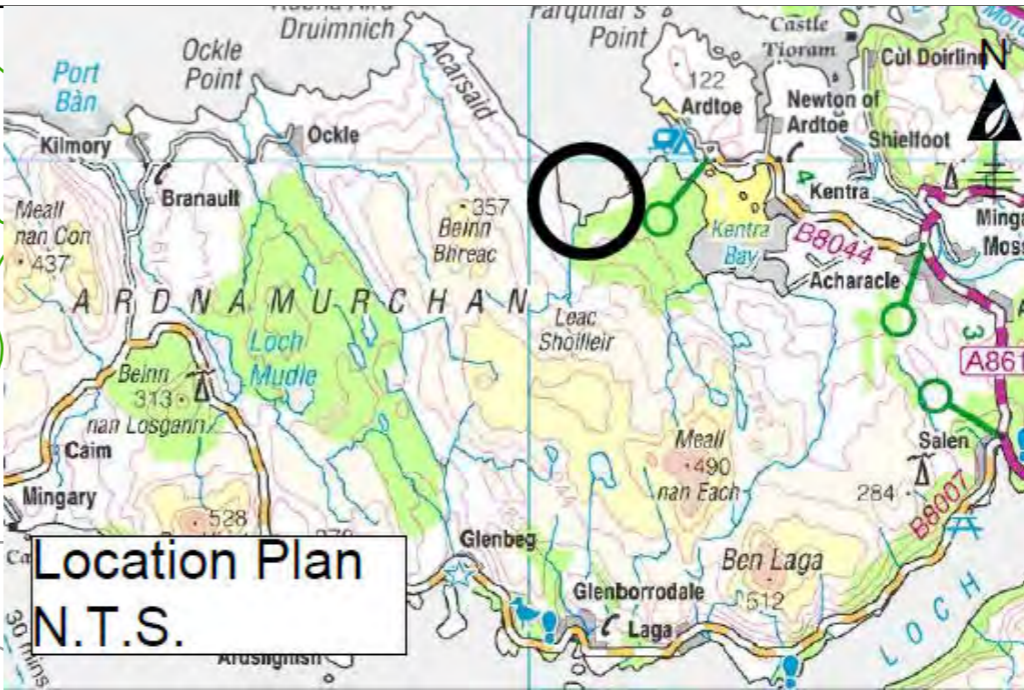
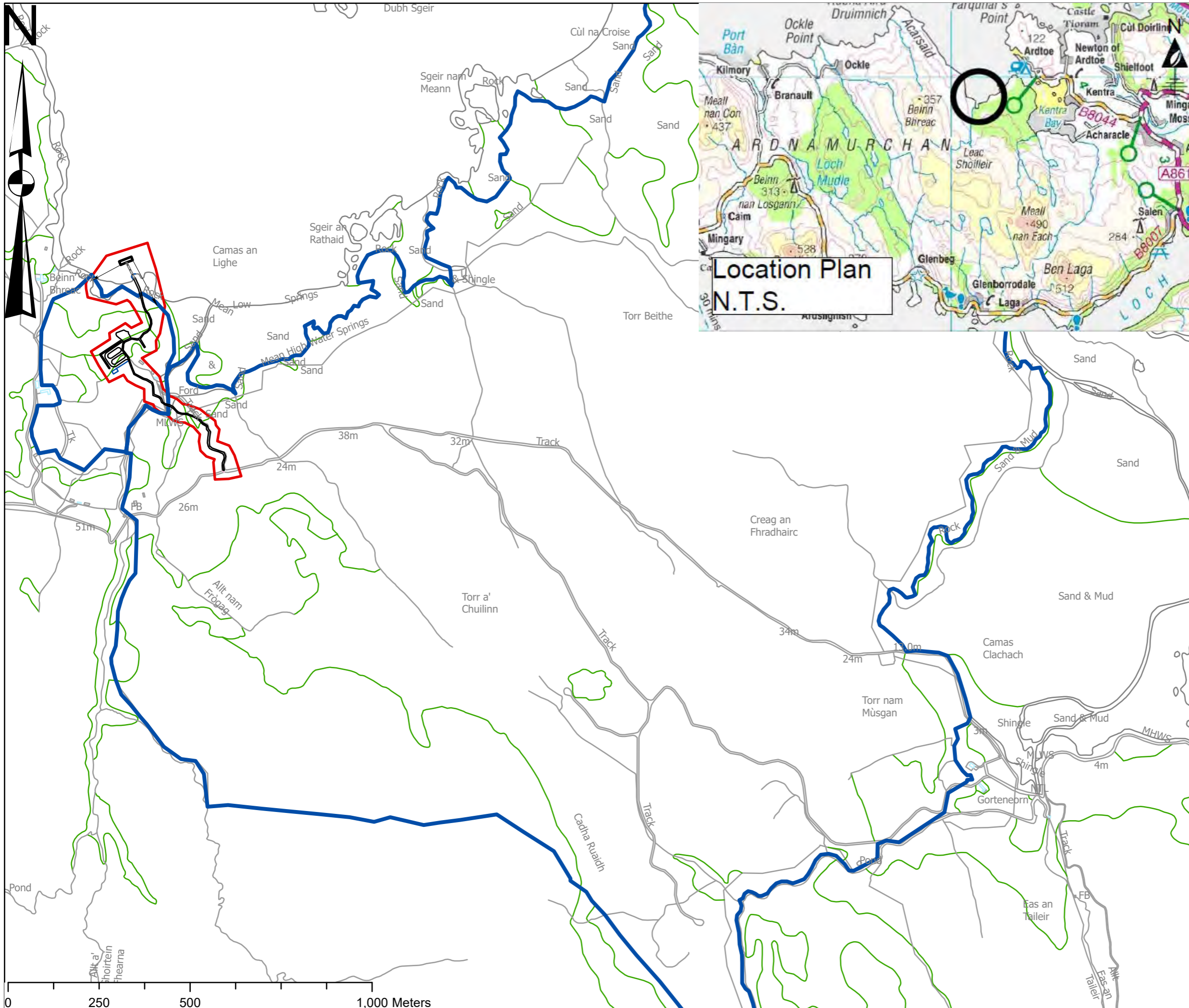
Inner Hebrides and the Minches SAC

The site is designated for harbour porpoise which is widespread around the UK, including the seas west of Scotland. Most of the identified areas with most frequent sightings are in coastal waters where there is a high degree of water mixing, sometimes associated with strong tidal streams. It is unlikely that harbour porpoises would be affected by a pier in this location which is close to shore.

For the reason outlined above it is considered unlikely that the proposal will have a significant effect on any qualifying interests either directly or indirectly. An appropriate assessment is therefore not required.

Conclusion

The Special Areas of Conservation will not be significantly affected as a result of the development, therefore appropriate assessment is not required.



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Scale 1:10000

Notes:

1. This drawing is to be read in conjunction with all relevant contract documentation, with any conflicting information to be brought to the attention of the Engineer in writing before commencing on site.
2. All dimensions are in millimetres unless stated otherwise.
3. Works to comply with Forestry Commission Forest and Water Guideline 5th Edition.
4. Forest road design and construction to comply with Forestry Commission Outline Specification.

DR No: 20-01/02 Rev B



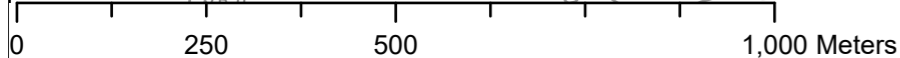
Arvikaconsult Ltd
 Arvika, Birchwood, Hilton of Embo
 Dornoch, IV25 3PW
 Phone 01862 810001
 Mobile: 07774 285809
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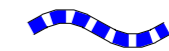

Job Title

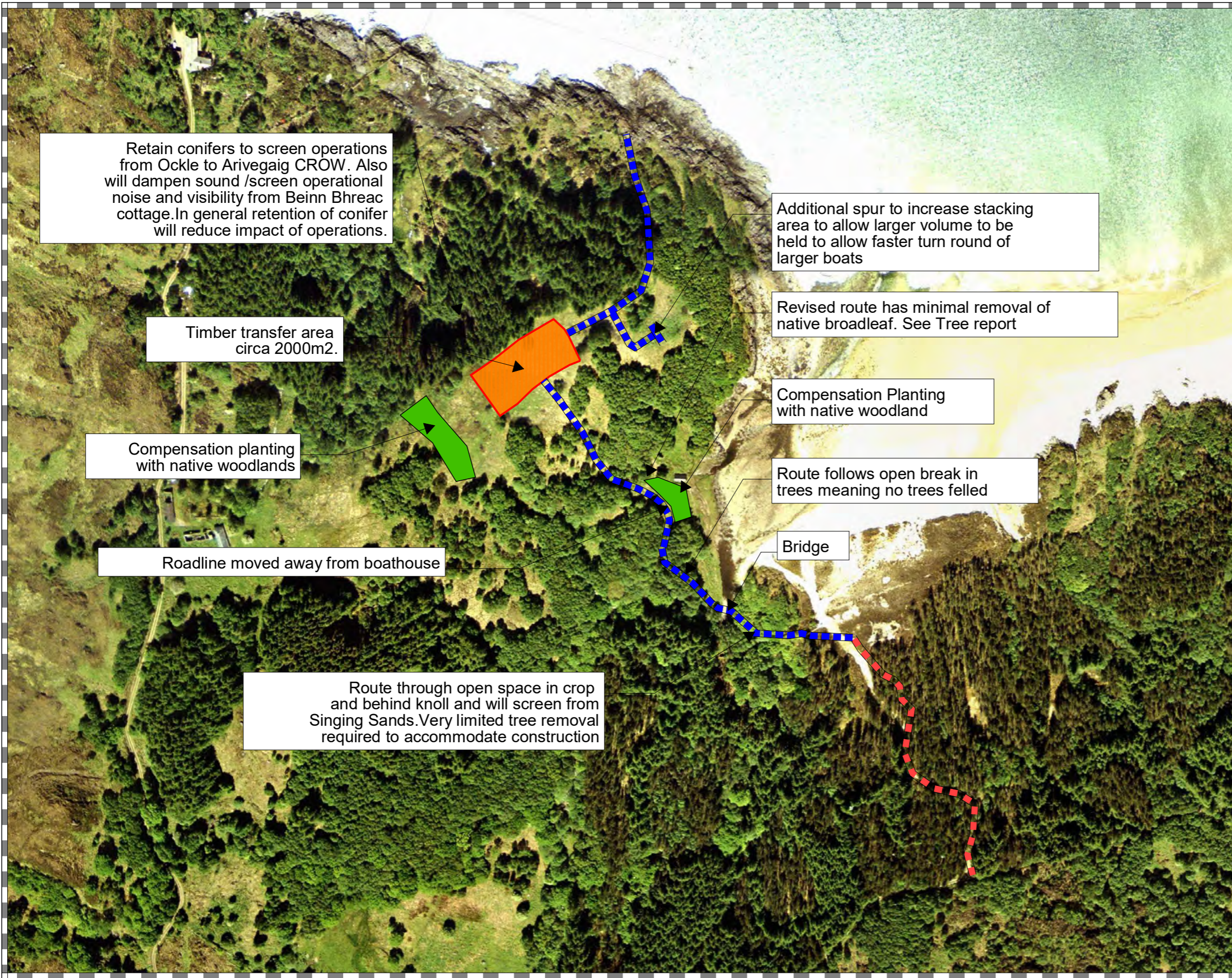
**Ardnamurchan Estate
 Gorteneorn Pier**

Drawing Title

Planning Boundary



-  Upgrade of existing road.
-  New Class A forest road
-  Curtilage of timber transfer area



Retain conifers to screen operations from Ockle to Arivegaig CROW. Also will dampen sound /screen operational noise and visibility from Beinn Bhreac cottage. In general retention of conifer will reduce impact of operations.

Timber transfer area circa 2000m².

Compensation planting with native woodlands

Roadline moved away from boathouse

Route through open space in crop and behind knoll and will screen from Singing Sands. Very limited tree removal required to accommodate construction

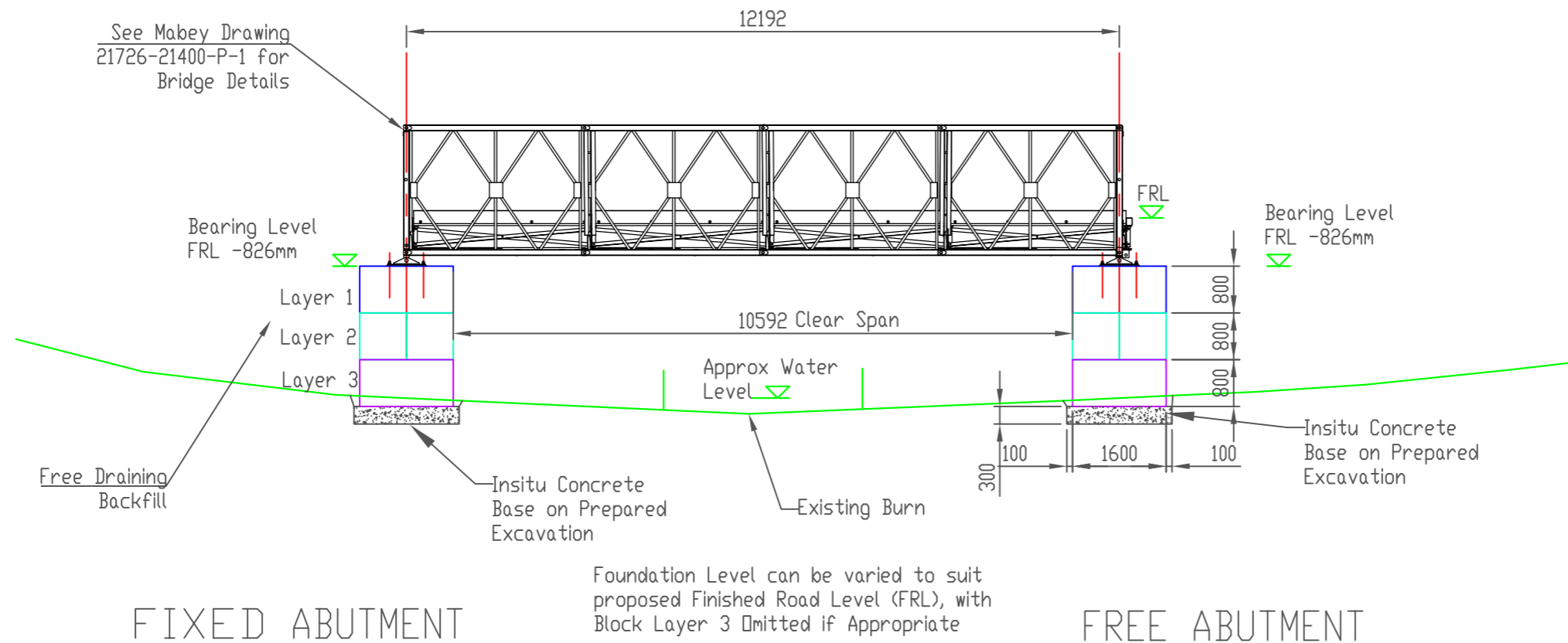
Additional spur to increase stacking area to allow larger volume to be held to allow faster turn round of larger boats

Revised route has minimal removal of native broadleaf. See Tree report

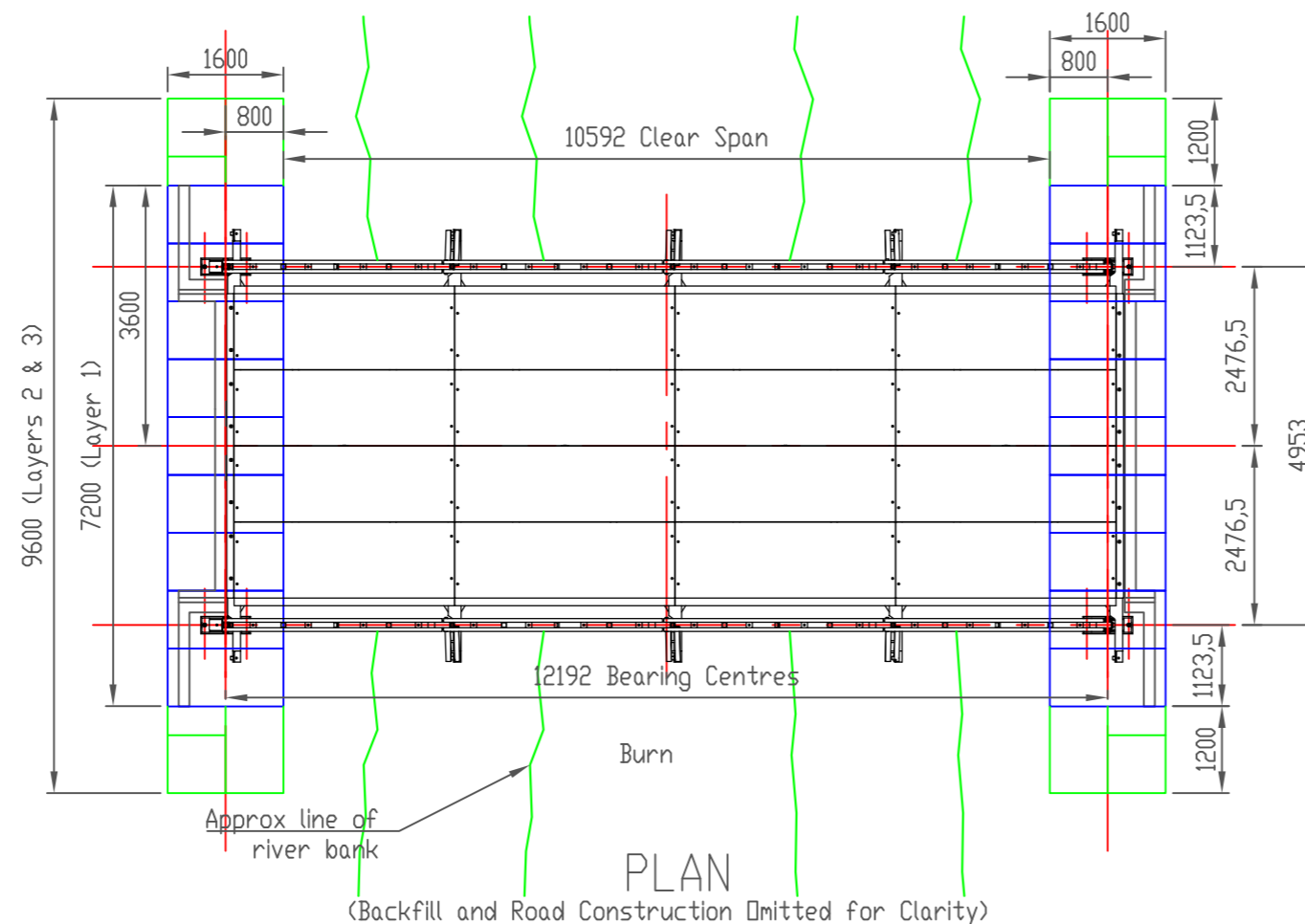
Compensation Planting with native woodland

Route follows open break in trees meaning no trees felled

Bridge



ELEVATION
(Abutment Upstand and Backfill Omitted For Clarity)



Notes:

1. This drawing is to be read in conjunction with all relevant contract documentation, with any conflicting information to be brought to the attention of the Engineer in writing before commencing on site.
2. All dimensions are in millimetres unless stated otherwise.
3. Blocks on Layer 1 to have smooth top surface (No nibs)
4. Holding Down Bolts to be connected to concrete abutment using proprietary Epoxy Resin or Chemical Anchor, in drilled holes to suit M24 Bolts.
5. See Drawing GB 02/20 for Abutment Block Details and GB 03/20 for Abutment Upstand Details
6. Bridge launching rollers may require temporary blocks positioned in front of fixed abutment (on a granular base).
7. After bridge installation, a 150mm thick insitu concrete wall is to be cast (to suit bridge detail) to retain road construction, dowelled at approx 300mm centres into top layer of abutment. (20mm dia stainless steel dowels, 500mm long)

Revision	Details	Date	Inls

Client

Ardnamurchan Estate



Arvikaconsult Ltd
Arvika, Birchwood, Hilton of Erbo
Dornoch, IV25 3PW

Phone 01862 810001
Mobile: 07774 285809
Email: frank.macculloch@arvikaconsult.co

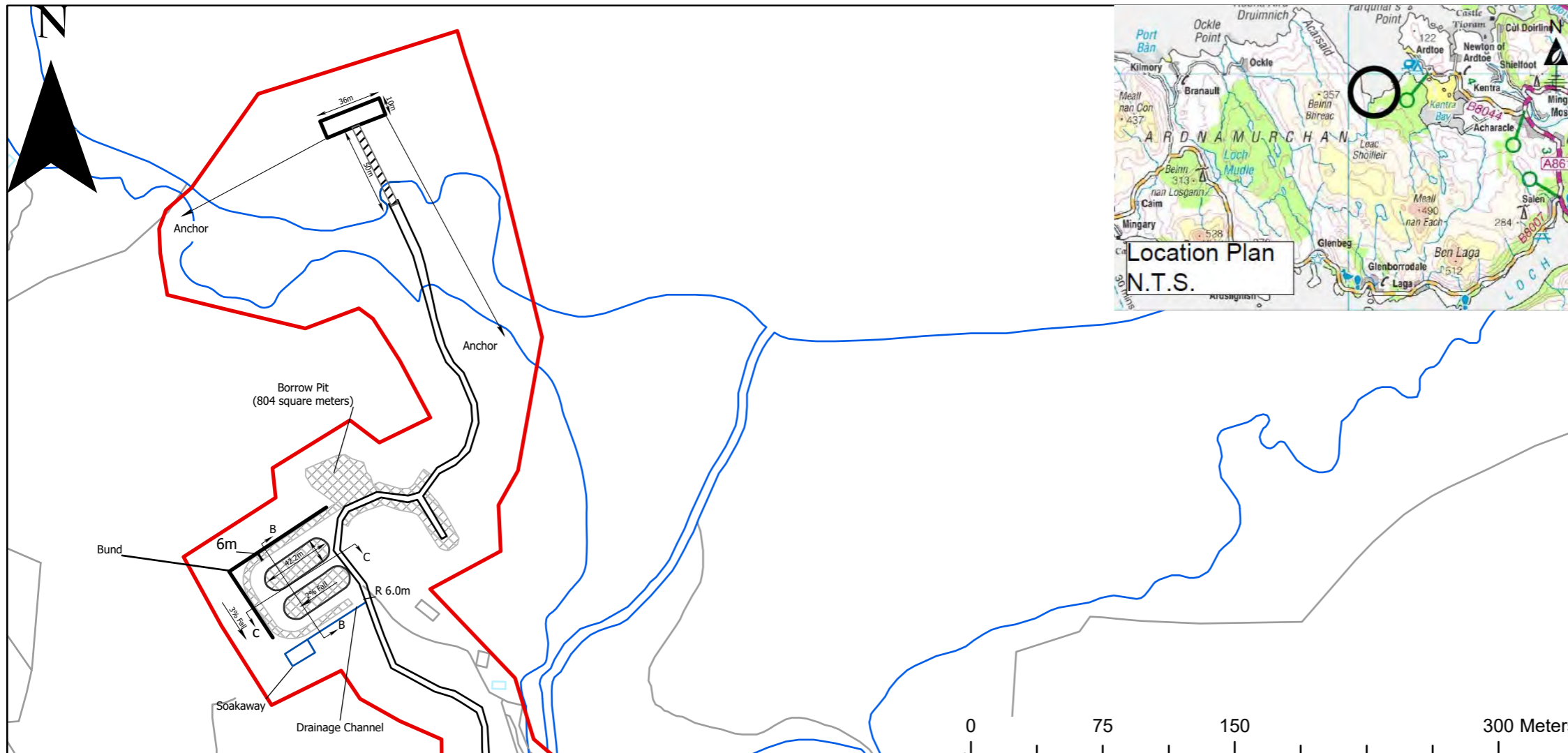
Job Title

GORTENEORN BRIDGE

Drawing Title

PROPOSED GENERAL ARRANGEMENT

Drawn	SMB	Chkd	FMC	Date	13/01/2020
Drawing No.	GB-01/20	Rev.	-	Scales	1:50 UDN at A3



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Notes:

1. This drawing is to be read in conjunction with all relevant contract documentation, with any conflicting information to be brought to the attention of the Engineer in writing before commencing on site.
2. All dimensions are in millimetres unless stated otherwise.
3. Works to comply with Forestry Commission Forest and Water Guideline 5th Edition.
4. Forest road design and construction to comply with Forestry Commission Outline Specification.

- C			
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Revision	Details	Date	Inis
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Client



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Job Title
**ARDNAMURCHAN ESTATE
 GORTENEORN PIER**

Drawing Title
**FLOATING PIER
 LAYOUT**

Drawn	DMH	Chkd	FMC	Date	11/11/2020
Drawing No.	20-01/01	Rev.	C	Scales	1:3000 at A3

