

Agenda Item	5.1
Report No	PLS-30-23

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 27 June 2023
Report Title: 23/01201/PAN: The Highland Council
Corran Jetty, Fort William
Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Corran Ferry Crossing infrastructure and accommodation improvements.
Ward: 21 – Fort William and Ardnamurchan

Recommendation

Members are asked to note the submission of the PAN and highlight any material issues they wish to be brought to the attention of the applicant before the submission of an application for planning permission.

1.0 BACKGROUND

- 1.1 This report informs the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).
- 1.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was made valid on 23 September 2022. The PAN is a statutory requirement for planning applications for major or national developments and must be lodged at least 12 weeks prior to the submission of a planning application. Members are asked to note this may form the basis of a subsequent planning application.
- 1.3 The submitted information attached includes:
- Proposal of Application Notice (Application Form)
 - Site Plan
- 1.4 There will be two in-person consultation events; the first took place on Thursday 10 November 2022 between 2pm and 8pm at Ardgour Memorial Hall, Fort William. The second is proposed to take place between July and December 2023, with the finalised details yet to be confirmed. The first event was advertised on 22 September 2022 and 3 November 2022 in The Oban Times (incorporating Lochaber Times), as well as the November 2022 issue of the Dè tha dol? The adverts for the second event will also be placed in in The Oban Times (incorporating Lochaber Times), 6 weeks and 2 weeks prior to the event, and Dè tha dol? in the nearest monthly issue prior to the event.
- 1.5 Details of all notified parties are contained / appended to the PAN form and include Marine Scotland, Maritime Coastguard Agency, NatureScot, Northern Lighthouse Board, SEPA, Transport Scotland, Historic Environment Scotland, and the Highland Council Corran Ferry Operations Team. The applicant has provided information from the first consultation event including the consultation material, feedback, and a questionnaire which is available on www.affriclimited.co.uk/news/Consultations
- 1.6 Any forthcoming application will be accompanied by a Pre-Application Consultation (PAC) report explaining the consultation undertaken, feedback received, and any resultant amendments made to the planning application.

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The proposal is for new infrastructure at the Corran Narrows, Loch Linnhe to upgrade the current ferry terminals. The upgrade will involve the replacement of the existing ferry with two electric vessels requiring installation of infrastructure to support their use, including new slipways at Ardgour and Nether-Lochaber, marshalling areas and public facilities. The proposed development will also include the construction of a new berthing pier and new accommodation building(s) at Argour.
- 2.2 The developer sought formal pre-application advice from the Planning Authority through the Pre-Application Advice Service for Major Developments in October 2022 for the Corran Ferry Crossing infrastructure and accommodation improvements (22/04570/PREMAJ).

3.0 SITE DESCRIPTION

3.1 The PAN boundaries are situated to approximately 15km south west of Fort William, covering land either side of the Corran Narrows ferry crossing, including land at Ardgour to the west and in Corran to the east. On the western side, part of the site boundary falls within the Ardgour Special Landscape Area (SLA), and the eastern side include a small area of ancient and long established woodlands which lies to the north east.

3.2 The Corran Ferry (LO20.04) is the only Core Path within the proposed boundary, however, there are multiple core paths within a short distance from the site which include:

- Links to Wade's Road Walk (LO20.05), runs from the A82 and is located directly from the east of the site, running approximately 0.5km east;
- Wade's Road Walk (LO20.02), joins Links to Wade's Road Walk approximately 0.5km east of the site's boundary. The Core Path comprises of a large loop and is approximately 3.4km in length;
- Inchree Waterfall Walk (LO20.01) connects to Wade's Road Walk at 2 points to the south of the Core Path. This route is also comprises a loop and is approximately 2km in length; and
- Ardgour Lochans Trail (LO03.01), runs from the A861 and is located approximately 0.4km north west of the Corran Port boundary. The path runs approximately 2.5km in a loop south west of the boundary line.

3.3 There are no Scheduled Monuments within the site boundary and there are four Category C Listed Buildings along western Ardgour shoreline, including:

- The Lighthouse at Corran Point (LB1689);
- The Lighthousekeepers' Dwellings at Corran Point (LB1690);
- The Lighthouse Store at Corran Point (LB1691); and
- Ardgour Hotel (LB1686).

4.0 DEVELOPMENT PLAN

The following policies are relevant to the assessment of the proposal:

4.1 National Planning Framework 4 (2023)

Policy 1 – Tackling the climate and nature crisis

Policy 2 – Climate mitigation and adaptation

Policy 3 – Biodiversity

Policy 4 – Natural places

Policy 7 – Historic assets and places

Policy 11 – Energy

Policy 13 – Sustainable transport

Policy 22 – Flood risk and water management

Policy 23 – Health and safety

Policy 25 – Community wealth benefits

Policy 26 – Business and Industry

Policy 30 – Tourism

Policy 32 – Aquaculture

4.2 Highland Wide Local Development Plan (2012) (HwLDP)

- 28 - Sustainable Design
- 29 - Design Quality and Placemaking
- 30 - Physical Constraints
- 31 - Developer Contributions
- 56 - Travel
- 57 - Natural, Built and Cultural Heritage
- 58 - Protected Species
- 59 - Other Important Species
- 60 - Other Important Habitats
- 61 - Landscape
- 63 - Water Environment
- 64 - Flood Risk
- 66 - Surface Water Drainage
- 72 - Pollution
- 74 - Green Networks
- 77 - Public Access

4.3 West Highland and Islands Local Development Plan

No site specific policies or allocations, application will be assessed against the general policies of the West Highland and Islands Local Development Plan.

4.4 Highland Council Supplementary Guidance

- Developer Contributions (Nov 2018)
- Flood Risk and Drainage Impact Assessment (Jan 2013)
- Green Networks (Jan 2013)
- Highland Historic Environment Strategy (Jan 2013)
- Highland's Statutorily Protected Species (Mar 2013)
- Managing Waste in New Developments (Mar 2013)
- Physical Constraints (Mar 2013)
- Roads and Transport Guidelines for New Developments (May 2013)
- Standards for Archaeological Work (Mar 2012)
- Sustainable Design Guide (Jan 2013)

4.5 Scottish Government Policy and Other Guidance

- Historic Environment Policy for Scotland (HEPS, 2019)
- PAN 56 - Planning and Noise
- PAN 58 - Environmental Impact Assessment
- Construction Environmental Management Process for Large Scale Projects (Aug 2010)

5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- a) Development Plan and other planning policy;
- b) Construction impacts;
- c) Roads and transport, and recreational access;
- d) Water, flood risk and drainage impacts;
- e) Design, landscape, and visual impact (including cumulative impacts);
- f) Natural heritage (including protected species, habitats and trees);

- g) Built and cultural heritage;
- h) Economic impact and tourism;
- i) Operational noise impacts;
- j) Contaminated land, decommissioning and restoration; and
- k) Any other material considerations raised within representations.

6.0 CONCLUSION

6.1 The report presents the information submitted to date as part of the PAN. The policy considerations against which any future planning application will be considered have been summarised as well as the potential material planning considerations and key issues based on the information available to date. The list is not exhaustive and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.

7.0 IMPLICATIONS

7.1 Not applicable.

8.0 RECOMMENDATION

8.1 It is recommended the Committee notes the submission of the PAN and advises of any material issues it wishes to be brought to the applicant's attention.

Designation: Area Planning Manager – South
Author(s): Harry Goacher / Peter Wheelan
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Proposal of Application Notice (Application Form)
Plan 2 – Site Plan

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006 and Planning (Scotland) Act 2019

Town and Country Planning (Pre-Application Consultation) (Scotland) Regulations 2021

The Council will respond within 21 days of validation the Notice. It will advise whether the proposed Pre-application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required.

Please note that a planning application for this proposed development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received by the Council and without the statutory consultation requirements having been undertaken. The planning application must be accompanied by a Pre-application consultation report.

The Proposal of Application Notice will be valid for a period of 18 months from the date of validation of the notice by the Council.

Please note a letter containing the information required for Proposal of Application Notice under Section 35B of The Town and Country Planning (Scotland) Act 1997 (as amended) and Section 6 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 was provided to the Highland Council on 23rd September 2022.

Details have been transferred to this form at the request of the Area Planning Manager (received via email on 17th March 2023).

Contact Details

Applicant	Andrew MacIver	Agent	Claire Williams
Address	Diriebught Depot 94 Diriebught Road Inverness, IV2 3QN	Address	Affric Limited, Lochview Office, Loch Duntelchaig, Farr. IV2 6AW
Phone	07789925452	Phone	07516 112050
Email	andrew.maciver@highland.gov.uk	Email	Claire.williams@affriclimited.co.uk

Address or Location of Proposed Development

Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice

The project will be located at Ardgour and Nether-Lochaber, approximately 8 miles south-west of Fort William. The conceptual boundary of the works is depicted in Drawing 99_DRG_04_2. There is no current postal address for the site location.

Description of Development

Please include detail where appropriate – eg the number of residential units; the gross floorspace in m² of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

The Highland Council wish to construct new infrastructure at the Corran Narrows, Loch Linnhe to upgrade the ferry terminals. The upgrade will involve the replacement of the existing ferry with two electric vessels requiring installation of infrastructure to support their use, including new slipways at Ardgour and Nether-Lochaber, marshalling areas and public facilities. The proposed development will also include the construction of a new berthing pier and new accommodation building(s) at Ardgour.

The proposed works will require a construction licence under the Marine (Scotland) Act 2010 from Marine Scotland – Licensing Operation Team, and planning consent under The Town and Country Planning (Scotland) Act 1997 (as amended) from Highland Council Planning and, consequently, the Highland Council intend to submit applications for these consents.

Due to the scale of the works, the proposal is subject to a Pre-Application Consultation (PAC) as defined by the Marine Licensing (Pre-Application Consultation) (Scotland) Regulations 2013 and may also be subject to PAC requirements under The Town and Country Planning (Scotland) Act 1997 (as amended) via The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.

Please refer to Drawing 99_DRG_04_2 attached with this Notice.

Pre-application Screening Notice

Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development?

Yes

No

If yes, please provide a copy of this Opinion.

Community Consultation

State which other parties have received a copy of this Proposal of Application Notice.

Community Council/s

Date Notice Served

See below regarding PAC event notification.

Local Elected Members

Date Notice Served

See below regarding PAC event notification.

Members of Scottish Parliament and Members of Parliament

Date Notice Served

NA

Names / details of other parties

Date Notice Served

Please note an email containing information required for Proposal of Application Notice under Section 35B of The Town and Country Planning (Scotland) Act 1997 (as amended) and Section 6 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 was provided to the parties below on 22nd and 23rd September 2022.

Marine Scotland	22 September 2022
Maritime Coastguard Agency	22 September 2022
NatureScot	22 September 2022
Northern Lighthouse Board	22 September 2022
SEPA	23 September 2022
Transport Scotland	23 September 2022
Historic Environment Scotland	23 September 2022
Highland Council Corran Ferry Operations Team	26 September 2022

Details of Proposed Consultation

Proposed Public Event 1

Exhibition format consultation event with opportunity for face to face discussions with key project members. Consultation material, including a feedback questionnaire (also shared during the event), was made available after the event on:

www.affriclimited.co.uk/news/Consultations

Venue

Ardgour Memorial Hall,
Clovullin, Corran, Fort William
PH33 7AB

Date and Time

Thursday 10th November 2022,
2pm - 8pm.

Proposed Public Event 2

(at least 14 days after Public Event 1)

Proposed exhibition format. Consultation material and feedback questionnaire will be made available after the event on:

www.affriclimited.co.uk/news/Consultations

Venue

To be confirmed – likely Ardgour Memorial Hall, Clovullin, Corran, Fort William
PH33 7AB

Date and Time

Date to be confirmed depending on project progression and feedback from first consultation event. Proposed second event between July and December 2023. Proposed time of 1pm - 8pm.

Publication of Event

Newspaper Advert

See attached.

Name of Newspaper

The Oban Times, Incorporating
Lochaber Times

Advert Date

22 September 2022
& 3 November 2022

Dè tha dol?

November 2022 issue

Second event will be advertised
in similar way.

The Oban Times, Incorporating
Lochaber Times

6 weeks prior to event and again
2 weeks prior to event.

Dè tha dol?

Published in the nearest
monthly issue prior to the event.

Details of any other consultation methods (date, time and with whom)

Notification of 1st Pre-application event

An email containing an invitation and details of the first pre-application consultation event, held on 10th November, was provided to the following Lochaber Councillors on 16th September 2022.

- Andrew Baldrey
- Angus Macdonald
- John Grafton
- Kate Willis
- Liz Sagers
- Sarah Fanet
- Thomas MacLennan

This notification and invitation was also provided to the following community council email addresses:

- Nether Lochaber Community Council
- Acharacle Community Council via Andrew Colville

Community Councillors Consultation, Online meeting, 8th November 2022

A pre-application consultation event was conducted between the project team, Lochaber Councillors, Sunart community council members, Acharacle Community Council members and Nether Lochaber community council members on 8th November 2022 via online zoom video conferencing software. This event was held from 7pm to 8.30pm and included a presentation from the project team, followed by a Q&A session.

Pre-Application Exhibition Event 1.2, 1st December 2022

In response to feedback from the first event on 10th December 2022, a second consultation exhibition was held in Fort William Library on 1st December 2022 from 4pm – 7pm. This was partially due to cancellation of the ferry service part way through the first event, due to poor weather, that may have prevented stakeholders from the east/ Nether Lochaber side attending the event. This second event, named Event 1.2, was advertised in advance via notifications on the Corran ferry website and twitter feed and letters posted to Nether Lochaber residents. Consultation material was made available before the event on www.affriclimited.co.uk/news/Consultations.

Pre-Application Exhibition Event 1.3, 1st December 2022

At the request of the project client, a third in person exhibition (Event 1.3) was held at the Sunart Centre, Strontian on 12th December 2022 from 4pm – 7pm. This event was organised in response to further community feedback. This event was advertised in advance via notifications on the Corran ferry website and twitter feed and also via an advertisement in The Oban Times newspaper (published 8th December 2022). Consultation material was made available before the event on www.affriclimited.co.uk/news/Consultations.

Additional Stakeholder Consultation

Specific engagement will be required to key stakeholders, which will be delivered by targeted outreach to these parties. Additional stakeholders may become known during the PAC process and hence the consultation approach will be updated accordingly. Further stakeholder consultation will be undertaken throughout the project as appropriate and in consideration of stakeholder feedback.

Signed

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Date **29.3.2023**

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Registered Office:
Lochview Office, Loch Duntelchaig
Farr, Inverness, IV2 6AW

Telephone: 01808 521 498
Email: info@affriclimited.co.uk
www.affriclimited.co.uk




99_DRG_04_1 Conceptual Site
Outline - Corran Ferry New Slipway &
Infrastructure Improvement Scheme

Projection: OSGB 1936/British National
Grid EPSG: 27700

ORDNANCE SURVEY DATA LICENCE
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Open Streetmap "Base map and data
from OpenStreetMap and
OpenStreetMapFoundation".

Legend

-  Conceptual Site Outline
-  A82
-  A861

