

Agenda Item	5.1
Report No	PLS-41-24

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 20 August 2024
Report Title: 24/02116/PAN: The Highland Council
Corran Jetty, Fort William
Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Corran Ferry Crossing - Construct new ferry service infrastructure
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 Town and Country Planning Act 1997 (as amended) and was made valid on 17 May 2024. 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)
 - Location Plan
 - Site Plan
- 1.4 A Proposal of Application Notice (PAN) for the Corran Ferry Infrastructure Improvement Scheme (CFIIS) was previously submitted to The Highland Council on 23 September 2022 (ref: 23/01201/PAN) and was reported to the South Planning Applications Committee in June 2023. As more than 18 months have elapsed since the submission of the initial PAN, and the CFIIS has not yet applied for planning permission, a new PAN is now being submitted with an updated Pre-application Consultation (PAC) strategy. Any future application will be subject to Environmental Assessment - Screening and Scoping opinions have been issued for the development. Formal pre-application advice has also been provided through the Pre-Application Advice Service for Major Developments in October 2022 (22/04570/PREMAJ).
- 1.5 There will be two in-person consultation sessions; the first took place on Monday 17 June 2024 between 4pm and 7.30pm at Fort William Library and on Tuesday 18 June 2024 between 4pm and 7.30pm at Ardgour Memorial Hall, Clovullin, Ardgour. The second session is proposed to take place in September 2024 (likely at Ardgour Memorial Hall), with the finalised details yet to be confirmed. The first event was advertised on 9 May 2024 in the Oban Times and in the June 2024 issue of the Dè tha dol? The adverts for the second event will be advertised in a similar way.
- 1.6 Details of all notified parties are listed on the PAN form.
- 1.7 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 Highland Council are proposing to construct new ferry service infrastructure at the Corran Narrows, Loch Linnhe under the Corran Ferry Infrastructure Improvement Scheme (CFIIS).

- 2.2 The scheme will involve the construction of new infrastructure in the village of Ardgour, and just north of the settlement of Corran, to facilitate the introduction of a new electric vessel (NEV). The NEV, commissioned specifically for this crossing, seeks to improve the resilience of the ferry service and reduce long-term carbon emissions.
- 2.3 As part of the coastal nature of the scheme, construction will occur in the marine and terrestrial environment, including intertidal areas. Infrastructure of the CFIS is proposed to include concrete slipways, a breakwater with alignment structure, an overnight berthing structure, a new marshalling area, access road and junction, public car parking, a toilet block, a shared-use path, a bicycle shelter, EV charging units, purser's kiosks, diesel generator with associated fuel storage in appropriate housing/containment and associated services (lighting, power, water and drainage).

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 at Corran to the east. The Corran Narrows is the narrowest section of Linnhe and is where the existing Corran Ferry crosses. On the west side of the Corran Narrows is the village and community of Ardgour. On the eastern side, is a small settlement within the community catchment of Nether Lochaber, known as Corran for the purposes of the project. On the western side, part of the site boundary falls within the Ardgour Special Landscape Area (SLA), and the eastern side includes an area of ancient and long-established woodland.
- 3.2 Further information on the Corran Ferry Infrastructure Improvement Scheme can be found on the Council's website at the following link:
https://www.highland.gov.uk/info/20028/corran_ferry_project/1070/corran_ferry_infrastructure_improvement_scheme
- 3.3 Information on the proposed scheme can be also be found in the Scoping Report available on the Council's eplanning portal <https://wam.highland.gov.uk/wam/> using the reference number 24/02104/SCOP.

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 6 – Forestry, Woodland and Trees
- Policy 7 – Historic assets and places
- Policy 10 – Coastal Development
- Policy 11 – Energy
- Policy 12 – Zero Waste
- Policy 13 – Sustainable transport
- Policy 18 – Infrastructure First

Policy 22 – Flood risk and water management
Policy 23 – Health and safety
Policy 25 – Community wealth Building
Policy 26 – Business and Industry
Policy 29 – Rural Development
Policy 30 – Tourism

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.

Signature: David Mudie
Designation: Area Planning Manager – South
Author: Susan Macmillan
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Proposal of Application Notice (Application Form)
Plan 2 – Location Plan
Plan 3 – 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.

Data Protection

Your personal data will be managed in compliance with the Data Protection legislation. You can read our privacy notice for planning related certificates on the Council's website at: https://www.highland.gov.uk/directory_record/1052173/planning_applications_consents_and_notice_of_review

I have read and understood the privacy notice.

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	07516112050
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 7 miles south-west of Fort William. The conceptual boundary of the works is provided in Drawing 99_DRG_15_1 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 are proposing to construct new ferry service infrastructure at the Corran Narrows, Loch Linnhe under the Corran Ferry Infrastructure Improvement Scheme (CFIIS). The scheme will involve the construction of new infrastructure in the village of Ardgour, and just north of the settlement of Corran, facilitate the introduction of a new electric vessel (NEV). The NEV, commissioned specifically for this crossing, will improve the resilience of the ferry service and reduce long-term carbon emissions.

As part of the coastal nature of the scheme, construction will occur in the marine and terrestrial environment, including intertidal areas. Infrastructure of the CFIIS is proposed to include concrete slipways, a breakwater with alignment structure, an overnight berthing structure, a new marshalling area, access road and junction, public car parking, a toilet block, a shared-use path, a bicycle shelter, EV charging units, purser’s kiosks, diesel generator with associated fuel storage in appropriate housing/containment and associated services (lighting, power, water and drainage).

The proposed works will require a licence under the Marine (Scotland) Act 2010, as amended, from Marine Directorate – 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 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 2387-WS-ZZ-ZZ-DR-C-0101 P02 attached with this Notice for the conceptual scheme design.

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?

If yes, please provide a copy of this Opinion.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No. See ‘Background’ section below for information on a previously submitted Proposal of Application Notice.
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Community Consultation

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

Community Council/s	Date Notice Served
<ul style="list-style-type: none"> • Nether Lochaber Community Council; • Ardgour Community Council; • Acharacle Community Council; 	17th May 2024

<ul style="list-style-type: none"> • West Ardnamurchan Community Council; • Morvern Community Council; and • Sunart Community Council. 	
Local Elected Members	Date Notice Served
Lochaber Members: <ul style="list-style-type: none"> • Andrew Baldrey; • Angus Macdonald; • John Grafton; • Kate Willis; • Liz Saggars; • Sarah Fanet; and • Thomas MacLennan. 	17th May 2024
Members of Scottish Parliament and Members of Parliament	Date Notice Served
Nil.	
Names / details of other parties	Date Notice Served

Details of Proposed Consultation		
Proposed Public Event 1	Venue	Date and Time
Exhibition format consultation at Fort William Library will take place with the opportunity for face-to-face discussions with key project members and hard copies of a feedback questionnaire. Consultation material, including the feedback questionnaire will be made available after the event on the Project's Consultation website (https://www.affriclimited.co.uk/consultations/).	Fort William Library, 2 High Street, Fort William, PH33 6EU	Monday 17th June 2024, 4pm – 7.30pm.
Exhibition format consultation at Ardgour Memorial Hall will take place with the opportunity for face-to-face discussions with key project members and hard copies of a feedback questionnaire. Consultation material, including the feedback questionnaire	Ardgour Memorial Hall, Clovullin, Corran, Fort William, PH33 7AB	Tuesday 18th June 2024, 2pm – 8pm.

will be made available after the event on the Project's Consultation website (https://www.affriclimited.co.uk/consultations/).		
Proposed Public Event 2 (at least 14 days after Public Event 1)	Venue	Date and Time
Exhibition format consultation at Ardgour Memorial Hall will take place with the opportunity for face-to-face discussions with key project members and hard copies of a feedback questionnaire. Consultation material, including the feedback questionnaire will be made available after the event on the Project's Consultation website (https://www.affriclimited.co.uk/consultations/). The need for an event in Fort William (in line with Event 1) will be considered from the feedback received from Event 1.	To be confirmed – likely Ardgour Memorial Hall, Clovullin, Corran, Fort William, PH33 7AB	Date to be confirmed depending on project progression and feedback from first consultation event. Proposed second event will be held in September 2024. Proposed time of 2pm - 8pm.

Publication of Event		
Newspaper Advert	Name of Newspaper	Advert Date
Event 1 (both Fort William and Ardgour locations and dates) advertised by a newspaper advertisement in 2 different local newspapers. The second event will be advertised in a similar way.	The Oban Times, Incorporating Lochaber Times. Dè tha dol?	9 th May 2024 June issue.
Details of any other consultation methods (date, time and with whom)		
<p>Background: A Proposal of Application Notice (PAN) for the CFIS was previously submitted to the Highland Council Planning Department on 23 September 2022. The project received a validation letter for this PAN from Highland Council on 28 April 2023 (ref: 23/01201/PAN). As more than 18 months have elapsed since the submission of the initial PAN, and the CFIS has not yet applied for planning permission, a new PAN is now being submitted for Highland Council approval, with an updated Pre-application Consultation (PAC) strategy as outlined below.</p>		

Pre-Application Consultation Round 0:

A round of public consultation has already taken place in November and December 2022. Details of these events were provided in the initial PAN submitted to Highland Council Planning in September 2022 (ref: 23/01201/PAN). The project understands that due to the elapsed time period between the receipt of the PAN and the application for planning permission, two more rounds of formal PAC will be required. These are outlined above.

Note, the feedback from the initial round of consultation have been, and continue to be considered by the project. Details of the notifications, events and feedback from the initial consultation will be included in the PAC Report for submission with the Planning Permission application.

Public Events 1 and 2:

See details outlined in the table above.

Acknowledging interested parties for the CFIS are likely to come from both sides of the Corran Narrows, public exhibition events for Event 1 will be held in both Fort William Library and the Ardgour Memorial Hall. This is primarily in response to feedback and learnings from the first round of PAC events in 2022.

Notification of Pre-application Consultation event:

An email containing an invitation and details of the public PAC events will be provided to the following community councils:

- Nether Lochaber Community Council;
- Ardgour Community Council;
- Acharacle Community Council;
- West Ardnamurchan Community Council;
- Morvern Community Council; and
- Sunart Community Council.

Community Councillors Consultation, Online meeting

Lochaber Councillors and representatives of the following community councils listed above will be invited to attend an online pre-application consultation event, to be held prior to Public Events 1 and 2. This meeting will be hosted via online Zoom video conferencing software and include a presentation from the project team, followed by a Q&A session. The date and time will be confirmed, though it is likely this will be held on a weeknight, from 7pm to 8.30pm.

Corran Ferry Steering Group

It is noted that the Corran Ferry Steering Group ensures that links between the community and project team are maintained, and regular users of the service are given a strong voice to represent their communities. Representatives from the following Acharacle, Ardgour, Nether Lochaber, Sunart, West Ardnamurchan and Morvern Community Councils are invited to attend all Corran Ferry Steering Group meetings which take place approximately every 8 weeks. Governance for the project is via the Highland Council's Infrastructure Environment and Economy Committee and the project is overseen by the Lochaber Area Committee with reports at appropriate intervals. This is however, not part of the formal PAC process.

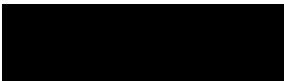
Additional Stakeholder Consultation

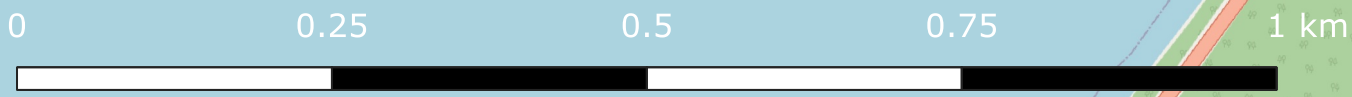
Specific engagement will be required to key stakeholders, which will be delivered by targeted outreach to these parties including landowners and statutory consultees. Additional stakeholders may become known during the PAC process and hence the consultation

approach will be updated accordingly. Further stakeholder consultation will be undertaken throughout the project as appropriate and in consideration of stakeholder feedback.

Advertisement of Public Consultation Events

In addition to the advertisements issued to local newspapers as outlined above, the two public exhibition events mentioned above will be advertised locally by the display of posters in the villages of Ardgour and Corran, and by letter drops to residences and businesses of these villages. Events will also be advertised via online platforms including the Highland Council's Corran Ferry website, the Highland Council's Corran Ferry twitter feed and Facebook page, the project's consultation website (<https://www.affriclimited.co.uk/consultations/>) and some community council Facebook pages (at their discretion). The advertisements will give details of the location and time of events and sign-post to the project consultation page for contacts and further consultation information.

Signed		Date	17th May 2024
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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

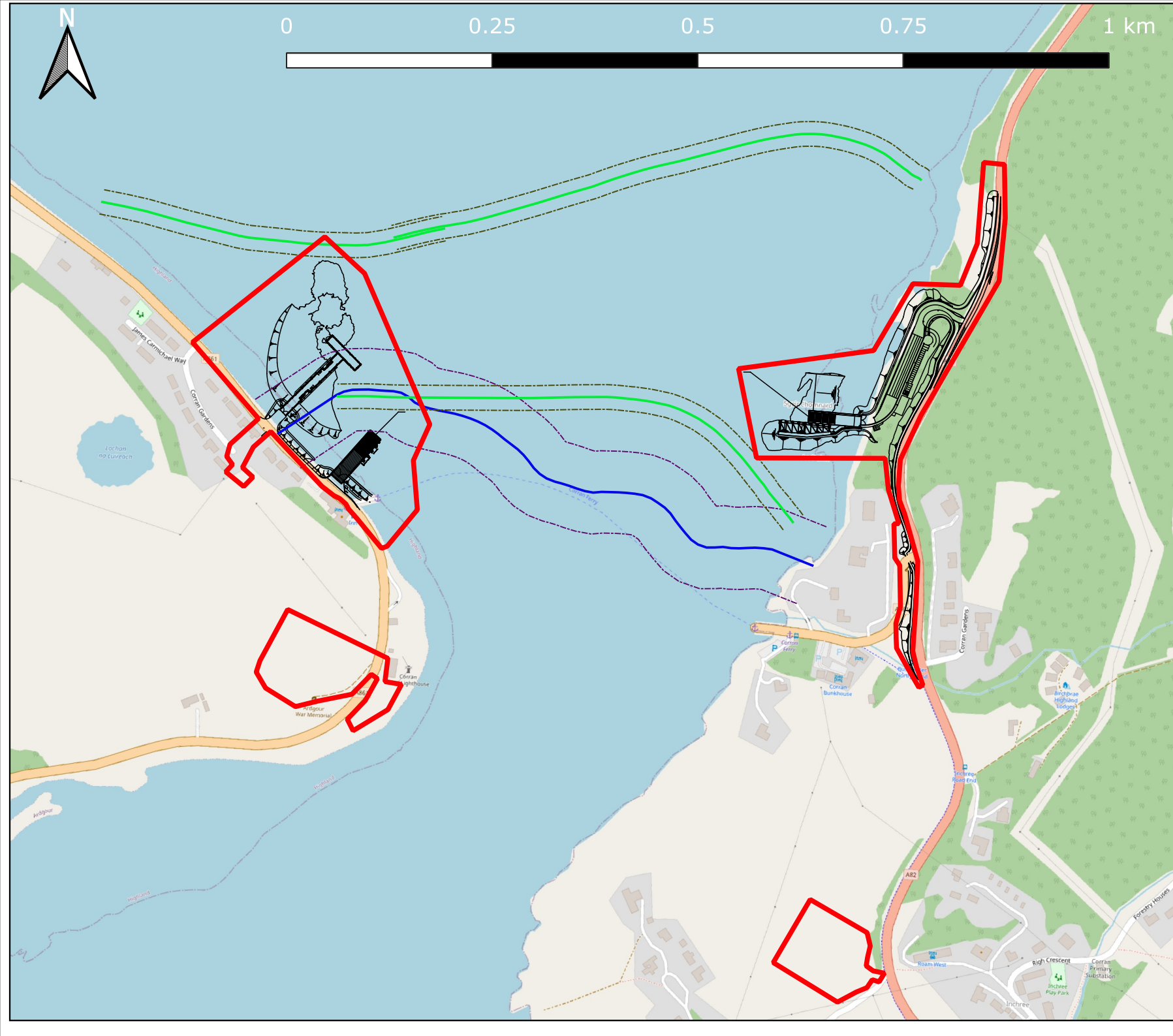
Title: 99_DRG_15_1 Scoping Boundary
(with SSEN cables)

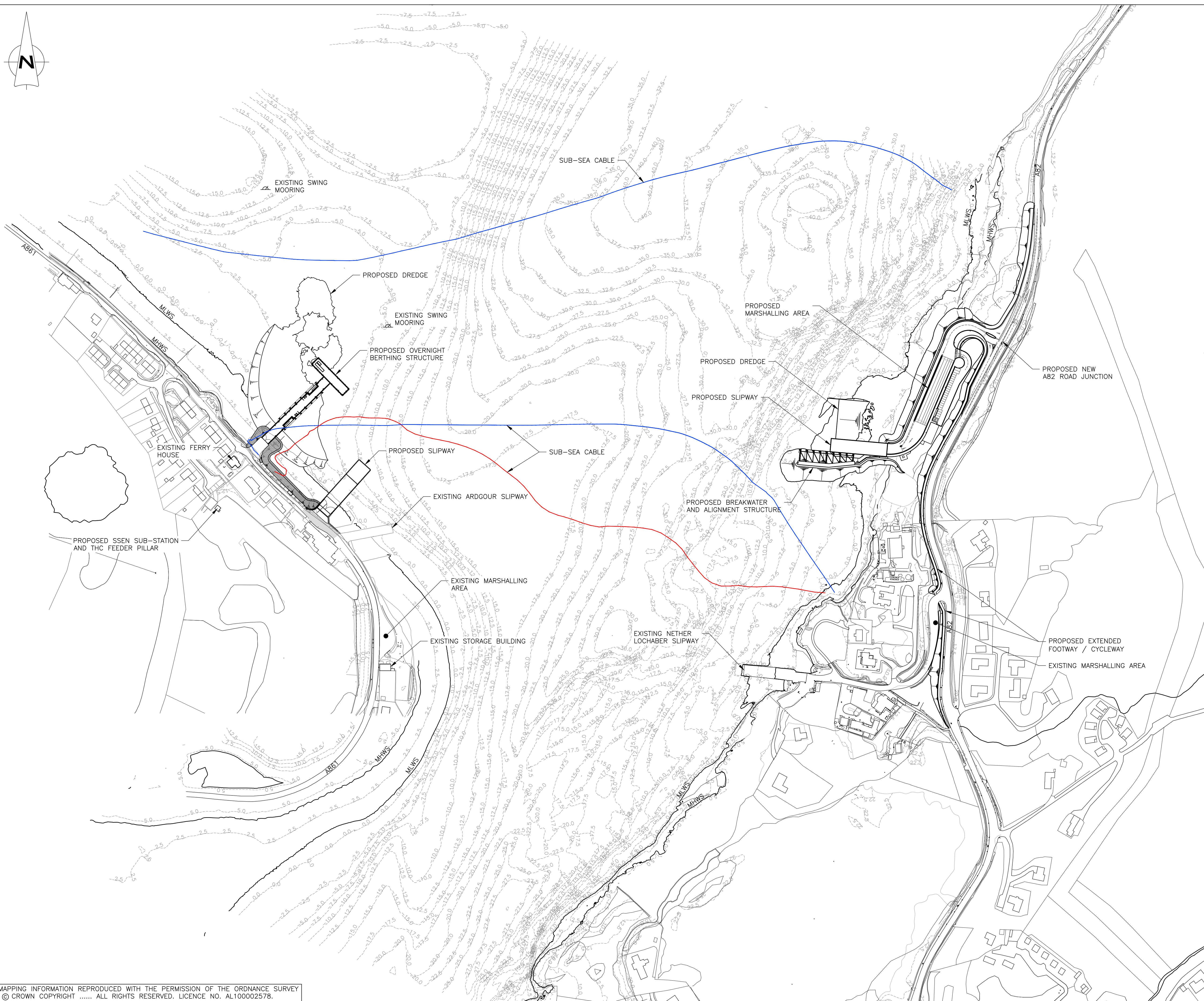
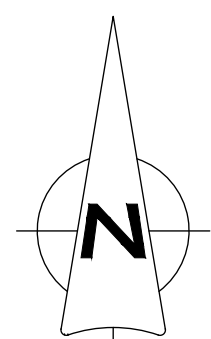
Projection: OSGB 1936/British National Grid
EPSG: 27700

Open Streetmap
"Base map and data from OpenStreetMap and OpenStreetMap
Foundation".
OpenStreetMap® is open data, licensed under the Open Data
Commons Open Database License (ODbL) by the OpenStreetMap
Foundation (OSMF)

Legend

- Conceptual Design
- Scoping Boundary
- 11kV Cable**
 - 11kV Currently Energised
 - 11kV Exclusion Zone
- 33kV Cables**
 - 33kV De-energised Cables
 - 33kV Exclusion Zone





GENERAL NOTES

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
2. ALL LEVELS ARE IN METRES RELATIVE TO CHART DATUM UNLESS NOTED OTHERWISE.
3. CHART DATUM IS 1.96m BELOW ORDNANCE DATUM.
4. TIDE LEVELS ARE AS BELOW:

HAT	+4.9mCD
MHWS	+4.4mCD
MHWN	+3.3mCD
MLWN	+1.7mCD
MLWS	+0.7mCD
LAT	0.0mCD
5. FOR PROPOSED NETHER LOCHABER LAYOUT, REFER TO DRAWING NUMBER 2387-WS-ZZ-NL-DR-C-5101.
6. FOR PROPOSED ARDGOUR LAYOUT, REFER TO DRAWING NUMBER 2387-WS-ZZ-AG-DR-C-0102.
7. SWING MOORINGS (2NO.) FOR EXISTING MV CORRAN AND MV MAID OF GLENCOUL

PO2	08.05.24	ARDGOUR MARSHALLING, ACCOMMODATION AND OVERNIGHT STRUCTURE REVISED.	LS	BP	TR
REV	DATE	DETAILS	DRAWN	CHK'D	APP'D

AMENDMENTS

CLIENT



The Highland Council
Comhairle na Gàidhealtachd

PROJECT

CORRAN FERRY REDEVELOPMENT



Wallace Stone
Consulting Civil Engineers

GLASGOW 0141 554 8233
glasgow@wallacestone.co.uk

DINGWALL 01349 866775
dingwall@wallacestone.co.uk

HEBRIDES 01851 600220
hebrides@wallacestone.co.uk

DRAWING TITLE

PROPOSED SITE LAYOUT

DRAWN	PM	CHECKED	BP	APPROVED	BP
DATE	02.04.24	DATE	03.04.24	DATE	03.04.24
SCALE (A1)	1:2000	STAGE	PRELIMINARY	REV	P02

DRAWING No.
2387-WS-ZZ-ZZ-DR-C-0101