

Agenda Item	7.3
Report No	PLN/032/23

HIGHLAND COUNCIL

Committee: North Planning Applications Committee
Date: 14.03.2023
Report Title: 22/06182/FUL : Wester Ross Fisheries Ltd (Mowi)
Fish Farm
Ardessie
Dundonnell

Report By: Area Planning Manager - North

Purpose/Executive Summary

Description: Fish Farm Brood Stock Facility: including Main Production Building, Egg incubation Building, Staff Welfare and Shorebase building, Offices, Plant, Car parking and Landscaping on site of existing Fish Farm

Ward: 05 - Wester Ross, Strathpeffer and Lochalsh

Development category: Local (non-EIA)

Reason referred to Committee: Number of third-party objections

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 The applicant seeks permission to redevelop a site at Ardessie that currently serves as a shore-base for nearby marine fish farm operations in Little Loch Broom. The site sits on a promontory of land where the Ardessie Burn meets the sea loch and is bordered to the south by the A832.
- 1.2 The proposed development includes the demolition of the existing old hatchery building and shore base facilities and construction of four steel frame buildings in their place. The primary purpose of this would be to serve as a brood stock facility. 'Brood stock fish' are the adult salmon which produce the fertilised eggs which are then used to produce all the fish which will be reared through normal production farms for harvest. The adjacent sea pens will be used for rearing these fish through their more mature life stage – although no development is proposed at the marine sites. The mature brood stock fish would then be transferred to the proposed brood stock facility to complete their lifecycle culminating with the harvesting and fertilisation of eggs. Although deemed to be local non-EIA development, this new facility would provide a nationally significant function in securing the supply chain of fertilised eggs for Scottish fin fish aquaculture operations.
- 1.3 The proposed development would cover a larger area than previously developed, extending south towards the road access. This new facility will comprise the following elements:
- **Main Building:** A large steel frame building, profile panelled in dark green, 40.8m wide by 93.9m full length. The height will be 4.4m at eaves with a maximum height of 10.1m to the ridge. The building will house 14 large and 2 smaller fish tanks, stripping room and egg quarantine areas as well as office and laboratory accommodation.
 - **Egg Incubation Building:** Medium sized steel frame building, profile panelled in dark green, 23.0m wide by 45.6m full length. The height will be 2.6m at eaves with a maximum height of 5.6m to the ridge. As well as egg incubation units the building will house a staff canteen and office accommodation.
 - **Water Intake Building:** Medium sized steel frame building, profile panelled in dark green, 14.1m wide by 19.1m full length. The height will be 2.8m at eaves with a maximum height of 6.1m to the ridge. Adjoining tanks of 2.6m heights and 3.0m and 12.7m diameters will be located to either side of the building. The building provides water intake, disinfection and effluent treatment.
 - **Shorebase Building:** Small scale steel frame building, profile panelled in dark green, 14.7m wide by 18.6m full length. The height will be 2.6m at eaves with a maximum height of 4.8m to the ridge. The building provides ancillary accommodation for off-shore works, including feed storage, changing facilities, offices and staff canteen and welfare facilities.
 - **Service Yards and Car Parking:** Metalled service yards are proposed to the perimeter of the buildings, with staff parking of 7 spaces plus 1 accessible

space.

- Landscaping: Mixed woodland planting is proposed throughout the site to provide screening and filtering of views. Woodland blocks will be planted as bare root and cell grown whips, with feathered whips for some individual trees in proximity of development to add maturity to scheme.

1.4 The site is accessed via the A832 to the south. An access road descends northwards down to the loch side site from the main road. The site benefits from existing permissions for freshwater abstraction and effluent discharge to the loch. The other existing on site infrastructure will be demolished to make way for the new facility.

1.5 Pre-Application Consultation: A pre-application meeting was held between the Highland Council officers and the applicant in September 2022. This was subsequently followed by the applicant submitting an EIA screening request. Intermittent informal pre-application discussions then followed through late autumn and early winter 2022 during which the applicant sought the advice of the Highland Council's forestry officer regarding their woodland removal and tree planting scheme.

1.6 Supporting Information:

- Plans and drawings
- Project description document and design statement.
- Site selection justification and background information regarding brood stock production.
- Tree constraints, protection and planting plans
- Species and habitat surveys
- Landscape appraisal
- Flood risk assessment, topographic surveys
- Drainage impact assessment
- Construction Environmental Management Plan (CEMP)

1.7 Variations:

- Compensatory planting plan was revised to include an increased area of planting.
- Site boundary was amended so as to encompass all areas of compensatory woodland planting.

2. SITE DESCRIPTION

2.1 The site is situated on the southern shore of Little Loch Broom, overlooked from the south by Ardesie falls and the peaks behind. The site's southern boundary is bordered by the A832 with existing tree planting on the fence line providing some screening. Access from this road descends 15m down a gradual slope into the

site which is currently occupied by an old hatchery building now serving as a feed store and shore base facility. Further coniferous trees at the bottom of the slope provide complete screening of the existing structure when viewed from the road.

- 2.2 The site's northern aspect opens onto the sea loch, providing access to two nearby marine fish farm sites with uninterrupted views across the water to the settlement of Badrallach, at approximately 2.2km distance. To the west the site is bordered by a wooded area and small body of water, the coast then stretches away running parallel with the road before eventually reaching settlements at some 2km distance. To the east the site is bordered by the Ardessie burn and a few crofting and holiday let/ residential premises two of which are within a more immediate vicinity of the site (~100m of the site).

3. PLANNING HISTORY

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|-----|-----------------|--|--|
| 3.1 | 13 April 2016 | 16/00124/CLE - Certificate of Lawfulness application for use as salmon farm (Ardessie Site A) | CERTIFICATE OF LAWFULNESS |
| 3.2 | 13 April 2016 | 16/00126/CLE - Certificate of Lawfulness application for use as salmon farm (Ardessie Site B) | CERTIFICATE OF LAWFULNESS |
| 3.3 | 20 October 2022 | 22/03779/SCRE - Mowi are proposing to build a new brood stock fish farm at the site of an old fish farm at Ardessie on the shores of Little Loch Broom; The old hatchery buildings will be demolished to make way for the new facility | SCREENING APPLICATION EIA NOT REQUIRED |

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Unknown Neighbour

Date Advertised: 27 January 2023

Representation deadline: 10 February 2023

Representations: 14 representations, 3 in support, 11 objecting.

Timeous representations: 3

Late representations: 11

- 4.2 Material considerations raised are summarised as follows:

Objections:

- Lighting impacts on properties across the loch in Badralloch as well as the 'dark sky' of the area.
- Visual impact of the development generally, including upon the adjacent National Scenic Area.

- Flood risk.
- Potential to impact the ecology of the loch through escapes or pollution, including impacts on the Wester Ross Marine Protected Area and Priority Marine Features.
- Potential to generate foul odours
- Potential to negatively impact upon tourist activities

Support:

- Development responds to global supply chain challenges for salmon ova, that in part have resulted from a suspension of imports from Norway, by increasing supply chain capacity.
- Improves economic and operational sustainability for salmon farming sector wide, nationally with provision of 'home grown' supply of salmon eggs.
- Establishes Scottish capacity in developing breeding programmes.
- Will provide local and regional economic benefits through creation of new jobs.
- Provides preferable supply options from biosecurity perspective.

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 Highland Council Flood Risk Management Team – no objection.

- Conclusions of flood risk assessment are acceptable.
- Development falls within category of 'essential infrastructure' that due to its nature must be sited in areas that are likely to be medium to high risk of flooding.
- Development should be designed and constructed to be operational during flood events up to the 1:200+CC and not impede water flow.
- A condition should be applied requiring that finished floor levels are no lower than 5.75m AOD, a minimum of 600mm above grounds.
- No specific concerns regarding flood risk associated with pluvial drainage.

5.2 Environmental Health – no objection

- Operational noise should be controlled via condition
- Lighting and potential lighting impacts should be controlled via condition.

5.3 Contaminated Land – no objection

- Demolition of building may pose health risk if asbestos present.
- Appropriate measures to address this risk should be in place

5.4 Highland Council Forestry Officer – no objection

- Initially placed a holding objection pending revisions to the compensatory planting plan. Subsequently lifted objection on receipt of information.
- Application includes the removal of woodland and therefore must be considered against relevant policy.
- Woodland removal may only be considered acceptable under certain circumstances. Details of the site selection process and the economic contribution of the development are sufficient to justify the removal of woodland in this case. However, compensatory planting is required.
- Revised compensatory planting is acceptable.
- Compensatory planting prior to development commencing is preferable but planting seasons should be considered and a flexible approach may be acceptable.
- Advised on conditions to appropriately secure compensatory planting.

5.5 Historic Environment Team – no objection

- Remains of a historic township extend across the application area
- A walkover survey will be required to identify all remains and ensure necessary mitigation is made.
- A condition should be used to secure survey, evaluation, preservation and recording of historic features.

5.6 Marine Scotland Science – no objection

- Water and waste treatment measures proposed are appropriate, noting freshwater abstraction and effluent discharge are within existing permitted quantities.
- Discharge of water and any residual effluent will be substantially minimised through use of recirculating aquaculture systems (RAS), collection of particulate matter and low effluent levels associated with brood stock process.
- Measures around biomass, stocking density and mortality removals all satisfactory.
- Site containment measures are satisfactory as are measures to exclude predators.

5.7 SEPA – no objection

- The application is considered a 'water compatible use' and therefore its siting in a coastal location potentially at risk of flooding is deemed acceptable.
- Finished floor levels should be no lower than 5.75 AOD. This must be secured via condition.
- The ground re-profiling recommended within the Flood risk assessment is acceptable.
- It is recommended that adherence to the accompanying Construction and

Environmental Management Plan (CEMP) should be secured via condition.

- Existing pre-permissions are in place for fresh-water abstraction and effluent discharge which the development will be able to operate within.
- The abstraction of seawater proposed will require a new authorisation and is likely to be capable of being authorised.
- It is recommended that water resistant and resilient materials and forms of construction are used.
- It is recommended that the unnamed culvert within the is upgraded as per the conclusions of the support flood risk assessment provided by the applicant.

5.8 NatureScot – no objection

- The proposal lies adjacent to the Wester Ross National Scenic Area (NSA) but due to the location and current land use on the site of the development it is not considered that the development will adversely affect the special qualities of the NSA.
- The proposal is not within or likely to affect any other designated site.

5.9 Transport Scotland – no objection

5.10 Other consultees – no objections

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 National Planning Framework 4 (2023)

Revised Draft NPF4 was laid in Scottish Parliament on 08 November 2022 for its consideration. Scottish Parliament approved the plan on 11 January 2023. The formal adoption and publication of the plan took place on 13th February 2023, the adopted Framework (with commencement of the necessary provisions of the Act) then became part of the adopted Development Plan. Key NPF4 policies:

- 1 - Tackling the climate and nature crises
- 3 - Biodiversity
- 4 - Natural Places
- 5 - Soils
- 6 – Forestry, Woodland and trees
- 7 – Historic Assets and Places
- 10- Coastal Development
- 12 - Zero Waste
- 22- Flood Risk and water management
- 29 - Rural Development
- 32- Aquaculture

6.2 Highland Wide Local Development Plan 2012

- 28 - Sustainable Design
- 29 - Design Quality & Place-making
- 30 - Physical Constraints
- 36 - Development in the Wider Countryside
- 42 - Previously Used Land
- 49 - Coastal Development
- 50 - Aquaculture
- 51 - Trees and Development
- 52 - Principle of Development in Woodland
- 55 - Peat and Soils
- 56 - Travel
- 57 - Natural, Built & Cultural Heritage
- 58 - Protected Species
- 59 - Other important Species
- 60 - Other Importance Habitats
- 61 - Landscape
- 63 - Water Environment
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 72 - Pollution

6.3 West Highland and Islands Local Development Plan 2019

No specific policies apply

6.4 Highland Council Supplementary Planning Policy Guidance

- Flood Risk and Drainage Impact Assessment (Jan 2013)
- Highland Historic Environment Strategy (Jan 2013)
- Highland's Statutorily Protected Species (March 2013)
- Physical Constraints (March 2013)
- Sustainable Design Guide (Jan 2013)
- Trees, Woodlands and Development (Jan 2013)
- Highland Council Coastal Development Strategy (2010)

7. OTHER MATERIAL CONSIDERATIONS

- A Blue Economy Vision for Scotland (2022)
- The Scottish Government's Policy on Control of Woodland Removal

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 application process and preparation of this decision report was undertaken during the transitional period spanning the adoption of National Planning Framework 4 (NPF4), which took place in February 2023. Primacy is given to NPF4 policy within the following appraisal. However, consideration is also given to the Highland Wide Local Development Plan (HwLDP) where it addresses matters not otherwise addressed. There is notable consistency across the key relevant policies for this proposal. As such, consideration is provided with reference to NPF4 policy.
- 8.4 The key considerations in this case are:
- a) Compliance with the development plan and other planning policy
 - b) Landscape and visual impact
 - c) Tree removal and compensatory planting
 - d) Biodiversity
 - e) Flood risk
 - f) any other material considerations.

Development plan/other planning policy

- 8.5 The principal policy of NPF4 against which aquaculture applications are generally required to be determined is policy 32 'Aquaculture'. The main focus of this policy is on open water aquaculture developments and therefore not relevant to this terrestrial proposal. However, 32(d) does still address land-based aquaculture facilities. The policy supports aquaculture development only where the key impacts of aquaculture development are assessed as acceptable and in compliance with the regulatory framework, with mitigation applied as necessary. The policy specifically references siting and design along with impacts on natural heritage and designated sites. It is therefore necessary to establish what may be acceptable in terms of this proposal at this location. Further detailed consideration is provided within subsequent topic headers.
- 8.6 NPF4 policy 10 'Coastal Development' is also of relevance. There is pre-existing development at the site of the proposal, however the area of coastline is categorised as 'undeveloped' within the Highland Council's Coastal Development Strategy (2010). As such, Policy 10 b) is taken to apply. This sets out that support is only given where the development supports the blue economy and does not require further coastal defences. Aquaculture is identified as a key component of the Scotland's Blue Economy in Scottish Government's recent Blue Economy Vision (2022) and it is evident from the application details and letters of support that the proposal would provide a strategic benefit to this sector. The application does not include nor require coastal defences.
- 8.7 Further policy support is provided by NPF4 policy 29 'Rural Development' which encourages rural economic activity. Through parts a) and c) of the policy, support is provided to development that will contribute to the viability and sustainability of the rural economy and that supports local employment. The proposed

development expressed purpose is to deliver improved supply chain security for the aquaculture sector. The development will also generate 8-10 new full time positions in the local area. As per policy 32, consideration of the scale, siting and design of the development is also necessary.

- 8.8 NPF4 policy 6 'Forestry, woodland and trees' is of relevance due to the removal of trees that would result from the proposed development on this site. This policy requires that: *"Development proposals involving woodland removal will only be supported where they will achieve significant and clearly defined additional public benefits in accordance with relevant Scottish Government policy on woodland removal"*. In these cases, it also stipulates that compensatory planting will most likely be necessary. The Scottish Government's Policy on Control of Woodland Removal provides guidance on the acceptability criteria for which woodland removal. The proposed development is considered to fit the criteria for *"sustainable economic growth and rural/ community development"* due to the local job creation it provides and the strategic support it provides for the sector nationally. This guidance also confirms that compensatory planting should be a requirement. Again, the proposal accords with the policy having prepared and submitted a detailed compensatory planting plan. Further consideration of the plans around woodland removal and compensatory planting is provided under the subsequent header.
- 8.9 NPF4 policy 3 'Biodiversity' aims to reverse biodiversity loss and restore nature networks. Exemptions for aquaculture development that apply to marine development do not apply for terrestrial aquaculture development. As such, as a local development the requirements of 3 c) are of relevance. This requires that proposals include measures to conserve, restore and enhance biodiversity. It is advised that this is carried out in accordance with national and local guidance. However, presently no guidance is yet in place. Nonetheless, the proposal is considered to respond to this requirement through the nature and scale of compensatory planting proposed and its development through engagement with ecology consultants and council officers. Additional emphasis is given through NPF4 policy 1 'Tackling the climate and nature crises', which sets out that significant weight should be given to the dual nature and climate crises in all decision making
- 8.10 Policy 4 'Natural Places' sets out that development proposals which by virtue of type, location or scale will have an unacceptable impact on the natural environment, will not be supported. It also emphasises the need to properly assess proposals for their impact upon designated sites. Policy 4 does not include Marine Protected Areas but this is captured by Highland-wide Local Development Plan policy 57. Two designated sites are considered to be capable of being affected the Wester Ross National Scenic Area (NSA) and the Wester Ross Marine Protected Area (MPA). In the case of NSA the policy sets two tests. Firstly, that proposals do not compromise the integrity of the site and secondly that any significant adverse effects on the designation are clearly outweighed by social, environmental or economic benefits. Equivalent requirements apply with regards to Marine Protected Areas. It is therefore necessary to determine the degree to which any designated site is affected. The proposal is also adjacent to the Fisherfield - Letterewe – Fannichs Wild Land Area however 4 g) specifically

discounts development out with wild land site boundaries from being a significant consideration.

- 8.11 The proposal also gives rise to the potential disturbance or discovery of non-designated historic assets during excavations. NPF4 policy 7 o) requires that any impacts are minimised and that appropriate recording and reporting protocols are in place.
- 8.12 NPF4 policy 5 'Soils' aims to protect carbon-rich and prime agricultural soils. The policy introduces the requirement through 5 a) for proposals to avoid or minimise the amount of disturbance of soils on undeveloped land. The development complies with this by the positioning of buildings within the existing footprint to the maximum extent possible. Soil impacts as a result of disturbance out with existing foot prints should be appropriately managed via a management plan.
- 8.13 NPF4 policy 12 'Zero waste' aims to encourage development that is consistent with the waste hierarchy. The development once operational will generate waste and therefore 12 c) is taken to apply. This requires that proposals set out how much waste will be generated and how it will be managed. The application includes these details and such is considered to accord with the policy
- 8.14 The proposals is sited in an area considered at risk of flooding due to its proximity to a burn and sea loch, consideration with regards to flood risk is necessary under NPF4 policy 22 'Flood risk and water management'. The policy does provide support for the development on the basis that it is essential infrastructure / a water compatible use given the necessity for the development to be sited in such a location to support its functioning. In these cases, the policy establishes some criteria for the development to properly assess it's risk and apply appropriate mitigation which the application is considered to have met. Further consideration is provided under the relevant header below.

Landscape and visual Impact

- 8.15 The acceptable siting, scale and visual impact of the proposal in relation to its setting is a key requirement of a number of the policies noted above. This is expanded further to include specific visual impacts regarding the adjacent National Scenic Area. Third party objections consistently touched on these topics citing concerns over scale and visual impact.
- 8.16 With regards to the siting of the proposal, a detailed site justification document was provided alongside the application. This identifies numerous siting constraints including access to a 33Kv electricity supply, freshwater availability and criteria around disease management areas. Only four possible sites were identified nationally and of these Ardessie was shown to be the most viable due to existing land ownership following the recent acquisition of Wester Ross Fisheries by Mowi, existing permits for abstraction and discharge and the location of the adjacent marine fish farms in a single operator, isolated disease management area.
- 8.17 The site itself hosts an existing and longstanding aquaculture operation, previously a hatchery building and now serving as a feed store and shore base for the nearby marine sites and therefore has a history of similar uses as those

proposed. In terms of the positioning of the development on the site itself, emphasis has been placed on utilising the pre-existing footprint of the development as far as is possible but with proximity to the sea loch an important factor to ensure operational functionality and minimising fish health impacts during transfers. The siting does have potential to give rise to visual impact but on the basis of the above there appears to be sound justification around the choice of site initially and consideration of alternatives, as well as the layout and positioning within the site boundary.

- 8.18 The development increases the number of buildings as well as substantially changing the scale of buildings on the site. To address this an Indicative Landscape Appraisal was undertaken in support of the application. The footprint of the proposed development would expand bringing the development approximately 40 metres closer to the roadside for the largest building and around 70 metres closer for the smaller shore base building at its closest point. To accommodate the new buildings the existing screening trees at the bottom of the slope would be removed. The existing building is relatively low lying with a maximum of height of approximately four metres. It is visible from multiple points on the approaching road from either direction but remains well screened from the immediate roadside view and views down onto the site from Ardessie falls. In comparison. The largest of the proposed buildings would have a maximum height of 10.1m and would therefore remain more visible than before, despite the roadside tree screening being maintained. Compensatory planting on the downward slope above the development will eventually provide fuller screening from roadside views but it is acknowledged that this will take some time before this mitigation is fully realised.
- 8.19 Although the roadside screening will be maintained, as before cars travelling along the A832 in either direction will have glimpses of the development even when all planting is fully matured. The development will be visible from the dwellings in the immediate area, notably the premises immediately to the south and the premises eastward along the loch. Third party comments raising concerns over visual impact have been received from residents from across the sea loch. However, with all those outside of Ardessie being over 2km distance, views would therefore see it as a much smaller element of a wider landscape. This analysis is particularly true of views from the opposite side of the loch. At approximately 2.2km distance the development although larger than previous will still appear as a smaller component, being overshadowed by the hill side behind. The path up Ardessie Falls behind the development is a popular walking route and therefore there is likely to be some sensitivity from recreational receptors. The visual impact of the development from this direction is likely to be more keenly felt during the construction phase and as a result of the removal of the existing woodland at the bottom of the bank. Once completed it will take some time for the compensatory planting to help blend the development into its setting.
- 8.20 NatureScot's Landscape Character Assessment (2019) categorises the site as 'Coastal Moorlands and Crofts'. The area is defined through the low rocky coastline, indented, with low moorland along shelves and promontories. Small woodland areas and scrubby trees are found with sheltered areas and there is a perception of a landscape of solitude, exposed coastal locations and rugged

natural landscapes. This suggests a sensitivity to new or expanded areas of development. However, existing patterns of development in the area do already track parallel to the A832 including large agricultural buildings, which the development is likely to appear somewhat akin to in shape and colour.

- 8.21 The applicant's appraisal concludes there is likely to be minor adverse effects on the landscape character of the area through the perception of increased industry and development. It also acknowledges that these effects are likely to be significant in the construction phase of the project before gradually lessening with time. Certain viewpoints will certainly be impacted more significantly than others, in the short and medium term, notably the closer views from the roadside or above at Ardessie Falls. The conclusions of the appraisal appear to be balanced and reasonable.
- 8.22 Despite the larger form of the buildings some elements of the siting and design will aid in mitigating the short and medium-term impact. The agricultural appearance of the buildings in both form and colour will not appear completely incongruous with existing development in the wider area and will also serve to help blend the buildings into the landscape when viewed at distance from across the loch or when glimpsed from the road on approach. The significant change in ground levels between this site and the public road help mitigate and lessen the scale and massing of the buildings. Its position at the bottom of the bank is such that the development would not loom over the roadside. Lastly, the retained roadside screening will also help limit views from the roadside. Nonetheless the residual impact post construction will still be substantial taking some time for the compensatory planting proposed to provide screening benefits. Once established however, the new mixed native deciduous planting should provide an improvement on the existing mixed and non-native coniferous planting on site and some weight should be placed on this. In consideration of the above, the siting, design and visual impact of the development would undoubtedly introduce an element of change to the setting but it is not so significantly out of scale that it is unacceptable. Furthermore, it the case that mitigation imbedded in the design can help to lessen the effect.
- 8.23 This analysis of impacts appear equally as applicable with regards to the Wester Ross National Scenic Area. Although the development is outside the boundary of the NSA it has potential to impact upon some of the special qualities for which the site was designated, notably the 'scenic splendour' and 'human settlement in a vast natural backdrop'. This impact is likely to occur with a greater degree of significance during initial phases of the development (construction and prior to fully established woodland screening). Nonetheless, these impacts though significant in the short term are not considered likely to be of a significant enough scale to impact upon on the overall integrity or objectives of the area in the long term, as is the test within policy. Indeed, NatureScot's advice indicates that they do not feel the proposal would adversely affect the special qualities of the NSA, given the location and existing use at the site. The policy test presented in NPF4 policy 4 directs that where significant adverse effects could occur on the qualities of the site, as may occur during construction that these are outweighed by social, environmental or economic benefits. This development would appear to meet that additional test given the strategic importance to the sector and job creation

provided. Therefore, it seems reasonable to conclude that the degree of change the proposal will introduce is within acceptable limits and that short term adverse effects are justifiable with regards to its impacts upon the NSA.

- 8.24 A further element that was consistently addressed in the third-party objections received was regarding the possible lighting and visual impacts at night. Further supporting information was provided in response to this from the applicant noting that the buildings themselves, although in continual operation are fully enclosed with all operations being primarily internal to the buildings – with mitigation in place to avoid light spilling out. Excessive external lighting is not required and where it is necessary it will be kept to a minimum with no fixed external lighting permanently on at the premises. Where external lighting will be fitted this will be designed in accordance with relevant guidance as required by Council Environmental Health officer advice. A condition is recommended to secure a scheme of lighting that accords with these details. It is therefore considered that visual impact in terms of lighting and illumination is also within acceptable limits.

Tree removal and compensatory planting

- 8.25 The application proposes to remove an area of woodland approximately 0.3ha in total area. Pre-application advice was sought from the Highland Council forestry officer and the application was accompanied by an arboricultural impact assessment and compensatory planting plan. The area of woodland consists primarily of coniferous species planted initially to provide screening to the existing development. It is not subject to any designation or protection order. As detailed in para 8.8 above strict policy tests apply where development proposes to remove any trees or areas of woodland and in this instance the development is considered to fit within acceptable criteria. This conclusion is contingent upon the implementation of a suitable compensatory planting plan.
- 8.26 The applicant has appointed a suitably qualified specialist to develop the planting plan and engaged with the Highland Council Forestry officer. The proposed planting consists of mixed deciduous trees understood to be more representative of native woodland within the context of the site. Following consultation, the compensatory planting plan was amended to increase the area set aside for planting up to 1.0ha, the maximum area of suitable land under the applicant's control at the site that is not otherwise utilised by the development. The applicant also included operational and maintenance changes within the five-year maintenance plan in line with officer advice. Whilst preferable to ensure planting has commenced prior to development occurring, planting seasons must also be observed. In consideration of this a condition is proposed that secures adherence to the plan without planting activity being strictly pre-commencement. In addition to providing direct compensation for the loss of woodland the proposed planting is considered to deliver benefits in terms of biodiversity and mitigation of visual impact.

Biodiversity

- 8.27 The proposal is adjacent to the Little Loch Broom which below mean low water forms part of the Wester Ross Nature Conservation Marine Protected Area. The proximity to this Marine Protected Area was noted in several third-party

objections. The site is designated for a number of priority marine features. Feature maps indicate the main PMFs present within Little Loch Broom are 'Burrowed mud' and 'Kelp and seaweed communities on sublittoral sediment'. The proposed development is land based. Its potential for impact within marine environment is limited to the to the discharge of effluent water. Supporting information accompanying the application detail that the life cycle stage of the fish within the facility will mean that very little effluent will be generated, since the fish will have stopped feeding. What little solid waste is generated will be collected and uplifted for disposal at a licensed facility elsewhere. The residual filtered effluent water will be discharged to the Loch but this will be in accordance with the existing effluent discharge permission already in place for the site. NatureScot did not advise that any adverse effect on the MPA would be likely.

- 8.28 Risk of fish escapes form the facility was also raised by in third party comments. This is substantially mitigated by it being land based facility utilising a recirculating aquaculture system. However, the site does have containment measures in place which are deemed adequate by Marine Scotland Science. Therefore any direct risk to wild fish ecology is deemed negligible.
- 8.29 NPF4 introduces a requirement for the development to contribute to the enhancement of biodiversity more generally, rather than simply mitigating impacts, with particular regard to designated sites. The primary measure put forward by the applicant in this regard is the compensatory planting plan. This will secure in the long term a larger extent of woodland, comprised of native species with the removal of non-natives currently on site. Bat surveys confirmed that the existing building was free of resident bats but it was noted that bat species likely do use the area. Tree mounted and building mounted bat boxes are also proposed. Whilst a comprehensive ecological baseline is not available for the site the measures proposed seem appropriate and proportionate to the development.

Flood risk

- 8.30 Due to the nature of the facility proposed it has to site itself within close proximity to water bodies that result in a higher degree of flood risk. The accompanying flood risk assessment and relevant consultee comments confirm it as within 1:200 year flood exceedance extent and at risk of fluvial and coastal flooding. The flood risk assessment accompanying the application is completed to a standard that is deemed acceptable to both Highland Council Flood Risk Management Team and SEPA. They advise that a condition be applied to secure finished floor levels to a suitable height.

Other material considerations

- 8.31 One third party comment made reference the potential for foul odours. The main way in which these may be generated is via storage of waste in the form of effluent or harvested fish remains. In both cases the application provides a clear description of the measures in place to properly ensile and dispose of these waste materials.
- 8.32 The development is expected to increase the traffic movements associated with the site from an estimated baseline of 358 vehicles per year now to 602 vehicles

per year once operational. This increase is primarily the result of the additional staff accessing the site daily. This operational estimate provided by the applicant would appear to be a conservative estimate. However, the change in operational use of the associated marine sites will likely result in a decrease of heavy goods vehicles accessing the site. This is estimated to reduce down to 114 per year from 150 currently. It is also considered that the presence of the facility may influence vessel movements within the adjacent sea loch. However, this is not considered a significant alteration to existing use given the presence of the two adjacent sea farms.

- 8.33 The applicant provided extensive details of the energy efficiency measures included within the components and design of the development. It is also highlighted that despite there being a high level of transport logistics associated with the development, its proximity to much of the Scotland's west coast aquaculture production makes it ideally placed to limit journey times. Furthermore, the improved production outcomes and survival rates the facility aims to achieve through its brood stock rearing programme should result in better energy to food conversion ratios in the long term.

Non-material considerations

- 8.34 A number of third-party objections focussed on or made reference to the operation the existing marine permitted marine fish farm sites within Little Loch Broom. This application is a land-based development and does not involve any equipment changes to the sea-based sites. The establishment of this facility would change the operational practice at these sites as use of some pens would be turned over to maturing the brood stock fish prior to their transfer to the land-based facility. This would be entirely within the bounds of existing permissions and not raise any new planning matters. It is understood that the likely outcome would be lower stocking of the sites as compared to rearing for consumption.
- 8.35 A third-party representation from National Trust Scotland (NTS) notes that the land that the proposed development is on, is subject to a conservation agreement between the previous owners and National Trust Scotland. Therefore, written approval from NTS is required for the development to proceed. It is understood that the applicant and NTS are in contact over this matter but regardless compliance with the conservation agreement is considered a civil matter and has no material bearing on the outcome of the planning application.

Matters to be secured by Section 75 Agreement

- 8.36 None

9. CONCLUSION

- 9.1 The proposal is of strategic importance to the viability and sustainability in the supply chain for the Scottish aquaculture sector and as such benefits from support from a number of key policies. It will result in the creation of new jobs in the remote rural area is expected to contribute towards efficiencies in aquaculture production.

- 9.2 The proposal does represent an increase in the scale of development compared to that presently on the site and this is likely to have some adverse effect on landscape and visual amenity as compared to the baseline. This impact is expected to be significant during the construction phase of the development but then lessen with time. Design measures are considered to adequately mitigate the visual impact of the buildings to an acceptable level and tree planting will provide further screening of the development from a number of key viewpoints, once matured. The development is not considered to undermine the special qualities of the Wester Ross NSA, to the extent that the objectives of the site would be compromised
- 9.3 The proposed development would require the removal of trees. The acceptability criteria for woodland removal have been met and the proposed compensatory planting plan and maintenance plan are deemed acceptable. This has the dual benefit of providing biodiversity enhancement.
- 9.4 The site is at risk of flooding but this risk is deemed acceptable due to the nature of the development. In-built mitigation through design should and will be incorporated into the development.
- 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

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 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.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

- 2 No development shall commence until a Construction Environmental Management Plan (CEMP) for the development is submitted to and approved in writing by the Highland Council. The CEMP should cover:
 - a. Habitat and Species Protection;
 - b. Pollution Prevention and Control;
 - c. Dust Management;
 - d. Noise and Vibration Mitigation;
 - e. Site Waste Management;
 - f. Surface and Ground Water Management;
 - i. Drainage and sediment management measures from all construction areas including access track improvements; and
 - ii. Mechanisms to ensure that construction will not take place during periods of high flow or high rainfall.
 - g. Water Course Management;
 - h. Peat Management;
 - i. Public and Private Water Supply Protection Measures;
 - j. Emergency Response Plans;
 - k. Traffic management plan; and
 - l. Other relevant environmental management as may be relevant to the development.

Thereafter development shall be carried out in accordance with the approved document.

Reason: To ensure construction related impacts are mitigated and managed appropriately.

- 3 No development or work (including site clearance) shall commence until a programme of work for the survey, evaluation, preservation and recording of any archaeological and historic features affected by the proposed development/work, including a timetable for investigation, has been submitted to, and approved in writing by, the Planning Authority. The approved programme shall be implemented in accordance with the agreed timetable for investigation.

Reason: In order to protect the archaeological and historic interest of the site.

- 4 . No development shall commence until the deer fence has been erected around the areas identified in the approved Compensatory Planting Plan. The ground preparation and tree planting shall then be implemented in full no later than within the first planting season following commencement of development. All planting shall be maintained thereafter until successfully established to the satisfaction of the planning authority. The planted areas must remain as woodland in perpetuity, unless otherwise agreed by the planning authority.

Reason: To protect Scotland's woodland resource, in accordance with the Scottish Government's policy on the Control of Woodland Removal.

- 5 . A suitably qualified forestry consultant must be appointed to ensure that the approved Compensatory Planting Plan is implemented to the agreed standard. Stages requiring supervision are to be agreed with the planning authority and certificates of compliance for each stage are to be submitted for approval. No development shall commence until a work instruction has been issued to the forestry consultant to enable them to undertake the necessary supervision unhindered for the duration of the project.

Reason: To secure the successful implementation of the approved Compensatory Planting Plan.

- 6 . All plant, machinery and equipment associated with ventilation, air-conditioning, heating and refrigeration services or similar and including fans, ducting and external openings shall be so installed, maintained and operated such that any associated operating noise does not exceed NR 20 when measured or calculated within any noise-sensitive property with windows open for ventilation purposes.

If the above standard cannot be met, the applicant must undertake an assessment of the noise in terms of BS 4142:2014 Methods for rating and assessing industrial and commercial sound which demonstrates that noise will not have an adverse impact on noise sensitive properties. A report of the assessment must be submitted for the written approval of the Planning Authority.

Reason: In order to protect the amenity of any noise sensitive receptors

- 7 . No development shall commence until a scheme providing full details of any external lighting to be used within the site and/or along its boundaries and/or access have been submitted to, and approved in writing by, the Planning Authority. Such details shall include full details of the location, type, angle of direction and wattage of each light which shall be so positioned and angled to prevent any direct illumination, glare or light spillage out with the site boundary. Thereafter only the approved details shall be implemented.

The external lighting system shall be designed and installed in

accordance with the best practice contained in the Institute of Lighting Professionals document Guidance Notes for the Reduction of Obtrusive Light.

Reason: In order to limit any potential for light pollution and protect visual amenity.

- 8 No development or work shall commence until details of all external paint finishes (incl. manufacturer product codes) have been submitted to, and approved in writing by, the Planning Authority. External finishes shall be dark muted greens, and greys as per plan drawings provided. Thereafter, development and work shall progress in accordance with these approved details.
- 9 The recommendations detailed within the approved Flood Risk Assessment shall be implemented in full. This includes:
- a. Finished floor levels must be set no lower than 5.75m AOD.
 - b. Upgrades undertaken to the culvert of the unnamed burn to the South of the site.

Reason: To mitigate residual risk of flooding on the development.

- 10 Mitigation measures detailed within the approved 'Bat roost and survey assessment report' shall be implemented in full, including the provision of bat boxes.

Reason: To mitigate any potential ecological impacts and contribute towards biodiversity enhancement.

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.

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 application site is within an area at risk of flooding. It is recommended that flood resilient and water-resistant materials and forms are used in the construction and design of the development.

As access and egress from the site will involve crossing the functional flood plain, safe access and egress in the event of a 1:200 flood event maybe unpassable.

Drainage

Surface water runoff should be managed to minimise pollutants reaching the watercourse and should be provided with the appropriate levels of SuDS treatments to receive this. Please visit SEPA's Website for further information for treatments and General Binding Rules.

Building Standards should be consulted with regards to the foul and surface water drainage.

Asbestos

Asbestos containing materials may be present within the fabric of the building to be demolished. Prior to commencing any new development, the Applicant shall submit an Asbestos Refurbishment/Demolition Survey for the building. Any asbestos containing material shall be removed to a licensed facility in accordance with the Control of Asbestos Regulations 2012. Copies of SEPA waste consignment notes shall be submitted to demonstrate that the material has been removed and disposed of appropriately.

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure

is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Septic Tanks & Soakaways

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at:

<http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2

Mud & Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

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>

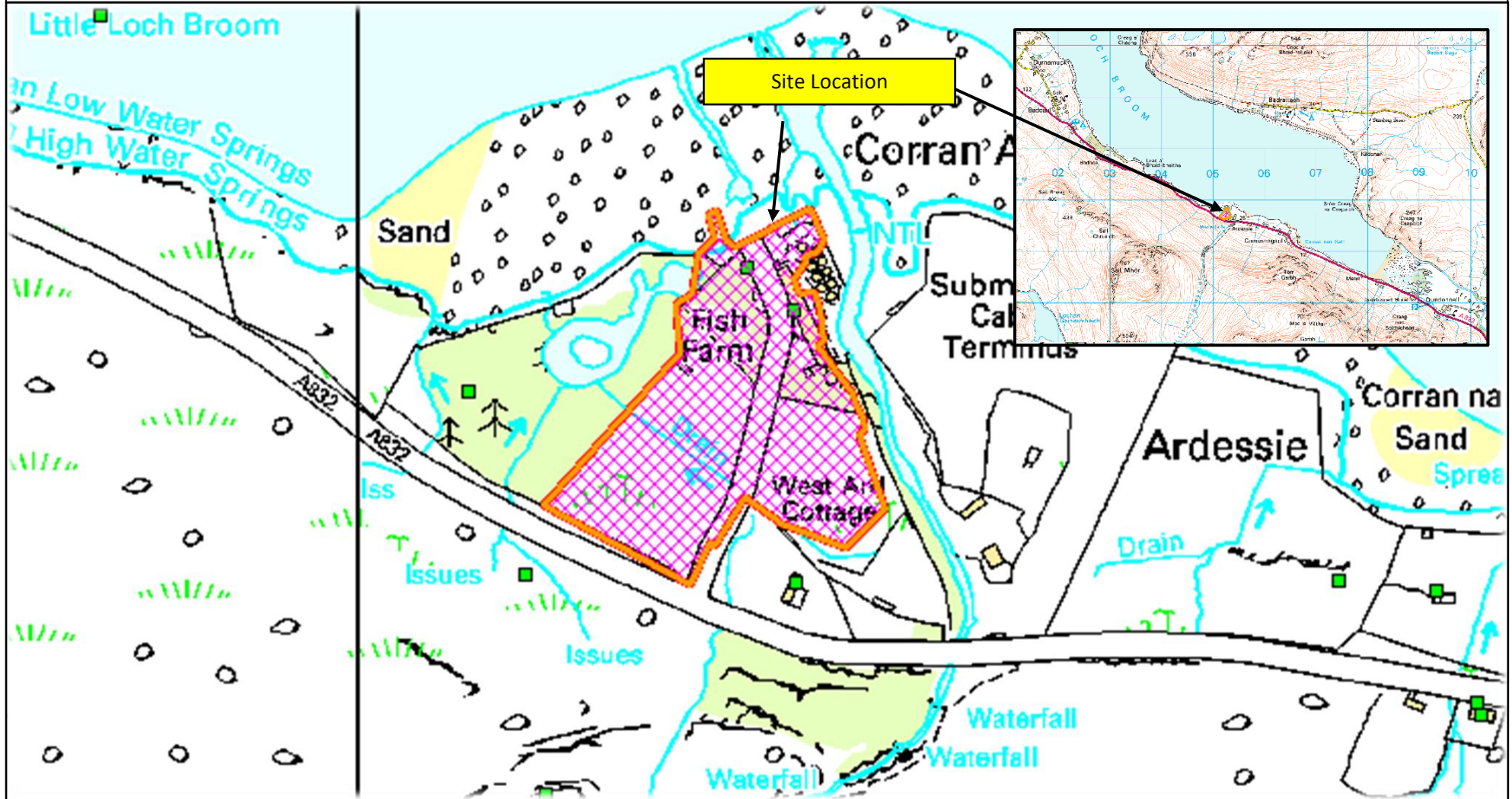
Protected Species - Ground Nesting Birds

Construction/demolition works have the potential to disturb nesting birds or damage their nest sites, and as such, checks for ground nesting birds should be made prior to the commencement of development if this coincides with the main bird breeding season (April - July inclusive). All wild bird nests are protected from damage, destruction, interference and obstruction under the Wildlife and Countryside Act 1981 (as amended). Some birds (listed on schedule 1 of the Wildlife and Countryside Act) have heightened protection where it is also an offence to disturb these birds while they are in or around the nest. For information please see: www.snh.org.uk/publications/online/wildlife/law/birdseggs.asp

Signature: Dafydd Jones
Designation: Area Planning Manager - North
Author: Jethro Watson
Background Papers: Documents referred to in report and in case file.
Relevant Plans:

Document Type	Document No.	Version No.	Date Received
Plan 1 - Location Plan_rev	2173_001 A2	2	03 Mar 2023
Plan 2 - Proposed Site Context Plan	2173_006 A1	2	03 Mar 2023
Plan 3 - Buildings Setting Out	2173_004 A0	2	03 Mar 2023
Plan 4 - DEMOLITION PLAN	217_010 A0	2	03 Mar 2023
Plan 5 - Proposed Block Plan	2173_003 A0	2	03 Mar 2023
Plan 6 - Proposed Site Context Plan_Overhead Cables	2173_007 A1	2	03 Mar 2023
Plan 7 - PROPOSED FLOOR PLAN - MAIN BUILDING	2173_100 REV C	1	21 Dec 2022
Plan 8 - PROPOSED FLOOR PLAN - INTAKE WATER BUILDING	2173_202 REV B	1	21 Dec 2022
Plan 9 - PROPOSED FIRST FLOOR PLAN - EGG INCUBATION UNIT	2173_111 REV A	1	21 Dec 2022
Plan 10 - PROPOSED FLOOR PLAN - EGG INCUBATION UNIT	2173_101 REV B	1	21 Dec 2022
Plan 11 - PROPOSED FLOOR PLAN - SHOREBASE BUILDING	2173_103 REV B	1	21 Dec 2022
Plan 12 - SITE SECTION PLAN - PROPOSE	2173_310	1	21 Dec 2022
Plan 13 - PROPOSED SECTION PLAN - SECTION A-A MAIN BUILDING	2173_300 REV A	1	21 Dec 2022
Plan 14 - PROPOSED SECTION PLAN - SECTION A-A - EGG INCUBATION BUILDING	2173_301 REV A	1	21 Dec 2022
Plan 15 - PROPOSED ELEVATION PLAN - INTAKE WATER BUILDING	2173_202 REV B	1	21 Dec 2022
Plan 16 - PROPOSED ELEVATION PLAN - MAIN BUILDING	2173_200 REV C	1	21 Dec 2022
Plan 17 - PROPOSED ELEVATION PLAN - EGG INCUBATION UNIT	2173_201 REV B	1	21 Dec 2022
Plan 18 - PROPOSED ELEVATION PLAN - SHOREBASE BUILDING	2173_203 REV A	1	21 Dec 2022

Location Plan – Committee Map



The Highland Council
Comhairle na Gàidhealtachd

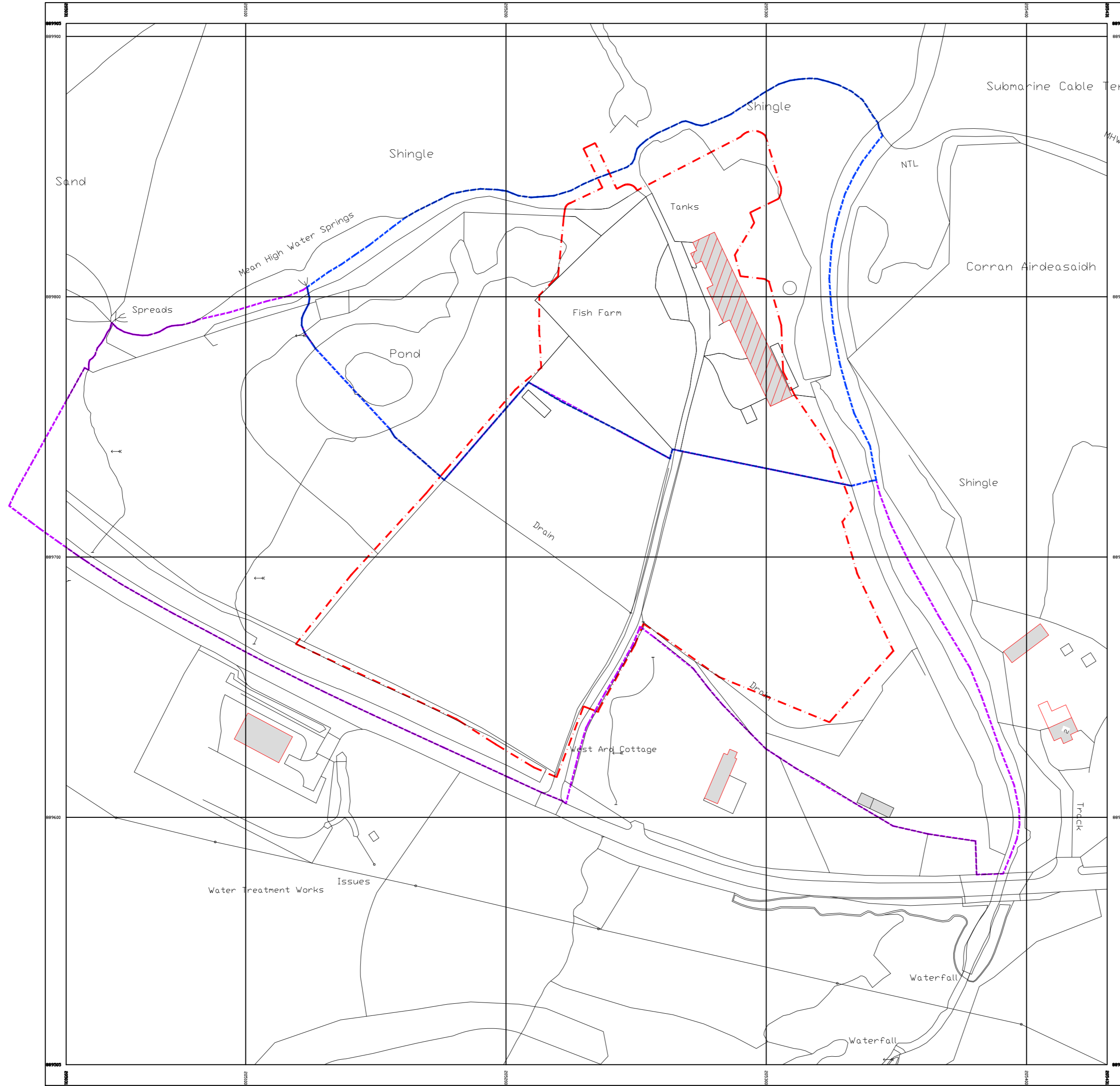
Infrastructure and Environment Service

22/06182/FUL - Fish Farm Brood Stock Facility: including Main Production Building, Egg incubation Building, Staff Welfare and Shorebase building, Offices, Plant, Car parking and Landscaping on site of existing Fish Farm

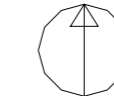
April 2023

Scale 1:5000 with inset map at scale 1:50000





Serial number: 253937
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revision	date	note
A	14/10/22	Updated as per client's comments.
B	02/12/22	Land ownership and Planning Boundary Added
C	15/02/23	STAGE 2 WARRANT ISSUE
D	27/02/23	Planning boundary line amended to include extended planting as per client's comments.

- Planning Boundary
- Land Owned by Wester Ross Fisheries Ltd
- Land Owned by Mr and Mrs J Parry
- Outline of existing building to be demolished

WARRANT: STAGE 2

cps ConveryPrentyShields
ARCHITECTS
Incorporating Young & Gault
231 St Vincent Street, Glasgow, G2 5QY
www.cpsarch.co.uk 0141 258 3300

CLIENT MOWI
PROJECT Broodstock Facility Ardesie

DRAWING Broodstock Buildings Location Plan

PAPER SIZE A2	SCALE 1:1250	DATE Oct 2022
DRAWING NUMBER 2173_001		REVISION D

Submarine Cable

Shingle

Shingle

Mean High Water Springs

MHWS

NTL

ads

Pond

Fish Farm

Intake Water

Tank

Main Building

Incubation Building

Shore-base

Sub-station

Shingle

Burn

Underground Cable

New Termination Point

Overhead line upgrade to 3-wire

West Aird Cottage

A 832

MAIN BUILDING

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revision	date	note
A	27/02/23	Planning boundary line amended to include extended planting as per client's comments.

-  Existing Vegetation
-  New Planting Areas
-  New 1.8m high deer fence
-  Planning Boundary
-  Land Owned by Wester Ross Fisheries Ltd
-  Land Owned by Mr and Mrs J Parry

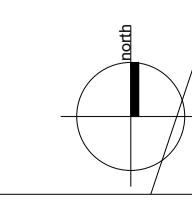
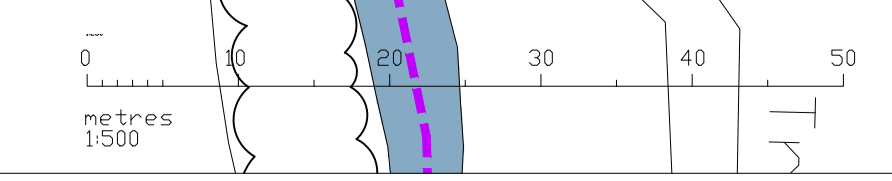
WARRANT: STAGE 2

cps ConveryPrentlyShields
ARCHITECTS
Incorporating Young & Gault
225 St. Andrew Street, Glasgow, G2 3JF
0141 268 3000

CLIENT MOWI
PROJECT Broodstock Facility Ardesie

DRAWING Broodstock Buildings
Proposed Site Context Plan
Proposed Roof plan shown

PAPER SIZE	SCALE	DATE
A1	1:500	Nov 2022
DRAWING NUMBER	REVISION	
2173_006	A	



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REV	DATE	DESCRIPTION
A	14/10/22	Updated as per client's comments.
B	25/10/22	Updated to suit level change.
C	30/11/22	Updated to suit RPA cut and fill.
D	15/02/23	Updated to suit Plans.

BUILDING AREAS: - GIFA

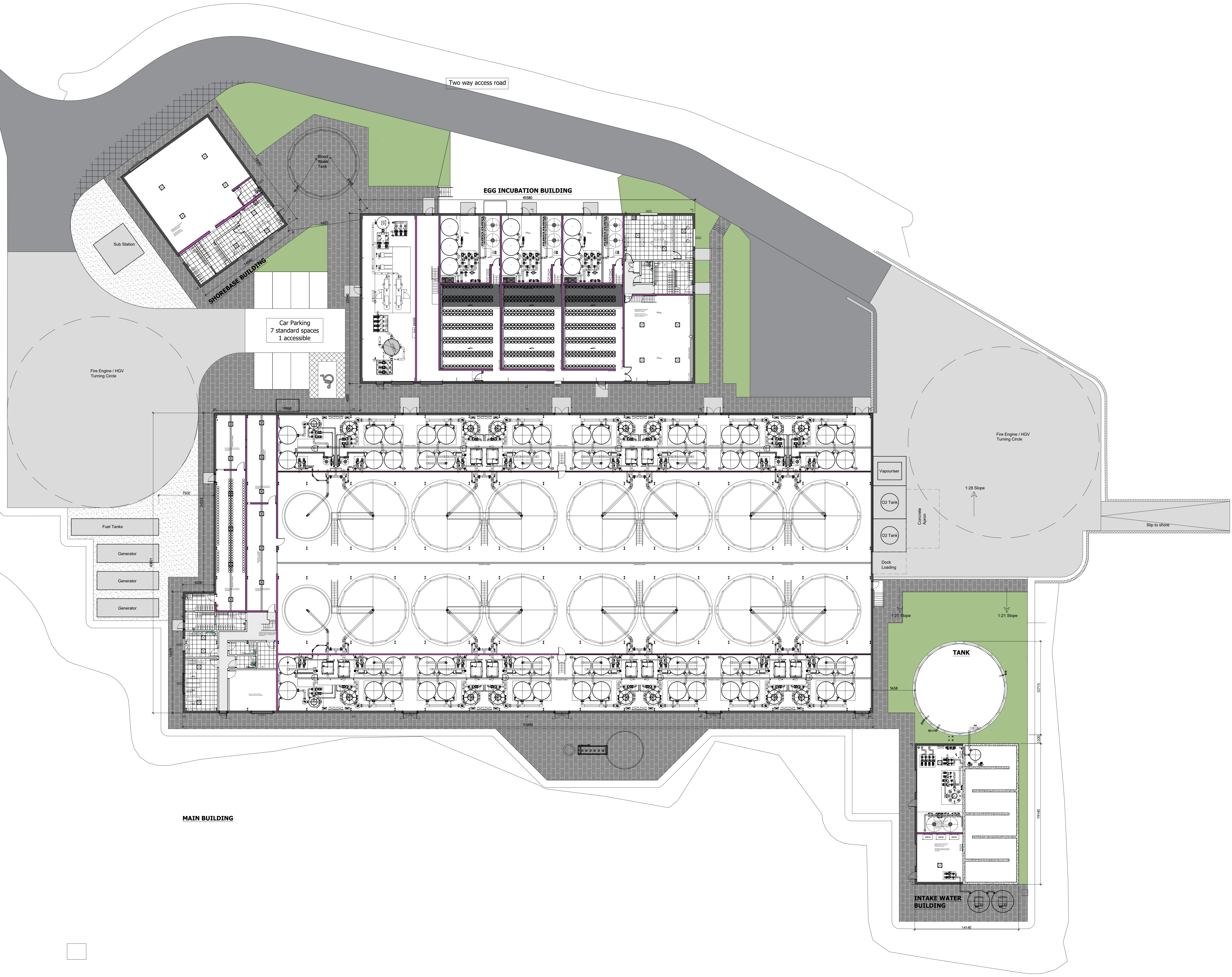
Main Building 3670.6sq,
Egg Incubation 1425.4sqm
Intake Water 251.4sqm
Shorebase 253.3sqm

TOTAL 5,600.7sqm

Classification = Class 1 Factory (Single Storey)
Maximum Compartment = 33,000sqm
Long Fire Duration

PROPOSED OVERALL SITE AREA: -

14257.3sqm (1.4 hectares)



Landscaping Key

- Concrete service yard/pavement
- Asphalt access road/car parking
- Concrete paving pathways/landscaping
- Gravel/ Shingle
- Soft Landscaping Turf

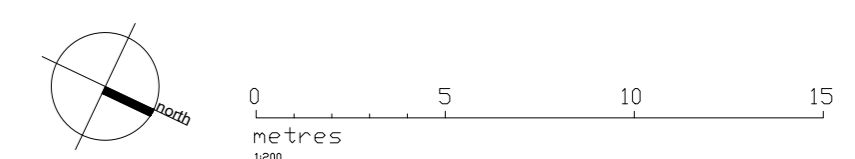
WARRANT: STAGE 2

ConveryPrentysShields
ARCHITECTS
Incorporating Parks & South

CLIENT MOWI
PROJECT Broodstock Facility Ardara

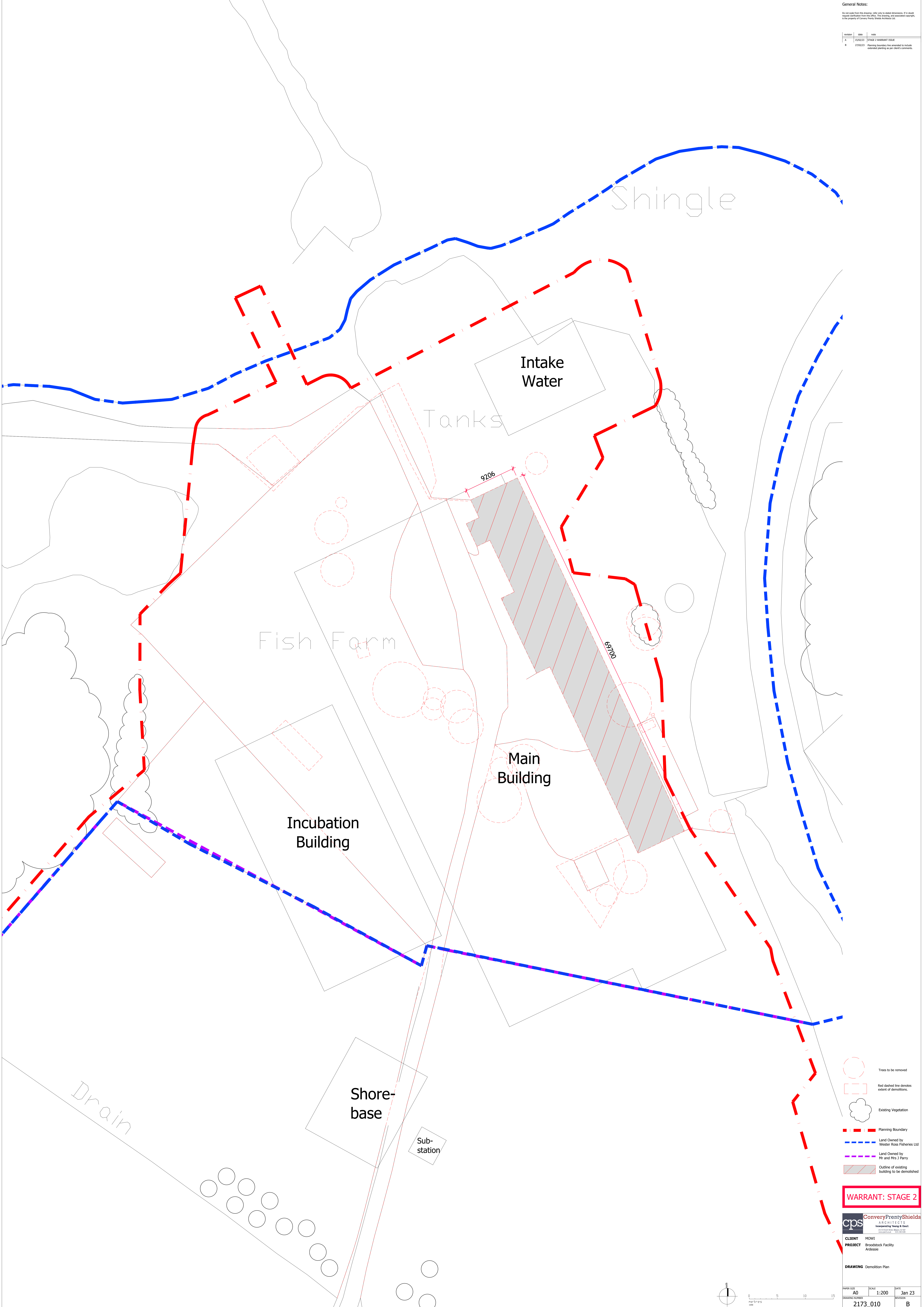
DRAWING Broodstock Buildings Buildings Setting Out

PAPER SIZE: A0
SCALE: 1:200
DATE: Oct 2022
DRAWING NUMBER: 2173_004
REVISION: D



General Notes:
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revision	date	note
A	15/03/23	STAGE 2 WARRANT ISSUE
B	27/02/23	Revised drawing to include amended planning in per client's comments.



- Trees to be removed
- Red dashed line denotes extent of demolitions.
- Existing Vegetation
- Planning Boundary
- Land Owned by Wester Ross Fisheries Ltd
- Land Owned by Mr and Mrs J Parry
- Outline of existing building to be demolished

WARRANT: STAGE 2

cps ConveryPrentysShields
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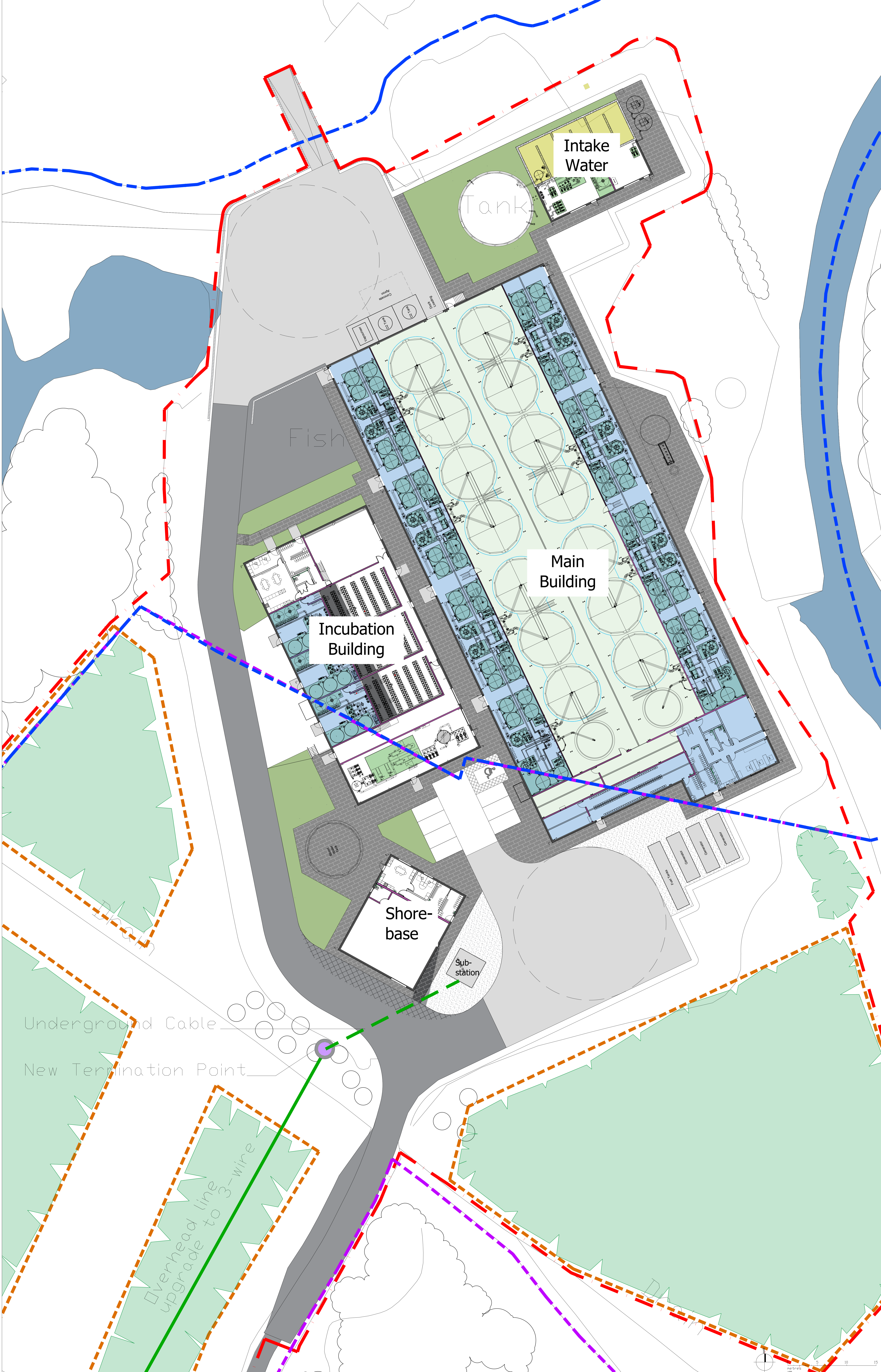
CLIENT MOWI
PROJECT Broodstock Facility
Ardesse

DRAWING Demolition Plan

PAPER SIZE	SCALE	DATE
A0	1:200	Jan 23
2173_010		B

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revision	date	note
A	14/10/22	Updated as per client's comments.
B	20/10/22	Updated to suit levels.
C	24/11/22	Concrete and fuel tank removed. Blood water tank added.
D	03/03/23	STAGE 1 WORKSET ISSUE
E	08/03/23	STAGE 2 WORKSET ISSUE
F	27/02/23	Planning boundary has amended to include amended parking as per client's comments.



- Existing Vegetation
- New Planting Areas
- New 1.8m high deer fence
- Planning Boundary
- Land Owned by Wester Ross Fisheries Ltd
- Land Owned by Mr and Mrs J Perry

WARRANT: STAGE 2

cps ConveryPrentysShields
 ARCHITECTS
 Incorporating Peter & Paul

CLIENT MOWI
PROJECT Broodstock Facility
 Ardarae

DRAWING Proposed Block Plan

PAPER SIZE A0 **SCALE** 1:200 **DATE** OCT 2022
DRAWING NUMBER 2173_003 **PROJECT** F

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revision	date	note
A	27/02/23	Planning boundary line amended to include extended planting as per client's comments.



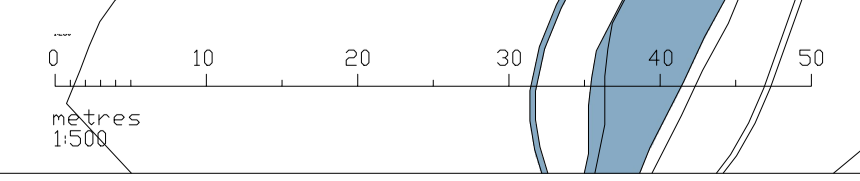
- Existing Vegetation
- New Planting Areas
- New 1.8m high deer fence
- Planning Boundary
- Land Owned by Wester Ross Fisheries Ltd
- Land Owned by Mr and Mrs J Parry

WARRANT: STAGE 2

cps ConveryPrentyShields ARCHITECTS
Incorporating Young & Gault
 225 St. Andrew Street, Glasgow, G2 3JF
 0141 268 3000

CLIENT MOWI
PROJECT Broodstock Facility Ardesie

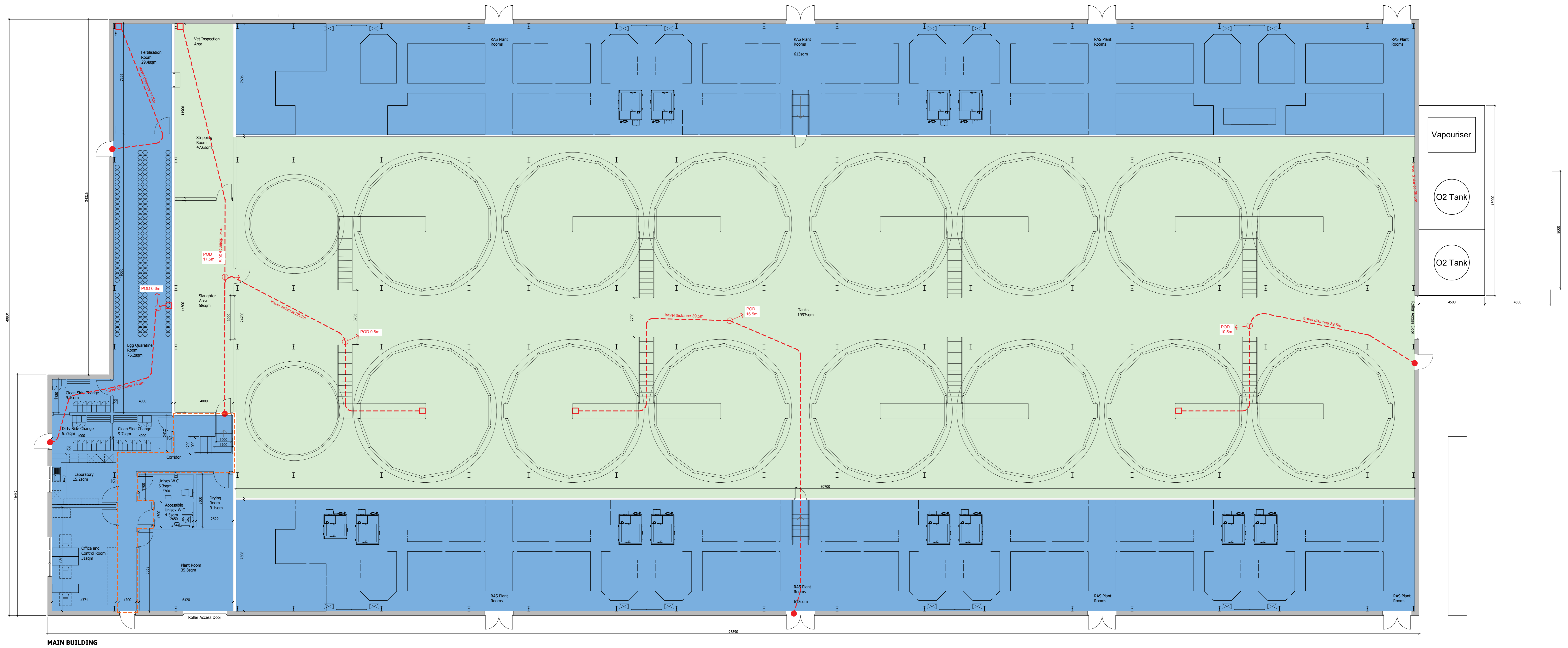
DRAWING Broodstock Buildings
 Proposed Site Context Plan
 Overhead Cables



PAPER SIZE	SCALE	DATE
A1	1:500	Dec 2022
DRAWING NUMBER	REVISION	
2173_007	A	

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- A 14/10/22 Issued as per client's comment.
- B 19/10/22 Reverted back to JAT's layout with changes included.
- C 30/12/22 Fit-out office and lab areas.



MAIN BUILDING

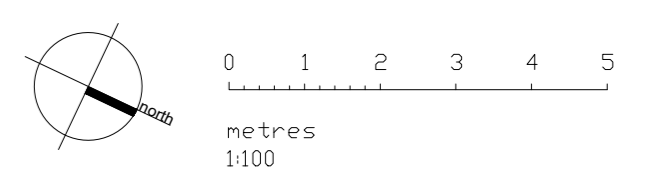
Upper level
Lower level

PLANNING

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CLIENT MOWI
PROJECT Broodstock Facility
Ardessle

DRAWING Broodstock Buildings
Proposed Floor Plan
Main Building

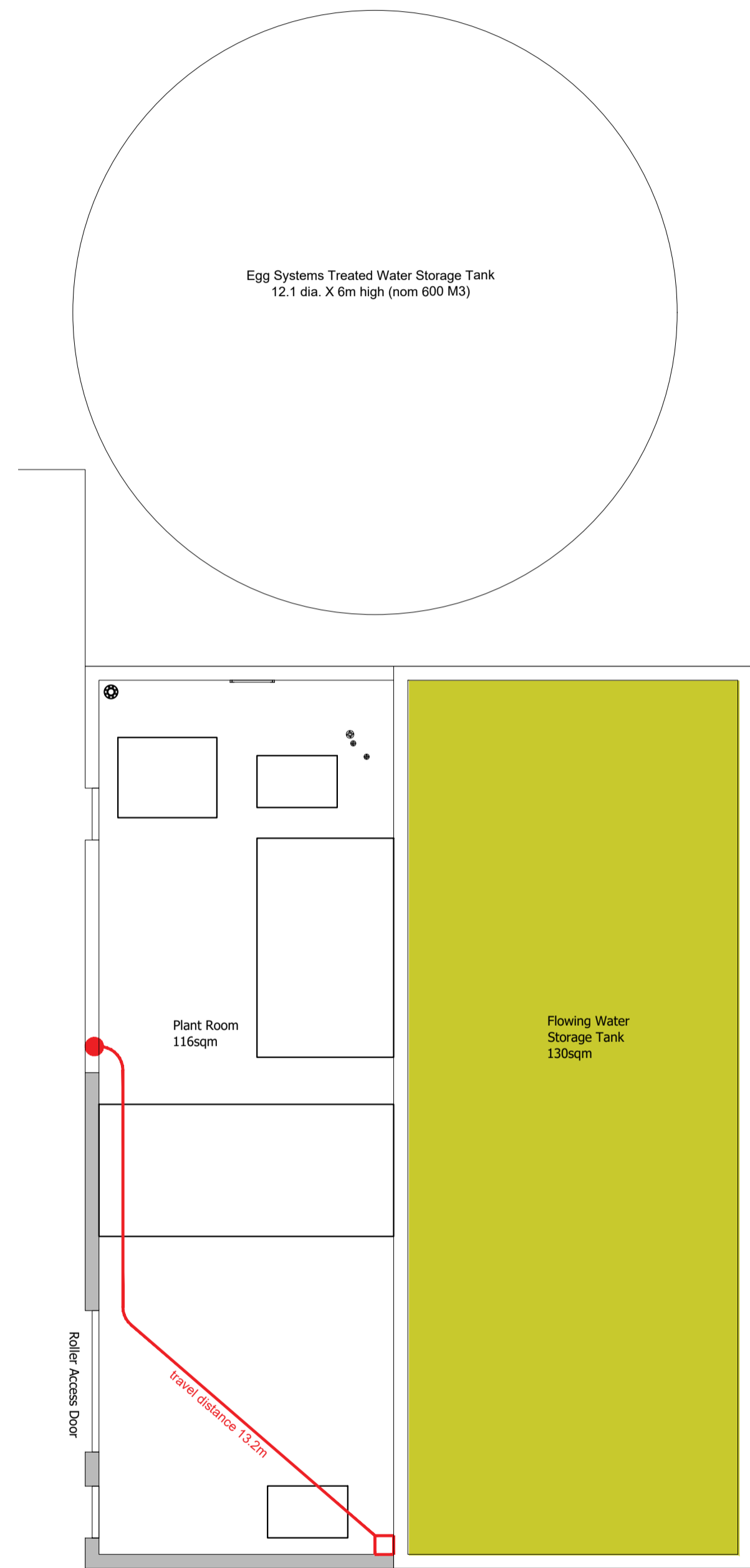


PAPER SIZE: A0
SCALE: 1:100
DATE: Oct 2022
DRAWING NUMBER: 2173_100
REVISION: C

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revision	date	note
A	14/10/22	Updated as per client's comments.



INTAKE WATER BUILDING

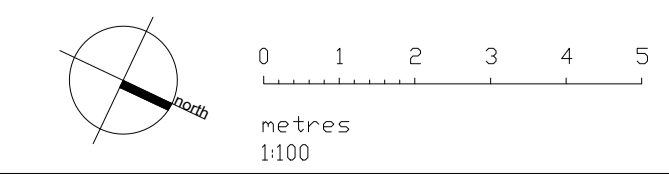


PLANNING

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ARCHITECTS
Incorporating Young & Gosill
225 St Vincent Street Glasgow, G2 2DP
www.converyprentys.co.uk 045 252 2102

CLIENT MOWI
PROJECT Broodstock Facility
Ardessie

DRAWING Broodstock Buildings
Proposed Floor Plan
Intake Water Building

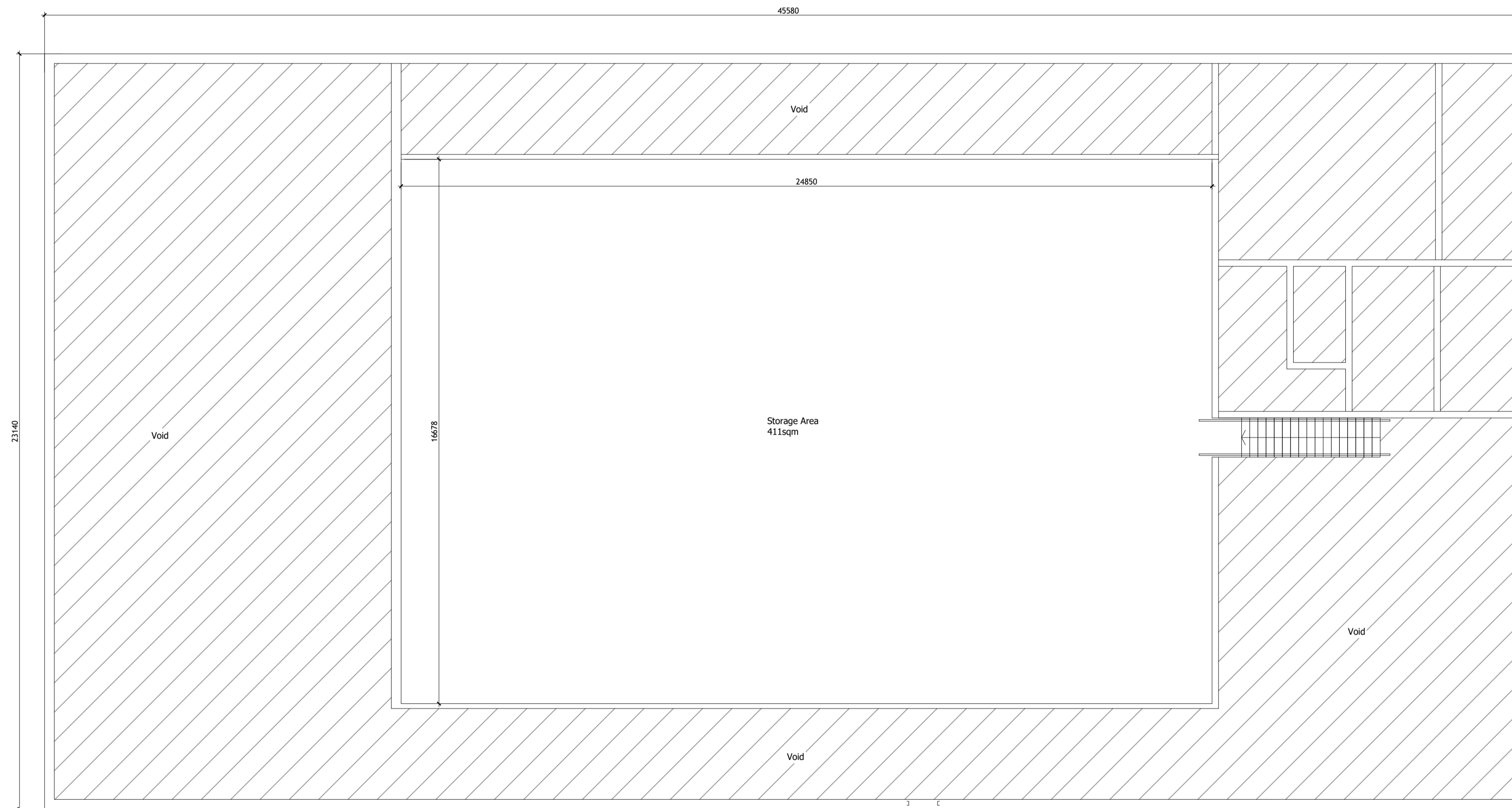


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DRAWING NUMBER	REVISION	
2173_102	A	

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revision	date	note
A	30/11/22	updated

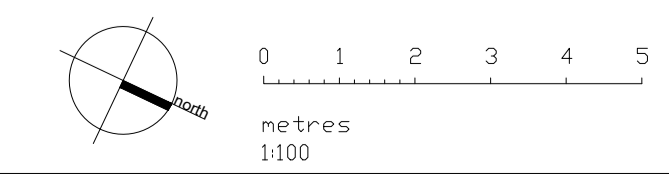


PLANNING



CLIENT MOWI
PROJECT Broodstock Facility
Ardessie

DRAWING Broodstock Buildings
Proposed First Floor Plan
Egg Incubation Building



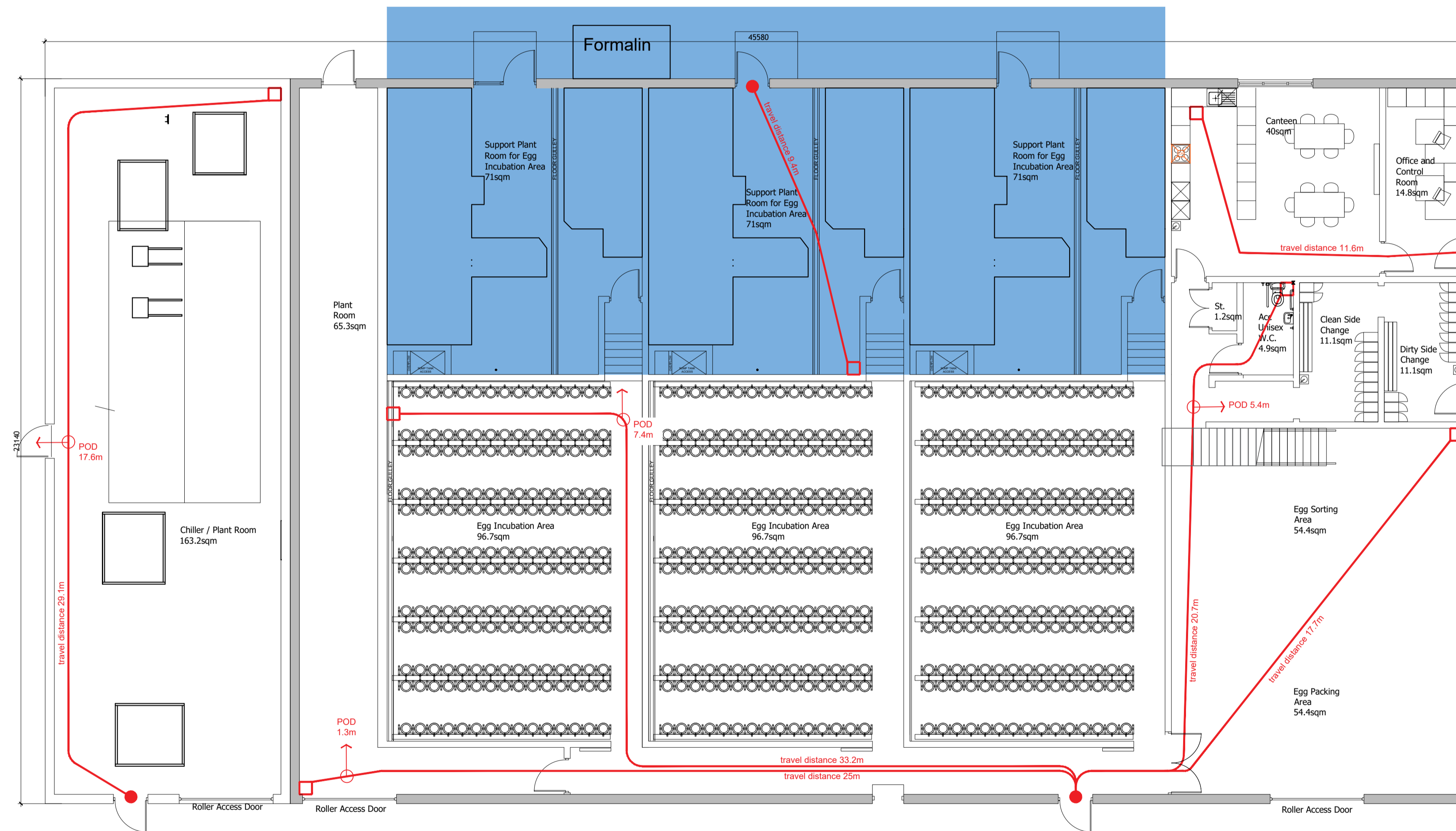
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A1	1:100	Oct 2022

DRAWING NUMBER	REVISION
2173_111	A

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revision date	note
A 14/10/22	Updated as per client's comments.
B 30/11/22	Fit out of office and canteen added



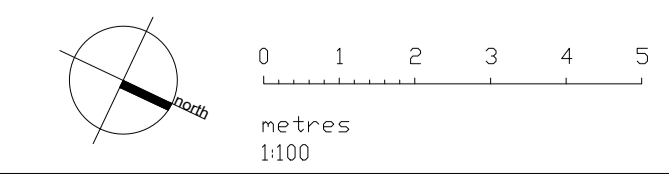
Lower level

PLANNING

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Incorporating Yeung & Gault
235 St Vincent Street Glasgow, G2 3QP
www.converypretyshields.co.uk 0141 253 2322

CLIENT MOWI
PROJECT Broodstock Facility Ardessie

DRAWING Broodstock Buildings Proposed Floor Plan Egg Incubation Building

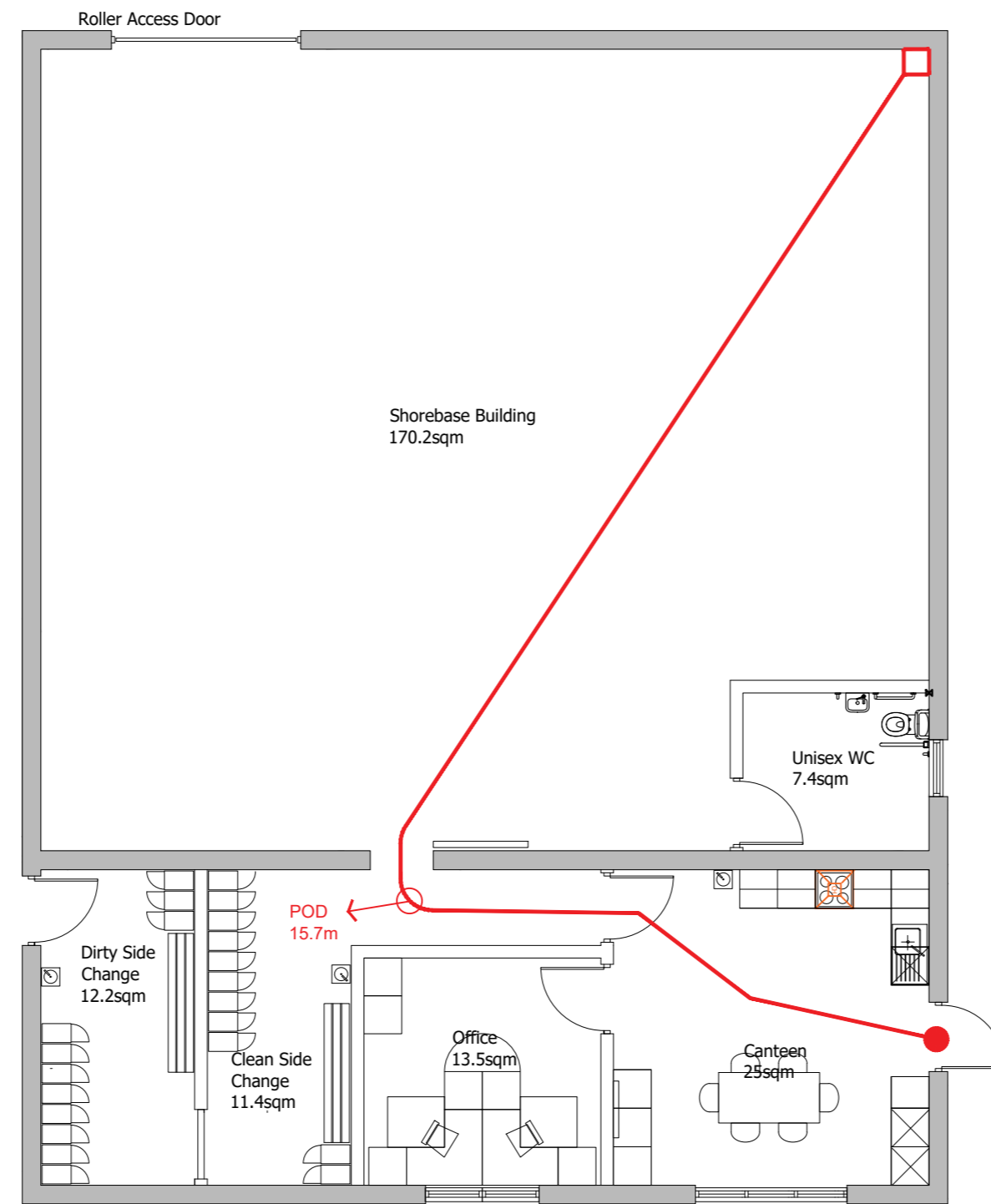


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DRAWING NUMBER	REVISION	
2173_101	B	

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revision	date	note
A	14/10/22	Updated as per client's comments.
B	30/11/22	Fit out of office and canteen added

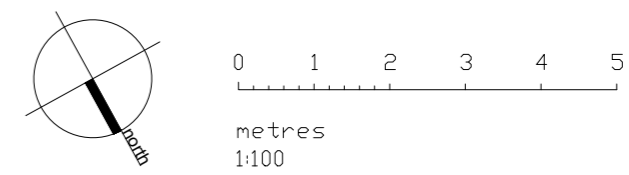


SHOREBASE BUILDING

PLANNING

cps ConveryPrentyShields
 ARCHITECTS
 incorporating Young & Gault
 231 St Vincent Street, Glasgow, G2 5QY
 www.cpsarch.co.uk 0141 258 3100

CLIENT MOWI
PROJECT Broodstock Facility Ardesie
DRAWING Broodstock Buildings Proposed Floor Plan Shorebase Building

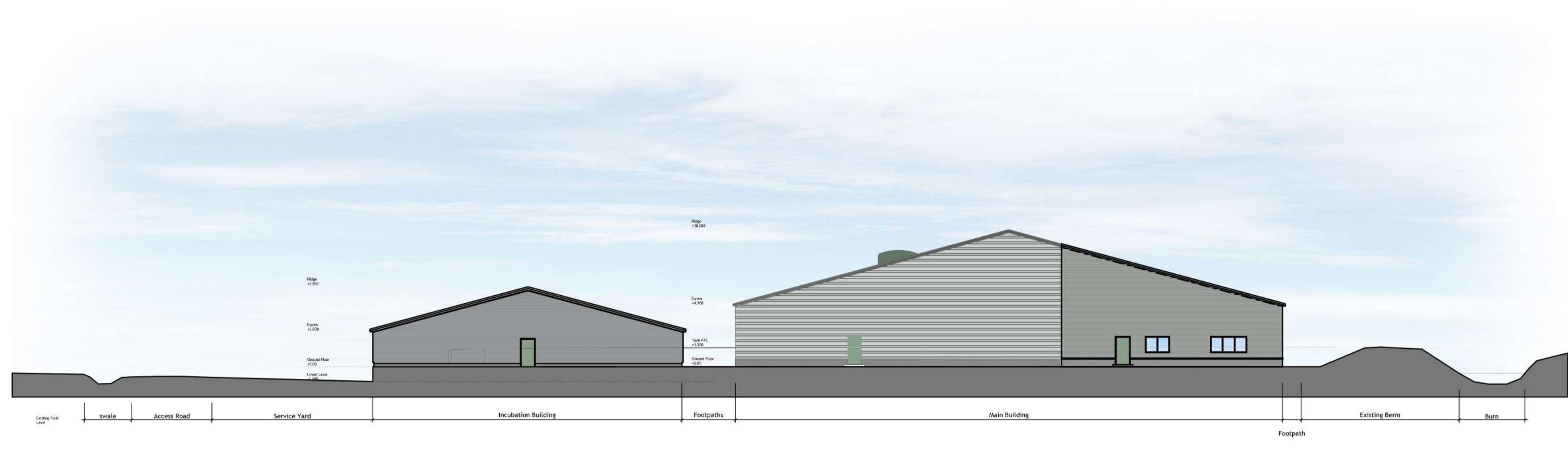


PAPER SIZE A2	SCALE 1:100	DATE Oct 2022
DRAWING NUMBER 2173_103		REVISION B

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revision	date	note
A	14/10/22	Updated as per client's comments.



PLANNING



CLIENT MOWI
PROJECT Broodstock Facility Ardesiaie
DRAWING Broodstock Buildings Proposed Site Sections

PAPER SIZE	SCALE	DATE
A1	1:250	Oct 2022
DRAWING NUMBER	REVISION	
2173_310	-	



Roof RT(0) comprising of:
 100mm Kingspan QuadCore Trapezoidal Roof Panel System K51000 RW (colour tbc with client), on 172mm Nidex 2" Aurin System, on steelwork (check to Structural Engineers design and specification). All steelwork and metal sections to be galvanised and sweep blasted prepared (carefully to avoid damage to zinc protection), then coated with 20mic primer, applied in two coats using Jotun Penguard Express, with 60mic minimum top coat using Jotun Hardtop AK.

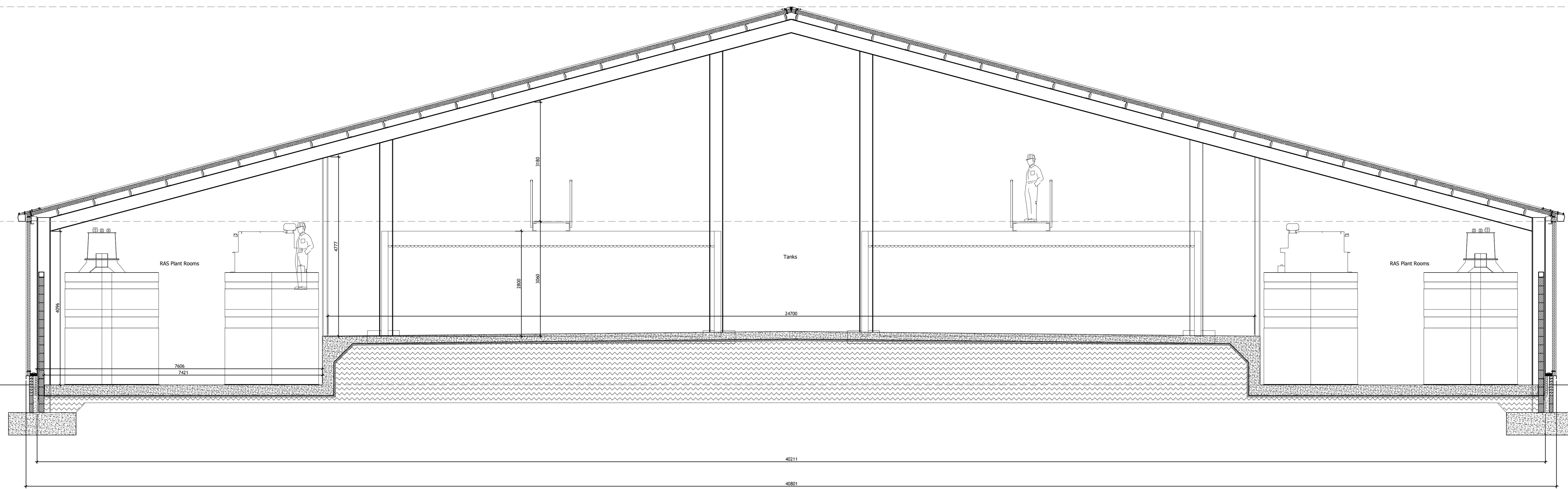
Max U-value = 0.18 W/m²K (target subject to compensatory calc / backstop = 0.2 W/m²K).

Note:
 • To be laid to a 1° pitch.
 • Design air infiltration rate: 7m³/h/m².
 • Metsec sections shown indicatively only, size/spec tbc with SE.
 • Steelwork to Structural Engineers design and specification.
 • Area may come under SEVERE or VERY SEVERE EXPOSURE.
 • All steelwork and metal sections to be galvanised, rooms will contain salt water.

Ridge
 +10.084

Eaves
 +4.300

Ground Floor
 +0.000



External Wall WT(0) comprising of:
 Quadcore Architectural Wall Panel by Kingspan, K51000 (spec and colour tbc with client), min 80mm core thickness, on 180mm Metsec continuous walling system (tbc with Structural Engineers) tied back to steel (to Structural Engineers design and specification). All steelwork and metal sections to be galvanised and sweep blasted prepared (carefully to avoid damage to zinc protection), then coated with 20mic primer, applied in two coats using Jotun Penguard Express, with 60mic minimum top coat using Jotun Hardtop AK.

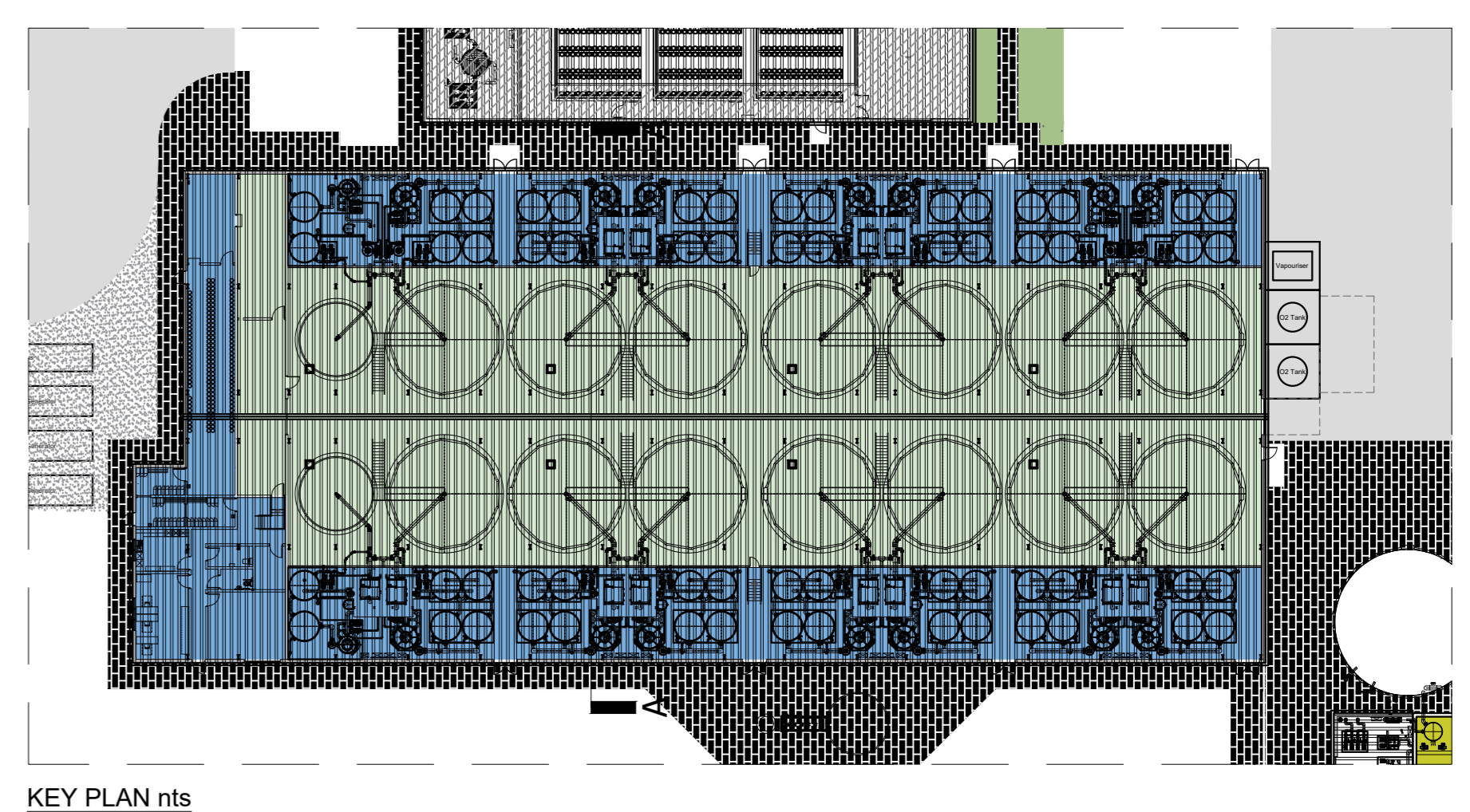
Max U-value = 0.23 W/m²K (target subject to compensatory calc / backstop = 0.27 W/m²K).

Note:
 • Design air infiltration rate: 7m³/h/m².
 • Metsec sections shown indicatively only, size/spec tbc with SE.
 • Steelwork to Structural Engineers design and specification.
 • Area may come under SEVERE or VERY SEVERE EXPOSURE.
 • All steelwork and metal sections to be galvanised, rooms will contain salt water.

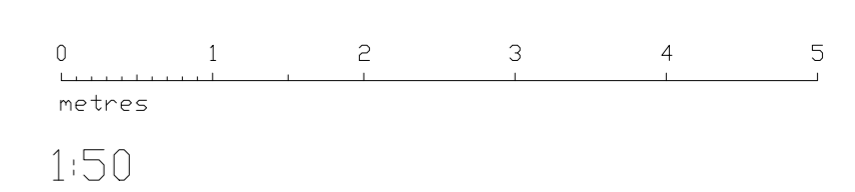
Ground Floor GF(0) comprising of:
 275mm thick (TBC) concrete reinforced ground bearing floor slab to Structural Engineers requirements, on DPM (min 1200 gauge) lepped and sealed as per manufacturers requirements, on type 1 upfill to Structural Engineers requirements.

Max U-value = 0.22 W/m²K (target subject to compensatory calc / backstop = 0.22 W/m²K).

SECTION A-A



KEY PLAN nts



PLANNING

ConveryPrentysShields
 cps ARCHITECTS
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CLIENT: MOWI
 PROJECT: Broodstock Facility
 Address

DRAWING: Broodstock Buildings
 Proposed Section A-A
 Main Building

PAPER SIZE: A0	SCALE: 1:50	DATE: Oct 2022
DRAWING NUMBER: 2173_300	REVISION: A	

General Notes:

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revision	date	note
A	14/10/22	Updated as per client's comments.

Roof RT/01 comprising of:
100mm Kingspan Quadcore Trapezoidal Roof Panel System KS1000 RW (colour tbc with client), on 172mm Metsec 'Z' Purlin System, on steelwork (both to Structural Engineers design and specification), ALL steelwork and metal sections to be galvanised and sweep blasted prepared (carefully to avoid damage to zinc protection), then coated with 260mic primer, applied in two coats using Jotun Penguard Express, with 60mic minimum top coat using Jotun Hardtop AX.

Max U-value - 0.18 W/m²K (target subject to compensatory calc / backstop = 0.2 W/m²K).

- Note:
- To be laid to a 15° pitch.
 - Design air infiltration rate : 7m³/h/m².
 - Metsec sections shown indicatively only, size/spec tbc with SE.
 - Steelwork to Structural Engineers design and specification.
 - Area may come under SEVERE or VERY SEVERE EXPOSURE.
 - All steelwork and metal sections to be galvanised, rooms will contain salt water.

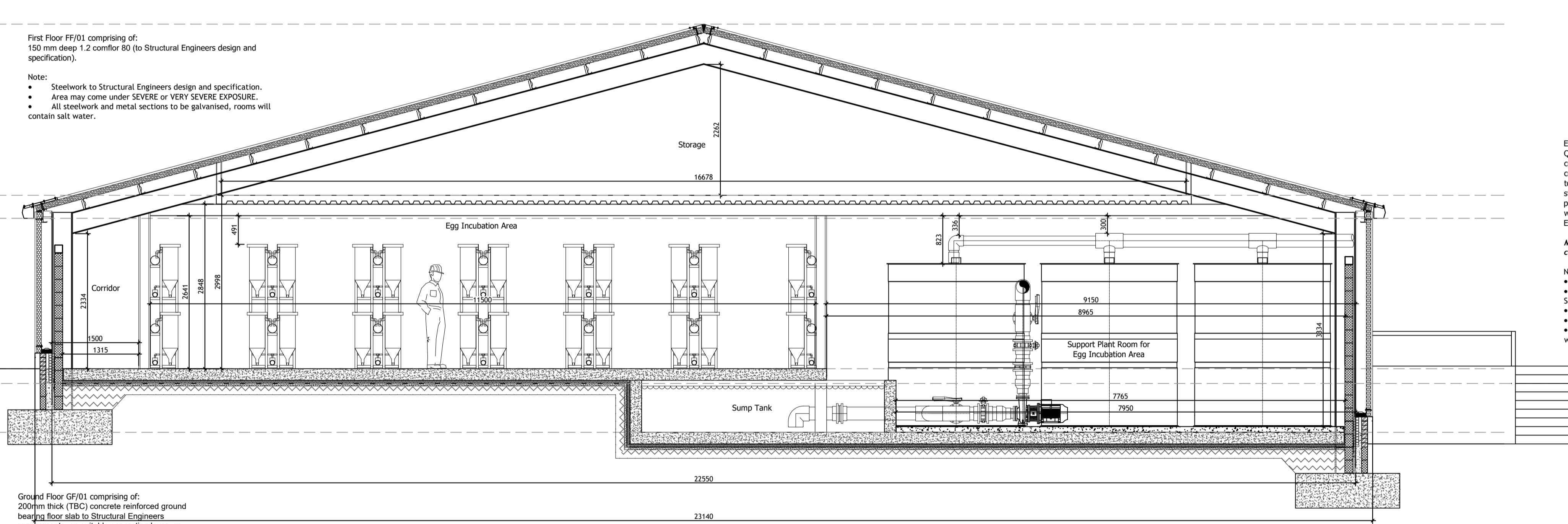
First Floor FF/01 comprising of:
150 mm deep 1.2 comflor 80 (to Structural Engineers design and specification).

- Note:
- Steelwork to Structural Engineers design and specification.
 - Area may come under SEVERE or VERY SEVERE EXPOSURE.
 - All steelwork and metal sections to be galvanised, rooms will contain salt water.

External Wall WT/01 comprising of:
Quadcore Architectural Wall Panel by Kingspan, KS1000 (spec and colour tbc with client), min 80mm core thickness, on 180mm Metsec continuous walling system (tbc with Structural Engineers) tied back to steel (to Structural Engineers design and specification), ALL steelwork and metal sections to be galvanised and sweep blasted prepared (carefully to avoid damage to zinc protection), then coated with 260mic primer, applied in two coats using Jotun Penguard Express, with 60mic minimum top coat using Jotun Hardtop AX.

Max U-value - 0.23 W/m²K (target subject to compensatory calc / backstop = 0.27 W/m²K).

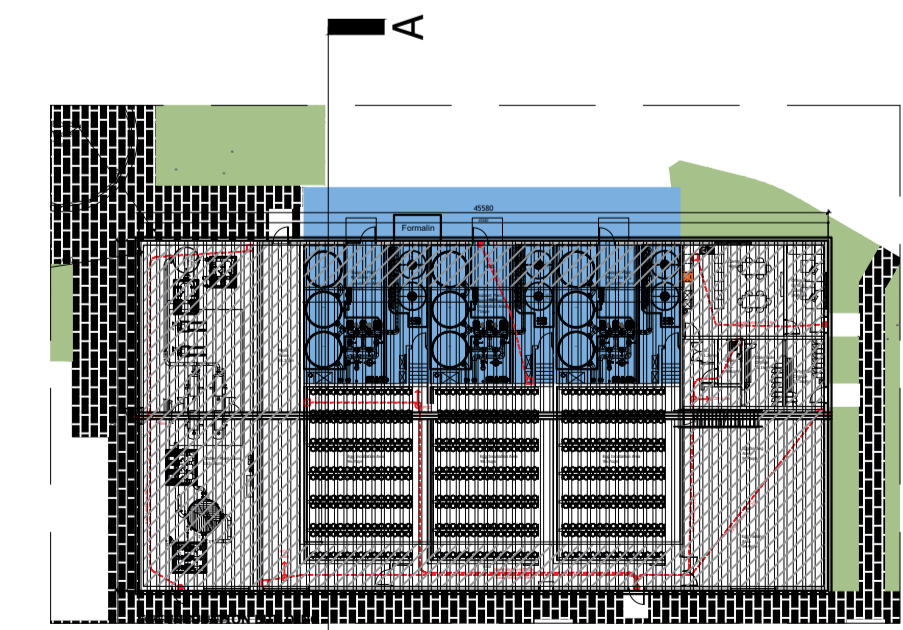
- Note:
- Design air infiltration rate : 7m³/h/m².
 - Metsec sections shown indicatively only, size/spec tbc with SE.
 - Steelwork to Structural Engineers design and specification.
 - Area may come under SEVERE or VERY SEVERE EXPOSURE.
 - All steelwork and metal sections to be galvanised, rooms will contain salt water.



SECTION A-A

Ground Floor GF/01 comprising of:
200mm thick (TBC) concrete reinforced ground bearing floor slab to Structural Engineers requirements, on suitable separating layer, on rigid PIR insulation (50mm thick Kingspan Thermafloor TF70 or e8a), on DPM (min 1200 gauge) lapped and sealed as per manufacturers requirements, on type 1 upfill to Structural Engineers requirements.

Max U-value - 0.22 W/m²K (target subject to compensatory calc / backstop = 0.22 W/m²K).



KEY PLAN nts



1:50

PLANNING

ConveryPrentys
ARCHITECTS
Incorporating Young & Gosill
28 St James Street, Glasgow, G2 2DP
www.converyprentys.com 0141 252 5100

CLIENT MOWI
PROJECT Broodstock Facility Ardessie

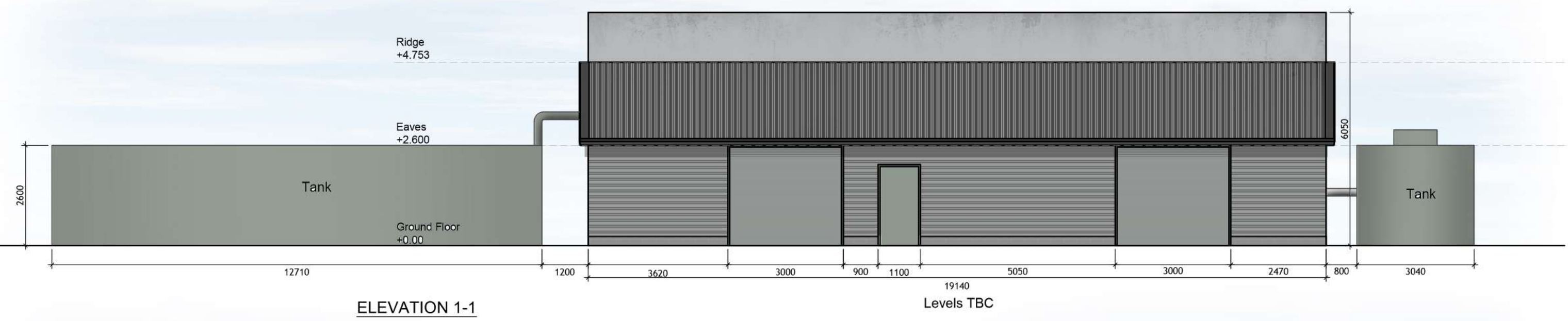
DRAWING Broodstock Buildings Proposed Section A-A Egg Incubation Building

PAPER SIZE	SCALE	DATE
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DRAWING NUMBER	REVISION	
2173_301	A	

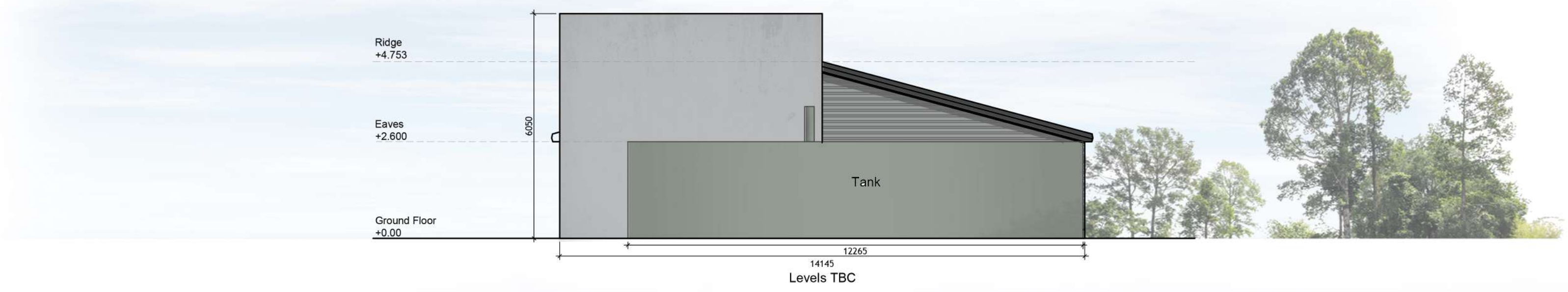
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revision	date	note
A	14/10/22	Updated as per client's comments.
B	25/10/22	Note added re levels.



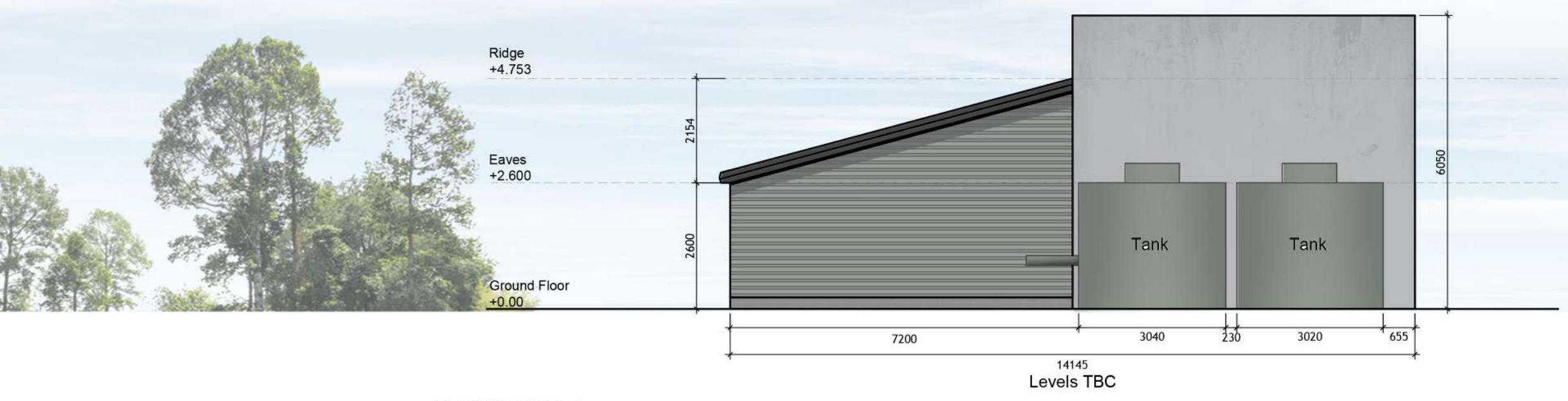
ELEVATION 1-1



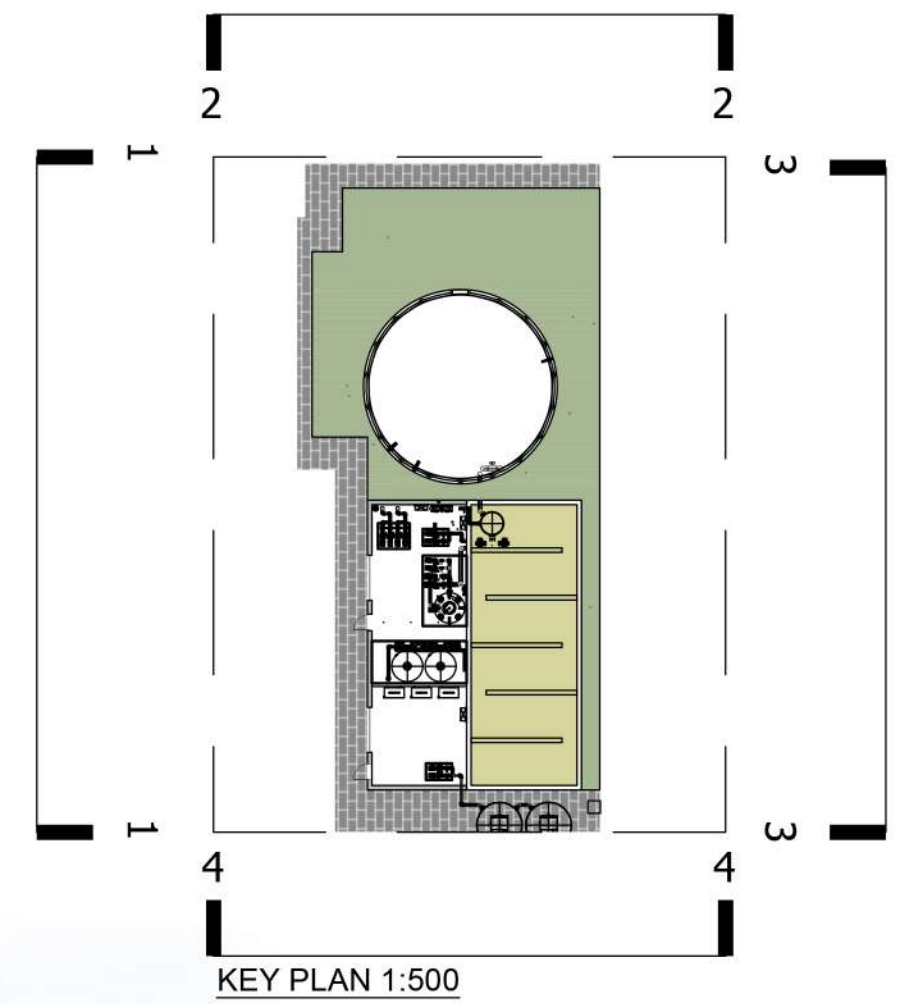
ELEVATION 2-2



ELEVATION 3-3



ELEVATION 4-4

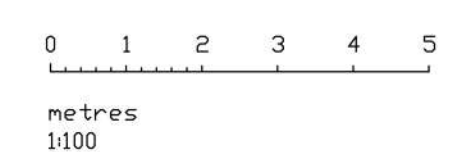


- Dark Green Insulated Metal Cladding, RAL Roof+Walls
- Dark Grey Block Base Course
- Windows and Doors Dark Green to match

PLANNING

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incorporating Yeung & Gault
 231 St Vincent Street, Glasgow, G2 5QY
 www.cpsarch.co.uk 01541 258 3300

CLIENT MOWI
PROJECT Broodstock Facility Ardesie
DRAWING Proposed Elevations Intake Water Building

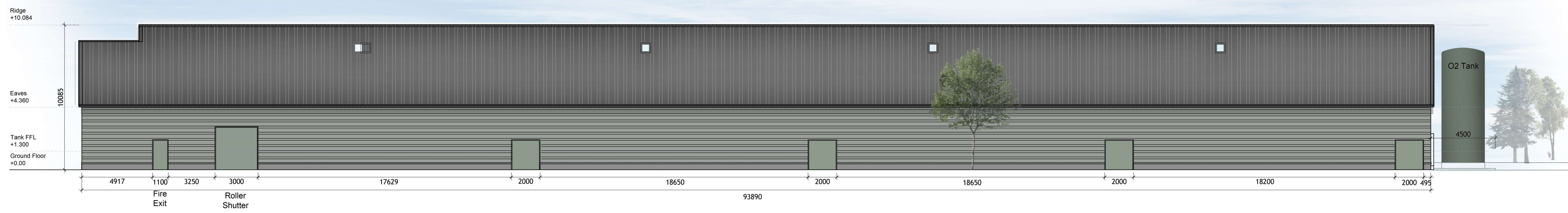
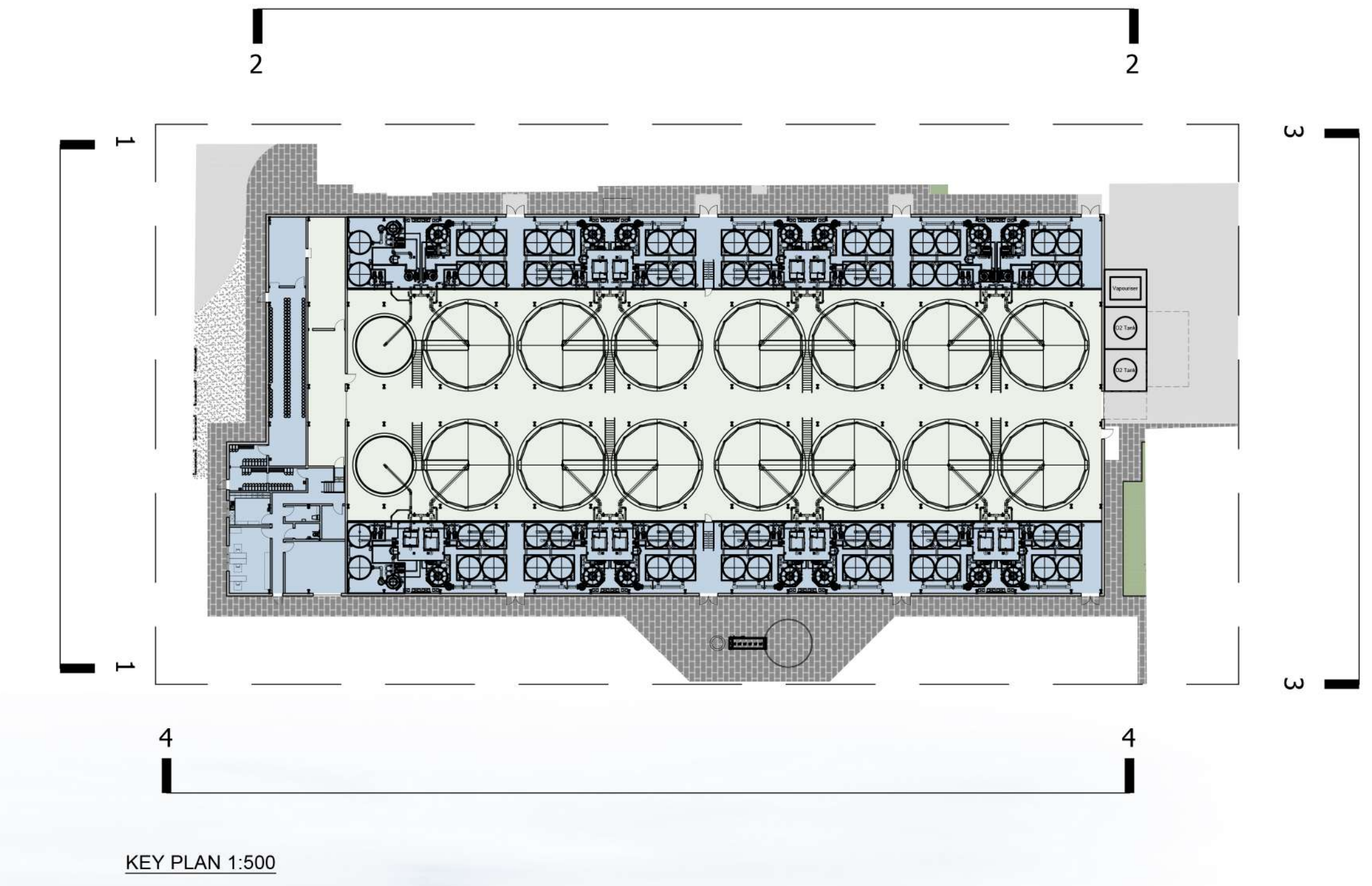
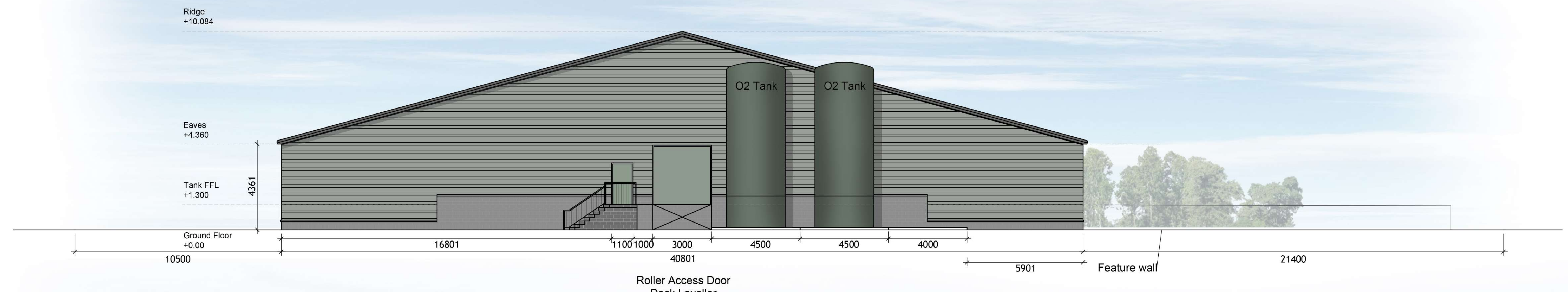
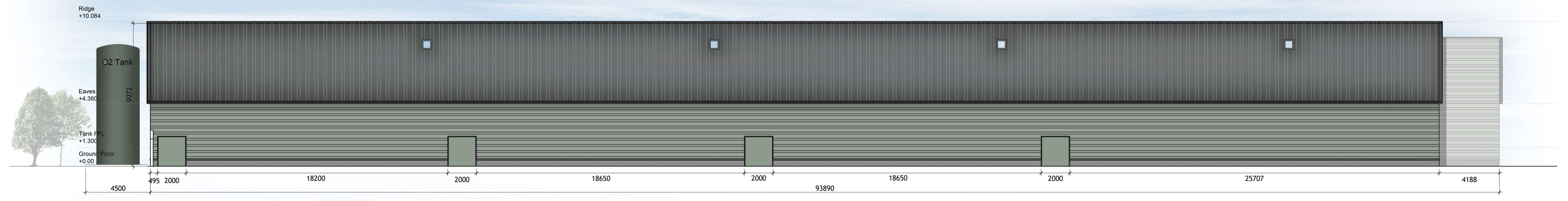
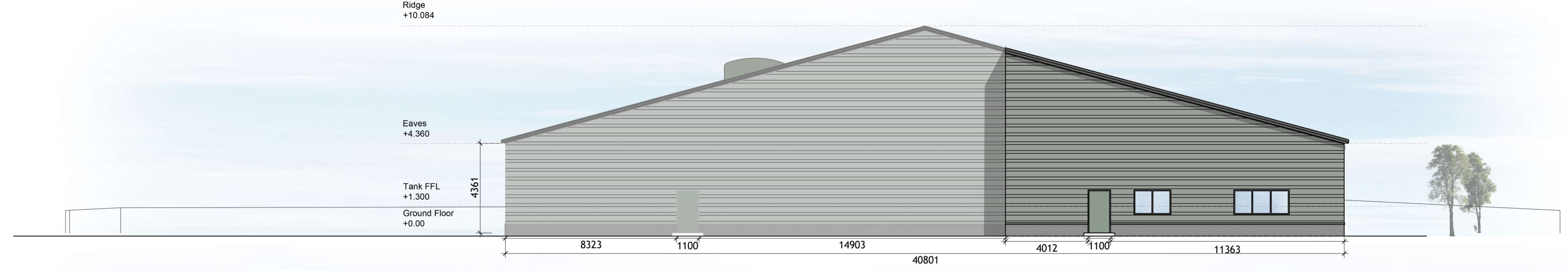


PAPER SIZE	SCALE	DATE
A2	1:100	Oct 22
DRAWING NUMBER	REVISION	
2173_202	B	

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revision	date	note
A	14/08/22	Updated as per client's comments.
B	25/10/22	Updated to suit levels
C	30/11/22	Updated to suit amended levels



- Dark Green Insulated Metal Cladding, RAL Roof+Walls
- Dark Grey Block Base Course
- Windows and Doors Dark Green to match

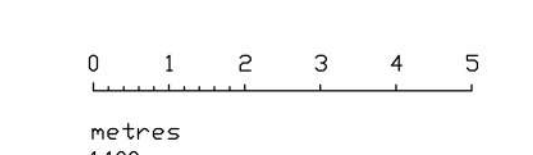
PLANNING

ConveryPrentysShields ARCHITECTS
INCORPORATING: HAYES & GIBBS ARCHITECTS

CLIENT MOWI
PROJECT Broodstock Facility Ardrossie

DRAWING Proposed Elevations Main Building

PAPER SIZE	SCALE	DATE
A0	1:100	Oct 22
DRAWING NUMBER	REVISION	
2173_200	C	



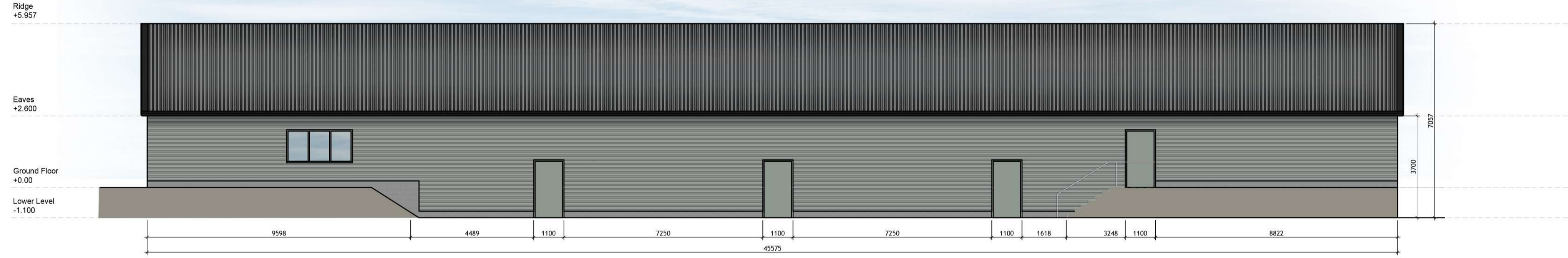
Proposed Elevation Main building

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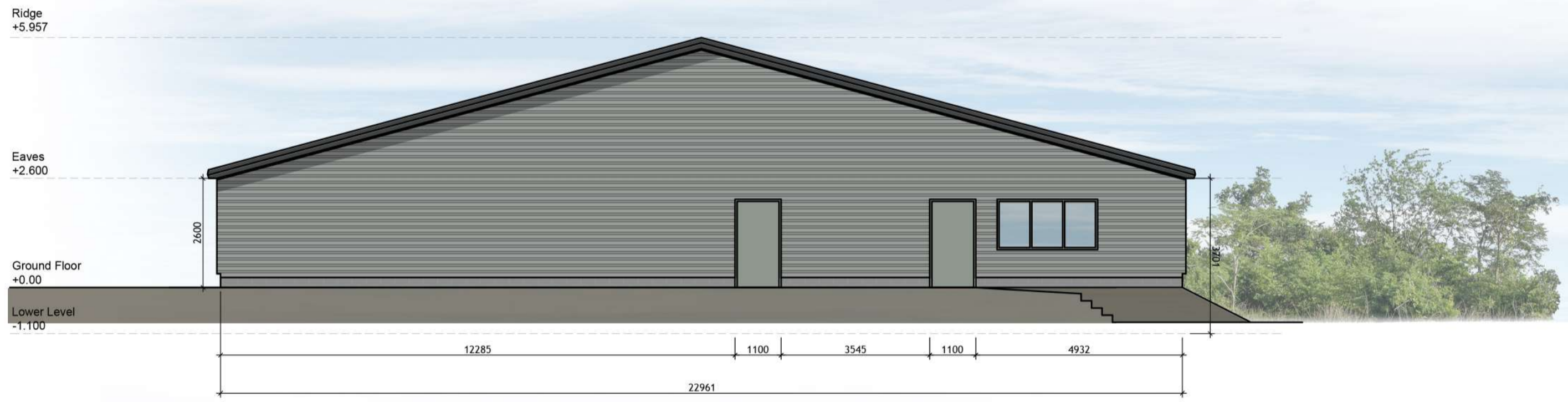
revision	date	note
A	14/10/22	Updated as per client's comments
B	30/11/22	Updated to suit amended levels



ELEVATION 1-1



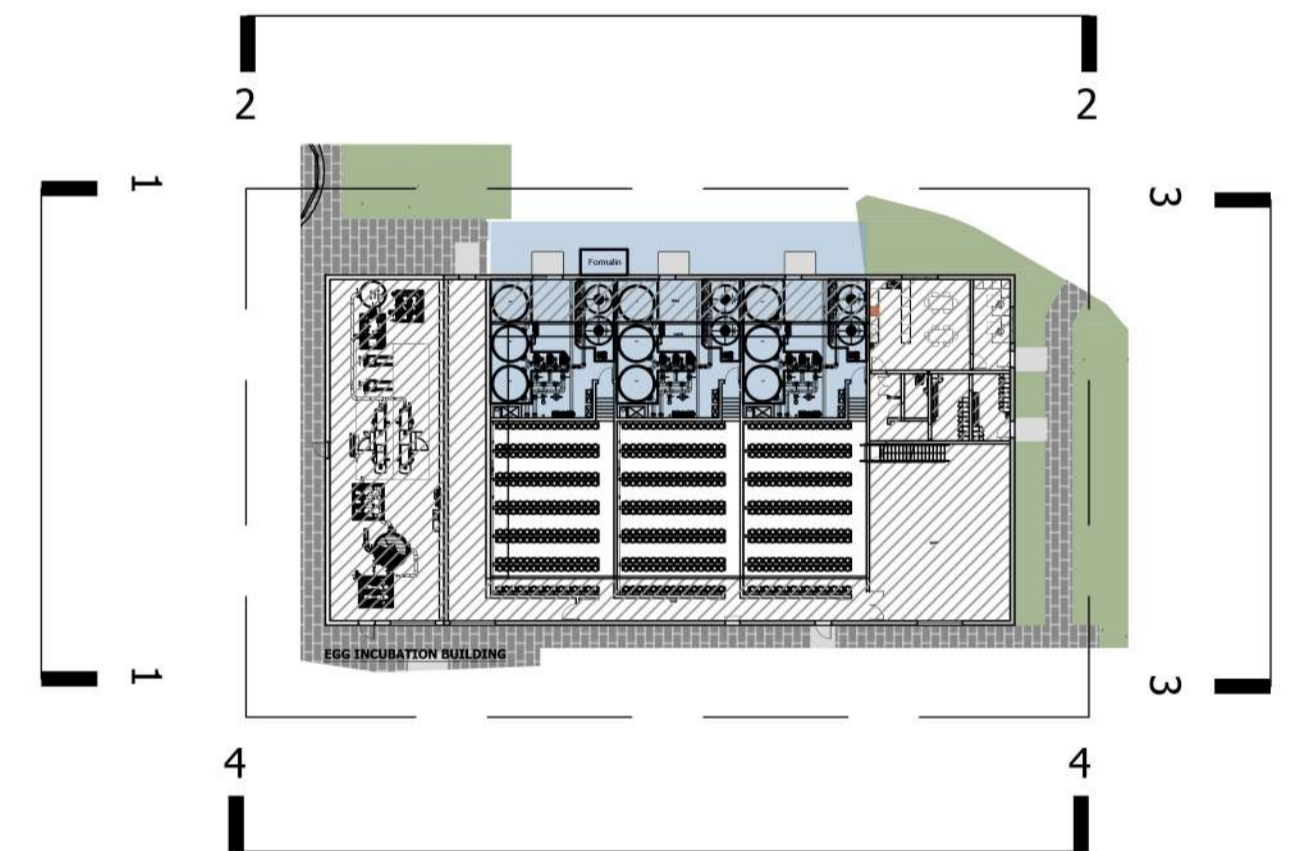
ELEVATION 2-2



ELEVATION 3-3

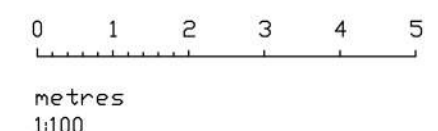


ELEVATION 4-4



KEY PLAN 1:500

- Dark Green Insulated Metal Cladding, RAL Roof+Walls
- Dark Grey Block Base Course
- Windows and Doors Dark Green to match



PLANNING

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 Incorporating Neving & Gault
 220 St James Street, Glasgow G2 2JZ
 www.converypretyshields.co.uk 0141 286 2100

CLIENT MOWI
PROJECT Broodstock Facility Ardrossie

DRAWING Proposed Elevations Egg Incubation Building

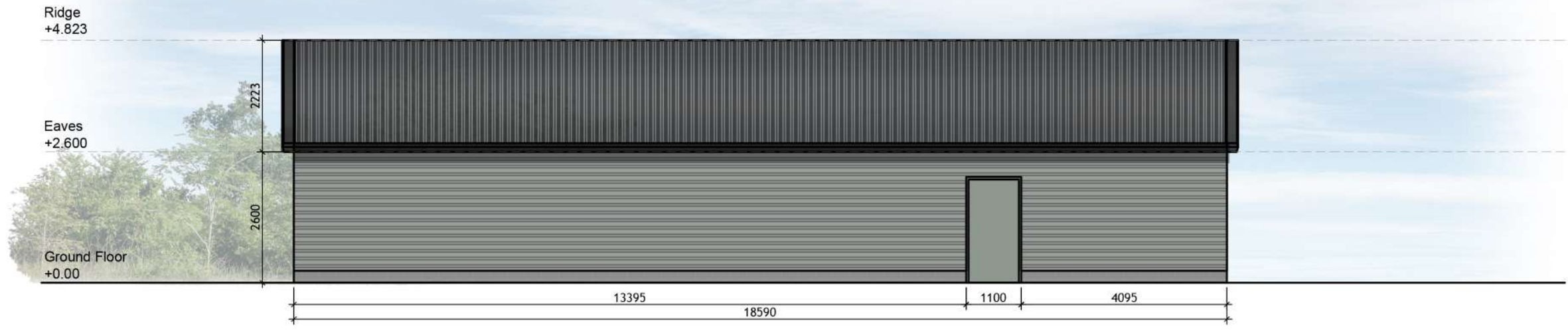
PAPER SIZE	SCALE	DATE
A1	1:100	Oct 22

DRAWING NUMBER	REVISION
2173_201	B

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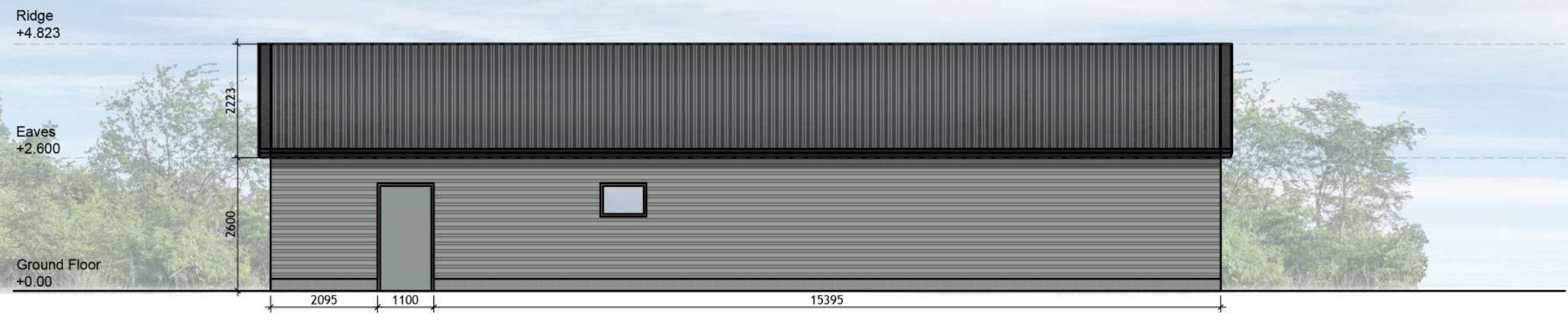
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A	14/10/22	Updated as per client's comments.



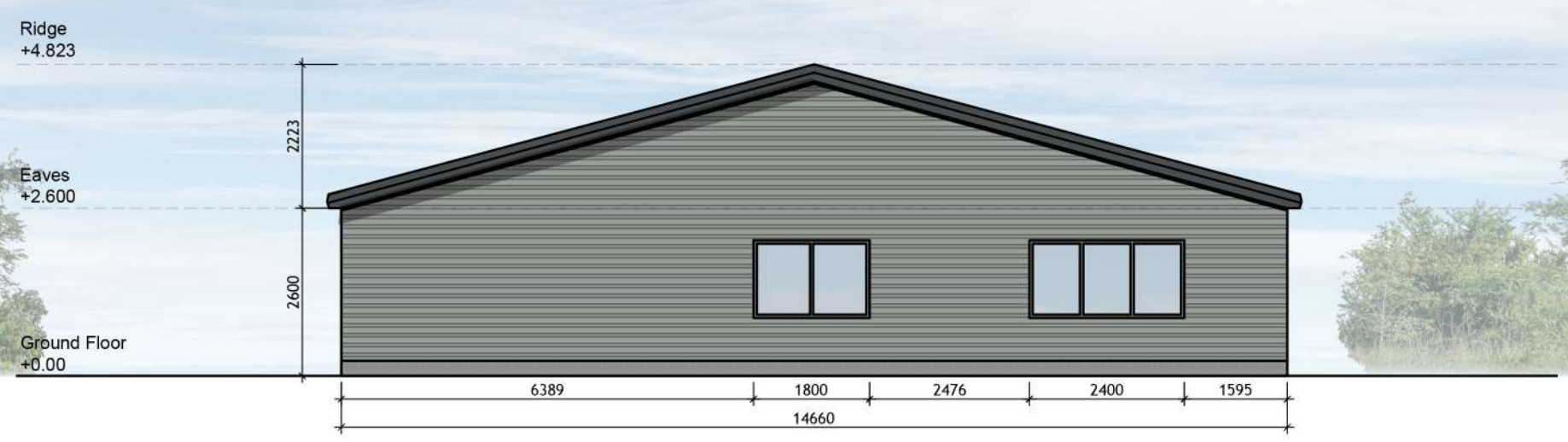
ELEVATION 1-1



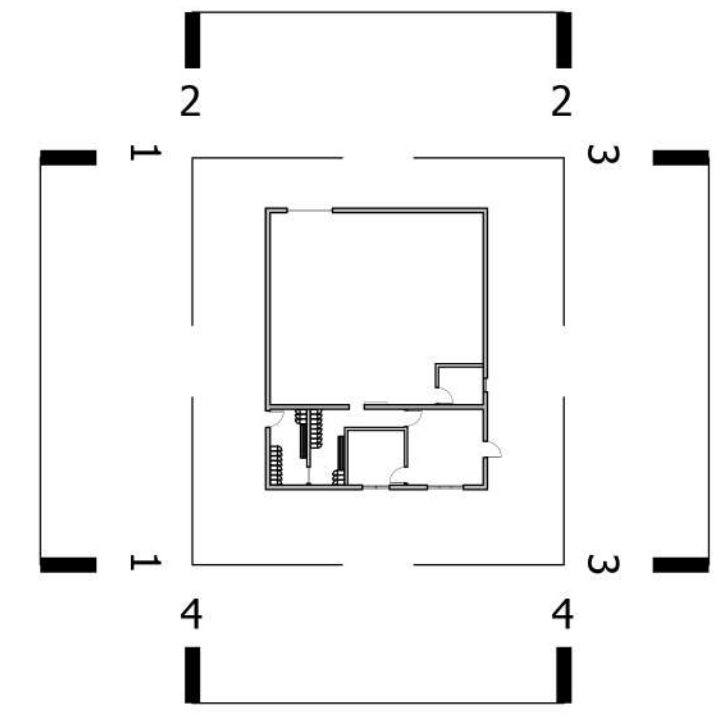
ELEVATION 2-2



ELEVATION 3-3



ELEVATION 4-4



KEY PLAN 1:500

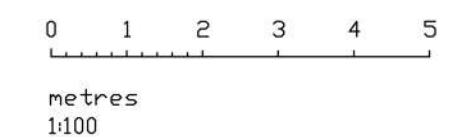
-  Dark Green Insulated Metal Cladding, RAL Roof+Walls
-  Dark Grey Block Base Course
-  Windows and Doors Dark Green to match

PLANNING

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CLIENT MOWI
PROJECT Broodstock Facility Ardesie

DRAWING Proposed Elevations Shorebase Building



PAPER SIZE	SCALE	DATE
A2	1:100	Oct 22
DRAWING NUMBER	REVISION	
2173_203	A	