

|             |                  |
|-------------|------------------|
| Agenda Item | <b>7.4</b>       |
| Report No   | <b>PLS/71/25</b> |

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee

**Date:** 3 December 2025

**Report Title:** 25/01964/FUL: Mowi Scotland Ltd  
Site 310m South of Managers House, North Ballachulish, Onich

**Report By:** Area Planning Manager - South

### Purpose/Executive Summary

**Description:** Marine Fish Farm – Atlantic Salmon – Alteration from 16 x 24m<sup>2</sup> pens to 1 group of 4 x 36m<sup>2</sup> pens and 2 groups of 6 x 24m<sup>2</sup> pens.

**Ward:** 21 – Fort William and Ardnamurchan

**Development category:** Local

**Reason referred to Committee:** Community Council Objection

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 7 of the report.

## **1. PROPOSED DEVELOPMENT**

- 1.1 This application seeks planning permission for alterations to an existing established marine fish farm for Atlantic Salmon. The site currently operates with permission (17/03214/FUL) for 16 pens, each measuring 24m<sup>2</sup>, arranged in four groups of four. The proposed changes would see the permitted four groups of pens reduced to three groups of pens consisting of 12 pens measuring 24m<sup>2</sup> in two groups of 6, and 4 pens measuring 36m<sup>2</sup>, arranged in a single group of four.
- 1.2 The replacement of four of the older 24m<sup>2</sup> pens, with larger, modern 36m<sup>2</sup> pens and the revised layout is intended to improve operational efficiency and support fish husbandry practices which will contribute to improved fish health and welfare.
- 1.3 No further changes are proposed to the site. It will continue to be serviced by boat from the Leven shore base, with no alterations to licensed biomass or medicine allowances, stocking density, or production cycle. An administrative application to vary the CAR licence (changing to an EASR permit) has been submitted to SEPA advising of the equipment changes.
- 1.4 The proposal has been screened for Environmental Impact Assessment (EIA) (25/02000/SCRE), and it was determined that an EIA was not required.
- 1.5 The application has been submitted with a suite of supporting documents which include location plans, site layout plan, elevation plans and site configuration, predator mitigation plan, site charts, equipment attestation, surface and subsurface visualisations.
- 1.6 Variations: None

## **2. SITE DESCRIPTION**

- 2.1 The fish farm is situated on the northern shore within the narrow confines of Loch Leven, between North Ballachulish to the west and Callart House to the east. It lies near Eilean Munde, opposite Ballachulish. The site has been in operation for over 38 years.

## **3. PLANNING HISTORY**

- |     |                  |                                                                                                                                |                                     |
|-----|------------------|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| 3.1 | 7 March 2017     | 17/00815/SCRE - Marine fish Farm - Atlantic Salmon: alteration from 12 x 24m square cages to 16 x 24m square cages             | Case closed                         |
| 3.2 | 24 March 2017    | 17/00816/SCOP - Marine fish Farm - Atlantic Salmon: alteration from 12 x 24m square cages to 16 x 24m square cages             | Scoping application decision issued |
| 3.3 | 20 December 2017 | 17/03214/FUL - Marine Fish Farm - Atlantic salmon - Alterations to reposition 3 pen groups, add 4 pens to create 16 x 24m pens | Permission granted                  |

|     |             |                                                                                  |                                        |
|-----|-------------|----------------------------------------------------------------------------------|----------------------------------------|
| 3.4 | 6 June 2025 | 25/02000/SCRE - Screening Opinion for the installation of equipment at fish farm | Screening application EIA not required |
|-----|-------------|----------------------------------------------------------------------------------|----------------------------------------|

#### 4. PUBLIC PARTICIPATION

- 4.1 Date Advertised: 19<sup>th</sup> June 2025  
Representation deadline: 3<sup>rd</sup> July 2025  
Representations:

Timeous 1

Late representations: None

- 4.2 Material considerations raised against the application are summarised as follows:

##### **Nether Lochaber Community Council**

- Concerns raised that any extensions to the Callart site may have an impact on wildlife in the area brought on by poor water quality resulting from any extension to the site.

**Officer Response:** The biomass of the site is not increasing. There is a reduction in total groups of pens from 4 to 3 and with the total surface area of the pens increasing from 9,216m<sup>2</sup> to 12,096m<sup>2</sup>. Other than the increase to surface area there is no other increase proposed for the site. Nutrient impacts were assessed for the original consented biomass and therefore, the proposed changes to the equipment on site would not result in any additional impacts to the water column.

- Any increase in nutrients from excess fish feed or fish waste will lead to eutrophication which could accelerate algae bloom and in turn damage the ecosystem in the Loch and lead to a loss of biodiversity.

**Officer Response:** The proposal would result in an increase in surface area of the pens from 9,216m<sup>2</sup> to 12,096m<sup>2</sup> which should lessen the deposition of feed/waste beneath the farm.

- Concern relating to chemical impact from treatments used to kill sea lice and other pests.

**Officer Response:** There will be no change to the existing health management practices through the change in equipment, licensed medicine quantities, if required, will remain the same as currently consented.

- Neighbouring communities around Loch Leven already have water quality concerns having seen oily films on the water surface, strong odours around the burial Islands which are located directly opposite the Callart Site. Suggest that an independent water quality survey would be beneficial to identify any possible risks.

**Officer Response:** SEPA have carried out 3 seabed surveys on the site since 2017. Two of those surveys were classified as satisfactory while one was classified as compliant. There have been no complaints raised with the

Council's Environmental Health team regarding odour emissions emanating from the site.

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

## **5. CONSULTATIONS**

### **5.1 SEPA: No Objection**

The proposal would result in an increase in surface area which should lessen the deposition of feed and waste beneath the farm.

As the pens will not be moving closer to the Priority Marine Features, the proposal will not have a significant effect.

Confirmed the CAR variation is still being processed but they do not have concerns with this proposal.

### **5.2 Scottish Water: No objection**

### **5.3 Scottish Government Marine Directorate: No Objection**

Nutrient impacts have been assessed previously and there is no increase to the consented biomass therefore the proposed change to equipment would not result in any additional impacts to the water column.

Confirmed that Mowi are already authorised to farm at the site and they must contact the Fish Health Inspectorate to ensure facility details are updated to show the modification to the site.

Confirmed that the modifications proposed will not alter the current disease management area for the site.

The submitted equipment attestation has been deemed as satisfactory in terms of containment for the modifications proposed within the application.

Commented that there are no difficulties with sea lice management on site. There will be no changes to the existing procedures for health management on site as a result of the modification and the altered layout from 4 groups to 3 may provide efficiencies in performing husbandry tasks or treatments.

In terms of wild fisheries, information from the west coast of Scotland and elsewhere suggests lice from fish farming can cause risk to salmon and sea trout however it is SEPA who implements a sea lice risk assessment framework which covers interactions of fish farms with wild salmon and sea trout. It is noted that the applicant has applied to SEPA for an administrative variation to their existing CAR licence and it is their intention to retain the currently consented quantities of chemotherapeutants.

### **5.4 NatureScot – No Objection**

As the applicant is proposing a top net with a ceiling mesh size of 100mm which accords with NatureScot's standing advice. Their advice is that it is unlikely that

the proposal will have a significant effect on the Special Protected Area (SPA's) with a breeding gannet interest either directly or indirectly.

Advise that the site lies within Ben Nevis and Glen Coe National Scenic Area (NSA) however the proposal will not have an adverse effect on the integrity of the NSA or the objectives of the designation.

**5.5 Northern Lighthouse Board – No Objection**

Offered guidance on how the site should be lit and recommend a number of measures to aid marine navigation.

**5.6 Historic Environment Team – No Objection**

Confirmed the impacts of the proposal are not such that mitigation is considered necessary. However, there could be an impact on the designated St Munda's Chapel on Eilean Munde and Historic Environment Scotland should be consulted for an opinion.

**5.7 Historic Environment Scotland – No Objection**

Do not have any comments to make on the proposal.

**6. DEVELOPMENT PLAN POLICY**

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

**6.1 National Planning Framework 4 (NPF4) (2023)**

Policy 1 - Tackling the Climate and Nature Crises

Policy 2 - Climate Mitigation and Adaptation

Policy 3 - Biodiversity

Policy 4 - Natural Places

Policy 7 - Historic Assets and Places

Policy 10 – Coastal Development

Policy 25 - Community Wealth Building

Policy 29 - Rural Development

Policy 32 - Aquaculture

**6.2 Highland Wide Local Development Plan 2012**

28 - Sustainable Design

36 - Development in the Wider Countryside

49 - Coastal Development

50 - Aquaculture

57 - Natural, Built & Cultural Heritage

58 - Protected Species

59 - Other important Species

60 - Other Importance Habitats

61 – Landscape

63 – Water Environment

72 – Pollution

**6.3 National Marine Plan (2015)**

GEN 1 - General planning principle:  
GEN 2 - Economic benefit  
GEN 3 - Social benefit  
GEN 7 - Landscape/seascape  
GEN 8 - Coastal process and flooding  
GEN 9 - Natural heritage  
GEN 11 - Marine litter  
GEN 12 - Water quality and resource  
GEN 13 - Noise  
GEN 21 - Cumulative impacts  
FISHERIES 1  
AQUACULTURE 3  
AQUACULTURE 5  
AQUACULTURE 6  
AQUACULTURE 7  
AQUACULTURE 9  
AQUACULTURE 11  
AQUACULTURE 12  
WILD FISH 1

**6.4 West Highland and Islands Local Development Plan 2019**

No specific policies apply.

**6.5 Highland Council Supplementary Planning Policy Guidance**

Highland Historic Environmental Strategy (Jan 2013)  
Highland Statutorily Protect species (March 2013)  
Special Landscape Area Citations (June 2011)  
Biodiversity Enhancement Planning Guidance (May 2024)

**7. OTHER MATERIAL POLICY CONSIDERATIONS**

7.1 None

**8. PLANNING APPRAISAL**

8.1 Sections 25 of the Town and Country Planning (Scotland) Act 1997 require that this application be determined in accordance with the Development Plan unless material considerations indicate otherwise.

**Planning Considerations**

8.2 The key considerations in this case are:

- a) Compliance with the development plan and other planning policy
- b) Landscape, seascape and visual impact
- c) Operational impacts
- d) Impact on land based facilities
- e) Impacts on natural heritage, designated sites and priority marine features.

- f) Impacts on historic and marine protected areas
- g) Other material considerations

### **Development plan/other planning policy**

- 8.3 All planning applications must be determined in accordance with the provisions of National Planning Framework 4 (NPF4) and the existing Local Development Plan (LDP), unless material considerations provide justification otherwise. If there is an inconsistency between NPF4 policies and an LDP which was adopted before 13 February 2023, then NPF4 prevails. In this case NPF4 takes precedence over Highland-wide Local Development Plan Policies (HwLDP) covering the same considerations.
- 8.4 In this case the Development Plan is also comprised of the West Highlands and Islands Local Development Plan (although this has no site-specific policies of relevance to this application).
- 8.5 Together with the overarching sustainability, climate and nature policies, the key development plan policy for this proposal is NPF4 Policy 32 (Aquaculture). The policy intent is "...to encourage, promote and facilitate aquaculture development and minimise any adverse effects on the environment, including cumulative impacts. Planning should support an aquaculture industry that is sustainable, diverse, competitive, economically viable and which contributes to food security, whilst operating with social licence, within environmental limits and which ensures there is a thriving marine ecosystem for future generations...".
- 8.6 Issues considered under Policy 32 are aligned with other connected development plan policies as set out in section 6 above.
- 8.7 NPF4 Policy 32 supports proposals for aquaculture where they comply with the Local Development Plan, the National Marine Plan and, where relevant, the appropriate Regional Marine Plan. Development proposals will demonstrate that operational impacts (noise, light, access, navigation, containment, deposition, waste emissions and sea lice, impacts on wild salmonids, aquaculture litter) are acceptable.
- 8.8 Development proposals for fish farm developments will only be supported where the following have been assessed and mitigated:
  - i. landscape and visual impact of the proposals including the siting and design of the cages, lines and associated facilities taking into account the character of the location;
  - ii. impact of any land-based facilities ensuring the siting and design are appropriate for the location;
  - iii. impacts on natural heritage, designated sites and priority marine features; and
  - iv. impacts on historic and marine protected areas.
- 8.9 It is considered that the proposed development is aligned with the relevant policy objectives of NPF4, the Local Development Plan and the National Marine Plan for the reasons set out below.

## **Landscape, seascape and visual impacts**

- 8.10 The fish farm is located on the northern shore of the narrow confines of Loch Leven, between North Ballachulish to the West and Callart House to the East. It lies close to Eilean Munde, opposite Ballachulish.
- 8.11 The site lies within the Ben Nevis and Glen Coe National Scenic Area (NSA), which is popular with tourists and local communities. The proposal involves modifying two of the existing pen groups by adding an addition two pens to the end of each group, creating two groups of six, and increasing the size of the pens from 24m<sup>2</sup> to 36m<sup>2</sup> in the other group, resulting in a slight increase in the overall area occupied by surface equipment. However, the number of pen groups will be reduced from four to three, and all three groups will be aligned. As such, the degree of change is considered minimal and may actually improve the visual impact of the site when viewed from nearby roads and walking paths, compared to the existing layout.

## **Operational Impacts**

- 8.12 The proposal is not anticipated to result in any increase in operational noise, light or waste emissions. As the overall biomass on site will remain unchanged, there will be no alteration to scale or nature of the farm operations, and husbandry practices are expected to continue as existing. The reconfiguration of the site, which reduces and aligns the pen groups, may improve operational efficiency and improve vessel manoeuvrability, potentially reducing the duration of routine activities. Accordingly, no adverse effects relating to noise, light or waste are anticipated of the proposed development.
- 8.13 With regard to equipment design, the applicant has submitted an equipment attestation confirming that the specifications for the pens, nets, and mooring systems have been fully assessed by independent, third-party specialist consultants, using site specific environmental data. The equipment is designed to comply with either Norwegian Standard NS 9415 or the Scottish Technical Standard and is capable of withstanding 1 in 50 year storm events. The applicant also confirmed that the site will continue to operate in accordance with its predator Mitigation Plan and Escape Mitigation Plan, ensuring measures are in place to minimise predator interactions and prevent escapes. The design and operational approach are therefore considered appropriate for the proposed modifications.
- 8.14 In terms of impacts on the water column, these are assessed by SEPA in relation to water quality and benthic effects. The site currently operates under an existing CAR licence, and the applicant has applied for an administrative variation to that licence.
- 8.15 With regard to interactions with wild salmonoids, the proposal does not include any increase in biomass, and therefore no additional risk to wild salmonid populations is anticipated as a result of the modification. The spatial footprint of the site remains largely unchanged, with no relocation of pens closer to known migratory routes. The site will continue to operate under its existing Environmental Management Plan which includes measures for the monitoring and control of sea lice in line with current regulatory expectations. Until such time as SEPA assumes responsibility for the regulation of sea lice, the existing EMP will remain in force. It is also noted

that the proposal does not involve any increase in therapeutic treatments or discharge consents. Given the scale and nature of the proposed change, the continuation of current management practices, and the lack of additional biomass or discharge, the proposal is not considered to present any increased risk to wild salmonid populations in the surrounding marine environment.

### **Impacts on Land Based Facilities**

- 8.16 The site will continue to be serviced from its existing shore base at Callart, Leven, with access by boat. The proposed modifications will not result in any changes to existing operational practices. The site will continue to be stocked and harvested using well boats, and operational hours will remain within the standard working period of 0800-1700, seven days a week. As is currently the case, working hours may vary slightly with the seasons, typically extending in the summer and shortening in the winter.
- 8.17 Fish health treatments may occasionally require specialist vessels to attend the site outside of standard hours. However, these instances are infrequent and are not expected to increase as a result of the proposed changes.

### **Impact on natural heritage, designated sites and priority marine features**

- 8.18 While a small number of Priority Marine Feature (PMF) records exist in the wider area, the proposal does not involve an increase in biomass, nor does it move the pens any closer to sensitive features than their current positions. It is therefore considered that the proposal will not give rise to any additional environmental impact beyond what is already permitted under the existing consent.

### **Impacts on historic and marine protected areas**

- 8.19 None

### **Other material considerations**

- 8.20 None

### **Non-material considerations**

- 8.21 None

### **Matters to be secured by Section 75 Agreement**

- 8.22 None

## **9. CONCLUSION**

- 9.1 The proposed modification to the existing farm has been fully assessed in relation to relevant planning policies and material considerations. The site has been operational since the mid-1980s and forms an established element of the local seascape. The proposed reconfiguration will result in a more orderly and visually contained layout with the proposed three groups replacing the existing four - albeit slightly larger pens on one group and two additional pens on the other groups. This

is considered to represent a visual improvement, reducing the overall spread and prominence of equipment within the water.

- 9.2 All statutory consultees, including the Marine Directorate, NatureScot and SEPA have offered no objections to the proposal. Their responses confirm that the development raises no significant environmental or navigational concerns, and that it can continue to operate within the terms of its existing licensed biomass and production cycle.
- 9.3 The objection received from the Nether Lochaber Community Council and the issues raised therein have been fully addressed.
- 9.4 Overall, the proposal represents a modest and acceptable alteration to a long-established site, with no significant adverse environmental, visual or amenity impacts identified.

## 10. IMPLICATIONS

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

## 11. RECOMMENDATION

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

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. All surface equipment, with the exception of navigational markers, shall be finished in a dark, muted, neutral colours. The top-nets should be a muted grey colour unless otherwise first agreed with the Planning Authority.

**Reason:** To minimise the visual impact of the installation and to help safeguard the special qualities of the Ben Nevis and Glencoe National Scenic Area.

3. In the event of equipment falling into disrepair or becoming damaged, adrift, stranded, abandoned or sunk in such a manner as to cause an obstruction or danger to navigation and marine wildlife, the site operator shall carry out or make suitable arrangements for the carrying out of all measures necessary for lighting, buoying, raising, repairing, moving or destroying, as appropriate, the whole or any part of the equipment so as to remove the obstruction or danger to navigation.

**Reason:** To ensure that the site does not become a navigational hazard or source of marine litter that could impact both biodiversity and visual amenity of the surrounding area.

4. At least three months prior to cessation of use of the site for fish farming, a scheme for the decommissioning and removal of all equipment shall be submitted to and agreed in writing with the Planning Authority. Upon cessation the approved scheme shall be implemented in full.

**Reason:** To ensure decommissioning of the site takes place in an orderly manner and to ensure proper storage and disposal of redundant equipment in the interest of amenity and navigational safety.

5. The development hereby approved shall not be operated other than with a top net ceiling mesh size of 100mm or less.

**Reason:** In the interest of protecting Gannet from entanglement.

6. Until such time as SEPA take over as the lead regulator responsible for managing sea lice and their impact on wild salmonoids and prior to the commencement of development and notwithstanding the information submitted with this application, an Environmental Management Plan (EMP) shall be submitted to and approved in writing by the Planning Authority and shall include adequate details to address how compliance can be assessed. This shall detail triggers/thresholds and associated actions in order to secure that any risk to local wild fish populations is minimised.

Upon commencement, the development and ongoing operation of the site shall be carried out in accordance with the EMP as approved. For the avoidance of doubt, the EMP shall include the following:

- 1) Sea Lice Management in relation to impact on wild fish, including cumulative effects:
  - a) method statement for the regular monitoring of local wild fish populations based on available information and/or best practice approaches to sampling;
  - b) details of site-specific operational practices that will be carried out following the stocking of the site in order to manage sea lice and minimise the risks to the local wild fish population;
  - c) details of site-specific operational practices that will be carried out in order to manage the incidence of sea lice being shed to the wider environment

through routine farming operations such as mort removal, harvesting, grading, sea lice bath treatments and well boat operations;

- d) details of the specification and methodology of a programme for the monitoring, recording, and auditing of sea lice numbers on the farmed fish;
- e) details of the person or persons responsible for all monitoring activities;
- f) an undertaking to provide site specific summary trends from the above monitoring to the Planning Authority on a specified, regular basis;
- g) details of the form in which such summary data will be provided;
- h) details of how and where raw data obtained from such monitoring will be retained by whom and for how long, and in what form;
- i) an undertaking to provide such raw data to the Planning Authority on request and to meet with the Planning Authority at agreed intervals to discuss the data and monitoring results;
- j) details of the site-specific trigger levels for treatment with sea lice medicines. This shall include a specific threshold at which it will be considered necessary to treat on-farm lice during sensitive periods for wild fish;
- k) details of the site-specific criteria that need to be met in order for the treatment to be considered successful;
- l) details of who will be notified in the event that treatment is not successful;
- m) details of what action will be taken during a production cycle in the event that a specified number of sea lice treatments are not successful;
- n) details of what action will be taken during the next and subsequent production cycles in the event that sea lice treatment is not successful.

(2) An Escape Management Plan to include:

- a) details of how escapes will be managed during each production cycle;
- b) details of the counting technology or counting method used for calculating stocking and harvest numbers;
- c) details of how unexplained losses or escapes of farmed salmon will be notified to the Planning Authority;
- d) details of an escape prevention plan. This shall include:
  - net strength testing;
  - details of net mesh size;
  - net traceability;
  - system robustness;
  - predator management; and
  - record-keeping methodologies for reporting of risk events. Risk events may include but are not limited to holes, infrastructure issues, handling errors and follow-up of escape events; and
  - details of worker training on escape prevention and counting

technologies.

(3) Procedure in event of a breach or potential breach:

A statement of responsibility to "stop the job/activity" if a breach or potential breach of the mitigation / procedures set out in the EMP or legislation occurs. This shall include a notification procedure with associated provision for the halt of activities in consultation with the relevant regulatory and consultation authorities in the event that monitoring demonstrates a significant and consequent impact on wild fish populations as a result, direct or otherwise of such a breach.

(4) Requirement for implementation, update and review

The development and operation of the site shall be carried out in accordance with the approved EMP unless changes to the operation of the site dictate that the EMP requires amendment. In such an eventuality, a revised EMP will require to be submitted to, and approved in writing by the Planning Authority beforehand. In addition, a revised EMP shall be submitted to and approved in writing by the Planning Authority every 5 years, as a minimum, following the commencement of development, to ensure it remains up to date and in line with good practice.

**Reason:** To ensure that good practice is followed to mitigate the potential impacts of sea lice loading in the marine environment in general and on wild salmonids in particular; in accordance with the Planning Authority's biodiversity duty.

## **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.

**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](mailto:env.health@highland.gov.uk) for more information.

### **Protected Species – Halting of Work**

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

<https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species>

Signature: Bob Robertson

Designation: Area Planning Manager – South

Author: Alexis Chatterton

Background Papers: Documents referred to in report and in case file.

Relevant Plans:

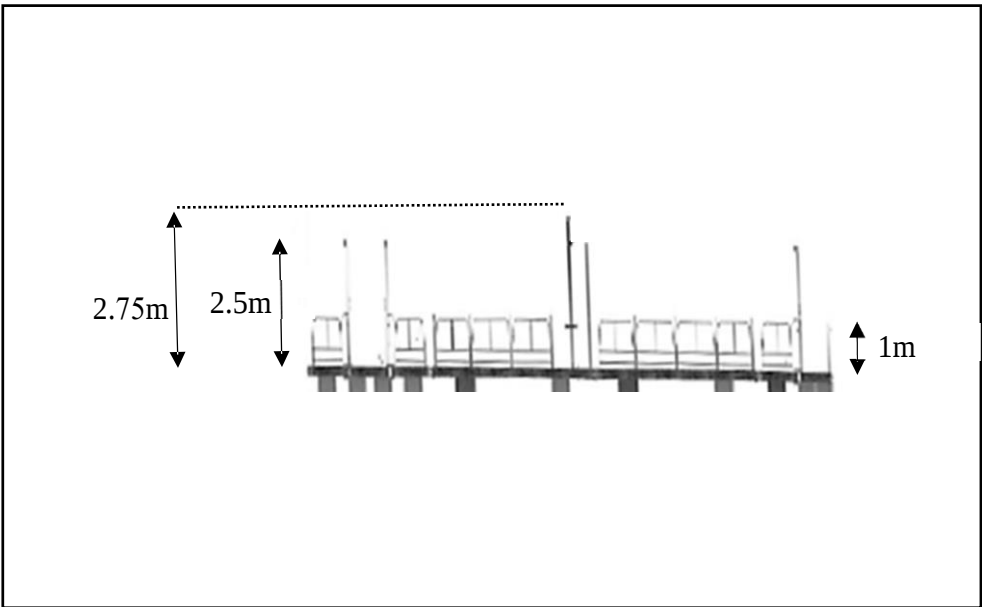
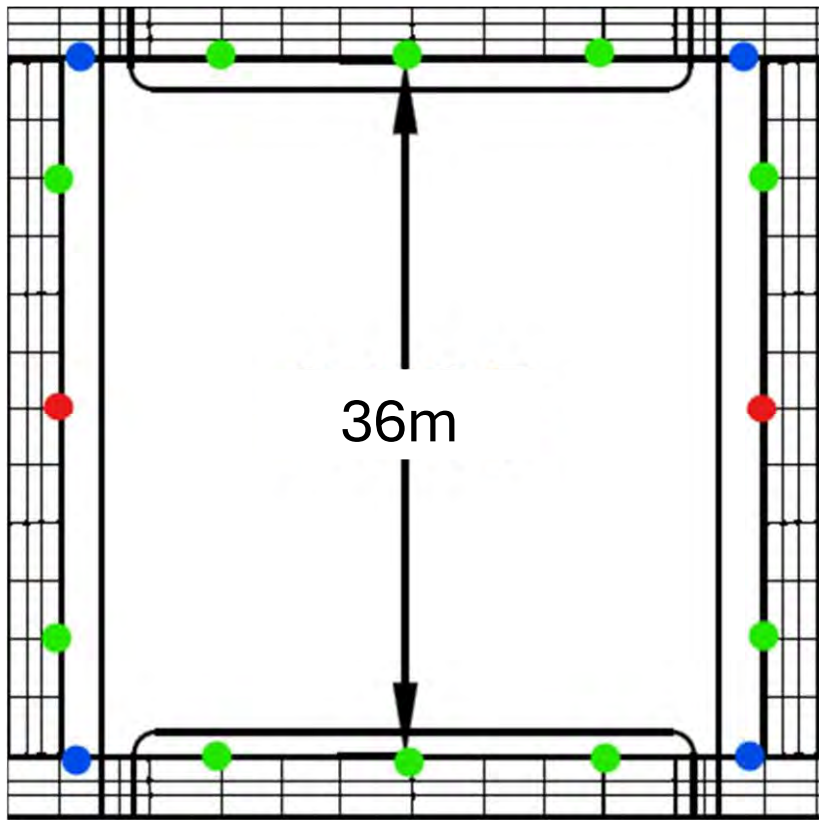
Plan 1 - General Plan Figure 2 – received 22.05.2025

Plan 2 - Section plan – Section AA Figure 3 – received 22.05.2025

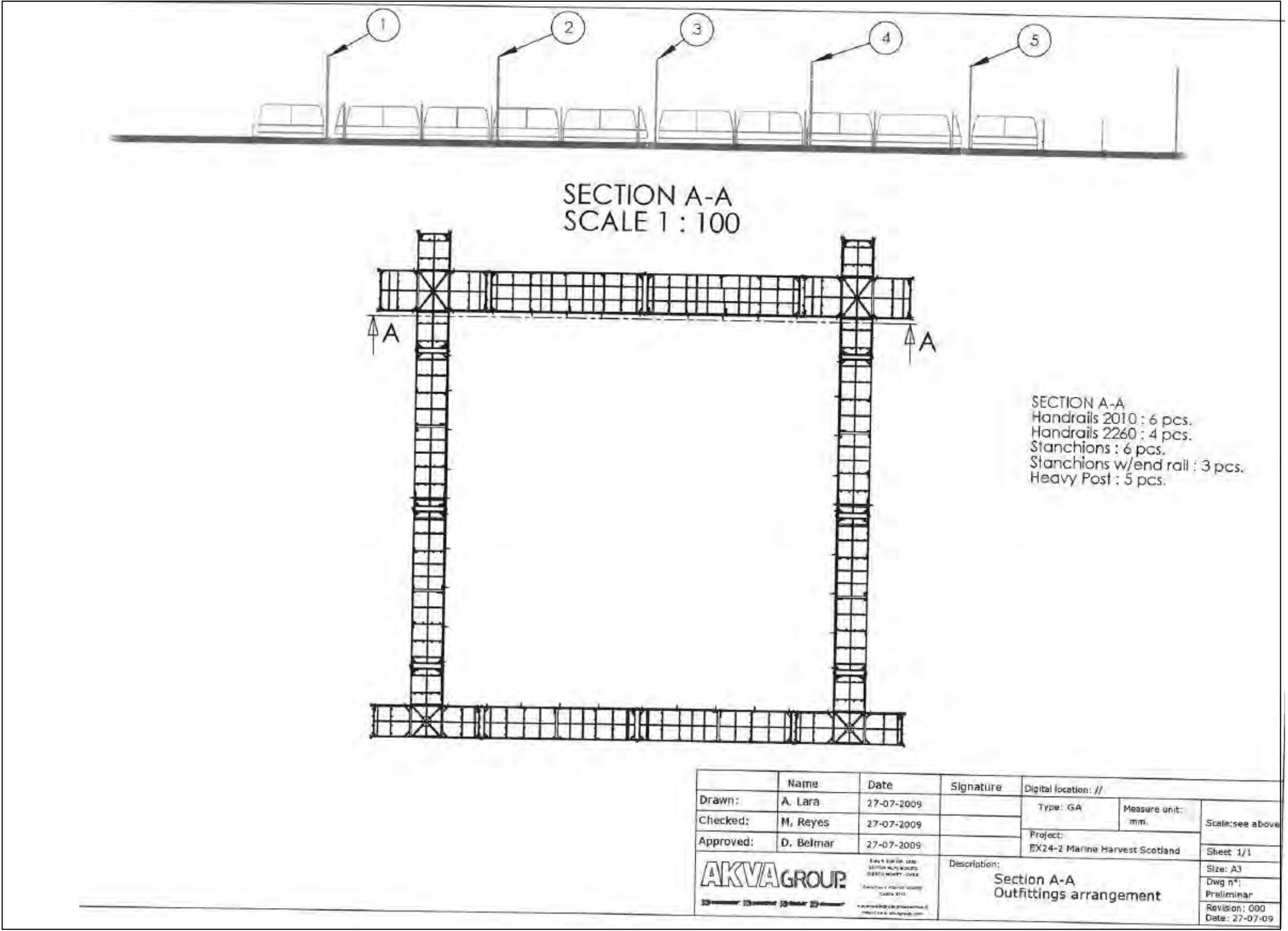
Plan 3 - Site layout plan 000001 – received 30.05.2025

Plan 4 - Elevation plan 000002 – received 30.05.2025

Plan 5 - Elevation plan Figure 1 – received 22.05.2025



|                                                                                                     |                                                                                                          |              |            |
|-----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|--------------|------------|
| Proposed: Callert Fish Farm, Loch Leven                                                             | Key:<br><br>Bird Pole Layout. 14 x 2.5<br>metre posts (blue & green)<br>& 2 x 2.75m metre posts<br>(red) | Not to Scale | 06/02/2025 |
| PLAN VIEW & ELEVATION - EXAMPLE OF A TYPICAL PEN DESIGN                                             |                                                                                                          |              |            |
| Figure 2. Indicative layout of a 36m2 pen showing the positions and height of top-net support poles |                                                                                                          | Scale        | Date       |



Proposed: Callert Fish Farm, Loch Leven

PLAN & ELEVATIONS - EXAMPLE OF A TYPICAL PEN DESIGN

Figure 3. Manufacturers Diagram

|      |              |            |       |
|------|--------------|------------|-------|
| Key: | Not to Scale | 06/02/2025 |       |
|      | Scale        | Date       | Drawn |

# **Marine Aquaculture Site **Leven****

## **Planning Application**

### **Site Plans and Charts**

**Mowi Scotland Limited**  
**May 2025 - v2**



Site Location : Loch Leven Fish, Loch Leven  
General location of Site within Loch Leven

 Site Location

Scale : 1:150000  
Date : 25/03/2025  
Version 1 : Drawn EH



Site Location: Loch Leven Fish Farm, Loch Leven  
Ordnance Survey Extract of Site Location

— Planning Boundary  
— Moorings Boundary

Scale: 1:10000  
Date: 28/01/2025  
Version 1: Drawn EH

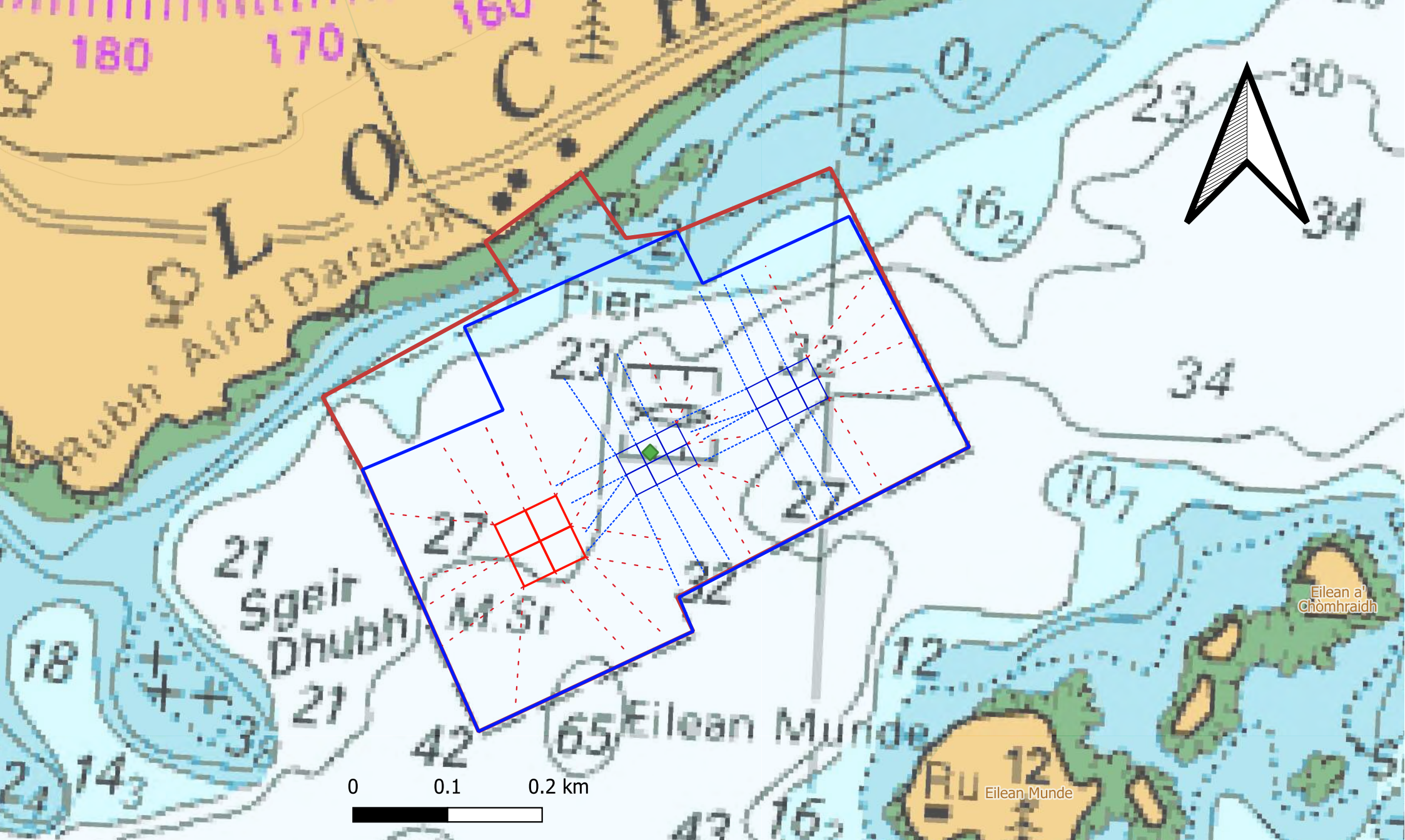




Site Location : Loch Leven Fish, Loch Leven  
OS Chart Extract of Existing and Proposed Site Layout

-  Existing 24m<sup>2</sup> cages - no change
-  Existing 24m<sup>2</sup> cages to be removed/relocated
-  Proposed 36m<sup>2</sup> cages
-  Proposed relocation of 24m<sup>2</sup> cages forming 2 x 6 24m<sup>2</sup> pen group

Scale : 1:5000  
Date : 30/05/2025  
Version 2 : Drawn EH



### Pen Group Co-ordinates – Existing 4 x 24m<sup>2</sup> groups

|                  | X      | Y      | Grid Reference | Latitude  | Longitude  |
|------------------|--------|--------|----------------|-----------|------------|
| South Group      | 207856 | 759406 | NN 07856 59406 | 56.686771 | -5.1388073 |
|                  | 207878 | 759359 | NN 07878 59359 | 56.686352 | -5.1384105 |
|                  | 207904 | 759428 | NN 07904 59428 | 56.686988 | -5.1380417 |
|                  | 207926 | 759380 | NN 07926 59380 | 56.686567 | -5.1376465 |
| North West Group | 208001 | 759554 | NN 08001 59554 | 56.688151 | -5.1365583 |
|                  | 207930 | 759578 | NN 07930 59578 | 56.688338 | -5.1377283 |
|                  | 207954 | 759530 | NN 07954 59530 | 56.687923 | -5.1373132 |
|                  | 207978 | 759601 | NN 07978 59601 | 56.688567 | -5.1369734 |
| North East Group | 208178 | 759533 | NN 08178 59533 | 56.688039 | -5.1336537 |
|                  | 208154 | 759580 | NN 08154 59580 | 56.688447 | -5.1340792 |
|                  | 208107 | 759556 | NN 08107 59556 | 56.688213 | -5.1348265 |
|                  | 208131 | 759509 | NN 08131 59509 | 56.687802 | -5.1343994 |
| Mid Group        | 207980 | 759468 | NN 07980 59468 | 56.687378 | -5.1368352 |
|                  | 208005 | 759419 | NN 08005 59419 | 56.686945 | -5.1363899 |
|                  | 208030 | 759493 | NN 08030 59493 | 56.687623 | -5.1360478 |
|                  | 208055 | 759444 | NN 08055 59444 | 56.68719  | -5.1356025 |

### Pen Group Co-ordinates – Proposed

| South Group<br>(4 x 36m <sup>2</sup> pens)      | X      | Y      | Grid Reference | Latitude  | Longitude  |
|-------------------------------------------------|--------|--------|----------------|-----------|------------|
|                                                 | 207940 | 759377 | NN 07940 59377 | 56.68654  | -5.1374172 |
|                                                 | 207909 | 759442 | NN 07909 59442 | 56.687108 | -5.1379766 |
|                                                 | 207875 | 759345 | NN 07875 59345 | 56.686232 | -5.1384502 |
|                                                 | 207844 | 759410 | NN 07844 59410 | 56.6868   | -5.1390096 |
| Mid Group<br>(6 x 24m <sup>2</sup> pens)        | 207972 | 759485 | NN0797259485   | 56.687524 | -5.1369794 |
|                                                 | 207994 | 759442 | NN0799459442   | 56.687148 | -5.1365888 |
|                                                 | 208036 | 759518 | NN0803659518   | 56.687847 | -5.1359609 |
|                                                 | 208058 | 759475 | NN0805859475   | 56.68747  | -5.1355702 |
| North East Group<br>(6 x 24m <sup>2</sup> pens) | 208111 | 759555 | NN0811159555   | 56.688209 | -5.134766  |
|                                                 | 208132 | 759512 | NN0813259512   | 56.687832 | -5.1343916 |
|                                                 | 208175 | 759587 | NN0817559587   | 56.688523 | -5.1337466 |
|                                                 | 208197 | 759545 | NN0819759545   | 56.688155 | -5.1333567 |

