

Agenda Item	6.4
Report No	PLS/20/26

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 1 April 2026
Report Title: 22/02517/FUL: Mr R Mackay
Shoshone, Clovullin, Ardgour, PH33 7AB
Report By: Area Planning Manager - South

Purpose/Executive Summary

Description: Proposed 2no. holiday letting units

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 11 of the report.

1. PROPOSED DEVELOPMENT

- 1.1 The proposal seeks planning permission for the installation of two holiday letting units each measuring 8.4m by 3.1m in floor area and 3.5m high, containing a double bed, bathroom and basic kitchen facilities. The units are rectangular in plan and have a curved roof, with glazed double doors in the front and a window opening to the side and are fronted by a timber deck.
- 1.2 Associated infrastructure for the development includes a centrally located shared parking area providing two vehicle spaces, a septic tank and soakaway to accommodate foul and surface water drainage, and a short internal access route that links the holiday letting units to the existing track.
- 1.3 Pre Application Consultation: None
- 1.4 Supporting Information: Photographs showing surrounding watercourses and ditches.
- 1.5 Variations: None

2. SITE DESCRIPTION

- 2.1 The application site comprises an area of croft land located within the village of Clovullin, Ardgour. The site lies immediately south of No. 9 Clovullin and is accessed via an existing track that connects to the local road network.
- 2.2 The surrounding area is predominantly rural in character, with a mix of traditional dwellings and croft land interspersed with small clusters of development. The site is relatively level and enclosed by existing boundaries, providing a degree of containment within the wider landscape. It is bounded to the west and north by the Allt Cladh a' Mhuilinn, which forms a natural edge to the site and contributes to its setting
- 2.3 The site is located within the Ardgour Special Landscape Area.

3. PLANNING HISTORY

- 3.1 None

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Oban Times (Unknown Neighbour)
Date Advertised: 16.06.2022
Representation deadline: 30.06.2022
- Timeous representations: 7 (7 households)
Late representations: 1 (1 household)

- 4.2 This application has received one letter of objection. Material considerations raised are summarised as follows:
- a) area map is inaccurate and omits two existing residential dwellings
 - b) cumulative level of development on the croft
 - c) additional septic tank run-off and sewerage capacity
 - d) holiday letting units would be located in front of the established development line of Clovullin township
 - e) impacts on neighbouring amenity
 - f) development would result in an unacceptable increase in road usage for the small single-track road

This application has also received six letters of support. A further letter has been recorded as a general comment. Material considerations raised are summarised as follows:

- g) development supports a local crofter and helps diversify the croft for long-term sustainability
 - h) additional holiday letting units would bring modest economic benefit by increasing visitor numbers and supporting local businesses
 - i) tourism demand in the area is said to exceed current accommodation supply
- 4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet <https://www.highland.gov.uk/planning/view-comment-planning-applications> .

5. CONSULTATIONS

5.1 **Ardgour Community Council:** Objects.

"The principal reason for this objection is the position of the holiday letting units in front of the traditional line of development in Clovullin as outlined in the local development plan (West Plan). The linear development area within Clovullin is a constant and defining feature of the township. We would be concerned that breaching this traditional line of development would lead to a precedent being set which would result in further development to the detriment of the area.

In addition to this, this part of the township is already well-developed (including two detached houses not included on the plans accompanying the application) and we would have concerns about the impact of both extra septic tank/ soakaways and the increased volume of traffic the two additional holiday lets would bring to the single track road servicing the township."

5.2 **Flood Risk Management Team:** Initial objection due to lack of flood information and a full Flood Risk Assessment was requested as part of their initial response. Numerous items of flood information have been submitted over time and have now **withdrawn objection** after reviewing the latest updated information.

FRMT note that the channel beside the site appears to be a deep overflow route that carries water directly to the sea, which should help reduce flood risk, although they cannot agree with any claim that flooding is impossible. Based on the channel gradients, small catchment area and the location of the proposed holiday letting units, it is likely the site is outside the 1-in-200-year floodplain. The updated site plan shows floor levels at 7.2m AOD, which is well above nearby watercourses and

should address any remaining risk. Because of these factors, they no longer require a flood risk assessment but recommend planning conditions to ensure that any new or upgraded crossing over the channel maintains or exceeds existing headroom and that no new service pipes or cables are installed across the watercourses to avoid reducing flow capacity or increasing blockage risk.

- 5.3 **Crofting Commission:** Do not provide individual comments on planning applications.

Their general policy position for development on croft land is that any proposal should be sited so that it does not restrict the ongoing cultivation of the croft or proper access to any part of it, and it should avoid using the better-quality agricultural land. The number and scale of existing developments on the croft should also be considered to ensure the croft retains its identity as a working crofting unit. The Commission is generally supportive of development where there is an operational crofting need, such as a dwelling for a croft tenant or owner occupier crofter who intends to live on and actively cultivate the croft.

- 5.4 **Scottish Water:** No objection.

- 5.5 **Lochaber Panel:** All paths leading to and from the holiday accommodation units should be finished in a smooth, hard bound surface. If a level threshold is not possible, a temporary ramp should be provided which can be stored elsewhere when not required. Lochaber Disability Access Panel would welcome the opportunity to assist in creating an accessible facility. Please email Lochaber.access@valochaber.org for further information.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 National Planning Framework 4 (2023) (NPF4)

Policy 1 - Tackling the Climate and Nature Crises

Policy 2 - Climate Mitigation and Adaptation

Policy 3 - Biodiversity

Policy 4 - Natural Places

Policy 5 - Soils

Policy 6 - Forestry, Woodland and Trees

Policy 9 - Brownfield, Vacant and Derelict Land and Empty Buildings

Policy 12 - Zero Waste

Policy 13 - Sustainable Transport

Policy 14 - Design Quality and Place

Policy 22 - Flood Risk and Water Management

Policy 29 – Rural development

Policy 30 - Tourism

6.2 Highland Wide Local Development Plan 2012 (HwLDP)

28 - Sustainable Design

29 - Design Quality & Place-making

31 - Developer Contributions

36 - Development in the Wider Countryside

- 42 - Previously Used Land
- 44 - Tourist Accommodation
- 47 – Safeguarding Inbye/AppORTioned Croftland
- 51 - Trees and Development
- 55 - Peat and Soils
- 56 - Travel
- 57 - Natural, Built & Cultural Heritage
- 58 - Protected Species
- 61 - Landscape
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage

6.3 **West Highland and Islands Local Development Plan (2019) (WestPlan)**

Ardgour and Clovullin Growing Settlement – Policy 3

Placemaking Priorities - Ardgour and Clovullin

- To support further infill development in keeping with the existing linear pattern of the settlements but to protect the significant areas of croft land at Clovullin.
- To safeguard local heritage particularly the exceptional architectural design quality of Ardgour House and its designed landscape.
- Promote better internal connectivity within the communities by improving active travel and other green networks.
- To direct any significant, comprehensively serviced new development to Clovullin where the school and more developable land exists.
- Safeguard land from development on either side of the narrows to leave open future crossing options.

6.4 **Highland Council Supplementary Planning Policy Guidance**

Access to Single Houses and Small Housing Developments (May 2011)

Flood Risk and Drainage Impact Assessment (Jan 2013)

Highland's Statutorily Protected Species (March 2013)

Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

7. **OTHER MATERIAL POLICY CONSIDERATIONS**

7.1 Ardgour Local Place Plan

8. **PLANNING APPRAISAL**

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

Determining Issues

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

Planning Considerations

- 8.3 The key considerations in this case are:
- a) compliance with the development plan and other planning policy
 - b) siting and design
 - c) flood risk and drainage
 - d) access and parking
 - e) servicing
 - f) any other material considerations

Development plan/other planning policy

- 8.4 The application requires to be considered against National Planning Framework 4 which was adopted in February 2023 and forms part of the Development Plan alongside the Highland-wide Local Development Plan, and the West Highland and Islands Local Development Plan (WestPlan) (2019).
- 8.5 NPF4 policy 29 (Rural development) encourages development proposals that contribute to the viability, sustainability and diversity of rural communities.
- 8.6 Policy 30 (Tourism) supports development proposals for new tourist accommodation in locations identified in the Local Development Plan, encouraging, promoting and facilitating sustainable tourism which benefits local people. Proposals for tourism related development needs to take into account of the contribution made to the local economy and compatibility with the surrounding scale of the activity and impacts of increased visitors.
- 8.7 NPF4 encourages development that is well-related to existing settlements, especially where it can be accessed sustainably and does not undermine the character of the area. Policy 44: Tourist Accommodation offers support for tourist accommodation within settlement boundaries where the proposal can be accommodated without adverse impacts upon neighbouring uses.
- 8.8 The proposal also has to be considered with regards to NPF4 Policy 22 (Flood risk and water management) and HwLDP policy 64 (Flood Risk).
- 8.9 The site is situated within the 'Growing Settlement' of Ardgour and Clovullin as identified in the West Highlands and Islands Local Development Plan (2019) and lies within the main village envelope of Clovullin.
- 8.10 The proposal seeks planning permission for the siting of 2no. holiday letting units. Subject to the applicant demonstrating that the development can adequately

address any potential impacts in relation to siting and design, flood risk and drainage, access and parking, and servicing, then the proposal would be considered to comply with the Development Plan.

- 8.11 The introduction of two holiday accommodation holiday letting units are expected to make a modest but positive contribution to the local economy by supporting tourism-related activity in an area that is recognised for its scenic appeal and visitor interest. Clovullin and the wider Ardgour area attract tourists seeking rural experiences, outdoor recreation, and proximity to the Highlands, and the proposed development would provide additional short-stay accommodation to meet this demand. The scale and nature of the holiday letting units are compatible with similar small-scale holiday units found within the locality and subject to appropriate siting, access, servicing and impact on amenity, the principle of the units can be supported in this location.

Siting and design

- 8.12 Existing development at Clovullin predominantly follows the south side of the village loop road which joins with the A861 public road at eastern and western ends and is representative of a historical crofting settlement pattern. A substantial area of open croft land separates the village from the A861, and this open space is a key landscape characteristic for the area. The Placemaking Priorities for Ardgour and Clovullin as outlined at policy 3 in WestPlan (2019) seek to protect these areas of significant croft land from development and to support further infill development in keeping with Clovullin's existing linear pattern of development.
- 8.13 Representations have been raised by Ardgour Community Council regarding the siting of the holiday letting units, specifically that they would breach the traditional linear form of development within Clovullin as set out in WestPlan (2019). The site lies within a pocket of croft land to the west of No. 8 Clovullin and south of No. 9 Clovullin, in a location that does not extend into the wider open area of croft land to the south. The holiday letting units would sit broadly in line with existing development, and the site boundary aligns with the curtilage of the neighbouring property to the east. While the proposal introduces a second tier of development to the south of No. 9 Clovullin, this arrangement reflects an established pattern within parts of the village and is not considered to disrupt the overall linear character of the settlement and aligns with the placemaking priorities identified in WestPlan.
- 8.14 In terms of design, the holiday letting units are modest in scale, featuring timber cladding and are considered to be compatible with this rural setting. Their low profile and simple form help to minimise visual impact, and the development would be visually contained within an existing cluster of buildings, reducing its prominence in the wider landscape. The positioning of the holiday letting units ensures that principal windows and openings face away from neighbouring properties, thereby limiting opportunities for overlooking and safeguarding privacy. Given the separation distances and orientation, the proposal is not expected to result in any significant adverse impact on neighbouring residential amenity in terms of outlook, daylight, or privacy and therefore accords with HwLDP policy 28 (Sustainable Design).

- 8.15 The site lies within the Ardgour Special Landscape Area, however, due to the small scale of the development, its containment within an existing cluster, and the retention of open croft land to the south, the proposal is not considered to adversely affect the character or qualities of the designated landscape.
- 8.16 In order to confirm the application site boundary, including the access point to the public road, it is considered appropriate to condition the site curtilage in line with the details shown on the submitted plan, and to secure details of access to the adjoining croft land to ensure development does not unduly restrict future crofting activity. Furthermore, the addition of 2 holiday letting units is not considered to over-develop the croft unit. Subject to these planning conditions the proposal is considered to accord with HwLDP policy 47 (Safeguarding Inbye/AppORTioned Croftland) which indicates that development proposals minimise the loss of in-bye/appORTioned croft land.

Flood Risk and Drainage

- 8.17 The Flood Risk Management Team (FRMT) initially objected due to a lack of flood risk and drainage information. Although SEPA's flood map does not identify the site within the 1 in 200-year flood envelope, adjacent watercourses including Allt Cladh a' Mhuilinn, and culverts/bridges near the site and access suggest a potential medium to high flood risk.
- 8.18 FRMT requested a Flood Risk Assessment (FRA) to establish risk to the site and to demonstrate that the access would remain passable in a 1 in 200-year flood event, and details of any bridge works, the routing of services (to avoid increasing blockage risk), and a drainage statement with soakaway testing. Following the submission of additional information, FRMT removed its objection on drainage grounds, but maintained that flood risk evidence was required, either via an FRA or a sufficiently robust flood risk statement.
- 8.19 Subsequent updated plans indicated an overflow channel running seaward alongside the site, likely reducing flood risk at this location; combined with the modest catchment and gradient, and finished floor levels set at 7.2 m AOD, FRMT concluded that the holiday letting units are likely outwith the relevant floodplain and that residual risk can be managed. On this basis, FRMT withdrew their objection and requirement for an FRA, subject to conditions – relating to the soffit clearance of any new or refurbished crossing, and that no new services cross between the watercourse banks to avoid reducing flow capacity or increasing blockage risk.

Access and parking

- 8.20 Access to the site is taken from an existing track that connects to the village loop road and crosses Allt Cladh a' Mhuilinn via an existing bridge structure. The proposed parking layout provides two spaces within the site which is adequate for the proposed use. Turning provision is constrained within the layout, however multi-point manoeuvring is possible within the site and without compromising road safety. The introduction of two holiday letting units will have a slight increase on traffic within the locality, however it is not anticipated that this will result in a significant intensification of road use and it is considered that given the small-scale nature of

the proposal, the arrangement is acceptable and proportionate to the level of demand.

Servicing

- 8.21 The holiday letting units are to be served by a new septic tank located to the south of the proposed track, with effluent discharged to a soakaway system within the site. The installation and operation of the septic tank are subject to Building Standards approval and SEPA's standing advice, which requires compliance with relevant regulations on capacity, siting, and ground conditions. These controls ensure that the system is designed to accommodate the anticipated loading and that the soakaway is appropriately sized and tested to confirm infiltration capacity and avoid surface water or groundwater contamination. Given these regulatory safeguards, and the requirement for percolation testing as part of the Building Warrant process, it is considered that the proposed arrangement can be implemented without adverse impact on land capacity or the wider environment.

Other material considerations

- 8.22 There is ample scope for biodiversity enhancement to be delivered within the application site boundary, and this will be secured via planning condition.
- 8.23 The site lies within an area identified as a 'protected landscape' in the Ardgour Local Place Plan (2024), where the intention is to safeguard landscape setting, productive land and crofting viability from encroaching development. The boundary used in the Place Plan appears to draw on the placemaking principles of WestPlan (2019) and the earlier Settlement Development Area defined in the West Highland and Islands Local Plan (2010). While the Place Plan is a material consideration, it does not override the adopted Local Development Plan. In this case, the siting and scale of the proposed holiday letting units have been assessed directly against the LDP policies and relevant placemaking priorities for a growing rural settlement, ensuring that the development remains compatible with the established pattern, character and function of the crofting township.
- 8.24 In order to control the use of the holiday letting units, it is considered appropriate to condition their use and occupation, restricting it to holiday letting purposes only, and not to be used for permanent residential use.
- 8.25 Representations also suggest that the submitted plans are inaccurate and omit two existing houses. The submitted site survey plan (Site Plan 100C) does not identify the footprint of the house, 8 Clovullin, which lies approximately 18m to the east of the site boundary. It is noted that between the boundary of the application site and the house is the garden of 8 Clovullin which contains a large polytunnel. This degree of separation, and the proposed orientation of principal windows and doors of the holiday letting units towards the west and south would reduce the potential amenity impact on 8 Clovullin.

Non-material considerations

- 8.26 There are no non-material considerations.

9. CONCLUSION

- 9.1 The proposed two holiday letting units would be located within croft land in Clovullin, contained within an existing development cluster and positioned broadly in line with the established settlement pattern. Their siting would maintain and reflect the established pattern of development, and the open separation between the village and the A861.
- 9.2 Furthermore, their siting, scale and design is not considered to adversely affect the character of the Ardgour Special Landscape Area, or the amenity of neighbouring properties.
- 9.3 The introduction of two holiday accommodation holiday units would contribute to the viability, and sustainability of the community, and make a modest, but positive contribution to the local economy by supporting tourism-related activity in an area that is recognised for its scenic appeal and visitor interest. Clovullin and the wider Ardgour area attract tourists seeking rural experiences, and outdoor recreation, and the proposed development would provide additional short-stay accommodation to meet this demand. This low intensity holiday accommodation is considered to accord with NPF4 policies 29 (Rural development) and 30 (Tourism); and HwLDP policies 28 (Sustainable Design), 36 (Development in the Wider Countryside) and 44 (Tourist Accommodation).
- 9.4 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

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

11. RECOMMENDATION

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

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. The two holiday letting units, hereby granted, shall be used as holiday letting accommodation only, operated by the occupiers of the dwellinghouse known as Shoshone, Clovullin, Ardgour, PH33 7AB and shall not be occupied by any one family, individual or group for more than three months in any one calendar year. For the avoidance of doubt only the approved units shall be erected on this site.

Reason: In accordance with the specified use as holiday accommodation and by reason of the holiday letting units' small size, their type of design and construction, lack of independent curtilages, the camping holiday letting units would be unsuitable for permanent residential accommodation, in accordance with policies 44 and 36 of the Highland wide Local Development Plan.

3. No development shall commence until details have been submitted to and approved in writing by the Planning Authority demonstrating how access across the croft land shall be maintained for agricultural purposes. These details shall include the location and design of any paths, gates, or other measures necessary to ensure continued access. The approved measures shall be implemented prior to the completion of the development and retained in perpetuity.

Reason: To ensure that the croftland remains accessible for agricultural use in accordance with Policy 47 of the Highland-wide Local Development Plan.

4. No development shall commence until a detailed landscaping and biodiversity enhancement plan, including a programme for implementation, has been submitted to, and approved in writing by, the Planning Authority. Thereafter, all landscaping and biodiversity enhancement measures shall be implemented in accordance with the agreed scheme and timescale.

Reason: To ensure suitable integration of development into the landscape setting and to enhance biodiversity.

5. Any new or refurbished crossing of the Allt Cladh a' Mhuilinn to the western boundary of the site shall have a soffit no lower than the existing structure.

Reason: In order to avoid a reduction in flow capacity and to ensure the risk of blockage is not increased.

6. No new services related to this development shall be passed between the banks of the Allt Cladh a' Mhuilinn to the western boundary of the site.

Reason: In order to avoid a reduction in flow capacity and to ensure the risk of blockage is not increased

7. No external lighting shall be affixed to the holiday letting units or used within the site and/or along its boundaries and/or access unless approved in writing by the Planning Authority.

Reason: In order to ensure that the use of the premises remains compatible with the character of the surrounding area.

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. The granting of planning permission does not remove the liability position of developers or owners in relation to flood risk.

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 and 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 and 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.

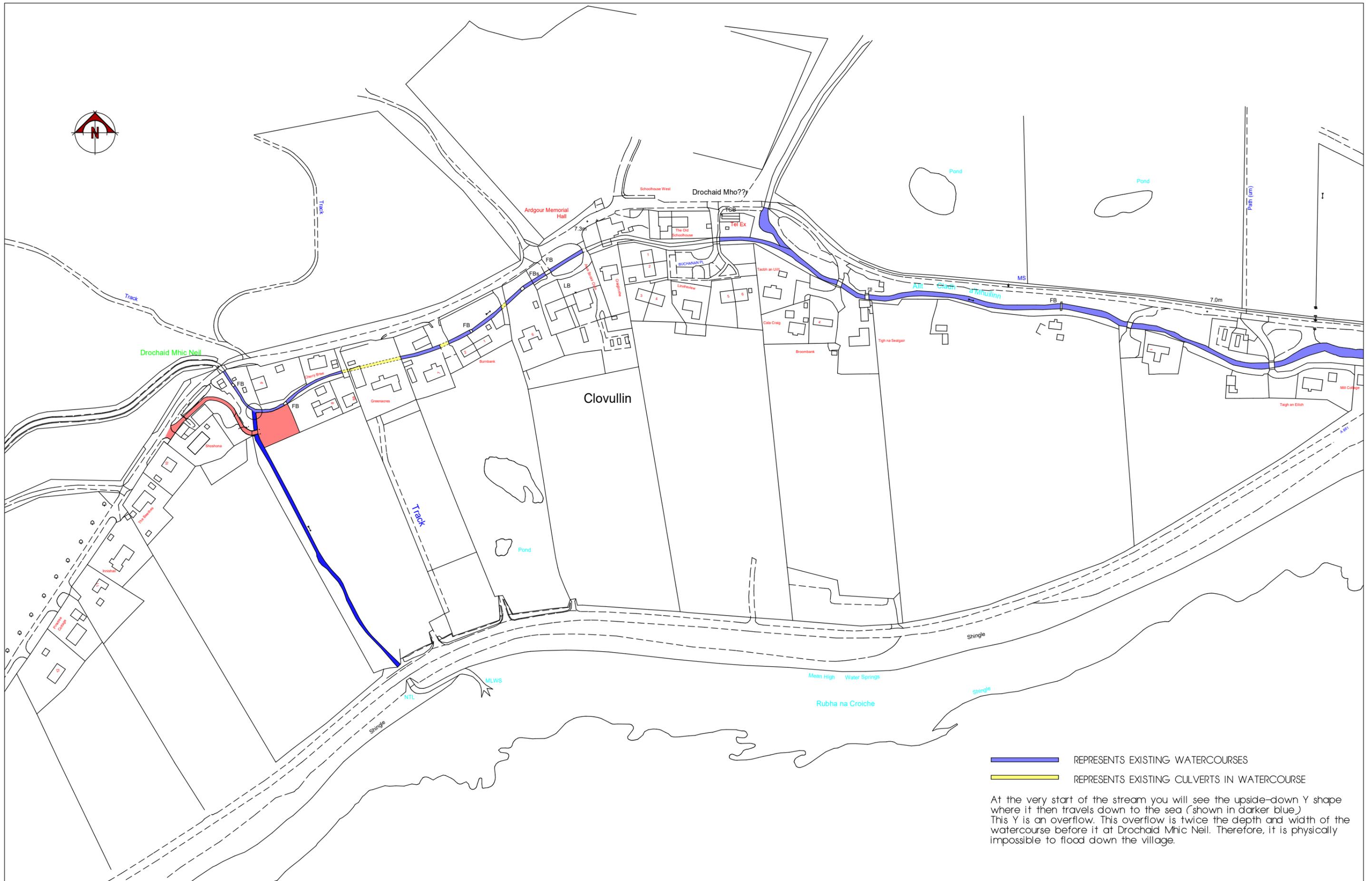
Protected Species – Halting of Work

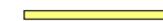
You are advised that work on site must stop immediately, and NatureScot must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it 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>

All Abilities Access

All paths leading to and from the holiday accommodation units should be finished in a smooth, hard bound surface. If a level threshold is not possible, a temporary ramp should be provided which can be stored elsewhere when not required. Lochaber Disability Access Panel would welcome the opportunity to assist in creating an accessible facility. Please email Lochaber.access@valochaber.org for further information.

Signature: Bob Robertson
Designation: (Acting) Planning Manager South
Author: William Langdon
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - 000003 Location plan
Plan 2 - 100 REV C Site layout plan
Plan 3 - 101 Floor/elevation plan



-  REPRESENTS EXISTING WATERCOURSES
-  REPRESENTS EXISTING CULVERTS IN WATERCOURSE

At the very start of the stream you will see the upside-down Y shape where it then travels down to the sea (shown in darker blue)
This Y is an overflow. This overflow is twice the depth and width of the watercourse before it at Drochaid Mhic Neil. Therefore, it is physically impossible to flood down the village.

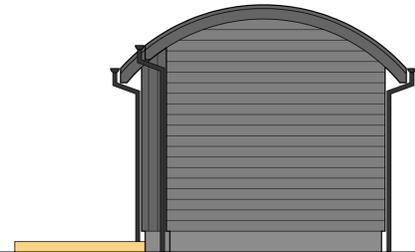
LOCATION PLAN scale 1:2500

Note
 The contractor will be held to have checked all dimensions before commencing with any works and, in the event of discrepancies, is to refer them directly to this office for clarification prior to commencement of work.

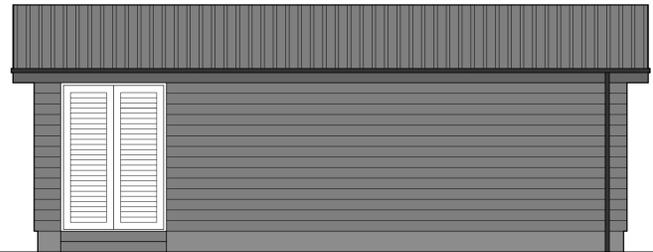
Written dimensions are to be taken in all cases. Drawings should not be scaled for dimensions. In case of doubt refer to this office.

This drawing is copyright and all rights are reserved. No unauthorised copying of this drawing is permitted.

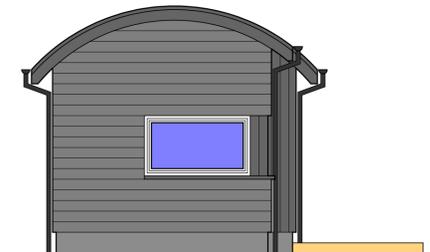
EXTERNAL FINISHES :
 ROOF - MINIMAL FELT TILES
 EXTERNAL WALLS - HORIZONTAL CLADDING
 EXTERNAL DOORS - BROWN PVC



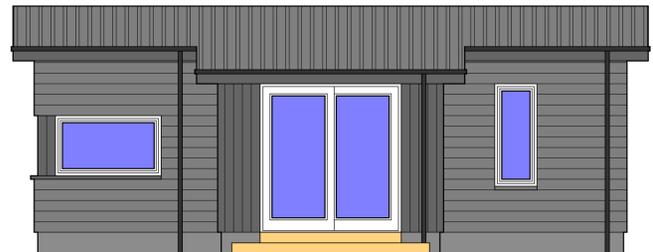
SIDE ELEVATION



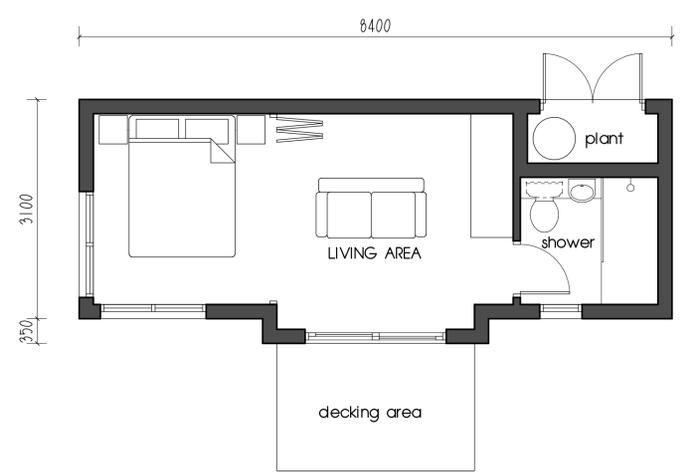
REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



GROUND FLOOR PLAN



project
 PROPOSED HOLIDAY LETTING UNITS
 AT CLOVULLIN, ARDGOUR

client
 MR. R. MACKAY

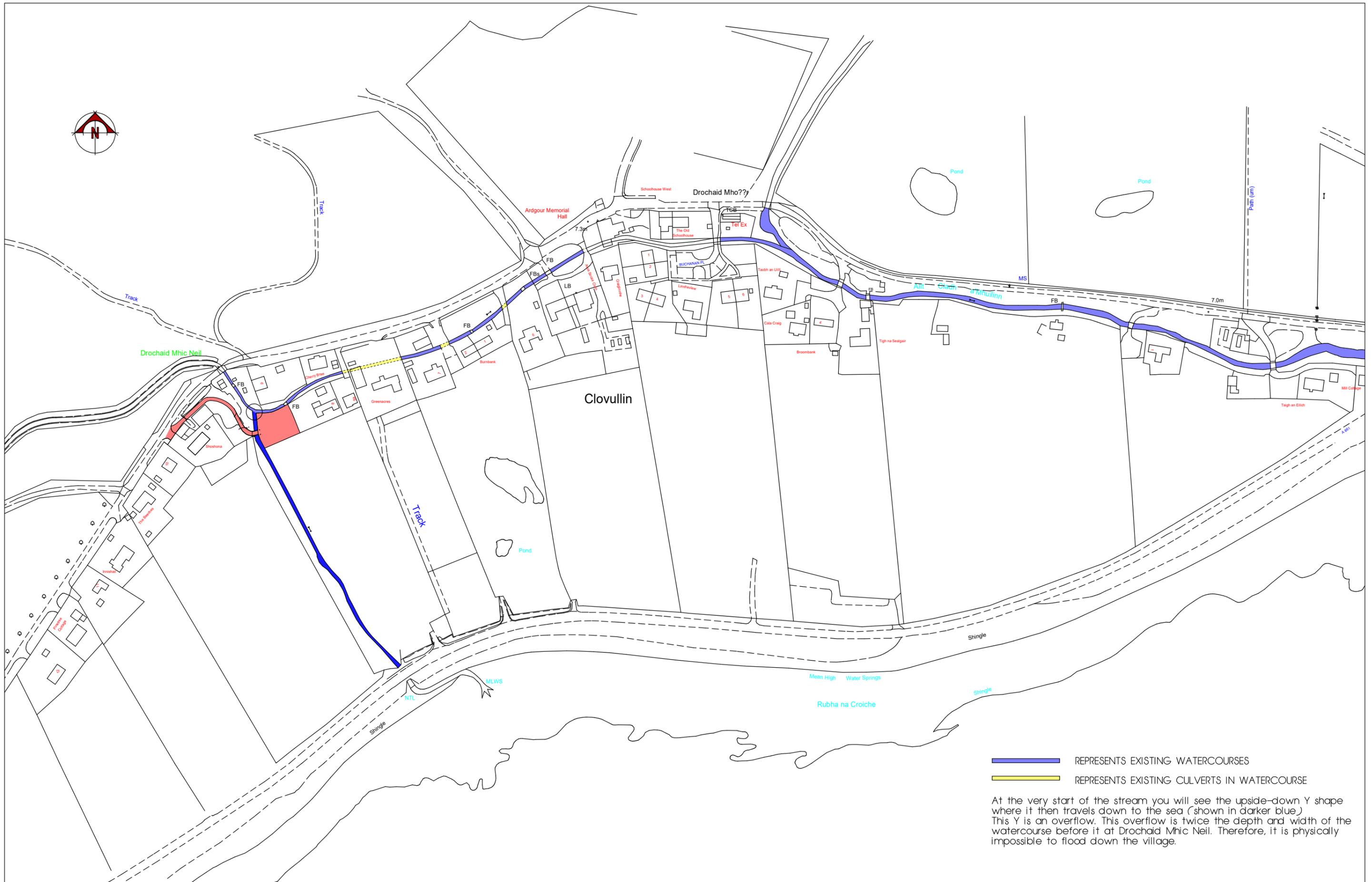
detail
 DESIGN SKETCH

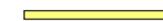
DKD
 D KELLY DESIGN
 Architectural Consultant

Queen Anne House • 111 High Street
 Fort William • PH33 6DG
 Tel: 01397 700999 • Fax: 01397 700888

scale 1:50 date 22/03/22

job no. 22/028 drg no. 101 drawn D. KELLY



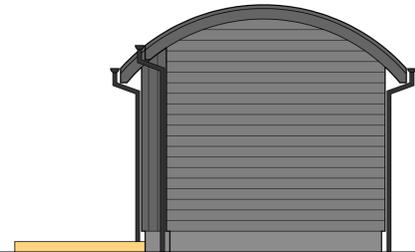
-  REPRESENTS EXISTING WATERCOURSES
-  REPRESENTS EXISTING CULVERTS IN WATERCOURSE

At the very start of the stream you will see the upside-down Y shape where it then travels down to the sea (shown in darker blue)
This Y is an overflow. This overflow is twice the depth and width of the watercourse before it at Drochaid Mhic Neil. Therefore, it is physically impossible to flood down the village.

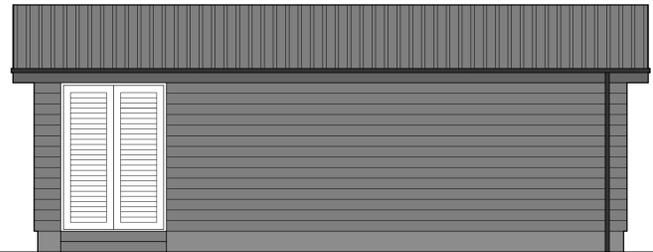
LOCATION PLAN scale 1:2500

Note
 The contractor will be held to have checked all dimensions before commencing with any works and, in the event of discrepancies, is to refer them directly to this office for clarification prior to commencement of work.
 Written dimensions are to be taken in all cases. Drawings should not be scaled for dimensions. In case of doubt refer to this office.
 This drawing is copyright and all rights are reserved. No unauthorised copying of this drawing is permitted.

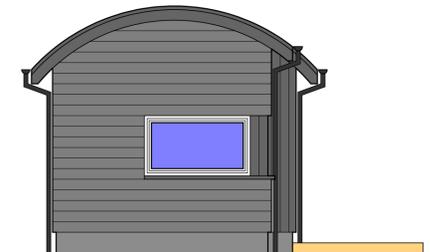
EXTERNAL FINISHES :
 ROOF - MINIMAL FELT TILES
 EXTERNAL WALLS - HORIZONTAL CLADDING
 EXTERNAL DOORS - BROWN PVC



SIDE ELEVATION



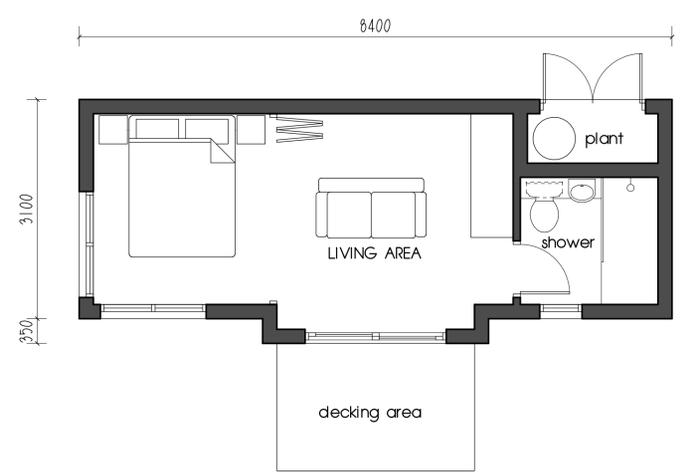
REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



GROUND FLOOR PLAN



project
 PROPOSED HOLIDAY LETTING UNITS
 AT CLOVULLIN, ARDGOUR

client
 MR. R. MACKAY

detail
 DESIGN SKETCH

DKD
 D KELLY DESIGN
 Architectural Consultant
 Queen Anne House • 111 High Street
 Fort William • PH33 6DG
 Tel: 01397 700999 • Fax: 01397 700888

scale 1:50 date 22/03/22

job no. 22/028 drg no. 101 drawn D. KELLY