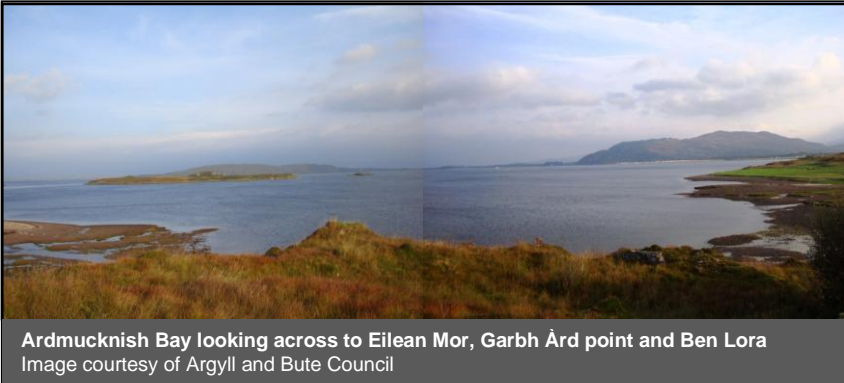


POLICY ZONE A: ARDMUCKNISH BAY AND DUNSTAFFNAGE BAY

LANDSCAPE CHARACTERISTICS

Ardmucknish Bay is defined by a low lying landform, with steep slopes of the Garbh Àrd point and the prominent peak of Ben Lora. Woodland encloses the north and western coasts, but rough grassland extends around Ledaig Point. Dunstaffnage Bay has a well developed coastline backed by some low hills. Key historic features with a visual setting include Dunstaffnage Castle, Lochnell House and archaeological sites at Port Selma.

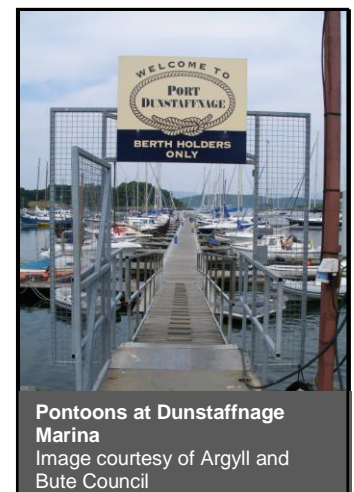


SEASCAPE CHARACTERISTICS

The seascape is open and exposed, dominated by the expanse of sea and distant views to the open sea, Mull, Lismore and Loch Linnhe. A simple, sweeping coastline with shingle and sandy beaches becomes more indented and rocky south of Ledaig point. Considerable marine activity occurs on the water and the shoreline and coast is well developed in terms of settlement, commercial development at Dunstaffnage Bay, Oban Airport and caravan and chalet developments.

ACCESS

The shoreline is largely accessible with the exception of Garbh Àrd. Within Ardmucknish Bay there is a private slipway at Tralee Bay and access to the beach is via a private single track road. At Dunstaffnage Bay there is a private jetty at Dunstaffnage Castle, a commercial slipway below the Scottish Marine Institute and a slipway and pontoons at Dunstaffnage Marina. Just west of the marina is a private slipway below Poppies garden centre.



VISUAL AMENITY

Views of Ardmucknish Bay from the road between Connel Bridge and North Ledaig are limited by woodland. A lay-by just south of the village of Benderloch offers open views of Ardmuckish across to the Sound of Mull. The settlements of Benderloch, North Connel (Lora View) and Dunbeg overlook Ardmucknish Bay and Dunstaffnage Bay, as do Tralee Bay Holidays, Ledaig Caravan Park, and Dunstaffnage Marina.

SETTLEMENTS

The shoreline is quite well developed, with settlements at Benderloch and Dunbeg. Along the A828 from Benderloch to North Connel there are a number of isolated dwellings.

CURRENT USES

Refer to policy zone A map for locations of current activities.

Aquaculture

There are no aquaculture operations within this policy zone. There is however a salmon farm, operated by Scottish Sea Farms, to the south of the Policy Zone and a Crown Estate lease for a shellfish farm to the north of the Policy Zone at Camas Nathais.

Fishing

This part of Loch Etive is of particular importance to commercial fishermen. All of Ardmucknish Bay is fished for prawns with creels, and occasionally trawled west of the wreck of the Breda. The north shore of the bay on the Garb Àrd peninsula is also fished for Velvet Swimming Crabs.

Recreation

This policy zone is a key area for recreation and Tralee Bay is one of only two well used sandy beaches in the Oban area.

Holiday Parks

Two large holiday park developments are located on the coast of Ardmucknish Bay. Tralee Bay Holidays is a caravan and chalet park, located adjacent to Tralee Bay, and North Ledaig Caravan Park is situated at Ledaig, just south of Benderloch. Both of these sites have facilities for their customers to launch boats and kayaks.

Angling

The wreck of the SS Breda is buoyed and regularly fished by boat anglers and Ledaig point is a popular shore angling mark.

Boating

Ardmucknish Bay and Dunstaffnage Bay are busy areas for recreational boat traffic. Visitor and association moorings are concentrated at Dunstaffnage Bay

Dunstaffnage Marina has excellent facilities with 150 fully serviced pontoon berths for yachts or motor vessels up to 25 m length. The marina also provides winter storage ashore for up to 120 vessels and workshop facilities cater for servicing and maintenance.

Other water sports

Motorised water sports including jet skiing occur in Ardmucknish Bay. Windsurfing, kite surfing and kayaking also take place with users accessing the water mainly from Benderloch and Tralee Bay.

Diving

There are three scenic deep dives, one shallow and one wreck dive in this policy zone: Garbh Àrd Peninsula; Dunstaffnage Headland; Rubha Àrd nam Leum; Eilean Mor and the SS Breda. Dive access can be sought from Dunstaffnage Marina for a small fee and Tralee Chalet Park and Ledaig Caravan Park allow residents to launch from their ground.

Coastal Paths

The proposed core path (Oban to Fort William National Cycle Network) follows the majority of the coastline in this policy zone. This path also links with other proposed core paths at Ledaig beach, Beinn Lora and routes from Benderloch to Tralee.

Commercial Shipping

Quarry and timber transshipment vessels pass through Policy Zone A, whilst en-route to their resource facilities at Bonawe and Glen Etive Estate, respectively. Vessels awaiting slack water at the Falls of Lora frequently anchor in Tralee Bay, near to Lochnell House.

Infrastructure and Discharges

There are a number of slipways, jetties, and moorings which are mostly concentrated in Dunstaffnage and Tralee Bays, although most of these are either privately owned or used commercially. Dunstaffnage Marina operates several pontoons, a slipway and manages visitor moorings which are publicly accessible for a fee.

The main discharge point from the sewage treatment works serving, Dunbeg and Connel is located at Rubh Aird nan Leum. The Benderloch Waste Water Treatment Works discharges into Ardmucknish Bay, below Port Selma.



Marine Science

The Scottish Association for Marine Science is based at Dunstaffnage Bay and a Marine Science Park is in the process of being developed at this location.

Airport

Oban airport is located at North Connel, offering flights to Coll, Tiree and Colonsay.

DESIGNATIONS

Refer to policy zone A map for areas covered.

• Argyll & Bute Development Plan (Structure and Local Plan) Designations

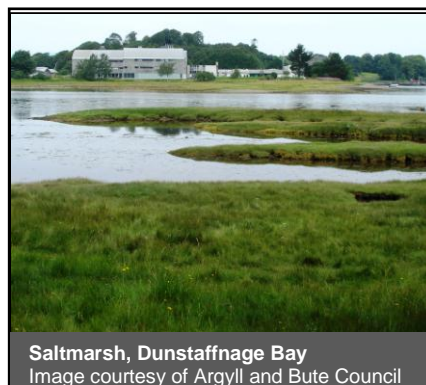
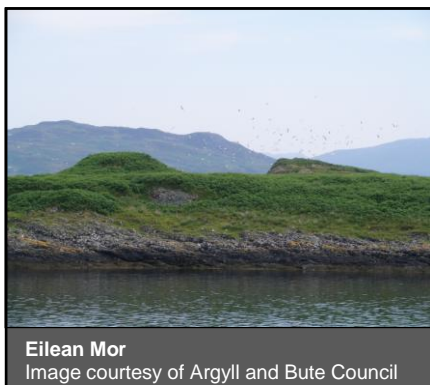
- The coastline of Garbh Àrd peninsula to Tralee and South Ledaig to North Connel is classified as Sensitive Countryside.
- Tralee, port Selma and Dunstaffnage are classified as an area of Countryside around Settlement.
- Eilean Mor and Eilean Beag are classified as Very Sensitive Countryside.
- There are two strategic Areas for Action (AFA) in this policy zone. AFA 5/6 is located adjacent to Ledaig Point and is identified for air transport development. AFA 5/5 (Dunstaffnage Bay) extends between the island of Eilean Mòr and Connel Bridge, and is identified for harbour/leisure development. Adjacent to Oban Airport two Potential Development Areas (PDA 5/71 & 5/72) are identified for business, industry, tourism, leisure and housing.
- An Sàilen at Benderloch and the island of Eilean Mòr are both identified as Local Nature Conservation Sites.
- Areas of land around Dunstaffnage Bay, Dunstaffnage headland and between Tralee Bay and Ledaig are designated as Open Space Protection Areas.
- The tourism chalet and caravan site developments at Ledaig and Tralee are designated as Primary Tourism Areas.

Other Designations

- The peninsula of Garbh Àrd lies within the Lynn of Lorn National Scenic Area (NSA). This encompasses the coastline stretching from Garbh Aird peninsula to Tralee.
- The 'Dunstaffnage' Shellfish Growing Water surrounds the bay Camas Rubha na Liathaig.
- The Loch Etive Marine Consultation Area extends east from the mouth of Loch Etive encompassing Dunstaffnage Bay and the islands of Eilean Mor and Eilean Beag.

BIODIVERSITY

- Eilean Mor and Eilean Beag are sensitive breeding sites for a number of seabird species including: Herring, Common, Lesser Black-backed and Great Black-backed Gulls, Eider Duck and Oyster Catcher. Eilean Mòr supported an estimated 1000 breeding pairs in 2005.
- Camas Bruaich Ruaich headland is an important breeding and nesting site for Greylag Geese in autumn and winter.
- The sand pits behind the beach, west of Port Selma, Benderloch are of local importance for a number of breeding birds including Moorhen and Water Rail, which are both scarce in Argyll and Bute.
- Coastal saltmarsh is present in Dunstaffnage Bay, at Saulmore and An Sailean and these areas are well used by a range of waders and other birds. The saltmarsh at An Sailean is being managed to minimise the effects of the invasive non-native species, Common Cordgrass.
- Sand dune habitat is an important feature in Tralee Bay and on the South Ledaig coast. These habitats host rare plant species, including fungi and invertebrates, and act as a natural coastal defence protecting the land behind from flooding and erosion.
- Waders and wildfowl are a common sighting at Dunstaffnage Bay and An Sailean.



HISTORICAL FEATURES

Coastal and marine historic features identified within and adjacent to this policy zone are:

- Lochnell Observatory (St. Margaret's Tower) Lochnell Policies – category A listed building.
- Lochnell House, Ardmucknish Bay - category A listed building. Built for Sir Duncan Campbell, the 7th earl of Lochnell. Earlier 18th century.
- Lochnell House, Ardmucknish Bay, Steading - category B listed building.
- Lochnell House, Ardmucknish Bay, Barn (Bull House) - category C(S) listed building.
- Dun Mac Sniachan, forts and dun, Benderloch - a scheduled ancient monument.
- New Selma, standing stone - a scheduled ancient monument.
- North Ledaig Old School House, cairn - a scheduled ancient monument.
- South Ledaig, earthwork - a scheduled ancient monument.
- Eilean Mor, fort, Dunstaffnage - a scheduled ancient monument.
- Dunstaffnage Castle - category A listed building and scheduled ancient monument.
- Dunstaffnage Chapel - category A listed building and scheduled ancient monument.
- Dunstaffnage Mains - category B listed building.
- Cladh Uaine, chapel and burial ground 570m East, South East of Pennyfuir Cottage.
- Tom a'Chrochaidh, Saulmore – unscheduled indeterminate remains.
- Wreck of the SS Breda, a 7000 ton wartime convoy vessel which was bombed and beached, then slid back into 30 m of water in 1942.



POLICY ZONE A MAP – Current Uses & Activities

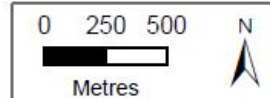


Legend

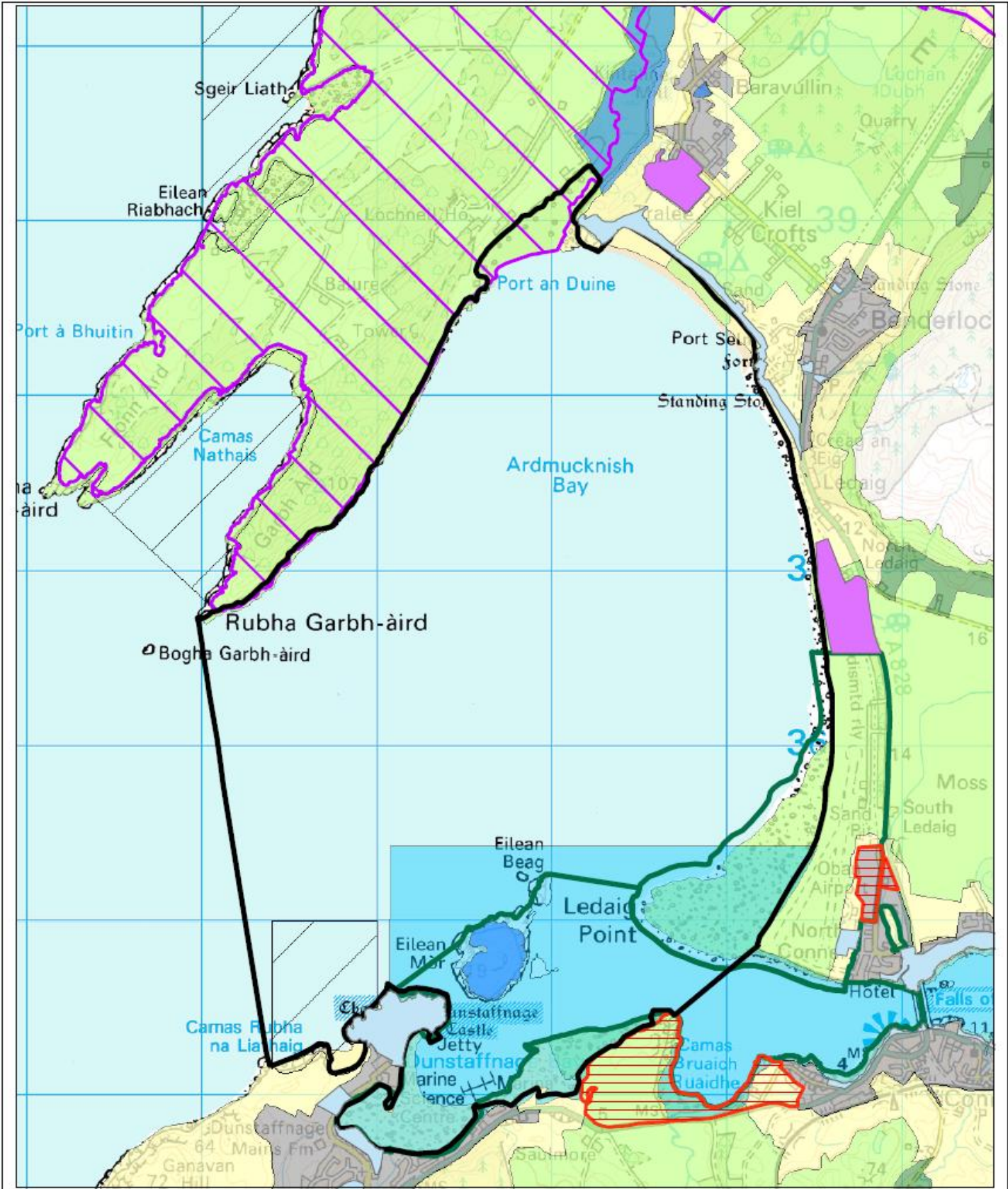
- | | | | |
|---------------------------|-----------------------|---------------|---|
| Aquaculture Sites | Shore fishing | Holiday Parks | Marina Lease Area |
| Finfish | Wind Surfing | Viewpoint | Association Mooring Area |
| Commercial Fishing | Anchorages | Parking | Mooring Area (Airport) |
| Prawn creeling/trawling | Proposed Core Path | Marina | Sewage discharge (Public) |
| Recreation | Coastal walking route | Slipway | Sewage (Public) Combined Sewer/Emergency Overflow |
| Dive sites | Cycle routes | Marina | Airports |
| Preferred angling areas | | | |



© Crown copyright and database right 2010. All rights reserved. Ordnance Survey Licence number 100023368







POLICY ZONE A MAP – Designations



Legend

Development Plan Designations

-  Countryside Around Settlement
-  Rural Opportunity Area
-  Sensitive Countryside
-  Very Sensitive Countryside
-  Settlement Zones

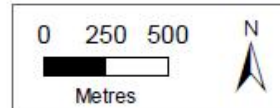
-  Potential Development Area (PDA)
-  Areas for Action (AFA)
-  Open Space Protection Area
-  Primary Tourism Area
-  Local Nature Conservation Sites

Other Designations

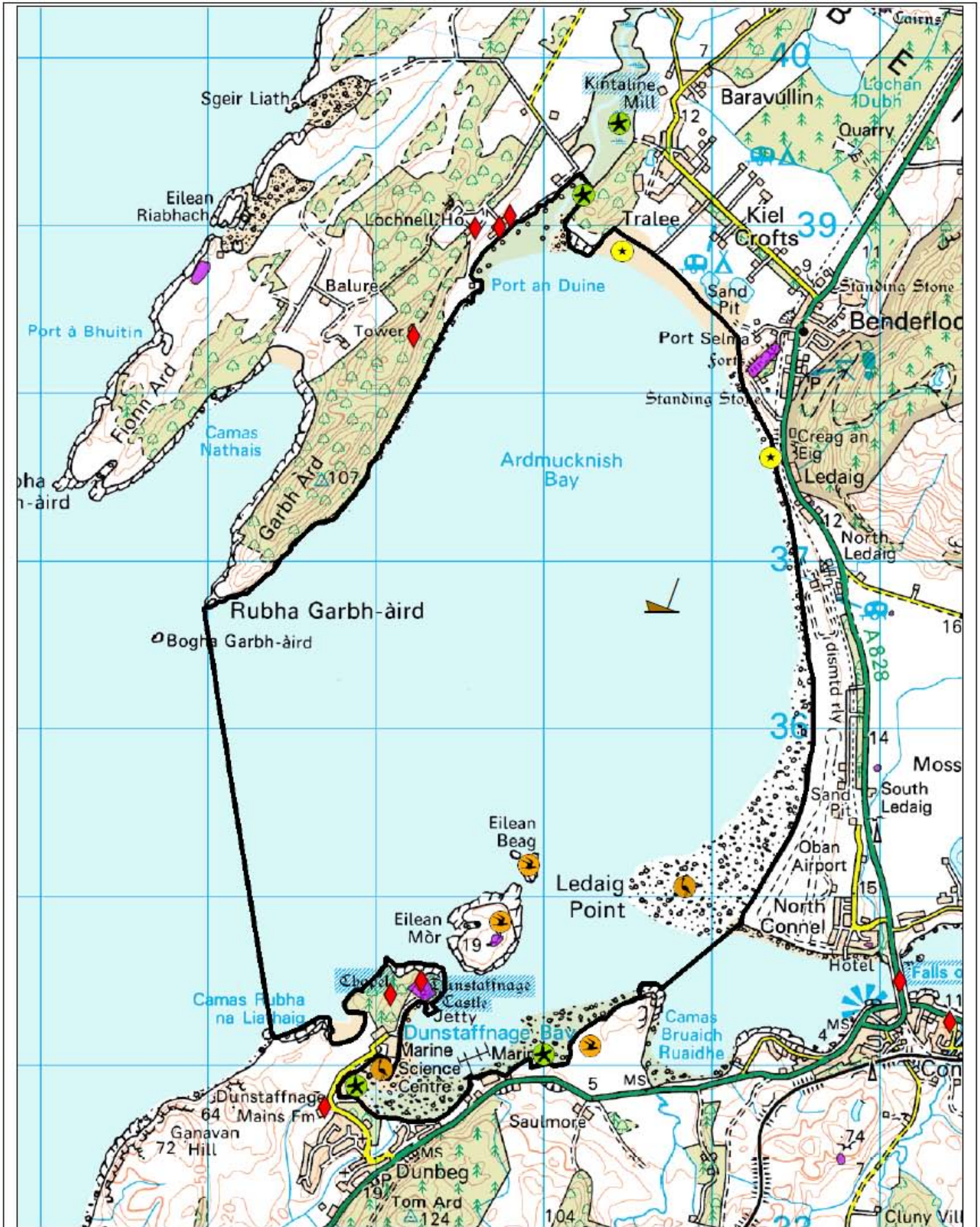
-  National Scenic Area
-  Marine Consultation Area
-  Shellfish Growing Area



© Crown copyright and database right 2010. All rights reserved. Ordnance Survey Licence number 100023368



POLICY ZONE A MAP – Biodiversity Interests & Historic Features



Legend

- | | | | | | | |
|---|-------------------|---|-------------------|---|---|--|
|  | Salt marsh |  | Breeding seabirds | Historic Interests |  | Shipwrecks |
|  | Sand dune habitat |  | Wading birds |  | Listed Buildings | 
 |
| | | | |  | Scheduled Ancient Monuments | |



OPPORTUNITIES AND CONSTRAINTS FOR FUTURE USE AND DEVELOPMENT

Opportunities¹

<i>Future Use</i>	
Historic interests	Potential to open up access to the Dun Mac Sniachan, forts and dun at Benderloch, allowing the public to view and enjoy this scheduled ancient monument.
Access	Access provision at Tralee Bay could be improved by increasing the size of the car park on the Kiel road, in order to minimise the number of vehicles parking at the top of the beach.
Recreation	Scope for increased use of Ardmucknish Bay for kite surfing and windsurfing.
Wildlife	Potential to provide a viewing area and interpretation on the biodiversity of the shoreline and islands of Eilean Mòr and Eilean Beag, adjacent to Poppies Garden Centre, avoiding disturbance to saltmarsh and bird interests at this location.
	Potential for an interpretive panel at An Sailean informing visitors of the physical features of the saltmarsh habitat and reasons for management.
Marketing	Better promotion of established coastal paths and walking routes in the area.
Use of Oban Airport	There may be potential to use Oban airport to transport seafood and/or aquaculture products to and from the larger islands such as Tiree and Islay or directly to markets on the continent. The PDA adjacent to the airport could be utilised as a handling/processing area.
Marina expansion	There is significant growth potential for the recreational sailing/marine leisure tourism industry which requires infrastructure and access improvements in order to facilitate growth. Any proposed increase in the number of pontoon berths available at Dunstaffnage Marina would need to ensure that safe navigation in and out of Dunstaffnage Bay and the use of existing private moorings is not compromised.

Development

Finfish/shellfish aquaculture	<p>Potential for aquaculture development in Ardmucknish Bay that does not adversely affect access to commercial fishing grounds, recreational interests and the unscheduled wreck of the SS Breda.</p> <p>The expansive scale of the seascape of Ardmucknish Bay can accommodate some development, even of moderate to large scale, without dominating the water surface. The wooded shores and bands of rock of the Garbh Àrd peninsula would allow development to merge into the background.</p>
--------------------------------------	--

Constraints

<i>Future Use</i>	
Coastal habitats	Saltmarsh and sand dunes are particularly sensitive to physical damage resulting from erosion by foot or vehicle access directly across these habitats.
Access	A lack of available parking at Dunstaffnage when the Castle is closed restricts recreational use of this area.
	Access to toilet and changing facilities for the general public would be advantageous at Tralee Bay.

¹ Opportunities identified are indicative, subject to obtaining the required consents, and do not preclude development applications and activities elsewhere.

	The size of the car park on the main road and space for vehicles above the high water mark limit vehicular access to Tralee Bay.
Seabird breeding sites	High speed motorised water-sports, other water craft and people landing on the islands of Eilean Mòr and Eilean Beag could disturb seabirds, particular during the breeding season.

Development

Commercial fishing	Ardmucknish Bay is the most important area of commercial fishing ground within the Loch Etive plan area and marine development has the potential to exclude local fishermen from key fishing areas and reduce their economic value. Mallaig & North West Fishermen's Association and local creel fishermen are likely to object to any development proposal in this policy zone.
Coastal habitats	Saltmarsh and sand dunes are habitats that are particularly sensitive to coastal development.
Landscape	Much of the marine area of the policy zone is overlooked by settlement and recreational development. Any unsympathetic development could affect visual amenity. The peninsula of Garbh Àrd lies with a National Scenic Area, although the focus of scenic quality lies to the west.
Recreational use	Significant use of the policy zone for marine recreation limits the potential for marine developments adjacent to accessible shoreline, and near the wreck of the Breda.
Historic Interests	Dunstaffnage castle, Lochnell House and archaeological sites at Port Selma and Eilean Mor, fort, Dunstaffnage are all sensitive to development within their setting. Marine development immediately adjacent to the unscheduled wreck of the SS Breda could affect the structure of and access to this local important historic interest.
Seabird breeding sites	The islands of Eilean Mòr and Eilean Beag would be sensitive to marine development in their immediate vicinity. Coastal development is unlikely to be permitted as the islands are identified as very sensitive countryside.
Navigation	The entrance to Loch Etive, between Ledaig Point and Eilean Beag is narrow and would be significantly affected by marine development in this area. The passage between Eilean Mor and Dunstaffnage is also used by commercial vessels in bad weather if the tide is right, and therefore should not be obstructed. To avoid navigational issues, new aquaculture development would need to be located away from recognised anchorages, moorings and pontoons in Dunstaffage Bay.
Local Nature Conservation Sites	Development would need to be consistent with Argyll and Bute Development Plan policy – Policy LP ENV 8 – Development Impact on Local Nature Conservation Sites.
Wild Migratory Salmonids	A salmon farm in Ardmucknish Bay may increase sea lice densities, potentially harming wild salmonid populations. All migratory Atlantic salmon populations from Loch Etive catchments will migrate through the loch to the sea, which could bring them into contact with all and any salmon farms. A salmon farm in Ardmucknish Bay, in combination with the existing farm near Ganavan may increase the risk to wild salmonids.
Water Quality	Future requirements for increased sewage treatment and discharge to coastal waters as a result of planned housing and commercial development around Dunbeg and Dunstaffnage has potential to make the coastline between Camas Rubha na Liathaig and Rubh Aird nan Leum unsuitable for shellfish farming.
Open Space Protection Areas	Land around Dunstaffnage Bay, Dunstaffnage headland and between Tralee Bay and Ledaig are identified as Open Space Protection Areas in the Argyll and Bute Development Plan, where a presumption against develop aims to safeguard these areas of valued open space.

POLICY GUIDANCE²

Where the following policy guidance indicates general support or a presumption in favour of development, this will be subject to any proposal being consistent with the general policies detailed in Section 4 of this plan.

	Justification/comments
1. General presumption in favour of finfish, mussel or scallop development adjacent to the Garbh Àrd peninsula, subject to no significant adverse effects.	<p>Large scale development could be accommodated close to the shore of the Garbh Àrd peninsula without adversely affecting landscape and seascape character and the recreational use of the area.</p> <p>Development may affect access to commercial fishing ground and the implications would need to be carefully assessed for any development proposal.</p>
2. High speed motorised vessels should avoid the Islands of Eilean Mòr and Eilean Beag and landing on the island by all marine users is discouraged from April to July.	Recreational activity has the potential to disturb important seabird colonies, particularly during the seabird breeding season. Marine users should follow the SMWWC (see Appendix X).
3. Presumption against marine development immediately adjacent to Tralee Bay to safeguard the recreational use of this area and its use for scientific research.	Tralee Bay is a significant recreational asset for local residents and visitors to the area, as well as a long term study site. The use of this resource could be affected by marine development.
4. General support for improvements to access and infrastructure for coastal recreational activities at appropriate locations.	There is significant growth potential for the recreational sailing/marine leisure tourism industry which requires infrastructure and access improvements in order to facilitate growth.
5. Vehicular and foot access across areas of saltmarsh habitat is discouraged.	Saltmarsh is a priority UKBAP and LBAP habitat which can be damaged by vehicular access and access by foot across it.
6. Safe navigational access to recognised moorings and designated anchorages should be maintained.	If sited inappropriately, marine development could affect safe navigation and use of existing moorings and anchorages.
7. Camas Rubha na Liathaig should be safeguarded from development and activities that could compromise a high standard of water quality required by the Shellfish Growing Water.	Sea water for SAMS aquarium facilities is taken from an intake pipe in the bay at Camas Rubha na Liathaig. The aquarium requires a high standard of water quality.
8. Areas of high recreational use should be safeguarded from marine and coastal development.	This policy zone is an important area for marine and coastal recreation which should not be compromised by development.
9. Maintain safe channel of navigation between Ledaig Point and Eilean Beag.	Development in this narrow entrance to Loch Etive would restrict navigational access.

² Policies do not preclude the submission of development applications in areas where presumption against development has been identified.

ADDITIONAL GUIDANCE ON DEVELOPMENT OPPORTUNITIES

TABLE PZA - Guidance on location, scale and other considerations

Development Type	Location	Suggested Maximum Scale	Comments
New shellfish farm	Coastline of Garbh Àrd peninsula (SW of Lady Margaret's Tower towards the dive site)	Large	<p>Development proposals should give particular consideration to effects on existing commercial fishing ground, landscape impacts, the setting of historic interests and interaction with recreational activity.</p> <p>Development should use a wooded backdrop as an immediate setting and structures should be aligned parallel to coastal edge and located close to shore.</p>
New finfish farm	Coastline of Garbh Àrd peninsula (SW of Lady Margaret's Tower towards the dive site)	Large	<p>Development proposals should give particular consideration to effects on existing commercial fishing ground, landscape impacts, the setting of historic interests, interaction with recreational activity and wild fish interests.</p> <p>Development should use a wooded backdrop as an immediate setting and structures should be aligned parallel to coastal edge and located close to shore.</p> <p>Any new site would need to operate within and coordinate with the existing Area Management Agreement.</p> <p>For salmon development, operators would need to demonstrate that sea lice management can be adequately controlled within levels dictated by best practice guidance prescribed in the Code of Good Practice for Scottish Finfish Aquaculture, and support on-going monitoring of wild fish health and survival.</p>

CONSULTATION FOR DEVELOPMENT OPPORTUNITIES

Prospective developers (during pre-application scoping) and Council planning officers (during assessment of applications) are encouraged to consult with the following individuals and organisations in addition to the normal statutory consultees. A list of statutory consultees for different development consents and licences is listed in Appendix VII. Contact details for statutory and non-statutory consultees are provided in Appendix VIII.

Non-statutory consultees	Aquaculture	Marina expansion
Ardchattan Community Council	✓	
Argyll Bird Club	✓	✓
Argyll District Salmon Fishery Board	✓	
Argyll Fisheries Trust	✓	
Dunbeg Boat Owners Association		✓
Dunbeg Community Council		✓
Dunstaffnage Bay Moorings Association		✓

Dunstaffnage Estate		✓
Dunstaffnage Marina		✓
John and Ronnie Campbell (Marine Pilots)	✓	✓
Ledaig Caravan Park	✓	
Linnhe/Lorn etc Area Management Group	✓	
Lochnell Estate	✓	
Royal Yachting Association	✓	✓
Scottish Association for Marine Science		
Scottish Federation of Sea Anglers	✓	
Scottish Sea Angling Conservation Network	✓	
Small Isles and Mull Inshore Fisheries Group	✓	
Tralee Chalet Park	✓	