

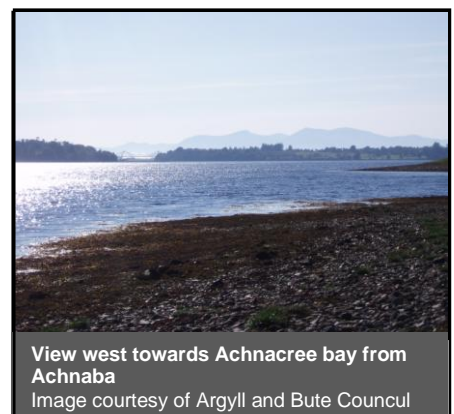
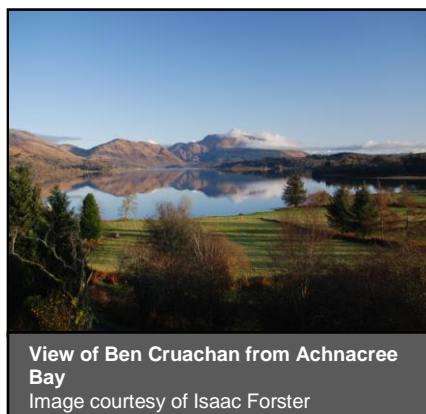
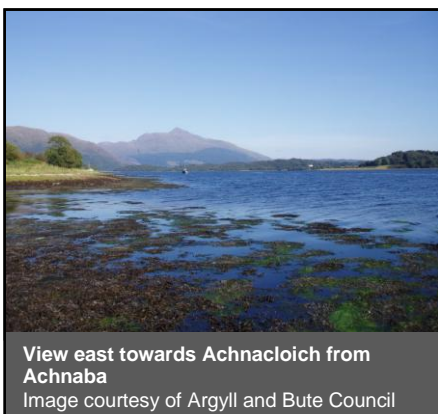
## POLICY ZONE C: ACHNACREE BAY TO ACHNACLOICH

### LANDSCAPE CHARACTERISTICS

From the Kilmarnaig narrows the loch becomes more expansive, which is further emphasised by low relief and gently undulating terrain of the immediate hinterland. The vegetation pattern includes small pockets of shoreline woodland, semi-natural vegetation, and the occasional small grazed field. There is an attractive contrast between the expanse of the loch and the rugged foreshore at Abbots Isles.

### SEASCAPE CHARACTERISTICS

This part of Loch Etive is sheltered and expansive, but with no view of the open sea. The maritime influence is limited to the presence of a narrow intertidal strip. The loch is wide and open, characterised by a series of sweeping, pronounced bays along both shores, occasionally further defined by scattered small islands. The shoreline is mainly pebble with occasional rocky inlets, with the exception of the shoreline to the south east of the Kilmarnaig Islands, where mud and sand feature.

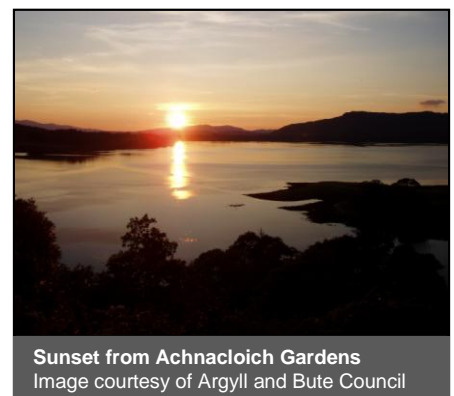


### ACCESS

Shore access is limited in this policy zone, other than the shoreline at Achnaba. There is a private jetty on the north shore of Achnacree Bay and one below Achnacloich House. Anglers use a short track opposite Ardachy farm to access the shore. Access beyond the end of this track is by foot only, as access rights do not permit vehicular access across private land or the foreshore without the owners consent.

### VISUAL AMENITY

The road and railway run parallel to much of the coastline and afford occasional panoramic views from elevated positions. Achnacree Bay is immediately overlooked by settlement, and elevated views from Achnacairn and Achnacloich Gardens offer panoramic views of the loch. Travelling westward on the A85, the approach to Linne na Craige Bay offers an important first sea view of Loch Etive.



### SETTLEMENTS

Settlement along the north shore is focussed around the west and north shores of Achnacree Bay. Individual dwellings adjacent to the coast are focused around Achnaba.

### CURRENT USES

*Refer to policy zone C map for locations of current activities.*

#### Recreation

##### Angling

Shore angling is popular at Achnaba and Ardachy. There have been recurring access issues at Ardachy on occasion, resulting in damage to private property. These issues relate to inappropriate behaviour, camping on private ground without consent, and vehicular access across private land and the foreshore.

### Sailing

Boating activities such as sailing occur around the north shore in this policy zone. Achnacree Moorings Association has 30 association moorings in Achnacree Bay and there are three anchorages in this part of the loch, located at the Achnacree Bay, Abbot's Isles, and Linne na Craige.

### Diving

There are two scenic dives and one wreck site in this policy zone: North East of Achnacree Bay; the Abbot's Isles and an old sailing ship (Achnacree Bay). Diving from a boat is recommended for these sites and boats can be launched from facilities in policy zones A and B.

### Kayaking

Sea kayaking occurs throughout this zone having launched from elsewhere in the loch.

### Coastal Paths

A proposed core path follows the 'Coffin Trail', a route of historic significance that commences at Barcaldine and finishes at Achnacree Bay, North Connel.



### **Commercial Shipping**

Quarry and timber transshipment vessels often anchor in Achnacree Bay, waiting for suitable tidal conditions that will allow them to exit the loch via Falls of Lora.

### **Infrastructure and Discharges**

In addition to the private jetty and association moorings in Achnacree Bay, there are several private moorings along the north shore. Several private consented sewage discharges are concentrated around Achnacree Bay.

## **DESIGNATIONS**

*Refer to policy zone C map for areas covered.*

### **Argyll & Bute Development Plan (Structure and Local Plan) Designations**

- The coastal strip, south east of Achnaba to south east of Ardachy, and the stretch of coastline between Kilmarnaig and Rubha a' Chairn Bhig are classified as Sensitive Countryside.
- The land stretching just north of the coastline (Achnacreebeag to Ardachy) and south east of Kilmarnaig to Stonefield are Rural Opportunity Areas.
- The coastline from Achnacree Bay to south east of Achnaba is classified as Countryside around Settlement.
- Abbot's Isles are classified as Very Sensitive Countryside and identified as a Local Nature Conservation Site.

### **Other Designations**

- The area directly south of Kilmarnaig is part of the Loch Etive Woods Special Area of Conservation (SAC), designated for its broad-leaved, western acidic Oak woodland, mixed and Yew woodland.
- Clais Dhearg is a Site of Special Scientific Interest (SSSI), notified for biological interest.
- Achnacloch Gardens are listed in the inventory of Historic Gardens and Designed Landscapes.
- The 'Loch Etive Coastal Strip' Shellfish Growing Water commences from Achnacree Bay and extends to the upper loch.
- The Loch Etive Marine Consultation Area covers the entire marine area of this policy zone.

## **BIODIVERSITY**

Abbot's Isles are a sensitive seabird breeding site, estimated to support 300 pairs of breeding birds in 2005. Key species are Herring Gull, Common Gull, Mute Swan, Great Black-Backed Gull, Eider Duck, Mallard, Rock Pipit, Ringed Plovers, Canada Goose and Greylag Goose. Ardachy Islands support less than 20 breeding pairs of Common Gull, Great Black-Backed Gull, Eider, Mute Swan and Oyster Catcher. West of Ardachy is an important breeding and nesting site for greylag geese. Grey Herons nest in numbers to the rear of Ardachy House and are a common sighting south of Ardachy.



## HISTORICAL FEATURES

- Coastal and marine historic features identified within and adjacent to this policy zone are:
- A series of cairns at Achnacree Moss, Dalvuie and Achnaba and chambered cairns at Carn Ban and Achnacreebeag, all of which are scheduled ancient monuments.
- Ardchattan Kirk Achnaba - category B listed building.
- Achnacloich House (Stonefield) - category B listed building.
- The Achnacloich Historic Garden and Designed Landscape incorporates three designed viewpoints which encompass views westward along the loch.
- Scheduled Ancient Monument Dun Creagach, dun 145m NW of Achnacloich.
- The wreck of an undesignated sailing ship lies in Achnacree Bay at 25 metres depth.
- Unscheduled site - Lag an Tairbh Enclosure.



**Achnacloich House (Stonefield)**  
Image courtesy of Lorraine Holdstock



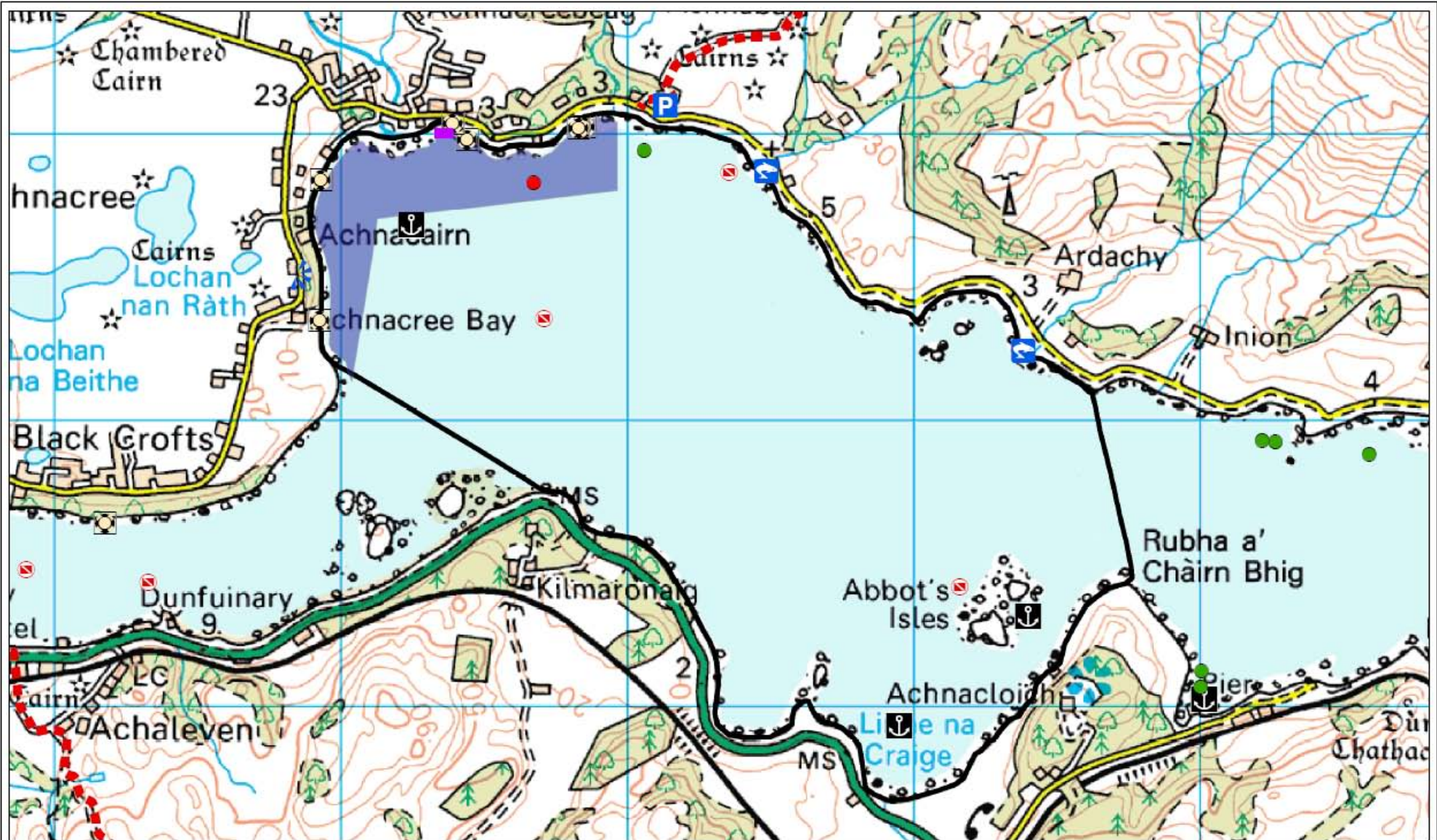
**Achnacloich Historic Garden and Designed Landscape**  
Image courtesy of Lorraine Holdstock



**Ardchattan Kirk, Achnaba**  
Image courtesy of Argyll and Bute Council



POLICY ZONE C MAP – Current Uses & Activities



Legend

Recreation

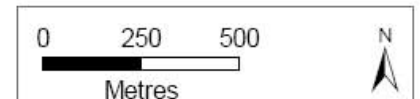
- Dive sites
- Proposed core path

Infrastructure & Discharges

- Shore fishing
- Anchorages
- Parking
- Association Mooring
- Private Mooring
- Sewage discharge (Private)
- Pontoon
- Association Mooring Area

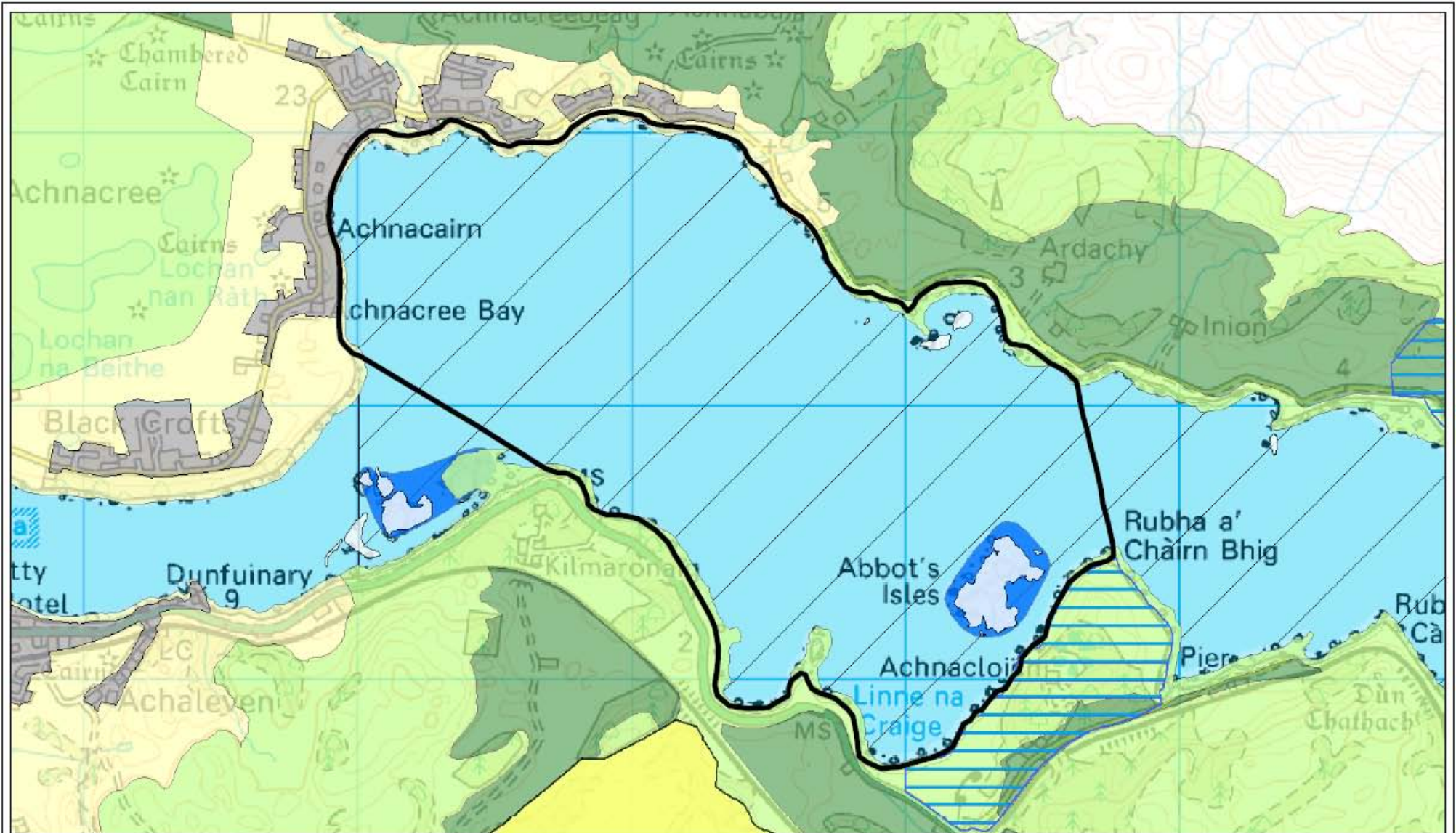


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POLICY ZONE C MAP – Designations



**Legend**

**Development Plan Designations**

- Countryside Around Settlement
- Rural Opportunity Area

Sensitive Countryside

- Very Sensitive Countryside
- Settlement Zones

**Other Designations**

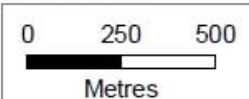
- Clais Dhearg SSSI
- Gardens & Designed Landscapes
- Local Nature Conservation Sites

Shellfish Growing Area

Marine Consultation Area

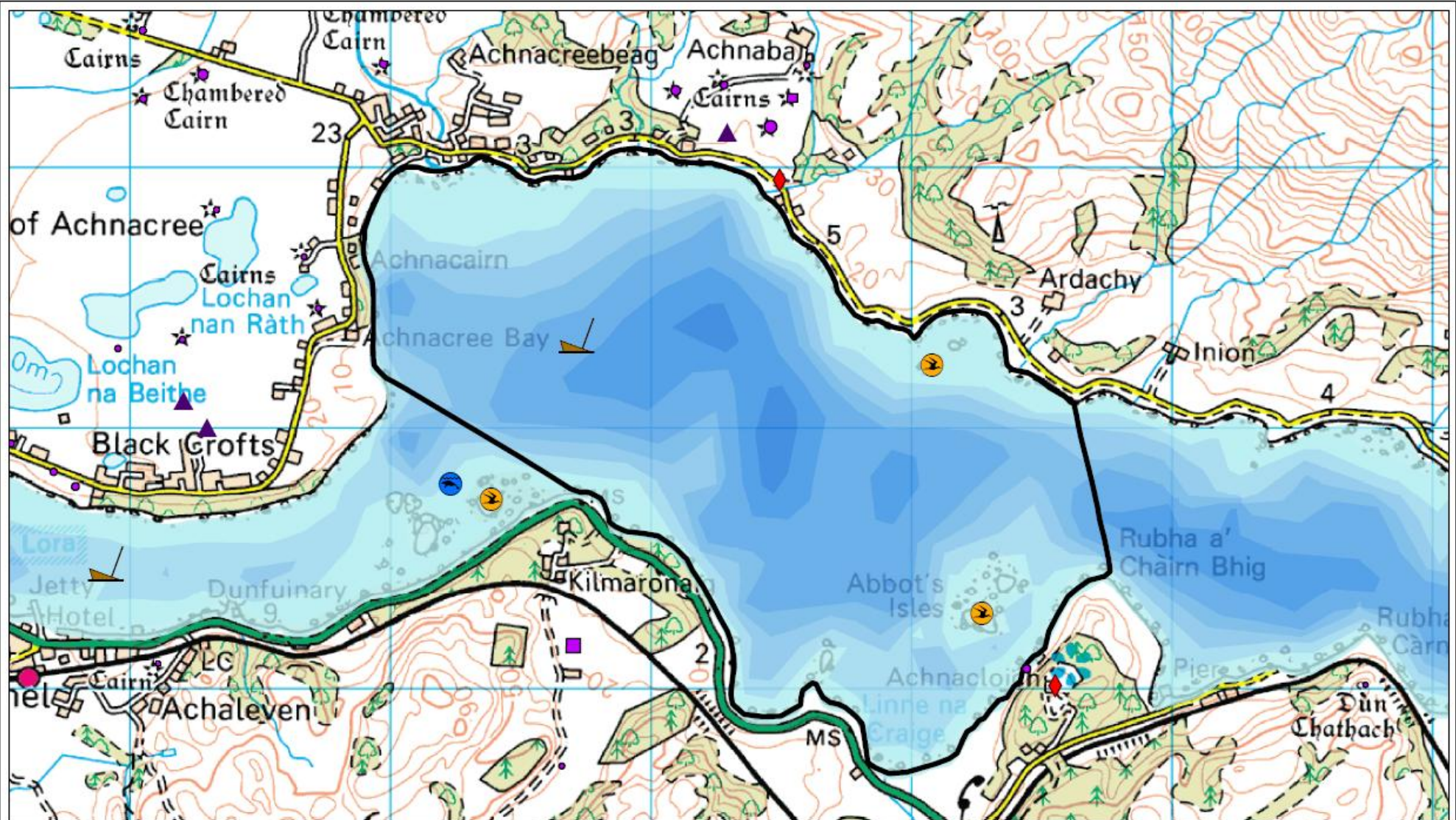


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POLICY ZONE C MAP – Biodiversity Interests & Historic Features







Legend

**Biodiversity Interests**

-  Breeding seabirds
-  Occasional seal haul-out

**Historic Interests**

-  Listed Buildings
-  Scheduled Ancient Monuments

-  Unscheduled interest
-  Shipwrecks

**Depth (m)**



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## OPPORTUNITIES AND CONSTRAINTS FOR FUTURE USE AND DEVELOPMENT

### Opportunities<sup>1</sup>

<i>Future Use</i>	
<b>Shellfish Aquaculture</b>	The 'Loch Etive Coastal Strip' Shellfish Growing Water extends throughout the length of the policy zone and coastal water quality should be maintained at an appropriate standard for shellfish growing.
<b>Recreation</b>	<p>Improve view from road and passing places to shore through management of Japanese Knotweed stands along the north shore of this policy zone.</p> <p>Potential to incorporate historic, cultural and wildlife interests of the area into wildlife tours and boat trips.</p>
<b>Historic Interests</b>	Promote historic cairns that can be seen from the proposed core path at Achnaba through appropriate sign posting and interpretation.

<i>Development</i>	
<b>Access</b>	Recreational users have identified a need for an access point for kayakers and scuba divers on the north shore of Loch Etive between Achnacree and Bonawe, which would require a small parking area or lay-by and either a slipway or access across the foreshore for launching of small vessels. Note – although this opportunity is also identified in Policy Zone D, it relates to a single access point (between Achnacree and Bonawe).
<b>Aquaculture</b>	Potential for aquaculture development along short length of coastline at Kilmaronaig.

### Constraints

<i>Future Use</i>	
<b>Access</b>	<p>Provision of parking spaces for recreational users is limited by the poor provision of road infrastructure in this zone.</p> <p>Access to the shore is limited and there is no suitable access point including parking space on the north shore of the policy zone, which would be suitable for kayakers or divers.</p>
<b>Natural Heritage</b>	Abbot's Isles and to a lesser degree Ardachy Islands are important sites for breeding seabirds. These interests could be disturbed by boats and other water craft, and people landing on the islands.
<b>Recreation</b>	Large stands of Japanese Knotweed along the north shore impair the view of the loch from the road and parking places.
<b>Coastal flooding</b>	Several short stretches of the A85 between Kilmaronaig and Achnacloch Bridge are at risk of coastal flooding.

<i>Development</i>	
<b>Landscape</b>	<p>Achnacloch, Ardchattan Kirk, Abbot's Isles and the Scheduled Ancient Monument Dun Creagach, are sensitive to development within their setting.</p> <p>Achnacree Bay is immediately overlooked by settlement.</p>

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



	The bays between Kilmarnaig and Achnacloch are sensitive to marine development as they are of high aesthetic quality and particularly visible from the A83 where the first panoramic view of the loch is experienced travelling west.
<b>Navigation</b>	To avoid navigational issues, marine development would need to be located away from recognised anchorages and moorings.
<b>Natural Heritage</b>	Abbot's Isles and to a lesser degree Ardachy Islands are important sites for breeding seabirds. These interests could be disturbed by marine development immediately adjacent to the islands.

## POLICY GUIDANCE<sup>2</sup>

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
<ul style="list-style-type: none"> <li>Safe navigational access to association moorings and designated anchorages should be maintained.</li> </ul>	<p>In addition to 30 association moorings, Achnacree Bay is used as an anchorage for recreational and commercial vessels.</p> <p>If sited inappropriately, marine development could affect safe navigation and use of existing moorings and anchorages.</p>
<ul style="list-style-type: none"> <li>Protect the setting of Achnacloch Garden and Designed Landscape, Ardchattan Kirk, Dun Creagach, dun 145m NW of Achnacloch and Abbot's Isle from inappropriate marine development in order to maintain the integrity of their setting.</li> </ul>	<p>These important historic and wildlife features are all sensitive to development within their setting.</p>
<ul style="list-style-type: none"> <li>Presumption in favour of finfish, mussel or scallop development adjacent to shore at Kilmarnaig.</li> </ul>	<p>Small scale development could be accommodated close to the shore at Kilmarnaig along a short stretch of coast (1km) where views of the loch are screened by trees on the shore-side of the A85.</p> <p>Finfish and mussel/scallop development is not considered to be suitable elsewhere in this policy zone due to the landscape sensitivities detailed above and the presences of moorings and anchorages.</p> <p>In addition to the landscape sensitivities at Abbots' Isle, marine development could affect the seabird interest, dive site and anchorage at this location.</p> <p>Oyster farming is not considered to be feasible in Loch Etive.</p>
<ul style="list-style-type: none"> <li>General support for improvements to access for coastal recreational activities at appropriate locations.</li> </ul>	<p>The need for parking and a slipway for divers and kayakers has been identified by recreational user groups.</p>
<ul style="list-style-type: none"> <li>Access to Abbot's Isles by marine vessel or foot is discouraged between April and July.</li> </ul>	<p>Recreational activity has the potential to disturb important seabird colonies and other wildlife, particularly during the seabird breeding season. Marine users should follow the SMWWC (see Appendix X).</p>

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



## ADDITIONAL GUIDANCE ON DEVELOPMENT OPPORTUNITIES

**TABLE PZC - Guidance on location, scale and other considerations**

Development Type	Location	Suggested Maximum Scale	Comments
<b>Access Improvements</b>	North shore (Achnaba to Ardachy)	Small	<p>A small parking area is all that is needed for an access point for sea kayakers. For divers a small slipway, or access across the foreshore for a small boat trailer is required, in addition to parking.</p> <p>Any development would need to fit with local character and be sensitive to the amenity of local residents.</p> <p>This area of coast is designated as ‘Sensitive Countryside’ in the Argyll and Bute Development Plan and Local Plan Policy LP CST 2 would be a key consideration (see Appendix I).</p>
<b>Finfish/ shellfish development</b>	Short stretch of coast where woodland screens the loch from A85 at Kilmarnaig	Small	<p>Finfish development proposals should give particular consideration to interactions with wild migratory salmonids.</p> <p>Development should be located so as to avoid focal views of Abbot’s Isles and use existing screening for eastward-views from A85. Structures should be aligned parallel to coastal edge and located close to shore.</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> <p>It should be noted that additional aquaculture development in policy zones D and E, through consolidation and rationalisation, is considered to be of preference to new development in this Policy Zone.</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.

Consultees	Access Improvements	Aquaculture
<b>Ardchattan Community Council</b>	✓	✓
<b>Argyll District Salmon Fishery Board</b>		✓
<b>Argyll Fisheries Trust</b>		✓
<b>Celtic Sea Ltd.</b>		✓
<b>Connel Community Council</b>		✓
<b>Dalriada Diving</b>	✓	✓
<b>John and Ronnie Campbell (Marine Pilots)</b>		✓

<b>Kilmarnaig Estate</b>		✓
<b>Landowner</b>	✓	
<b>Royal Yachting Association</b>		✓
<b>Scottish Canoe Association</b>	✓	✓
<b>Scottish Federation of Sea Anglers</b>	✓	
<b>Scottish Sea Angling Conservation Network</b>	✓	
<b>Scottish Sub-Aqua Club</b>	✓	✓