

Appendix D. Pre-application (Scoping) Response

Weir, Gillian S

From: Cuthbertson, Lesley [Lesley.Cuthbertson@argyll-bute.gov.uk]
Sent: 08 March 2011 12:39
To: Weir, Gillian S
Subject: proposed hydropower schemes on mull

LC/DC/LO15 & 2011-03-08

PRE-APPLICATION REGARDING PROPOSED HYDROPOWER SCHEMES AT GARMONY AND DERVAIG, ISLE OF MULL

I write with regards to the above and to provide general advice.

SITE AT GARMONY

This site lies within land that has been designated as Sensitive Countryside and Very Sensitive Countryside by The Argyll and Bute Local Plan 2009. This site is not the subject of any known Natural Heritage Designations. The site is a considerable distance away from any sites with natural Heritage Assets and so I would imagine that Scottish Natural Heritage would not be consulted on the proposed application should an application arise. The proposed developments would be assessed mainly against Policy LP REN 3 of the Local Plan.

SITE AT DERVAIG

This site lies within land that has been designated as Sensitive Countryside by The Local Plan. This site is not the subject of any know Natural Heritage Designations. The proposed developments would be assessed mainly against Policy LP REN 3 of the Local Plan.

Policy LP REN 3 of the Local Plan states the following:

‘ Non-wind renewable energy related development, including solar, hydro, biomass, energy from waste, and onshore development consequent on wave and tidal resource use, will be supported in forms, scales and locations where it will promote the aim of sustainable development, where servicing, electricity distribution and access impacts are acceptable, and all other material considerations including the council’s international and national obligations are satisfactorily addressed’.

Planning Advice Note 45 (Revised 2002) requires consultation with the local District Salmon Fishery Board (DSFB) immediately. Consultation should also be undertaken with SEPA who have a duty to promote cleanliness of controlled waters and to conserve, so far as practicable, water resources. The development of hydroelectric power generation schemes should be achieved in a manner which is compatible with the many other uses to which a river is put. Early liaison between the developer, planning authority, SNH, SEPA and the DSFB is essential to ensure that the proposals do not detract from the existing value and interest of the watercourse and its surroundings.

In the case of schemes proposed for hillside or other prominent locations (which is the case in this instance), the landscape impact of the development, in close and distant views, should be appraised. The choice of building materials and the manner in which the development is integrated with its surroundings will be extremely important. Measures to minimise the visual impact of headrace pipes and power lines should be considered carefully at the design and planning application stages also.

Construction in or beside a river or loch may cause the water to become clouded with silt or mud. The Planning Authority may, in consultation with SEPA and SNH request that specification of the site

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management measures that will be adopted to minimise this problem at the planning application stage.

I have briefly discussed the proposed developments with John Heron of Area Roads. Mr Heron was unable to provide specific advice and will require specific details in order to provide comments. I would therefore advise that you contact John Heron of Area Roads on 01631 567954 in order to discuss any roads issues.

I would also advise that you contact Paul Reynolds of Legal and Protective Services in order to discuss any issues on 01631 567919.

Feel free to give me a call on 01631 567954 should you wish to discuss any of the above advice.

Yours sincerely

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The preliminary assessment is based on current information. In the event of a formal application being submitted, the Council must take into account views of consultees and representations as appropriate.

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