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CRAIGNURE FERRY TERMINAL GROUND INVESTIGATION HABITATS REGULATIONS APPRAISAL

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1. INTRODUCTION

1.1 Background

Ramboll UK Limited (Ramboll) has been appointed by Turner and Townsend (the 'client') on behalf of Argyll and Bute Council to provide a report to support Habitats Regulations Appraisal (HRA) of the ground investigation (GI) at Craignure Ferry Terminal, Isle of Mull, Scotland (the 'site').

The Conservation (Natural Habitats, &c.) (EU Exit) (Scotland) (Amendment) Regulations 2019 is also known as the Habitats Regulations and HRA applies to plans or projects where there could be a likely significant effect on designated or proposed Special Areas of Conservation (SACs) or Special Protection Areas (SPAs), which are collectively known as National Site Network sites¹, and/or to Ramsar Sites.

1.2 Objective and Scope of Works

This report has been prepared with the aim of supporting the Marine Directorate in their decision making as part of the marine licence application, for review by the competent authority (in this case NatureScot). This report discusses the potential implications of development on the following designated sites within 10 km of the site:

- Inner Hebrides and the Minches SAC, located approximately 300 m north-east of the site;
- Glas Eileanan SPA, located approximately 2.6 km north of the site;
- Morvern Woods SAC, located approximately 3 km north-east of the site;
- Cnuic agus Cladach Mhuile SPA, located approximately 4.2 km south of the site;
- Mull Oakwoods SAC, located approximately 4.7 km south of the site;
- Eileanan agus Sgeiran Lios mor SAC, located approximately 6.4 km north-east of the site; and
- Lismore Lochs SAC, located approximately 8.3 km east of the site.

Where component Sites of Special Scientific Interest (SSSIs) have been identified, these are discussed within the assessment for the relevant SPA/SAC/Ramsar Site.

The location of these designated sites in relation to the site is shown in Figure 1.

This report also considers the following:

- The ecological interest of the sites listed above;
- The likely nature and scale of potential effects on these sites from the proposed development; and
- Consideration of the need for an appropriate assessment.

Where it is considered that an appropriate assessment is not likely to be required, the reasons and evidence to support that conclusion are presented.

1.3 Limitations and Constraints

This report has been prepared by Ramboll exclusively for the intended use by the client in accordance with the agreement between Ramboll and the client defining, among others, the purpose, the scope and the terms and conditions for the services. No other warranty, expressed or implied, is made as to the professional advice included in this report or in respect of any matters outside the agreed scope

¹ Formerly known as European / Natura 2000 Sites.

of the services or the purpose for which the report and the associated agreed scope were intended, or any other services provided by Ramboll.

Ramboll has been commissioned to identify potential impacts on relevant designated sites as a consequence of the proposed development. This report does not address any other potential environmental impacts that may result from the proposed development.

In preparation of the report and performance of any other services, Ramboll has relied upon publicly available information, information provided by the client and information provided by third parties.

Accordingly, the conclusions in this report are valid only to the extent that the information provided to Ramboll was accurate, complete and available to Ramboll within the reporting schedule. Ramboll does not accept any liability for the accuracy or otherwise of any information derived from secondary sources; however, reasonable endeavours have been made to verify information obtained in this way.

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This report is based on an assessment of the application site (the boundaries of which are as shown in Figure 2). If the development extends to land additional to that shown on the drawing, or the proposals alter, the assessment and subsequent recommendations may need to be revised.

2. SITE DETAILS

2.1 Site Location and Description

The site is located at Craignure Bay, Isle of Mull, Scotland, at an approximate Ordnance Survey (OS) grid reference NM 71845 37217, as seen in Figure 2. Craignure ferry terminal lies within Argyll & Bute Council's ownership, and the council is the Statutory Harbour Authority (SHA).

Adjacent and surrounding land uses to the site include the existing ferry terminal for the Mull-Oban line, including landside operations (marshalling area, linkspan facility) and the A849 coastal road. Scrub and small strips of woodland are present between the rocky shoreline and the road. The presence of <Redacted> has also been confirmed adjacent to the site through surveys², although no<Red> resting places or signs of breeding were recorded, only signs of occasional activity.

The proposed development involves a GI adjacent to the existing ferry terminal at Craignure to provide geotechnical information on the seabed conditions to inform the engineered design of the future replacement ferry terminal.

A replacement ferry terminal is required to provide continued passenger services to the residents of the Isle of Mull; the existing terminal is reaching the end of its serviceable life, with some elements in poor condition and the arrangement does not meet the full requirements, such as the ability for vessels to berth overnight throughout the year.

In addition, the terrestrial marshalling facilities are not considered to have capacity for the vehicles using the ferries and so congestion and traffic queues are caused within the village of Craignure.

² Ramboll, 2023. Craignure Ferry Terminal <R> Survey 2023: <R> Survey Report, version 2.

3. THE DEVELOPMENT

3.1 The Proposed Development

The proposed development for the purposes of this HRA is the GI, which is the first step in the process to determine and agree the potential location for a replacement ferry terminal. The GI boreholes will provide geotechnical information on the seabed necessary for the design of the new ferry terminal. The GI will be located within the area of the proposed replacement ferry terminal, directly to the north of the existing pier, as shown on Figure 2.

The GI will be undertaken from a jack-up barge and comprise drilling of 18 no. rotary drilled boreholes approximately 200 mm in diameter to a maximum depth of 20 m below seabed level. Each borehole sample will be approximately 0.65 m³ in volume. The programme for the GI identifies that the works will be undertaken continuously over a 28-day period, with approximately four hours is required per borehole. The GI is anticipated to take place between March 2024 and June 2024, once required licenses are in place.

4. ASSESSMENT METHODOLOGY

The procedure for assessment of projects that are not directly connected with, or necessary to, the management of the designation for conservation is an ordered process following a number of key stages.

4.1 Stage 1 – Screening

Under the first stage, it is necessary for the competent authority to examine if the proposals will result in any 'likely significant effect' on the internationally important features of relevant designated sites, either alone or in combination with other plans or projects.

If it can be objectively concluded that there are not likely to be significant effects on relevant designated sites, no further assessment is necessary, the outcome should be documented and agreed, and permission should not be refused under the assessment.

If any 'likely significant effects' are identified or where it remains unclear whether effects will be significant the assessment procedure should follow on to Stage 2.

Contrary to previous case law in England and Wales, following the Court of Justice of the European Union ruling (People over Wind, Peter Sweetman v Coillte Teoranta, Case C323/17, dated 12 April 2018), measures intended to avoid or reduce the harmful effects of a plan or project on a designated site should not be taken into account at this screening stage, and instead these must be considered as part of an Appropriate Assessment (Stage 2). An exception to this is where the mitigation proposed is integral to or embedded in the project in order for the project to ensure compliance with an identified piece of legislation (other than the Habitats Regulations) or policy, as opposed to being required to avoid or reduce impacts to the specific features of the designated site.

Should it be determined that (in the absence of mitigation/avoidance measures) a plan or project will result in 'likely significant effects' on a designated site (or that such effects cannot be ruled out), the competent authority should proceed to the next stage (Stage 2 Appropriate Assessment), where further assessment is required.

4.2 Stage 2 – Appropriate Assessment

Under the second stage, it is necessary for the competent authority to determine whether the proposals, either alone or in combination with other projects or plans, will result in any adverse effects on the integrity of the site in view of the conservation objectives of the site. The precautionary principle should be applied, and the focus should be on objectively demonstrating, with supporting evidence, that there will be no adverse effects on the integrity of the designated site. Where this is not the case, adverse effects must be assumed.

If it is considered by the competent authority that the proposal will not adversely affect the integrity of the site, permission can be granted. If this cannot be ascertained, or there is uncertainty, the assessment procedure should follow on to Stage 3.

4.3 Stage 3 Onwards

Under Stages 3 and 4, it is necessary for the competent authority to assess if there are alternative solutions and whether there are imperative reasons of overriding public interest. If these tests are passed, authorisation may be granted subject to compensation measures being secured.

5. STAGE 1 – NATIONAL SITE NETWORK AND RAMSAR SITES SCREENING ASSESSMENT

5.1 Legislative Basis for Designations

In England, Wales and Scotland, a national site network has been created comprising sites previously designated under the European Commission (EC) Nature Directives (previously referred to as “Natura 2000” sites). These sites, which include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), continue to be designated through domestic legislation, comprising the Conservation (Natural Habitats) Regulations 1994 and Conservation of Offshore Marine Habitats and Species Regulations 2017 in Scotland.

The Regulations impart a duty on competent authorities to carefully consider whether any proposals are likely to have a significant effect on a National Site Network or Ramsar site, either alone or in combination with other plans or projects.

In most circumstances, permission may only be given for a plan or project that has a likely significant effect to proceed if it has been ascertained that it will not have an adverse effect on the integrity of any such designated site.

The habitat types and species for which these sites are designated are those considered to be most in need of conservation at an international level. SACs with marine components are sites that contain qualifying marine habitats or species. Ramsar sites are designated under the Convention on Wetlands of International Importance (Ramsar Convention 1971). Although Ramsar sites do not form part of the national site network, many overlap with SAC and SPA boundaries, and Ramsar sites are in effect protected in the same way as SACs and SPAs under the 2019 Habitats Regulations as a result of policy³.

³ National Planning Policy Framework (Department for Levelling Up, Housing & Communities) 2023, Paragraph 181. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1182995/NPPF_Sept_23.pdf [Accessed 09/11/2023]

5.2 Special Protection Areas

The following SPAs are located within 10 km of the application site:

- Glas Eileanan SPA, located approximately 2.6 km north of the site; and
- Cnuic agus Cladach Mhuile SPA, located approximately 4.2 km south of the site.

The reasons for designation and qualifying features of each SPA are outlined in Table 5.1.

Table 5.1: Designation Criteria and Qualifying Features of Special Protection Areas within 10 km of the Proposed Development

Special Protection Area	NatureScot Reference Code	Reasons for Designation	Qualifying Features	Initial Screening of Impact Pathways (Screen IN or OUT)
Glas Eileanan SPA ⁴	8507	Designated for regularly supporting one of the largest colonies of common tern <i>Sterna hirundo</i> in Britain	Breeding common tern <i>Sterna hirundo</i>	IN
Cnuic agus Cladach Mhuile SPA ⁵	8613	<Redacted>	<Redacted>	OUT – screened out as the Cnuic agus Cladach Mhuile SPA is not considered to be within the proposed development's zone of influence - due to the nature, scale, and location of the proposed development, it would not lead to any disturbance effect, nor loss of or additional pressure on the <Redacted supporting habitat.

⁴ NatureScot (online). Glas Eileanan SPA. Available at: <https://sitelink.nature.scot/site/8507> [Accessed 09/11/2023].

⁵ NatureScot (online). Cnuic agus Cladach Mhuile SPA. Available at: <https://sitelink.nature.scot/site/8613> [Accessed 09/11/2023].

5.3 Special Areas of Conservation

The following SACs are located within 10 km of the application site:

- Inner Hebrides and the Minches SAC, located approximately 300 m north-east of the site;
- Morvern Woods SAC, located approximately 3 km north-east of the site;
- Mull Oakwoods SAC, located approximately 4.7 km south of the site;
- Eileanan agus Sgeiran Lios mor SAC, located approximately 6.4 km north-east of the site; and
- Lismore Lochs SAC, located approximately 8.3 km east of the site.

Reasons for designation and qualifying features of each SAC are outlined in Table 5.2.

Table 5.2: Qualifying Features of Special Areas of Conservation within 10 km of the Proposed Development

Special Area of Conservation	NatureScot Reference Code	Qualifying Features	Initial Screening of Impact Pathways (Screen IN or OUT)
Inner Hebrides and the Minches SAC ⁶	10508	Harbour porpoise <i>Phocoena phocoena</i>	IN
Morvern Woods SAC ⁷	8331	Mixed woodland on base-rich soils associated with rocky slopes Western acidic oak woodland <Redacted>	IN
Mull Oakwoods SAC ⁸	8335	Western acidic oak woodland <Redacted>	IN
Eileanan agus Sgeiran Lios mor SAC ⁹	8251	Harbour seal <i>Phoca vitulina</i>	IN
Lismore Lochs SAC ¹⁰	8290	Calcium-rich nutrient-poor lakes, lochs and pools	OUT – screened out as the Lismore Lochs SAC is designated for land-locked lakes, lochs and pools, therefore the intervening land and Sound of Mull is considered to prevent any potential impact pathway between the proposed development and the SAC.

⁶ NatureScot (online). Inner Hebrides and the Minches SAC. Available at: <https://sitelink.nature.scot/site/10508> [Accessed 09/11/2023].

⁷ NatureScot (online). Morvern Woods SAC. Available at: <https://sitelink.nature.scot/site/8331> [Accessed 09/11/2023].

⁸ NatureScot (online). Mull Oakwoods SAC. Available at: <https://sitelink.nature.scot/site/8335> [Accessed 09/11/2023].

⁹ NatureScot (online). Eileanan agus Sgeiran Lios mor SAC. Available at: <https://sitelink.nature.scot/site/8251> [Accessed 09/11/2023].

¹⁰ NatureScot (online). Lismore Lochs SAC. Available at: <https://sitelink.nature.scot/site/8290> [Accessed 09/11/2023].

5.4 Justification of Likely Significant Effect

Based on the initial screening outlined above, the following designated sites have been identified as requiring further consideration to assess potentially significant effects:

- Inner Hebrides and the Minches SAC;
- Glas Eileanan SPA;
- Morvern Woods SAC;
- Mull Oakwoods SAC; and
- Eileanan agus Sgeiran Lios mor SAC.

Baseline information for these sites is provided and the potential for likely significant effects on each of these sites is discussed in turn in the sections below.

After the GI programme is completed, the baseline environment would be equivalent to that prior to the proposed development. On this basis, it is considered that the proposed development will not give rise to any impacts at the completed development stage which could result in a likely significant effect on any of the designated sites discussed in this assessment. Accordingly, impacts at the completed development stage are not considered further.

The potential for any likely significant effect to arise from the proposed development when in combination with other proposed or underway plans or projects is also considered below. The schemes and marine projects/licences identified for consideration during the in-combination impact assessment are shown in Appendix 2 and have been included on the basis that they are in the proposed development's surrounds and could interact with the scale or scope of the proposed development. Such schemes and marine projects/licences were identified using Marine Scotland Information's marine licence details search tool¹¹ and Argyll and Bute Council's planning portal¹² according to the following search criteria:

- Marine licence applications and active marine licences within the proposed development's zone of influence, in Craignure, the Sound of Mull, the Isle of Mull, Lismore or Loch Linnhe; or
- Terrestrial schemes within 1.5 km of the proposed development and dating between 15/11/2021 and 15/11/2023.

Inner Hebrides and the Minches SAC

Table 5.3: Baseline Information for Inner Hebrides and the Minches SAC

Baseline Information	Detail
Relationship between Designated Site and Application Site	At its closest point, the SAC is located approximately 300 m north-east of the site.
Relationship with other National Site Network or Ramsar Sites	Within a 10 km buffer of the proposed development, Inner Hebrides and the Minches SAC overlaps with Eileanan agus Sgeiran Lios mor SAC, and is adjacent to a number of terrestrial SACs and SPAs. There are no component SSSIs within 10 km of the proposed development.
Qualifying features	Harbour porpoise <i>Phocoena phocoena</i>

¹¹ Marine Scotland Information (online). Marine Licence Details. Available at: <https://marine.gov.scot/> [Accessed 15/11/2023].

¹² Argyll and Bute Council (online). Planning – Map Search. Available at: <https://publicaccess.argyll-bute.gov.uk/online-applications/spatialDisplay.do?action=display&searchType=Application> [Accessed 15/11/2023].

Baseline Information	Detail
Conservation Objectives	<ol style="list-style-type: none"> 1. To ensure that the Inner Hebrides and the Minches SAC continues to make an appropriate contribution to harbour porpoise remaining at favourable conservation status. 2. To ensure for harbour porpoise within the context of environmental changes, that the integrity of the Inner Hebrides and the Minches SAC is maintained through 2a, 2b and 2c: <ol style="list-style-type: none"> 2a. Harbour porpoise within the Inner Hebrides and the Minches are not at significant risk from injury or killing. 2b. The distribution of harbour porpoise throughout the site is maintained by avoiding significant disturbance. 2c. The condition of supporting habitats and the availability of prey for harbour porpoise are maintained.
Condition	Harbour porpoise <i>Phocoena phocoena</i> – Favourable Maintained
Threats	<p>At the time of writing, the NatureScot SiteLink page¹³ for Inner Hebrides and the Minches SAC does not identify any negative pressures on the harbour porpoise. However, the Conservation and Management Advice for the SAC states that the harbour porpoise is considered sensitive to the following pressures:</p> <ul style="list-style-type: none"> • Removal of non-target and target species (i.e. entanglement of harbour porpoises in fishing gears and removal of their prey species); • Contaminants (e.g. through effects on water quality and bioaccumulation of contaminants that in turn affects the survival and productivity rates of harbour porpoises); • Underwater noise (e.g. from acoustic surveys); and • Death or injury by collision (predominantly in relation to collision with various types of fast moving vessels from commercial shipping to personal leisure craft and potentially from tidal turbines).

Table 5.4: Screening of Potential Likely Significant Effects for Inner Hebrides and the Minches SAC

Key Issues and Relevant Threats	Justification
Removal of non-target and target species	Due to the nature of the proposed development, it would not give rise to any removal of harbour porpoise prey species, nor is any equipment or gear required in which the harbour porpoise could become entangled. It is therefore considered that there is no potential for likely significant effects relating to removal of non-target and target species, and this effect has been screened out.
Contaminants	The proposed development comprises the rotary drilling of 18 no. boreholes into the seabed. No dredging or excavations are required. It is therefore considered that the potential for mobilisation or suspension of contaminated sediment is limited, and not considered to give rise to any likely significant effect given the dynamic marine environment. Therefore, no significant effects associated to mobilisation and suspension of contaminated sediment are likely. Any potentially contaminated material will be removed and disposed of appropriately in accordance with legal requirements. The proposed development will not introduce any point source discharges or diffuse water pollution, and will employ best practice methods and legislation for working in the marine environment, including the International Convention for the Prevention of Pollution from Ships (MARPOL). It is therefore considered that there is no potential for likely significant effects relating to contaminants, and this effect has been screened out.
Underwater noise	As the proposed development is the rotary drilling of boreholes in the seabed, underwater noise would be generated and propagate through the water. Underwater noise can cause disturbance of harbour porpoise, including physiological and/or behavioural responses or displacement. It is assumed that the harbour porpoise are adapted to some levels of underwater noise, due to regular vessel movements in the Sound of Mull. However, without mitigation likely significant effects cannot be discounted, therefore this effect has been screened in for Stage 2 Appropriate Assessment.

¹³ NatureScot (online). Inner Hebrides and the Minches SAC. Available at: <https://sitelink.nature.scot/site/10508> [Accessed 09/11/2023].

Key Issues and Relevant Threats	Justification
Death or injury by collision (predominantly relating to fast moving vessels)	It is assumed that any harbour porpoise which use Craignure Bay are adapted to the presence of vessels due to the existing ferry terminal and vessel movements in the Sound of Mull. The vessels required for the GI would be slow-moving and/or idling over the course of the programme for GI, therefore it is considered that there is no potential for likely significant effects relating to death or injury by collision, and this effect has been screened out.

Table 5.5: Conclusions for Inner Hebrides and the Minches SAC

Is the potential scale or magnitude of any effect likely to be significant?	
Alone	Yes, potential for likely significant effects from underwater noise (during the GI programme).
In combination with other plans or projects ¹⁴	No cumulative impacts are predicted as the three plans/projects identified in Appendix 2 are not considered to interact with the scale and scope of the proposed development. The three projects in Appendix 2 comprise terrestrial works, whilst the proposed development is limited to works in the marine environment. Therefore, no cumulative impacts relating to underwater noise, removal of target species, death or injury by collision or contaminants are anticipated to occur.
In the absence of mitigation, are the proposals likely to have a significant effect on the designated site?	
Yes - An Appropriate Assessment (Stage 2) is required	

¹⁴ See Appendix 2: Schemes to be Considered during In-Combination Impact Assessment

Glas Eileanan SPA

Table 5.6: Baseline Information for Glas Eileanan SPA

Baseline Information	Detail
Relationship between Designated Site and Application Site	At its closest point, the SPA is located approximately 2.6 km north of the site.
Relationship with other National Site Network or Ramsar Sites	The SPA is surrounded in all directions by the Inner Hebrides and the Minches SAC. Glas Eileanan SSSI is contiguous to Glas Eileanan SPA.
Qualifying features	Breeding common tern <i>Sterna hirundo</i>
Conservation Objectives	<p>To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and</p> <p>To ensure for the qualifying species that the following are maintained in the long term:</p> <ul style="list-style-type: none"> • Population of the species as a viable component of the site • Distribution of the species within site • Distribution and extent of habitats supporting the species • Structure, function and supporting processes of habitats supporting the species • No significant disturbance of the species
Condition	Breeding common tern <i>Sterna hirundo</i> – Unfavourable Declining
Threats	At the time of writing, the NatureScot SiteLink page ¹⁵ for Glas Eileanan SPA does not identify any negative pressures on the common tern.

Table 5.7: Screening of Potential Likely Significant Effects for Glas Eileanan SPA

Key Issues and Relevant Threats	Justification
Disturbance	Given the distance between the proposed development and the Glas Eileanan SPA and the intervening Sound of Mull, the potential for the GI to give rise to direct noise or visual disturbance is considered to be extremely limited. Therefore, no potential for likely significant effects relating to disturbance is anticipated, and this effect has been screened out.
Loss/Degradation of Supporting Habitat	Due to the nature and scale of the proposed development and its distance from the Glas Eileanan SPA, it will not lead to any loss of or damage to the habitat (the three islets) which comprise the SPA itself. However, common terns have a foraging range of up to 30 km but more typically c. 15 km ¹⁶ , therefore it is possible that common terns could forage in Craignure Bay. Whilst the proposed development could lead to temporary displacement of the terns from this area of potential foraging habitat, this is not considered to be a significant effect as the GI is temporary (a 28-day programme) and covers a very small part (2.93 ha) of their overall foraging habitat. Furthermore, any common terns using Craignure Bay and the Sound of Mull are considered to be adapted to a baseline environment with vessel movements. It is therefore considered that there is no potential for likely significant effects relating to loss or degradation of supporting habitat, and this effect has been screened out.

Table 5.8: Conclusions for Glas Eileanan SPA

Is the potential scale or magnitude of any effect likely to be significant?	
Alone	No
In combination with other plans or projects ¹⁷	No cumulative impacts are predicted as the three plans/projects identified in Appendix 2 are not considered to interact with the scale and scope of the proposed

¹⁵ NatureScot (online). Glas Eileanan SPA. Available at: <https://sitelink.nature.scot/site/8507> [Accessed 13/11/2023].

¹⁶ Natural England Technical Information Note TIN138: Common tern: species information for marine Special Protection Area consultations. Available at: publications.naturalengland.org.uk/file/3891830 [Accessed 21/11/2023]

¹⁷ See Appendix 2: Schemes to be Considered during In-Combination Impact Assessment

Is the potential scale or magnitude of any effect likely to be significant?	
<p>development. The three projects in Appendix 2 comprise terrestrial works, whilst the proposed development is limited to works in the marine environment, therefore no cumulative impacts relating to habitat loss/degradation are anticipated to occur. No likely significant effect relating to disturbance is considered possible in combination given the distance between the proposed development and the three identified plans/projects - furthermore, the works associated with the Land At Scallastle Woodland Craignure Isle Of Mull Argyll And Bute project are considered to be small-scale, and it is not possible to predict whether the residential development project at the Land North West Of Isle Of Mull Hotel Craignure Isle Of Mull Argyll And Bute would be constructed simultaneously with the proposed development as the application has not yet been approved. Overall, no likely significant cumulative impacts are expected.</p>	
In the absence of mitigation, are the proposals likely to have a significant effect on the designated site?	
No - An Appropriate Assessment (Stage 2) is not required	
Morvern Woods SAC	
Table 5.9: Baseline Information for Morvern Woods SAC	
Baseline Information	Detail
Relationship between Designated Site and Application Site	At its closest point, the SAC is located approximately 3 km north-east of the site.
Relationship with other National Site Network or Ramsar Sites	The SAC is adjacent to Inner Hebrides and the Minches SAC. Within a 10 km radius of the proposed development, Garbh Shlios SSSI, Inninmore Bay SSSI and Loch Aline SSSI are component SSSIs of Morvern Woods SAC.
Qualifying features	Mixed woodland on base-rich soils associated with rocky slopes Western acidic oak woodland <Redacted>
Conservation Objectives	<p>The Conservation Advice Package¹⁸ for Morvern Woods SAC lists the following objectives:</p> <p><i>Overarching Conservation Objectives for all habitat features</i></p> <ol style="list-style-type: none"> 1. To ensure that the qualifying features of Morvern Woods SAC are in favourable condition and make an appropriate contribution to achieving favourable conservation status 2. To ensure that the integrity of Morvern Woods SAC is restored by meeting objectives 2a, 2b and 2c for each qualifying feature: <p><i>Conservation Objectives for mixed woodland on base-rich soils associated with rocky slopes (also known as Tilio-Acerion forests of slopes, scree and ravines)</i></p> <ol style="list-style-type: none"> 2a. Maintain the extent and distribution of the habitat within the site 2b. Restore the structure, function and supporting processes of the habitat 2c. Restore the distribution and viability of typical species of the habitat <p><i>Conservation Objectives for western acidic oak woods (also known as old sessile oak woods with Ilex and Blechnum in the British Isles)</i></p> <ol style="list-style-type: none"> 2a. Maintain the extent and distribution of the habitat within the site 2b. Restore the structure, function and supporting processes of the habitat 2c. Restore the distribution and viability of typical species of the habitat <p><i>Conservation Objectives for <R></i></p> <ol style="list-style-type: none"> 1. To ensure that the qualifying features of Morvern Woods SAC are in favourable condition and make an appropriate contribution to achieving favourable conservation status

¹⁸ NatureScot (online). Morvern Woods SAC. Available at: <https://sitelink.nature.scot/site/8331> [Accessed 13/11/2023].

Baseline Information	Detail
	<p>2. To ensure that the integrity of Morvern Woods SAC is restored by meeting objectives 2a, 2b and 2c for the qualifying feature:</p> <ul style="list-style-type: none"> 2a. Maintain the population of the species as a viable component of the site 2b. Maintain the distribution of the species throughout the site 2c. Maintain the habitats supporting the species within the site and availability of food
Condition	<p>Mixed woodland on base-rich soils associated with rocky slopes – Unfavourable Declining</p> <p>Western acidic oak woodland – Unfavourable Declining</p> <p><Redacted> – Favourable Maintained</p>
Threats	<p>At the time of writing, the NatureScot SiteLink page¹⁹ for Morvern Woods SAC identifies the following negative pressures on the SAC's qualifying features:</p> <p>Mixed woodland on base-rich soils associated with rocky slopes – Invasive species, Over grazing</p> <p>Western acidic oak woodland – Invasive species, Over grazing</p> <p><Redacted> – Game/fisheries management, Recreation/disturbance</p>

Table 5.10: Screening of Potential Likely Significant Effects for Morvern Woods SAC

Key Issues and Relevant Threats	Justification
Invasive species	<p>It is not expected that any material or equipment potentially contaminated with invasive species will be imported to the site. Given the distance between the SAC and the proposed development and that one is in the marine environment and the other terrestrial, it is considered that there is no potential for likely significant effects relating to invasive species, and this effect has been screened out.</p>
Over grazing	<p>Due to the nature of the proposed development (GI in the marine environment), it would not give rise to any change in grazing levels. Thus, it is considered that there is no potential for likely significant effects relating to over grazing, and this effect has been screened out.</p>
Game/fisheries management	<p>Due to the nature of the proposed development (GI in the marine environment), it would not lead to any change in game/fisheries management. Thus, it is considered that there is no potential for likely significant effects relating to game/fisheries management, and this effect has been screened out.</p>
Recreation/disturbance	<p>Due to the nature of the proposed development (GI in the marine environment), it would not lead to any change in recreational pressure on the SAC. Given the scale of the proposed development, the distance between the proposed development and Morvern Woods SAC and the intervening Sound of Mull, the potential for the GI to give rise to direct noise or visual disturbance or <Re> in the SAC itself is considered to be limited. Any <Re> using Craignure Bay as part of their supporting habitat are assumed to be adapted to a baseline environment with vessel movements. It is therefore considered that there is no potential for likely significant effects relating to disturbance, and this effect has been screened out.</p>
Loss/Degradation of Supporting Habitat	<p>Given the nature of the proposed development (GI in the marine environment), and the distance between the proposed development and Morvern Woods SAC, there is not considered to be potential for any interaction between the proposed development and the land and woodland habitat which comprise the SAC itself and is the most significant area designated for <Re></p> <p>An <Re> survey undertaken in May 2023 and repeated in November 2023²⁰ recorded <Re> field signs along the coastline within and adjacent to the proposed development area. The field signs were limited, indicating a pattern of only occasional usage. <Redacted> or other evidence of high activity were found within the site area or within 250 m north and south along the coast, and no resting places were recorded within 30 m of the GI locations. <Re> generally forage</p>

¹⁹ NatureScot (online). Morvern Woods SAC. Available at: <https://sitelink.nature.scot/site/8331> [Accessed 13/11/2023].

²⁰ Ramboll, 2023. Craignure Ferry Terminal **<R>** Survey 2023: **<R>** Survey Report, version 2.

	<p>in water depths of less than 10 m²¹ along the coast and nearshore water. The GI is temporary (a 28-day programme) and covers a small part of <Re ' possible foraging habitat - the site redline boundary overlaps with approximately 185 m length of coastline, and no construction activity or plant would obstruct <Re movement into and out of the water. As such, it is considered that there is no potential for likely significant effects relating to displacement from foraging habitat. It is also considered that there is no potential for likely significant effects relating to pollution or degradation of the water column, as the proposed development will not require dredging or excavations, will not introduce any point source discharges or diffuse water pollution, and will employ best practice methods and legislation for working in the marine environment, including MARPOL. Therefore, it is considered that there is no potential for likely significant effects relating to loss or degradation of the <Re supporting marine habitat.</p> <p>Overall, the proposed development is not considered to give rise to any likely significant effects relating to loss or degradation of <Re supporting habitat, and this effect has been screened out.</p>
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Table 5.11: Conclusions for Morvern Woods SAC

Is the potential scale or magnitude of any effect likely to be significant?	
Alone	No
In combination with other plans or projects ²²	No cumulative impacts are predicted as the three plans/projects identified in Appendix 2 are not considered to interact with the scale and scope of the proposed development. The three projects in Appendix 2 comprise terrestrial works, whilst the proposed development is limited to works in the marine environment, therefore no cumulative impacts relating to supporting habitat loss/degradation are anticipated to occur. No likely significant effect relating to disturbance is considered possible in combination given the distance between the proposed development and the three identified plans/projects. Furthermore, the works associated with the Land At Scallastle Woodland Craignure Isle Of Mull Argyll And Bute project are considered to be small-scale, and it is not possible to predict whether the residential development project at the Land North West Of Isle Of Mull Hotel Craignure Isle Of Mull Argyll And Bute would be constructed simultaneously with the proposed development as the application has not yet been approved. Overall, no likely significant cumulative impacts are expected.
In the absence of mitigation, are the proposals likely to have a significant effect on the designated site?	
No - An Appropriate Assessment (Stage 2) is not required	

Mull Oakwoods SAC**Table 5.12: Baseline Information for Mull Oakwoods SAC**

Baseline Information	Detail
Relationship between Designated Site and Application Site	At its closest point, the SAC is located approximately 4.7 km south of the site.
Relationship with other National Site Network or Ramsar Sites	The SAC is adjacent to Inner Hebrides and the Minches SAC and overlaps with Cnuid agus Cladach Mhuile SPA. Within a 10 km radius of the proposed development, Ardura - Auchnacraig SSSI is a component SSSI of Mull Oakwoods SAC.
Qualifying features	Western acidic oak woodland <Redacted>

²¹ Scottish Government (2020). Sectoral marine plan: regional locational guidance. Available at: <https://www.gov.scot/publications/sectoral-marine-plan-regional-locational-guidance/pages/3/> [Accessed 10/11/2023].

²² See Appendix 2: Schemes to be Considered during In-Combination Impact Assessment

Baseline Information	Detail
Conservation Objectives	<p>The Conservation Advice Package²³ for Mull Oakwoods SAC lists the following objectives:</p> <p><i>Conservation Objectives for western acidic oak woods (also known as old sessile oak woods with Ilex and Blechnum in the British Isles)</i></p> <ol style="list-style-type: none"> 1. To ensure that the qualifying feature of Mull Oakwoods SAC is in favourable condition and makes an appropriate contribution to achieving favourable conservation status 2. To ensure that the integrity of Mull Oakwoods SAC is restored by meeting objectives 2a, 2b and 2c for the qualifying feature: <ul style="list-style-type: none"> 2a. Maintain the extent and distribution of the western acidic oak woods habitat within the site 2b. Restore the structure, function and supporting processes of the western acidic oak woods habitat 2c. Restore the distribution and viability of typical species of the western acidic oak woods habitat <p><i>Conservation Objectives for <R></i></p> <ol style="list-style-type: none"> 1. To ensure that the qualifying feature of Mull Oakwoods SAC is in favourable condition and makes an appropriate contribution to achieving favourable conservation status. 2. To ensure that the integrity of Mull Oakwoods SAC is restored by meeting objectives 2a, 2b and 2c for <Re> <ul style="list-style-type: none"> 2a. Maintain the population of <R> as a viable component of the site 2b. Maintain the distribution of <R> throughout the site 2c. Maintain the habitats supporting the <R> within the site and availability of food
Condition	Western acidic oak woodland – Unfavourable Declining <Redacted>
Threats	<p>At the time of writing, the NatureScot SiteLink page²⁴ for Mull Oakwoods SAC identifies the following negative pressures on the SAC's qualifying features:</p> <p>Western acidic oak woodland – Invasive species, Over grazing <Redacted> – No negative pressures</p>

Table 5.13: Screening of Potential Likely Significant Effects for Mull Oakwoods SAC

Key Issues and Relevant Threats	Justification
Invasive species	It is not expected that any material or equipment potentially contaminated with invasive species will be imported to the site. Given the distance between the SAC and the proposed development, it is considered that there is no potential for likely significant effects relating to invasive species, and this effect has been screened out.
Over grazing	Due to the nature of the proposed development (GI in the marine environment), it would not give rise to any change in grazing levels. Thus, it is considered that there is no potential for likely significant effects relating to over grazing, and this effect has been screened out.
Disturbance	Given the scale of the proposed development, the distance between the proposed development and Mull Oakwoods SAC and the intervening land, the potential for the GI to give rise to direct noise or visual disturbance on <Re> in the SAC itself is limited. Any <Re> using Craignure Bay as part of their supporting habitat are assumed to be adapted to a baseline environment with vessel movements. It is therefore considered that there is no potential for likely significant effects relating to disturbance, and this effect has been screened out.
Loss/Degradation of Supporting Habitat	Given the nature of the proposed development (GI in the marine environment), and the distance between the proposed development and Mull Oakwoods SAC, there is not considered to be potential for any interaction between the proposed

²³ NatureScot (online). Mull Oakwoods SAC. Available at: <https://sitelink.nature.scot/site/8335> [Accessed 13/11/2023].

²⁴ NatureScot (online). Mull Oakwoods SAC. Available at: <https://sitelink.nature.scot/site/8335> [Accessed 13/11/2023].

	<p>development and the land and woodland habitat which comprise the SAC itself and is the most significant area designated for <i><Re</i></p> <p>An <i><R</i> survey undertaken in May 2023 and repeated in November 2023²⁰ recorded the presence of <i><R</i> along the coastline within and adjacent to the proposed development area. No <i><R</i> were found within the site area or within 250 m north and south along the coast, and no resting places were recorded within 30 m of the GI locations. <i><Re</i> generally forage in water depths of less than 10 m²⁵ along the coast and nearshore water. The GI is temporary (a 28-day programme) and covers a small part of <i><Re</i> possible foraging habitat - the site redline boundary overlaps with approximately 185 m length of coastline, and no construction activity or plant would obstruct <i><Re</i> movement into and out of the water. As such, it is considered that there is no potential for likely significant effects relating to pollution or degradation of the water column, as the proposed development will not require dredging or excavations, will not introduce any point source discharges or diffuse water pollution, and will employ best practice methods and legislation for working in the marine environment, including MARPOL. Therefore, it is considered that there is no potential for likely significant effects relating to loss or degradation of the <i><Re</i> supporting marine habitat.</p> <p>Overall, the proposed development is not considered to give rise to any likely significant effects relating to loss or degradation of <i><Re</i> ' supporting habitat, and this effect has been screened out.</p>
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Table 5.14: Conclusions for Mull Oakwoods SAC

Is the potential scale or magnitude of any effect likely to be significant?	
Alone	No
In combination with other plans or projects ²⁶	No cumulative impacts are predicted as the three plans/projects identified in Appendix 2 are not considered to interact with the scale and scope of the proposed development. The three projects in Appendix 2 comprise terrestrial works, whilst the proposed development is limited to works in the marine environment, therefore no cumulative impacts relating to supporting habitat loss/degradation are anticipated to occur. No likely significant effect relating to disturbance is considered possible in combination given the distance between the proposed development and the three identified plans/projects - furthermore, the works associated with the Land At Scallastle Woodland Craignure Isle Of Mull Argyll And Bute project are considered to be small-scale, and it is not possible to predict whether the residential development project at the Land North West Of Isle Of Mull Hotel Craignure Isle Of Mull Argyll And Bute would be constructed simultaneously with the proposed development as the application has not yet been approved. Overall, no likely significant cumulative impacts are expected.
In the absence of mitigation, are the proposals likely to have a significant effect on the designated site?	
No - An Appropriate Assessment (Stage 2) is not required	

Eileanan agus Sgeiran Lios mor SAC**Table 5.15: Baseline Information for Eileanan agus Sgeiran Lios mor SAC**

Baseline Information	Detail
Relationship between Designated Site and Application Site	At its closest point, the SAC is located approximately 6.4 km north-east of the site.
Relationship with other National Site Network or Ramsar Sites	Eileanan agus Sgeiran Lios mor SAC overlaps with Inner Hebrides and the Minches SAC. There are no component SSSIs within 10km of the proposed development.

²⁵ Scottish Government (2020). Sectoral marine plan: regional locational guidance. Available at: <https://www.gov.scot/publications/sectoral-marine-plan-regional-locational-guidance/pages/3/> [Accessed 10/11/2023].

26 See Appendix 2: Schemes to be Considered during In-Combination Impact Assessment

Baseline Information	Detail
Qualifying features	Harbour seal <i>Phoca vitulina</i>
Conservation Objectives	<p>To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and</p> <p>To ensure for the qualifying species that the following are maintained in the long term:</p> <ul style="list-style-type: none"> • Population of the species as a viable component of the site • Distribution of the species within site • Distribution and extent of habitats supporting the species • Structure, function and supporting processes of habitats supporting the species • No significant disturbance of the species
Condition	Harbour seal <i>Phoca vitulina</i> – Favourable Maintained
Threats	At the time of writing, the NatureScot SiteLink page ²⁷ for Eileanan agus Sgeiran Lios mor SAC does not identify any negative pressures on the harbour seal.

Table 5.16: Screening of Potential Likely Significant Effects for Eileanan agus Sgeiran Lios mor SAC

Key Issues and Relevant Threats	Justification
Disturbance	Given the distance between the proposed development and the Eileanan agus Sgeiran Lios mor SAC, there is limited potential for the GI to give rise to direct disturbance. Any harbour seals using Craignure Bay are likely to be adapted to a baseline environment with vessel movements. It is therefore considered that there is no potential for likely significant effects relating to disturbance, and this effect has been screened out.
Loss/Degradation of Supporting Habitat	<p>Due to the nature and scale of the proposed development and its distance from the Eileanan agus Sgeiran Lios mor SAC, it will not lead to any loss or damage to the habitat within the SAC itself. During a site visit for an <R> survey in May 2023 and repeated in November 2023²⁰ no haul out site or other significant habitat for harbour seal was identified in the proposed development's vicinity. However, it is possible that harbour seals could forage in Craignure Bay. Whilst the proposed development could lead to displacement of harbour seals from this area of their foraging habitat, this is not considered to be a significant effect as the GI is temporary (a 28-day programme) and covers a small part (2.93 ha) of their overall foraging habitat.</p> <p>Therefore it is considered that there is no potential for likely significant effects relating to relating to displacement from foraging habitat. It is also considered that there is no potential for likely significant effects relating to pollution or degradation of the water column, as the proposed development will not require dredging or excavations, will not introduce any point source discharges or diffuse water pollution, and will employ best practice methods and legislation for working in the marine environment, including MARPOL. Therefore, it is considered that there is no potential for likely significant effects relating to loss or degradation of the marine environment. Overall, it is considered that there is no potential for likely significant effects relating to loss or degradation of supporting habitat, and this effect has been screened out.</p>

Table 5.17: Conclusions for Eileanan agus Sgeiran Lios mor SAC

Is the potential scale or magnitude of any effect likely to be significant?	
Alone	No
In combination with other plans or projects ²⁸	No cumulative impacts are predicted as the three plans/projects identified in Appendix 2 are not considered to interact with the scale and scope of the proposed development. The three projects in Appendix 2 comprise terrestrial works, whilst the proposed development is limited to works in the marine environment. Therefore, no

²⁷ NatureScot (online). Eileanan agus Sgeiran Lios mor SAC. Available at: <https://sitelink.nature.scot/site/8251> [Accessed 13/11/2023].²⁸ See Appendix 2: Schemes to be Considered during In-Combination Impact Assessment

Is the potential scale or magnitude of any effect likely to be significant?

cumulative impacts relating to disturbance and loss/degradation of supporting habitat are anticipated to occur.

In the absence of mitigation, are the proposals likely to have a significant effect on the designated site?

No - An Appropriate Assessment (Stage 2) is not required

6. STAGE 2 – APPROPRIATE ASSESSMENT

6.1 Designated Sites with Likely Significant Effects

The Screening Assessment in Section 5 identified the following designated sites where significant effects are likely to occur in the absence of mitigation:

- Inner Hebrides and the Minches SAC.

An assessment of effects on integrity in view of the National Site Network site's conservation objectives is set out below, to inform an appropriate assessment of the proposed development.

6.2 Inner Hebrides and the Minches SAC

The proposed development has the potential to affect the integrity of the Inner Hebrides and the Minches SAC due to underwater noise. This potential effect on integrity is assessed further within this appropriate assessment.

Table 6.1: Information for Appropriate Assessment for Inner Hebrides and the Minches SAC

Potential Likely Significant Effect	Impacts on Integrity of the Designated Site in the Absence of Mitigation
Underwater Noise	The proposed development does not overlap with the Inner Hebrides and the Minches SAC which is the most significant area for harbour porpoise. However, it comprises the rotary drilling of 18 no. boreholes in the seabed approximately 300 m from the SAC boundary and would therefore generate underwater noise. Underwater noise would propagate through the water, and diminish with distance from the source. Harbour porpoise in the Sound of Mull are likely to be adapted to a baseline environment with underwater noise from anthropogenic sources, particularly vessel movements. However, in the absence of mitigation, the proposed development could cause disturbance to harbour porpoise in the immediate surrounds, for example through displacement, disruption of communication, foraging and navigation, and physiological and/or behavioural responses. This could consequently affect the integrity of the SAC.

6.2.1 Scheme of Mitigation

6.2.1.1 Method of Works

All plant and equipment would have regular maintenance checks to ensure they are working efficiently and generating as little noise as possible. The GI would be undertaken in a 28-day programme. Whilst works would be continuous over this period, the modular jack-up barge from which works would be undertaken would need to be manoeuvred around the site when moving between borehole locations, which would create natural quiet 'down-time' periods (approximately 4 hours per borehole).

The methods proposed for the GI are considered to be those that would result in the lowest practical noise levels. The GI would not generate any impulsive sound or high emission noise, for example through percussive methods, and rotary drilling is considered to be the quietest borehole drilling method that achieves the required GI outcomes from the bedrock conditions within the site. Noise levels associated with rotary drilling, at source, have been recorded at 95 dB by the contractor above water. Research into underwater noise for similar drilling activities²⁹ indicates that the fundamental frequency of drilling activity was measured to be 45 Hz with an underwater

²⁹ Huang *et al.*, 2023. Underwater noise characteristics of offshore exploratory drilling and its impact on marine mammals. *Frontiers of Marine Science*, 10

source level (SL_s) range of 140 - 155 dB re 1µPa @ 1 m. These noise level frequencies were assessed to determine potential impacts to marine mammals with different audible frequency ranges – harbour porpoise is categorised as a High Frequency cetacean.

Noise levels associated with borehole drilling are generated within the seabed layer, and significant attenuation occurs as noise energy dissipates through the bedrock. Drilling noise has been estimated to be detected by marine mammals at approximately 170 m from the source, although hearing damage induced by drilling activity is considered to arise at a distance of 40 m.

6.2.1.2 Marine Mammal Observer

In light of the above and the potential for harbour porpoise, and other cetaceans, to be present during the GI, a Marine Mammal Observer (MMO) would be present aboard the vessel used to undertake the GI. The MMO is a qualified and experienced professional whose sole role on the vessel would be to reduce the risk of significant impacts on marine mammals, such as injury or disturbance, which could arise due to underwater noise.

The MMO would work in line with relevant legislation and JNCC guidelines³⁰ for activities which generate underwater noise and would oversee compliance with such guidelines and any consent or licence conditions related to underwater noise. Over the course of the GI programme, the MMO would visually observe for marine mammals and other fauna. If marine mammals are sighted within a 500 m mitigation zone of the proposed development, the MMO would advise on the appropriate and timely measures to follow in order to mitigate a significant effect, for example delaying the soft-start of rotary drilling until 20 minutes have elapsed since the last marine mammal sighting.

6.2.1.3 Passive Acoustic Monitoring

As the GI programme involves 24-hour drilling, Passive Acoustic Monitoring (PAM) would be used overnight or in cases of poor visibility weather conditions, in order to mitigate significant impacts on marine mammals related to underwater noise during periods where visual monitoring by the MMO is not viable. PAM is a system involving the use of hydrophones to detect, identify and localise the acoustic signals of marine mammals. It is deployed by qualified operators, who would oversee compliance with guidelines and any consent or licence conditions related to underwater noise. Should the presence of marine mammals be detected within a 500 m radius of the proposed development, appropriate and timely measures would be taken, such as delaying the soft-start of rotary drilling until 20 minutes have elapsed since the last marine mammal sighting.

An EPS licence for potential disturbance to cetaceans will be submitted to support the GI licence application process, the EPS application will be supported by a cetacean risk assessment and a mitigation protocol that would be in place for the duration of the GI, providing further detail on the proposed MMO and PAM implementation.

³⁰ JNCC, 2021. Marine mammals and noise mitigation, online. Available at: <https://jncc.gov.uk/our-work/marine-mammals-and-noise-mitigation/> [Accessed 30/11/2023]

7. CONCLUSION

This report has been prepared to provide information to the competent authority regarding the potential for the proposed development to have effects on designated sites, in accordance with the HRA process required under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

The effects of the proposed development have been discussed using the available information and professional judgement.

After the implementation of mitigation, it is not considered that the proposal (either alone or in-combination with other plans or projects) will result in an adverse effect on the integrity of relevant designated sites.

In conclusion, and following appropriate assessment of the proposed development along with adoption of mitigation measures for effects on the Inner Hebrides and the Minches SAC, there would be **no effect on integrity**.

APPENDIX 1
FIGURES

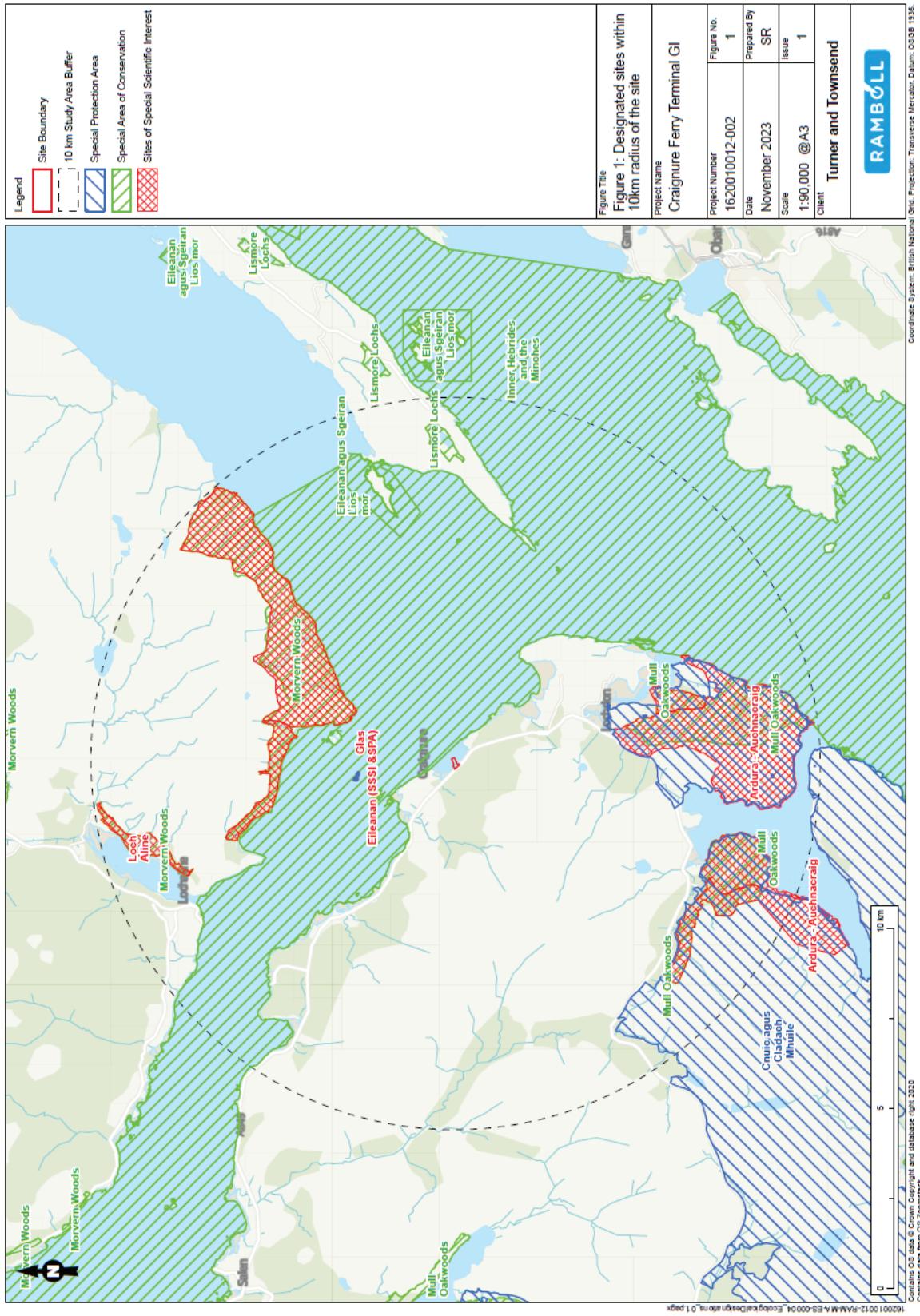


Figure 1: Designated sites within 10 km radius of the site

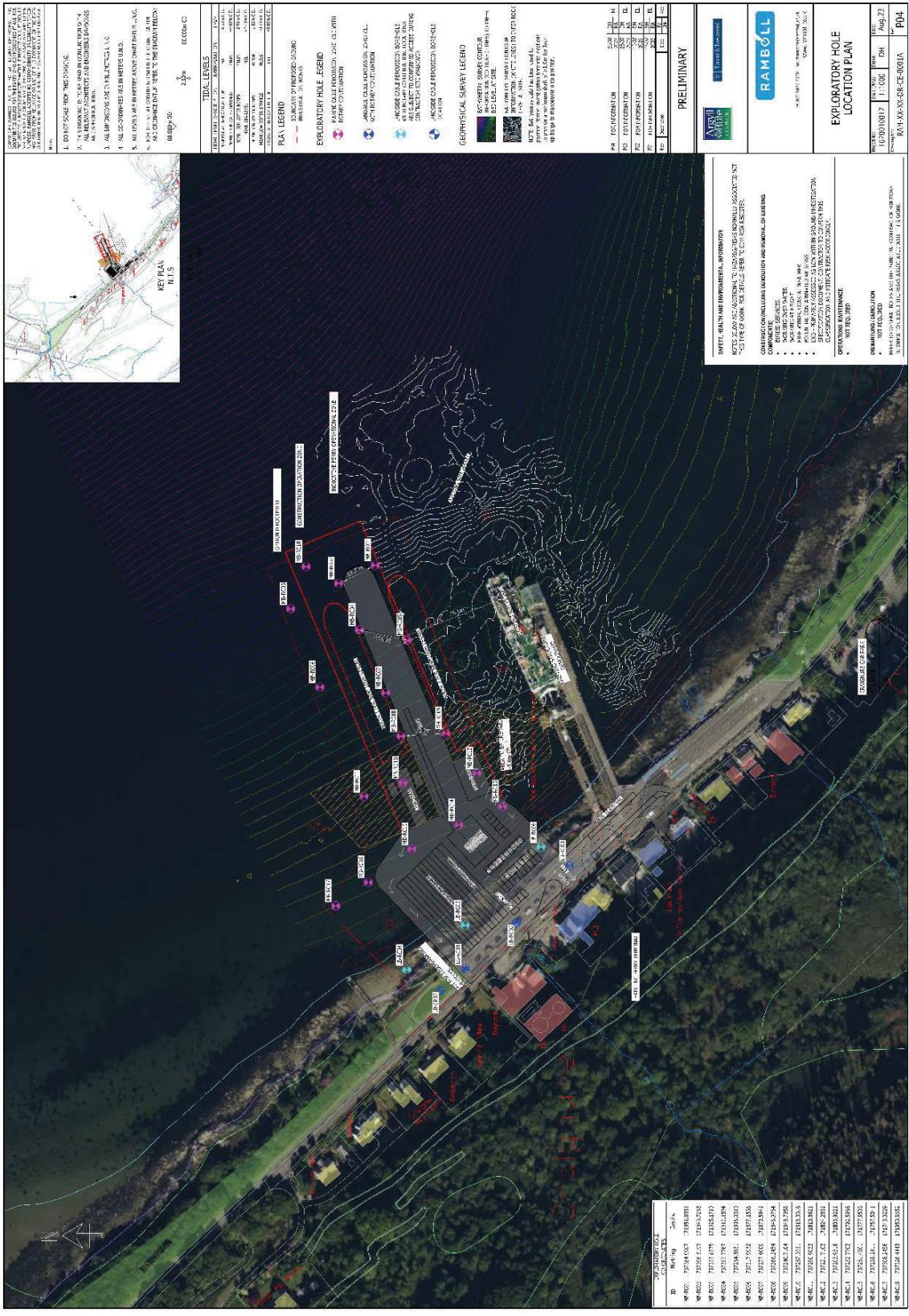


Figure 2: GI Location Plan

APPENDIX 2
SCHEMES TO BE CONSIDERED DURING IN-COMBINATION IMPACT ASSESSMENT

Table A2: Schemes to be Considered During In-Combination Impact Assessment

Development Name and Reference	Planning Application Description	Approximate Distance from Proposed Development	Planning Status
Land At Scallastle Woodland Craignure Isle Of Mull Argyll And Bute - 23/01729/ELCNOT	Section 37 application for the installation of 4 new poles and 2 stay wires off existing 11KV spur	600m	Decision issued 04/10/2023. LPA response to Electricity Notification – No Comment. Considered to be Permitted Development.
Land North West Of Isle Of Mull Hotel Craignure Isle Of Mull Argyll And Bute - 22/01418/PP	Detailed planning application for the erection of residential development comprising 97 residential units and a commercial unit (Class 1) with all associated external works and landscaping.	700m	Awaiting decision.
Land 70M North West Of Mull And Iona Community Hospital Java Road Craignure Isle Of Mull - 22/02459/PP	Installation of medivac helipad and associated access, gate and windsock	1.1km	Decision issued 18/04/2023. Application approved. Notification of intention to commence implementation of the planning permission on 01/05/2023.