

HQ

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT) (SCOTLAND) ORDER 1992**

**FULL PLANNING CONSENT**

**REFERENCE NUMBER: 00/01689/DET**

**Hydro Seafoods GSP Ltd  
c/o Crerar And Partners  
110 George Street  
Oban  
Argyll**

I refer to your application dated 8th November 2000 for planning permission in respect of the following development:

**Revised proposals: Proposed pipe ashore facility comprising erection of 2 harvest stations, pontoons / walkway gatehouse, pumps/housing & assoc.pipework & proposed var of cond 8 to 95/05182**

**AT:**

**Hydro Seafood GSP Benderloch Oban Argyll**

Argyll and Bute Council in exercise of their powers under the above mentioned Act and Orders hereby grant planning permission for the above development in accordance with the particulars given in the application form and docketed plans subject however to the following conditions:

- (1) that the development to which this permission relates must be begun within five years from the date of this permission.

*Reason: in order to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.*

**AND**

**Subject to the conditions and reasons on the attached sheet.**

It should be understood that this permission does not carry with it any necessary consent or approval for the proposed development under other statutory enactments and is not a Building Warrant.

Dated: 21 December 2001

[Redacted]

Angus J. Gilmour  
Head of Development & Building Control

## CONDITIONS AND REASONS RELATIVE TO APPLICATION 00/01689/DET

### CONDITIONS

1. Standard Detailed
2. Prior to the commencement of work on site a sample of the proposed external wall cladding and roof finish for the buildings denoted as "in-line harvest station" and "back-up harvest station" on the approved plans shall be submitted to and approved by the Council as Planning Authority.

*Reason:- In the interest of visual amenity in order to ensure that the external appearance of the proposed new buildings is harmonious with the adjoining buildings.*

3. Prior to the commencement of work, amended plans and sections of the proposed floating walkway, pontoon and pump housing shall be submitted to and approved by the Council. Such details shall show measures to reduce the visual impact of these structures such that their vertical height is minimised, the thickness of components such as handrails is minimised and their coloration is subdued. Thereafter, the floating walkway, pontoon and pump housing shall be constructed strictly in accordance with the approved amended plans.

*Reason:- :- In the interest of visual amenity, in order to help minimise the impact of the proposal on the landscape quality of the Lynn of Lorn National Scenic Area, which encompasses the site.*

4. Prior to the commencement of work, a written specification of the measures which shall be employed during the construction of the floating walkway and pontoon to ensure that there will be no adverse impact on the serpulid reefs located within and immediately adjacent to the application site shall be submitted to and approved by the Council as Planning Authority, in consultation with Scottish Natural Heritage. Thereafter, the developer shall at all times adhere to the approved specification.

*Reason:- In the interest of nature conservation, in order to reduce the risk of accidental damage to the serpulid reef during construction, in accordance with policy NAT 1 of the Approved Strathclyde Structure Plan 1995 and policy RUR 3A of the Adopted Lorn Local Plan 1<sup>st</sup> Alteration.*

5. All lighting units within the site shall be operated, positioned and angled downward to prevent glare and light spillage outwith the site. Consideration should be given to the Institute of Lighting Engineers' guidance note "Guidance Notes for Reduction of Light Pollution (revised)".

*Reason:- In the interest of visual amenity, in order to help minimise the impact of the proposal on the landscape quality of the Lynn of Lorn National Scenic Area, which encompasses the site.*

6. The lighting to be mounted upon the floating walkway and pontoon shall be the minimum necessary to ensure safety of personnel and all lighting units shall be so shrouded as to prevent upward spread of light and be in accordance with the details shown on the approved application drawing titled "Proposed Lighting Layout For Walkway and Pontoon". No lighting other than that shown on the approved plans shall be mounted upon the floating walkway, pontoon or pump housing without the prior written permission of the Council as Planning Authority.

*Reason:- In the interest of visual amenity, in order to help minimise the impact of the proposal on the landscape quality of the Lynn of Lorn National Scenic Area, which encompasses the site.*

7. The rated noise levels arising from the site and the site activities shall not exceed the undernoted continuous equivalent sound pressure levels (the Leq(A)) at the boundaries of the site:

Leq(A) 1hour 63 dB(A) between the hours of 0600 to 2200, and  
Leq(A) (5 minutes) 50 dB(A) between the hours of 2200 to 0600

The site activities during the hours 0600 to 0700 shall be restricted to the pumping of fish from the wellboat into the premises and the subsequent chilling and harvesting prior to processing.

All measurements to be taken in accordance with the procedures detailed in BS 4142:1997, BS 7445:1992 and BS 7445:1982.

*Reason:- In the interest of residential amenity, in order to ensure that the neighbouring dwelling houses are not subject to excessive noise.*

8. Site attributable noise, namely noise arising from the operations and site activities, shall not exceed the noise rating NR curve 40, (for the frequency range 1 – 1000 Hz), at the nearest noise sensitive property, known as Traigh Uaine, between 2200 hours in the evening and 0600 hours the following morning. Measurements to be taken in accordance with BS 7445:1982 and a minimum of 3.5 metres from the façade of the property.

*Reason:- In the interest of residential amenity, in order to ensure that the neighbouring dwelling houses are not subject to excessive noise.*

9. Prior to work commencing on the construction of any part of the proposed development, a noise management plan shall be submitted to and approved by the Council as Planning Authority, in consultation with the Council's Head of Public Protection. This shall include full details of noise monitoring formats, monitoring locations, frequency of record keeping and details of corrective actions.

*Reason:- In the interest of residential amenity, in order to ensure that the neighbouring dwelling houses are not subject to excessive noise.*

10. Notwithstanding the generality of the conditions 7, 8 and 9 of this permission, no unloading of vehicles carrying unprocessed fish or loading of vehicles with empty fish harvest tubs or similar containers for transporting fish, shall take place outwith the hours of 0700 to 2200.

*Reason:- In the interest of residential amenity, in order to ensure that the neighbouring dwelling houses are not subject to excessive noise, having regard to the level of noise associated with the operation of the forklift truck required for carrying out these operations.*

11. No external storage of equipment, materials, finished product or waste product shall take place outwith the buildings or designated storage areas with the exception of containers required for transporting unprocessed and processed products.

*Reason:- In the interest of visual amenity, having regard to the factory's location within the Lynn of Lorn National Scenic Area*

12. There shall be no storage of materials, equipment, finished product or unprocessed product within the triangular area of ground located on the northern side of the goods yard.

*Reason:- In the interest of visual amenity, having regard to the factory's location within the Lynn of Lorn National Scenic Area*

13. All floodlighting provided shall be directed onto the factory area and must be adequately shrouded to prevent light spillage affecting areas outwith the factory premises, to the satisfaction of the Council as Planning Authority.

*Reason:- In interests of the amenity of the occupiers of nearby properties.*

14. The onboard refrigeration plant of all vehicles parked up at the site for more than 30 minutes shall be operated using mains electrical supply only.

*Reason:- In interests of the amenity of the occupiers of nearby properties.*

15. The proposed loading area within the goods yard must not be used for the storage of any equipment or materials which would hinder the efficient manoeuvring of vehicles.

*Reason:- In interests of the amenity of the occupiers of nearby properties.*