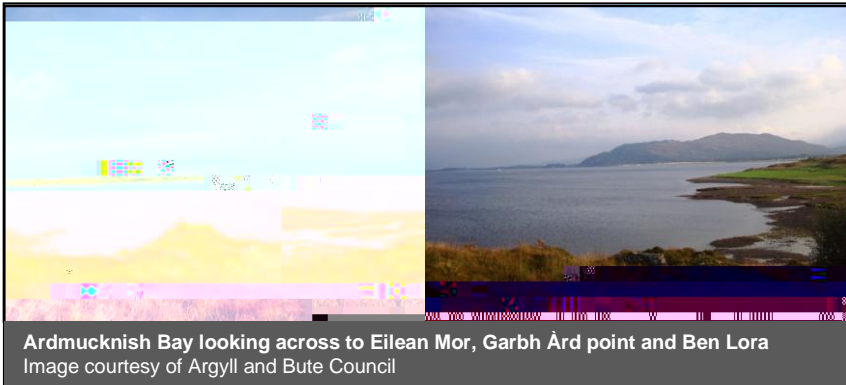


POLICY ZONE A: ARDMUCKNISH BAY AND DUNSTAFFNAGE BAY

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.

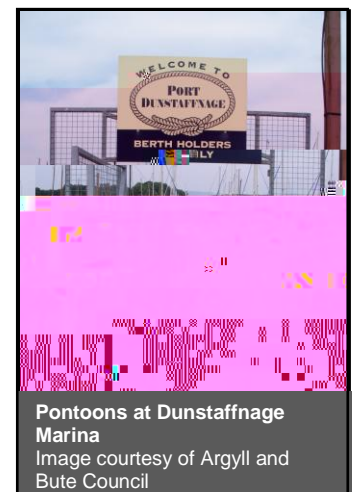
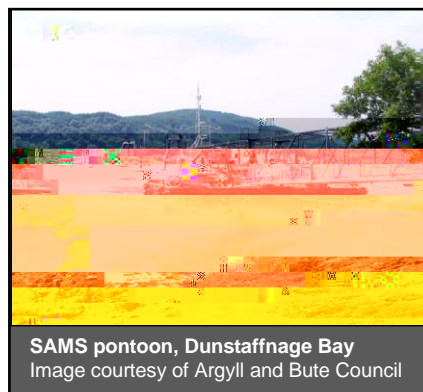


SEASCAPE CHARACTERISTICS

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 Ardmucknish 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.

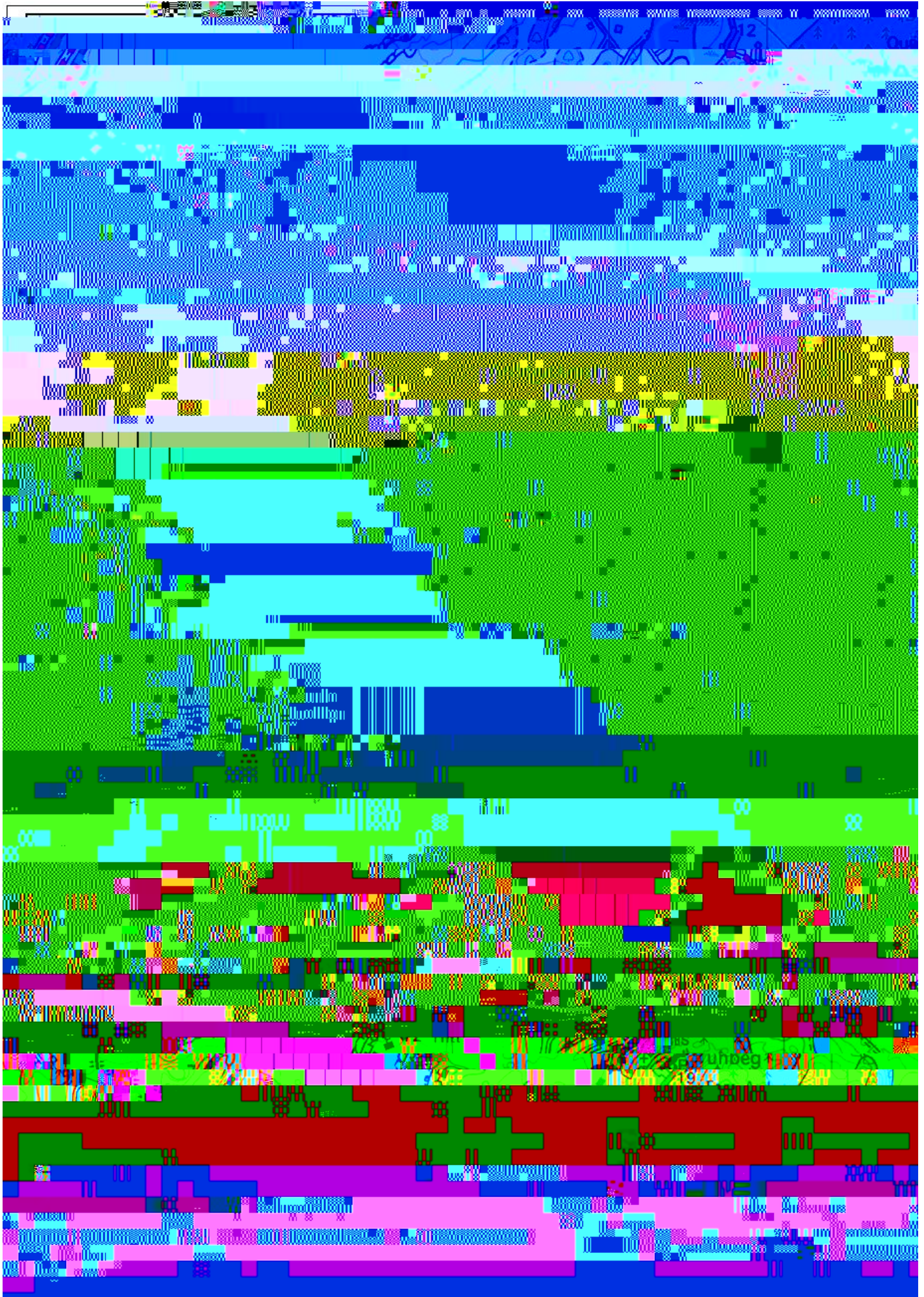
Commercial Shipping

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,

HISTORICAL FEATURES

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

POLICY ZONE A MAP – Current Uses & Activities



POLICY ZONE A MAP – Designations



POLICY ZONE A MAP – Biodiversity Interests & Historic Features



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

	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 Fàilte 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,

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.	

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 Mòr Æ^œ 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 Mòr Æ^œ 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		

Dunstaffnage Estate		
Dunstaffnage Marina		
John and Ronnie Campbell (Marine Pilots)		
Ledaig Caravan Park		
Linnhe/Lorn etc Area Management Group		