marinescotland
Aquaculture Planning Policy

[redacted]
E: fishfarmreview@scotland.gsi.gov.uk

The Scottish Government

The Scottish Salmon Company
Mid-Strome
Lochcarron
Ross-shire
Scotland
IV54 8YH

06 March 2015

Dear Sirs

GRANT OF PLANNING PERMISSION

The Scottish Ministers, having considered your application dated 14 May 2014, hereby grant planning permission under section 31A of the Town and Country Planning (Scotland) Act 1997 (as amended).

APPLICANT:	The Scottish Salmon Company
APPLICATION No:	FFA/WIC/001
NAME / LOCATION OF DEVELOPMENT:	Vacasay, Loch Roag position 58° 13.69N, 06° 47.34W
NATURE OF DEVELOPMENT:	12 no 90m circumference circular cages and 1 no feed barge of 200 tonnes capacity including ancillary cage grid and all moorings. To be used for the farming of Atlantic Salmon.

This is subject to the development being in accordance with the plans submitted and attached hereto as stamped and approved, and to the attached conditions.

Yours faithfully

[redacted]

Bridget Bryden

SCOTTISH GOVERNMENT PLANNING PERMISSION No FFA/WIC/001

SCHEDULE OF CONDITIONS

Condition 1

Subject to Conditions 2 to 11 the equipment shall be as set out in the application and submitted plans and the site operator shall operate the development in accordance with the provisions of the application, submitted plans and all supporting information.
Reason: To ensure that the appropriate mitigation measures, strategies and procedures detailed in the application are implemented in continuing to operate this site.

Condition 2

In the event of equipment falling into disrepair or becoming damaged, adrift, stranded, abandoned or sunk in such a manner as to cause an obstruction or danger to navigation, the developer shall carry out or make suitable arrangements for the carrying out of all measures necessary for lighting, buoying, raising, repairing, moving or destroying, as appropriate, the whole or any part of the equipment.
Reason: In the interests of navigational safety.

Condition 3

The site shall be marked by 2 lit yellow poles, exhibiting a yellow flashing light, character flash one every five seconds (Fl Y 5s) and fitted with a yellow multiplication cross topmark. The nominal range of each light should be 2 nautical miles. One pole should be positioned at the most Northerly corner of the northern cage group and the remaining pole should be positioned at the most Easterly corner of the Southern group of cages. The poles used should be at least 75mm in diameter and not less than 1 meter in height above the sites equipment handrails, the light should be installed on the top of the pole; the visible range of the light should be two nautical miles. The poles should be positioned such that they can be clearly seen by vessels approaching from all navigable directions. The multiplication cross should measure a minimum of 50cm in length by 7.5cm in width and be installed below the light.
Reason: in the interests of navigational safety

Condition 4

The feed barge on the site will be required to exhibit an all round fixed white light, which should be exhibited from a point at least 1 meter above any obstruction. The nominal range of the light should be 2 nautical miles.
Reason: In the interests of navigational safety.

Condition 5

To ensure further mitigation for navigational safety, The Scottish Salmon Company will be required to establish a green conical starboard hand buoy, exhibiting a green flashing light, character flash one every five seconds (Fl G 5s) in position 580 13.739'N, 0060 47.292'W (WGS-84 Datum). The nominal range of the light should be 2 nautical miles. The Statutory Sanction of The Commissioners of Northern Lighthouses must be sought to deploy this new navigation buoy station.
Reason: In the interests of navigational safety.

Condition 6
The finished surfaces of all equipment above the water surface including surface floats and buoys associated with the development hereby permitted (excluding those required to comply with navigational requirements) shall be non-reflective and finished in a dark muted colour unless otherwise agreed in advance with the Planning Authority.
Reason: In the interests of navigational safety.

Condition 7
Throughout the life of the development to which this planning permission relates, no means of artificial illumination, other than that required for navigation, shall be directed "off-site" so that the spread of direct light from any source does not extend more than 100m from the site, without prior written approval from the Planning Authority.
Reason: To protect the amenity at nearby sensitive premises.

Condition 8
In the event that the cages or associated equipment approved by this permission cease to be in operational use for the growing of finfish for a period exceeding three years, they shall be wholly removed and the site restored to the satisfaction of the Planning Authority within 4 months of being notified, unless agreed otherwise in writing by the Planning Authority.
Reason: In order to safeguard the appearance of the area.

Condition 9
The "Raring noise level" generated by the development and associated operations, including sea going vessels, when measured at any noise sensitive dwelling in accordance with the requirements of BS4142:1997 – "Method for rating industrial noise affecting mixed residential and industrial areas", shall not exceed the background noise level by 5 or more Decibels. It is assumed that the "Rating Noise Level" includes an acoustic feature correction of 5 decibels.
Reason: To protect the amenity at noise sensitive premises.

Condition 10
Should any reasonable complaints (by residents in nearby noise sensitive dwellings) be received in respect of noise levels, the developer shall fully investigate these complaints and, to establish noise levels at any affected property, shall undertake noise monitoring which shall be carried out by a suitably qualified noise expert or consultant previously agreed in writing by the Planning Authority and which shall be carried out in accordance with BS4142:1997 – "Method for rating industrial noise affecting mixed residential and industrial areas".
Reason: To quantify the loss of amenity at noise sensitive premises resulting from the operation of the development.

Condition 11
Should any noise monitoring undertaken in accordance with Condition 9 above demonstrate that the noise thresholds in Condition 8 are being exceeded, the developer shall submit a scheme of mitigating measures to the Planning Authority for written agreement within three months of the breach being identified. The agreed mitigating measures shall be implemented within three months of the written agreement or within any alternative timescale agreed in writing by the Planning Authority and thereafter retained throughout the life of the development unless otherwise agreed in writing by the Planning Authority.
Reason: to ensure adequate mitigation is in place to protect amenity at noise sensitive premises.

Notes to applicant

Please be aware that although this site has planning permission you will still need to hold a Crown Estate lease and you should speak to the Crown Estate if your lease is due for renewal.

Please also note that the Aquatic Animal Health (Scotland) Regulations 2009 requires the authorisation of all Aquaculture Production Businesses (APB's) in relation to animal health requirements for aquaculture animals and products thereof, and on the prevention and control of certain diseases in aquatic animals. The authorisation procedure is undertaken on behalf of the Scottish Ministers by the Fish Health Inspectorate (FHI) at Marine Scotland Marine Laboratory.
To apply for authorisation for an APB or to amend details of an existing APB or any site that an APB is authorised to operate at, you are advised to contact the FHI as follows:
Fish Health Inspectorate,
Marine Scotland Marine Laboratory,
PO Box 101,
375 Victoria Road,
Aberdeen, AB11 9DB.
Tel: 01224 295525;
Email: ms.fishhealth@scotland.gsi.gov.uk

SNH have recommended that you contact Marine Scotland to determine if a license to disturb cetaceans in this location will be required should ADDs be deployed.
Should you wish to use ADDs on this site you should contact Marine Scotland Licencing at ms.marinelicensing@scotland.gsi.gov.uk

Vacasay Fish Farm Co-ordinates

Site Co-ordinates

	Cage/Grid Co-Ordinates			
		Latitude	Longitude	OSGB36 Grid Ref:
North Group	NW Corner	58° 13.76 N	06° 47.57 W	NB 1825 3676
	NE Corner	58° 13.81 N	06° 47.52 W	NB 1881 3684
	SE Corner	58° 13.77 N	06° 47.38 W	NB 1894 3676
	SW Corner	58° 13.72 N	06° 47.43 W	NB 1888 3667
South Group	NW Corner	58° 13.64 N	06° 47.27 W	NB 1903 3651
	NE Corner	58° 13.68 N	06° 47.19 W	NB 1911 3657
	SE Corner	58° 13.61 N	06° 47.09 W	NB 1920 3644
	SW Corner	58° 13.58 N	06° 47.17 W	NB 1912 3638
	Site Centre	58° 13.69 N	06° 47.34 W	NB 1897 3660
Moorings Area	NW Corner	58° 13.74 N	06° 47.72 W	NB 1860 3673
	NE Corner	58° 13.89 N	06° 47.56 W	NB 1888 3699
	SE Corner	58° 13.61 N	06° 46.94 W	NB 1935 3642
	SW Corner	58° 13.50 N	06° 47.18 W	NB 1910 3624
	Feedbarge	58° 13.67 N	06° 47.36 W	NB 1894 3656

SCOTTISH GOVERNMENT
Application Ref No: EFA/W1C/001
APPROVED by Scottish Ministers (subject to the conditions of the attached permission)
06/03/15
[redacted]

Vacasay: Loch Roag, Isle of Lewis	Key:	1: 200,000	14/05/2014
General View: Location Survey Map	● Vacasay Site Location	Scale	Date
Figure 1: General View and location of Vacasay site & Loch Roag.			

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Vacasay: Loch Roag, Isle of Lewis	**Key:**	**1: 25,000**	**14/05/2014**
Location Plan: Ordnance Survey Map	**Feedbarge**		
Figure 2: Detailed view of the Vacasay site location (12x 90m circular cages in 2 groups plus feedbarge location).	**Cage Grid location** **Moorings area**	**Scale**	**Date**

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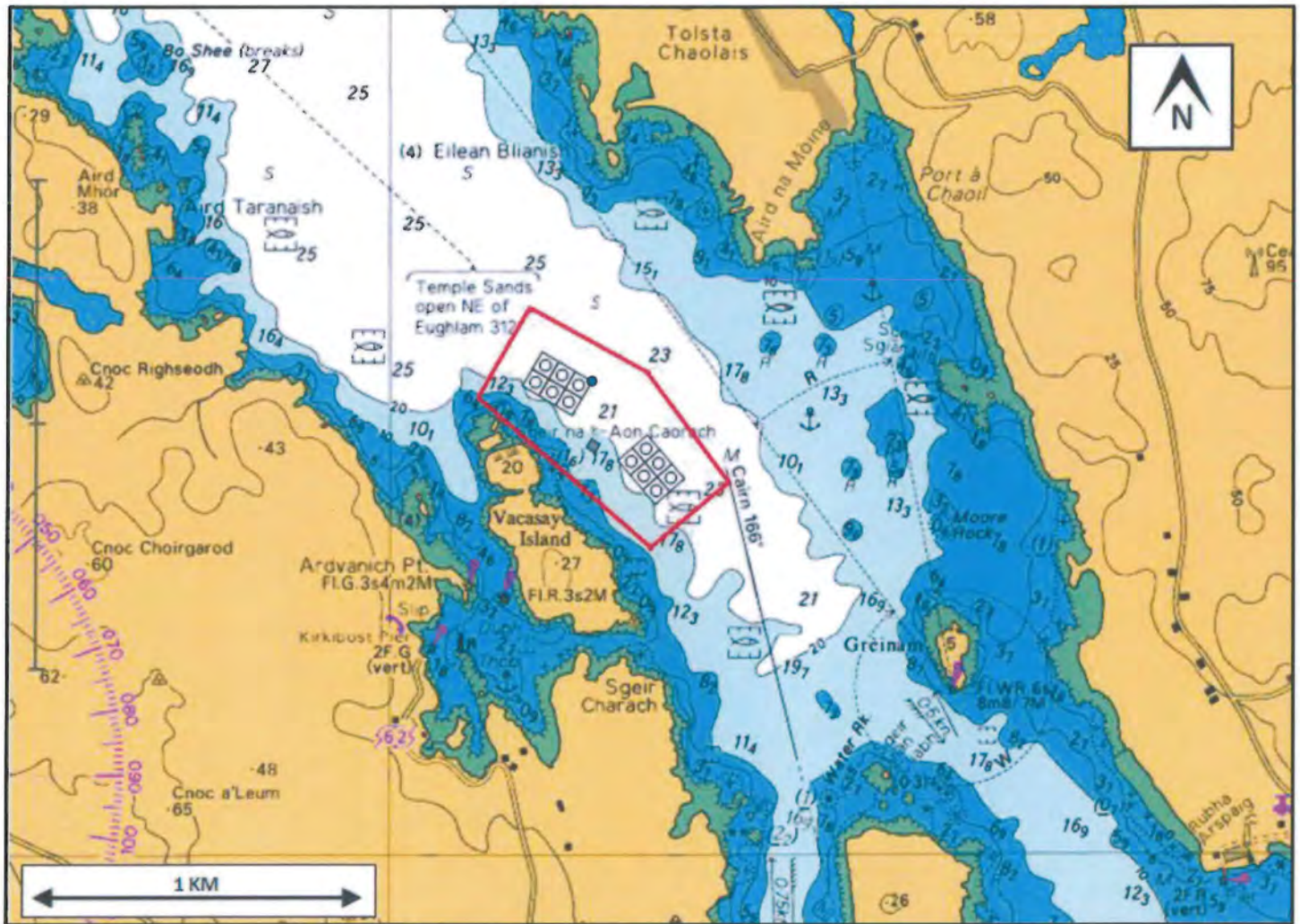

Vacasay: Loch Roag, Isle of Lewis	**Key:** Feedbarge; Moorings Area; Cage Groups; North Cage Group SE Corner (NB 1894 3676)	**1: 10,000**	**14/05/2014**
Admiralty Chart Extract of Site Location		**Scale**	**Date**
Figure 3: Detailed view of Vacasay fish farm. Current site layout for 12 x 90m circular cages.			

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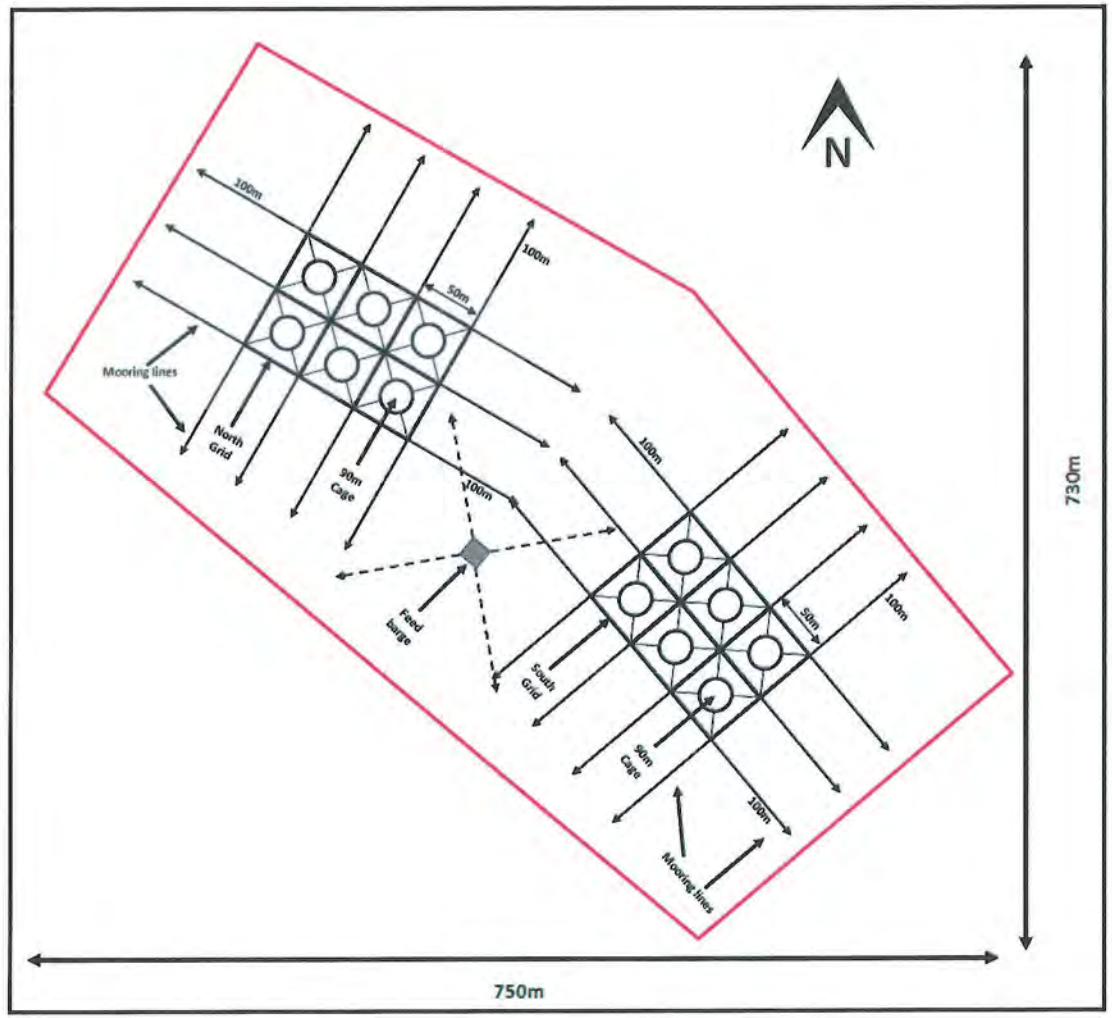

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Vacasay: Loch Roag, Isle of Lewis	Key:		14/05/2014
Detailed Site Plan of Proposed Development.	Cages & Grid Layout Moorings Area Mooring Lines	Feedbarge Feedbarge Mooring Lines	Date
Figure 4: Detailed illustration of the current site layout & moorings: 12 x 90m circular cages in two groups & including feedbarge location.		NOT TO SCALE	