marinescotland
Aquaculture Planning Policy

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

The Scottish Government

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

06 May 2014

Dear Sirs

GRANT OF PLANNING PERMISSION

The Scottish Ministers, having considered your application dated 10 October 2012, 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/017
NAME / LOCATION OF DEVELOPMENT:	Vuia Mor, East Loch Roag,Isle of Lewis Position: E 112653, N 934316
NATURE OF DEVELOPMENT:	14 no 90m circumference cages and 1 x200T feed barge, for the cultivation 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 Kelly

SCOTTISH GOVERNMENT PLANNING PERMISSION No FFA/WIC/017

SCHEDULE OF CONDITIONS

Condition 1

Subject to Conditions 2 to 9 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 means of 2 lit yellow poles, flashing group four yellow every twelve seconds, (Fl(4) Y 12s) and fitted with a yellow multiplication cross topmark. One pole shall be positioned at the most Westerly corner of the group of cages and the remaining pole at the most southerly corner of the group of cages. The poles used should be at least 75mm in diameter and not less than 1 metre in height above the site equipment handrails, the light should be installed on top of the pole, the visible range of the light should be 2 nautical miles. The poles should be positioned such that they can be 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. 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 metre above any obstruction. The nominal range of the light should be 2 nautical miles. The navigation recommendations given above must be installed at the same time as the site equipment.

Reason: In the interests of navigational safety.

Condition 4

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 5

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 sensitive premises.

Condition 6

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 7

The "Rating 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 8

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 amenity at noise sensitive premises resulting from the operation of the development.

Condition 9

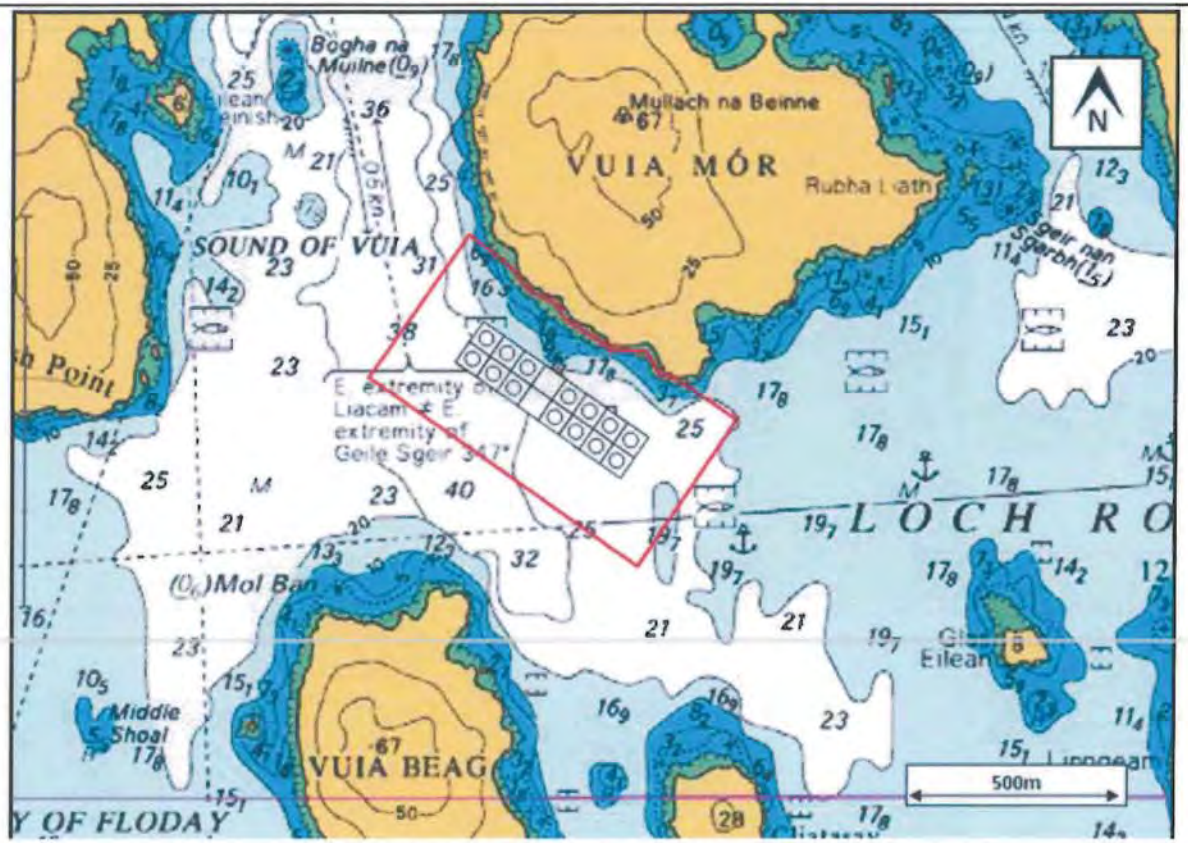
Should any noise monitoring undertaken in accordance with Condition 8 above demonstrate that the noise thresholds in Condition 7 are being exceeded, the developer shall submit a scheme of mitigating measures to the Planning Authority for written agreement within three months of the breach being identified. The agreed mitigating measures shall be implemented within three months of the written agreement or within any alternative timescale agreed in writingby 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.

INFORMATIVE

The UK Hydrographic Office should be notified by The Scottish Salmon Company and all information regarding site positions forwarded in order that Chart BA2515 can be correctly updated.

If the site does not hold an up to date Marine Licence from the Scottish Government, Northern Lighthouse Board would encourage the Scottish Salmon Company to rectify this situation.



Vuia Mor Site Location, West Loch Roag (14 x 90m circumference cages & 200T Feedbarge)	Key: Mooring/ Lease Area; Cages and Grid Area; Feedbarge Location	1: 25,000 (x8 zoom)	10/10/2012
Location Plan		Scale	Date
Figure 1: Detailed illustration of Vuia Mor marine finfish site.			

SCOTTISH GOVERNMENT
Application Ref No. FFANIC/01F
APPROVED by Scottish Ministers (subject to the conditions of the attached permission)
06/05/14
[redacted]

FFA/WIC/017 – Vuia Mor, East Loch Roag, Isle of Lewis, Western Isles

Site co-ordinates

Co-ordinates of site centre point:
E 112653 – N 934316

Co-ordinates of mooring boundary:
58° 12.242 N / 06° 54.031 W (NB 12232 34393)
58° 12.424 N / 06° 53.794 W (NB 12488 34714)
58° 12.188 N / 06° 53.142 W (NB 13094 34230)
58° 12.006 N / 06° 53.378 W (NB 12838 33909)

Co-ordinates of planning boundary:
Same as above

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