

T •

T • T • T • T • T • T •



Areas with potential to accommodate development, subject to criteria, without damaging the landscape character of the area

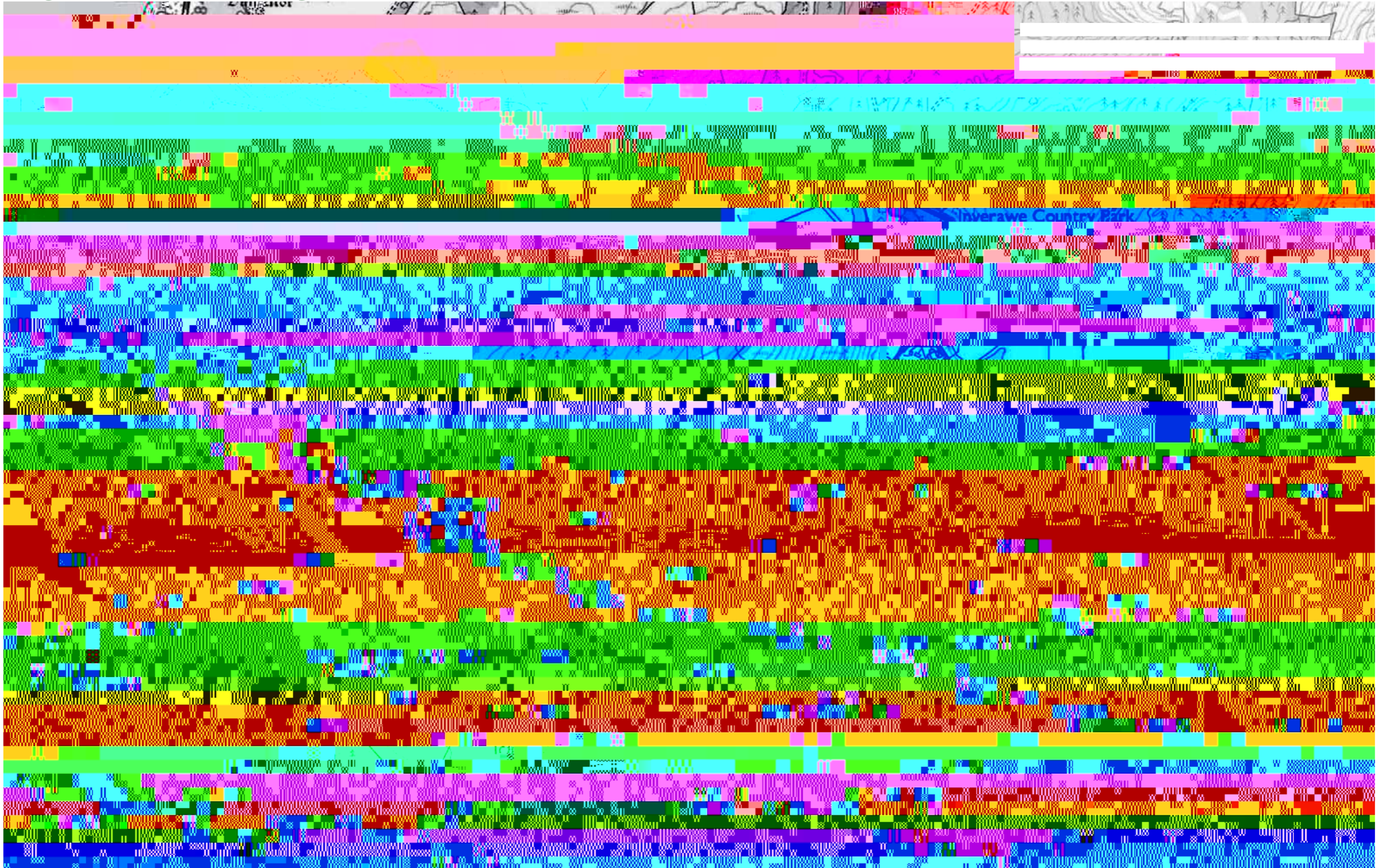


Areas where development is generally unacceptable and would have an adverse impact upon the landscape character of the area



Key viewpoints

All plans at 1:10,000 and orientated north unless stated otherwise.



LN21 INVERAWE HOUSE

Site Description

H\g`ghY`g`cW\hX]b`Ub`5fYUcZDUbcfLà]WE i U]m]bXk]h]b`h\YGB <`
Aci b]U]b; `Ybg@7H

The ROA runs north west to south east along the foot of steep, wooded
\\`g`bX]g`Vci bXXVmh\YÛh`bXUfci bXh\YF]j Yf`5k Ycb`]ggci h`
western edge and by the Old Military road for the most part on the
north. Another minor road serves the Smokehouse, Country Park and
Power Station. Private access tracks also serve a number of cottages and
farm buildings.



LN22 INVERESRAGAN

Site Description

H\gghY'g'cWHX]b'hYGB< ' <]\Hdg'UbXcb'mh'UhfYUcZ'hYFC 5' which is situated within the Area of Panoramic Quality is assessed within this document.

H\Yg'hY'Y h'bxg'Ucb['hY6, () 'k]h' h'YFj'Yf'9g'Y[U'c'k]b['h'fci]\` the centre of the site south into Loch Etive. Numerous other small watercourses dissect the site with the areas to the west of the being particularly boggy ground, with rough scrubland and small stands of k'cc'X'U'X' '9]h'Yf'g'X'cZ'h'Yf'j'Yf'U'Y'U'g'cZ'U'z'c'd'Y'b'd'U'g'i'f'Y'H'Y' slopes to the north of the site provide a dramatic backdrop to the site.

Two large farmsteads, with associated outbuildings, are located at Inveresragan and Blarcreen with a smaller property at Kennacraig.

: fca 'h'fci]\ci h'h'Yg'h'Y'U'Y'U'Y'd'U'c'f'U'a]M'Y'k'g'g'c'i'h' 'U'W'c'g'g'@'W' Etive

Scenic Quality

Medium

Sensitivity to Change

<]\`

Capacity to Absorb Development



@B & J]k 'g'c'i'h' 'U'W'c'g'g'FC 5 'Z'ca' f'c'U'X'1'b'W'c'b



@B & J]k 'U'W'c'g'g'`c'k' `n]b['U'Y'X'g'Z'ca' '6'U'f'W'Y'b



LN23 ACHENRIER

Site Description

H\gghY'g'cWYXk]h]b'hYCB < ' <]\Hcdg@7H'

Only that area of the ROA which is situated within the Area of Panoramic Quality is assessed within this document.

Almost the entire area of the ROA is comprised of commercial forestry]h]f'g'Y'Xk]h' UZk 'Uf[YzcdYb'UYXg'cZfci [\ 'dU]h fY" 5hh\Ybcfh- ern edge of the ROA, the land slopes down very steeply to the A828. The site also slopes down towards the east, at a shallower gradient. To the south the ROA rises to a highpoint of 90m AOD.

The site has limited landscape character of interest and here are no views of note either into or from the site.

A number of small water courses and drainage ditches dissect the site, draining eastwards.

The only development within the ROA is a single large property called Achinreir.

Scenic Quality

Low

Sensitivity to Change

Low

Capacity to Absorb Development

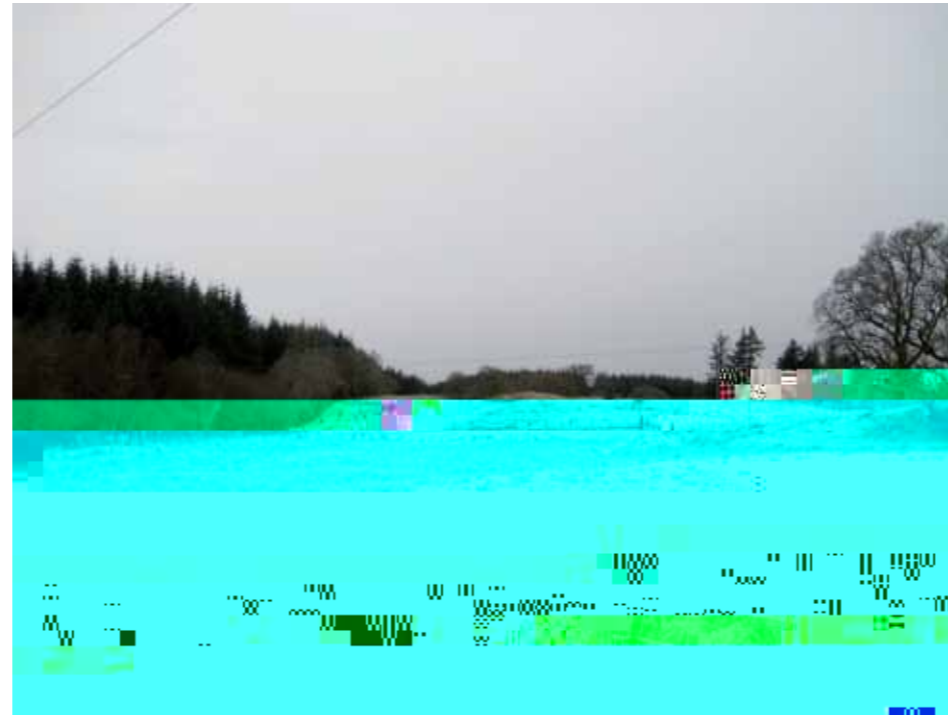
Limited

Areas with potential to absorb development (Orange Areas)

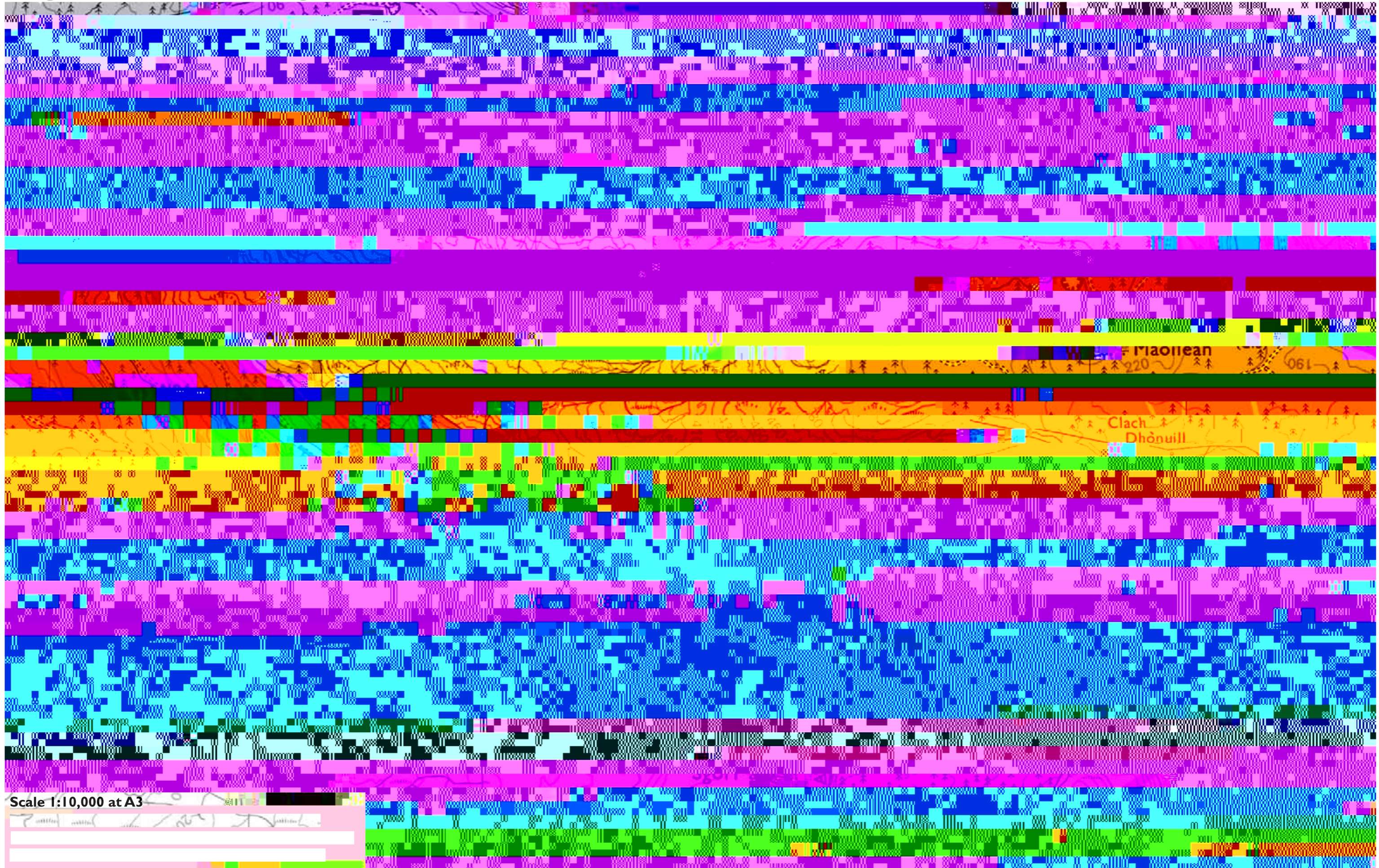
- i' H\YFY'g'dchYb]U'hc UXXcbY'cf'fk c '\ci gY'g'fci bXh\YWffYbh development at Achinreir

Areas not recommended for development (Red Areas)

- i' 7ca a YfWU'Z'fYg'fm'fYU'g'fYbchfYw a a YbXXZ'f'Xj'Ycda Ybh because whilst at present, development could be screened by it and remain unseen in the wider landscape; there is the future felling of these trees to take into account. Development could be left exposed and out of place in the landscape without these trees.
- i' H\YfYU'cZcdYb'UYXg'g'ci X'bchVYXj'YcdYX'U'g'V']X]b]g' (associated access and lighting) here would be highly visible within the wider landscape



@B & !J]Yk 'k Ygh]bhc FC 5 Z'ca 'h\YfcUX'gci h'cZ5WUbf]Yf



LN24 GLEANN SALACH

Site Description

The ROA sits in a high, steep sided valley, rising from 150m to 500m. The ROA is bounded by the B845 to the north and the B845 to the south. A number of small watercourses drain into this river from the valley sides,

Much of the valley comprises dense commercial forestry, and views out are limited. There are no dwellings in the ROA.

There are three forestry access tracks within the ROA. Two of these are on the eastern side, and one cuts through the northern end of the ROA.

Scenic Quality

Low

Sensitivity to Change

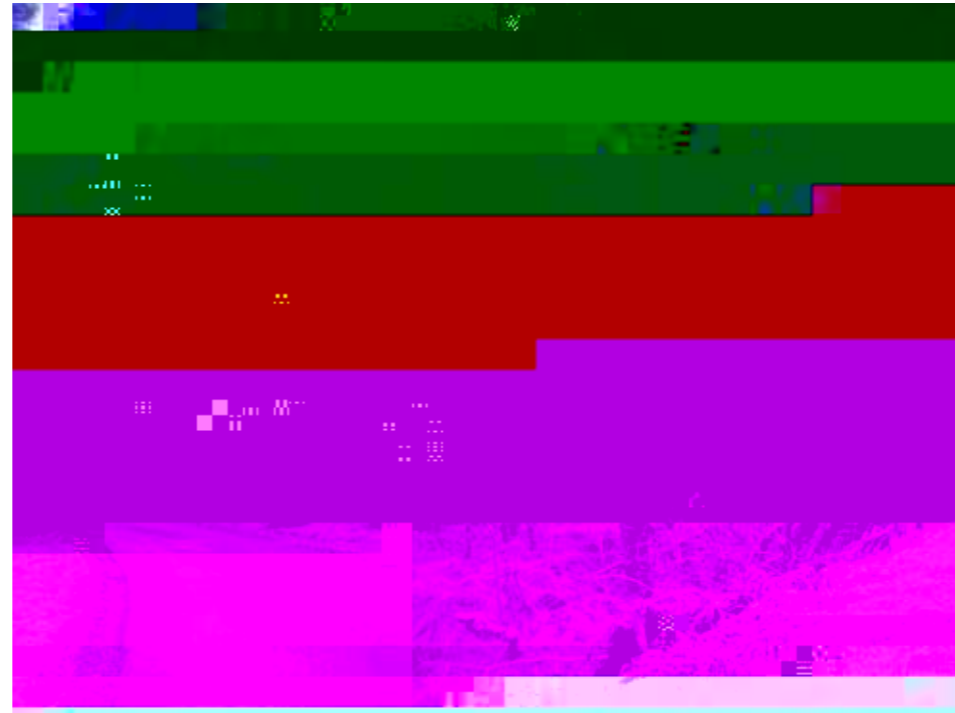
Low

Capacity to Absorb Development

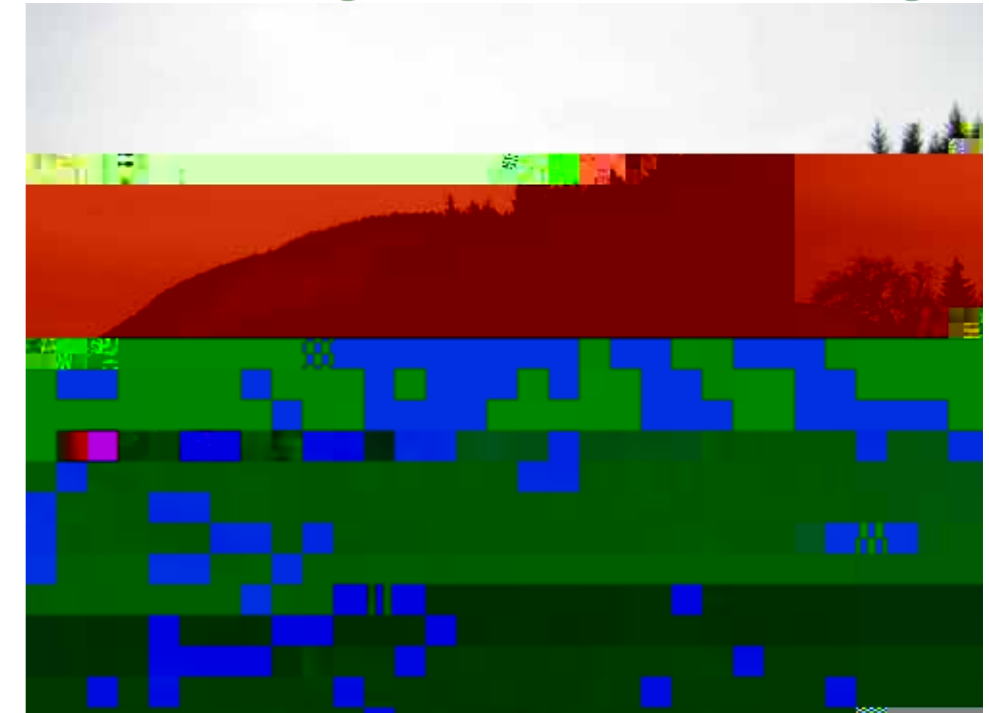
None

Areas not recommended for development (Red Areas)

There are no areas not recommended for development within the ROA.



Map showing the location of the ROA within the LN24 site.



LN24- Low lying clearings along the riverside



Map showing the location of the ROA within the LN24 site.



LN25 SEABANK

Site Description

H\g'ga U'g'hY'g'cW\hX'j'b'UB U'cbU'GWb]W5fYU6Xk]h'j'h'YGB < Lowland Ridges and Moss LCT.

The ROA arcs around a bay and has panoramic views to the north, south and east taking in Loch Creran and North Shian It is relatively low lying, g'cd]b['Zca 'gYU'Y'Y'lc '&Sa '5C 8'H'Y'g'h'Y'Xc'Y'g'b'c'h'\j'Y'U'ng]j]b]U'W'h tree cover.

The ROA contains several properties set along the western boundary with driveways which slope down to the minor road through rough



LN26 SHENAVALLIE

Site Description

H\j'ca U' d'j'j' c'W\YX j'b'UB Uj'cbU'GMb]W5fYU5Xk j'h]b'h'YGB < Lowland Ridges and Moss LCT.

The ROA comprises undulating rough grazing land punctuated with pockets of scrub trees and boggy areas. At its highest point it rises to 46m AOD.

The ROA contains

LN27 BALURE OF SHIAN

Site Description

Lowland Ridges and Moss LCT.

The ROA is low lying- 10m AOD at its highest point and sits on a peninsula leading to Eriska.

To the south west of the minor road is a cluster of small cottages set behind trees, behind the cottages the land rises slightly and is uncultivated. North of these houses on the opposite side of the road is a large farm house with associated outbuildings. Past the farm, the road rises slightly and at its crest is a small cluster of single storey houses.

At the north western end of the site there are panoramic views to the

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Absorb Development

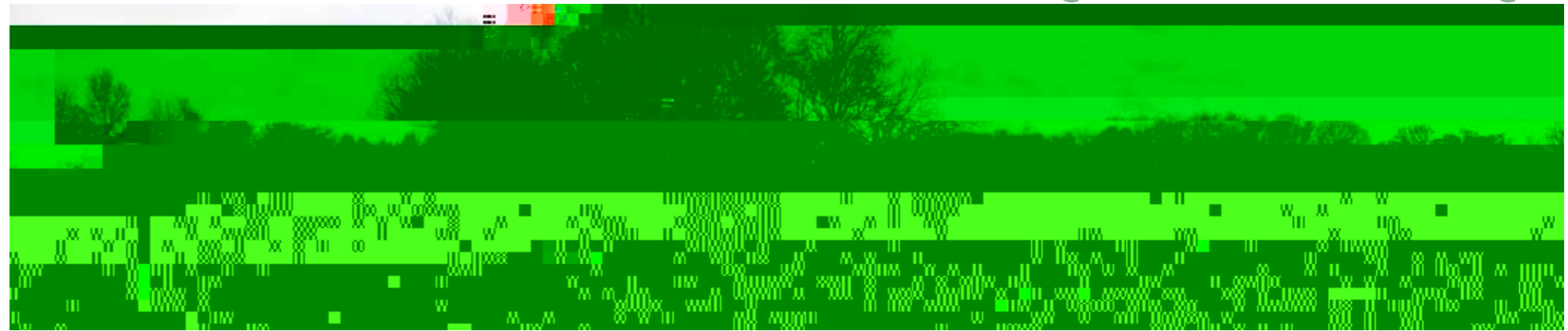
; ccX

Areas with potential to absorb development

(Orange Areas)

should be kept to at most 5 properties to preserve the comparative remoteness of the ROA.

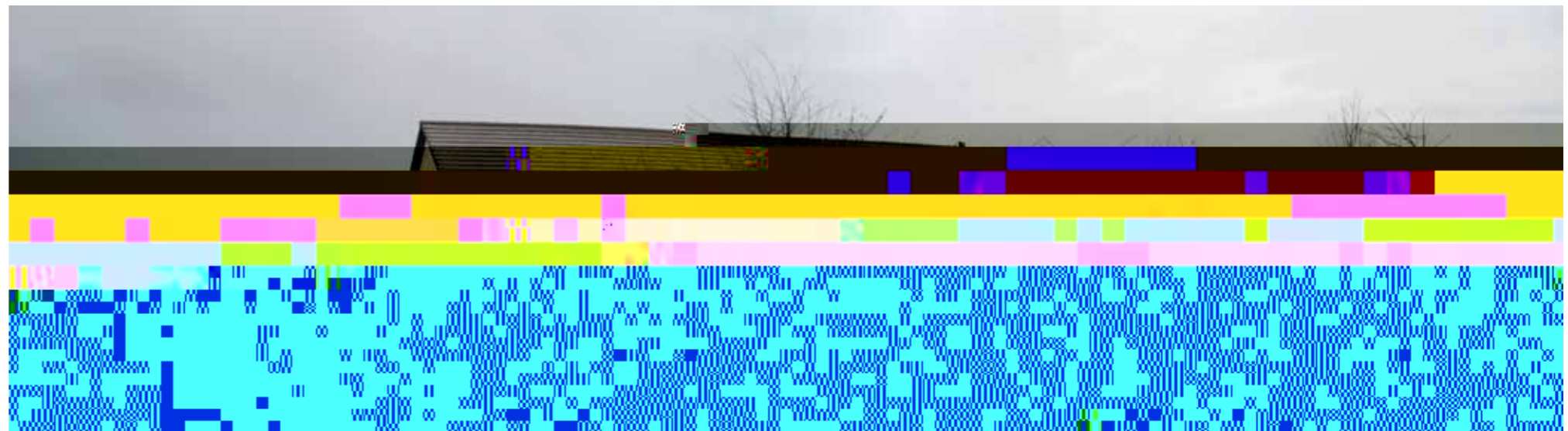
similar scale to the existing housing.



LN26- Scrub trees adjacent to access track



FC 5



LN27 - Existing development at the northern end of the site

f T





LN29 GLEN CRERAN

Site Description

H\g'g'h'g'c'WhX]b'Ub'fYUcZDUbcfUa]WE i U]m]bXk]h]b'hYGB < ' 7fU]m] d'UbX@7H'UbXhYGB < 'Aci bH]b'; 'Yb@7H'

H\YFC 5 'a U]b'mc Wd]Yg'hYj U'Ym]ccfzfi bb]b] 'Zca ; 'U]Xi a ']b'hY' gci h'zbcf'h'lc '9'Yf]WbXh'Yb'gci h'Y]h'lc'; 'Ybi fY': fca ; 'Ybi fY'hY' ROA turns westwards and rises along the hillside to 50m AOD.

The valley is steep sided and enclosed with a mix of natural woodland UbX'Z'fYg'fmd'Ub]h]cbg'cb'h'Y'g'cdYg'H' h'Y'gci h'lg'; 'U]Xi a K ccX' a National Nature Reserve, valuable for its native species woodland and V]cXj Yf]g]h'H'Yj U'Ym]ccf'lg'di bW] U]XV]m]Ubi a V]f'cZg'fYUa g'V]fbg' and lochs. It is a mosaic of boggy land, rough grazing land and mature woodlands.

Dwellings are mainly located in small clusters along the minor road. Some of these are quite large, with walled gardens. There are some newer builds further up the valley with evidence of a man made pond. The public road ends at Elleric where there is a car park, woodland trails and visitor interpretation boards. After Elleric a private road runs to the large \ci eY'e'U: 'Ybi fY'

J]Yk g'fYUa]l 'cZ'cb] 'fUb] YZUa YXj]Yk gi d'UbXX'ck b'h'Y] 'Ybz d'UbcfUa]W]]Yk g'U; 'Ybi fY'UbX'U'h'fYXj]Yk g'Zca 'h'Y'fc'UX'h'fci]\ trees.

Scenic Quality

<]\

Sensitivity to Change

<]\

Capacity to Absorb Development

Limited

Areas with potential to absorb development

(Oran

