



Welcome

The Glengarry Viewpoint is a nationally recognised scenic stop on the A87, located west of Invergarry village, on the road to Skye and Eilean Donan Castle, where Loch Garry below appears to take the outline shape of mainland Scotland.

Covering an area of 3.32 hectares, the proposed Glengarry Viewpoint Visitor Centre development is classified under planning regulations as a 'major' development and, as such, is required to be the subject of pre-application consultation (PAC) prior to the submission of a planning application to The Highland Council. This includes the holding of two drop-in public consultation events, the first of which is today, with a second scheduled to take place later this month.

The Proposed Development

The proposed development will transform the visitor experience at one of Scotland's most celebrated viewpoints, providing high-quality facilities while restoring and protecting this nationally important destination.

In recent years, commercial forestry planted by a previous landowner has obscured the iconic view over Loch Garry, diminishing the experience for visitors.

In addition, informal roadside parking has created safety concerns, congestion, and littering, while the viewpoint suffers from a lack of basic visitor amenities such as toilet facilities.

Designed to sit discreetly within the landscape, the new visitor centre will provide safe, managed parking alongside a café, shop, toilets, and visitor services. A dedicated retail space will also showcase and support local artisans, producers, and businesses.

As part of the proposals, the existing lay-by will be removed and restored to a grass verge, encouraging visitors to use the purpose-built car park and significantly improving road safety. The removal of trees currently blocking the view will once again reveal the breathtaking panorama of Loch Garry, allowing visitors and passing travellers to enjoy one of Scotland's most iconic vistas.

The proposed Glengarry Viewpoint Visitor Centre will restore a nationally important landscape asset while delivering the high-quality support infrastructure expected of a world-class visitor destination.

Similar in scale and purpose to successful visitor facilities at the Old Man of Storr and Corrieshalloch Gorge, the development directly supports Scottish Government's and The Highland Council's wider tourism strategies to enhance visitor support infrastructure and strengthen sustainable tourism across the Highlands and Scotland.

The scale of investment, amounting to some £20 million, is one of the most significant tourism and leisure investments in Scotland in recent years and will generate substantial benefits for both the local and wider economy.

Since 2017, the Mars and Black Sheep group of companies has invested more than £75 million in the hospitality sector in the Highlands, employing more than 170 people, making it one of the largest investors and employers in the Lochaber and wider Highland area. The proposed development will create up to 50 jobs.

Planning History

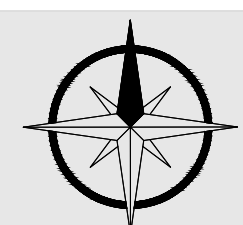
A previous planning application for the visitor centre development was submitted to The Highland Council in August 2025 (Planning Reference No. 25/03188/FUL).

Following detailed consideration of a localised water supply and related drainage issue, very recently raised in correspondence during the application process, the decision was taken to withdraw the current planning application in May 2026.

This necessitated a material change to the red-line site boundary associated with the proposals to satisfactorily address these matters.

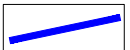
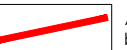
Around the same time, the applicant's project team were made aware, somewhat surprisingly, that The Highland Council intended recommending refusal of the proposals for several reasons.

The new planning application affords the applicant and its project team the opportunity to fully address these concerns in detail.

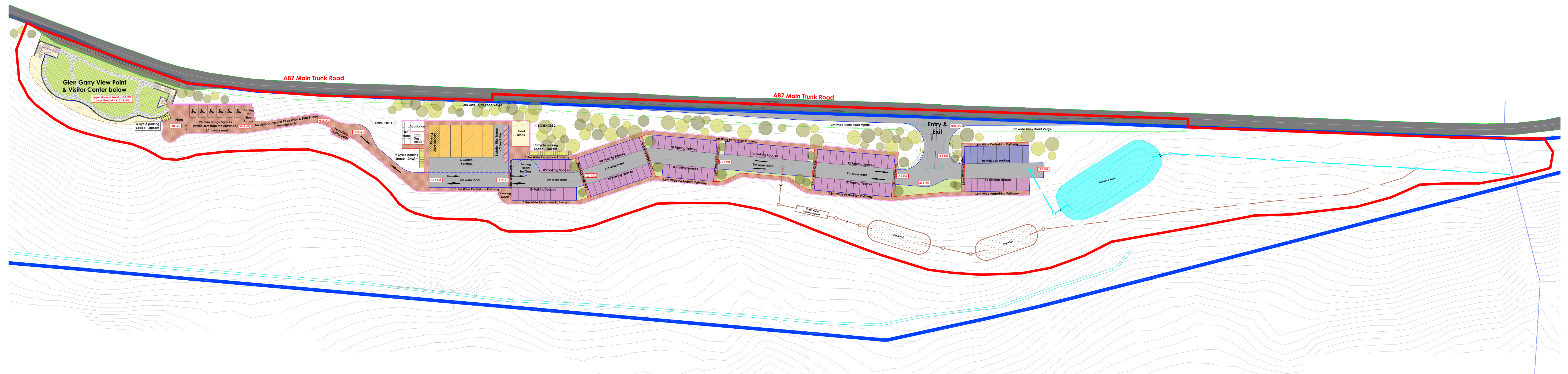


GLENGARRY VIEWPOINT, LOCATION PLAN

LEGEND

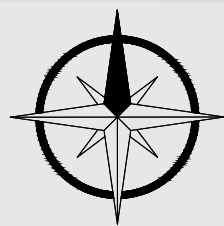
 Ownership boundary line	 Application boundary line
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GLENGARRY
VIEWPOINT
DEVELOPMENT



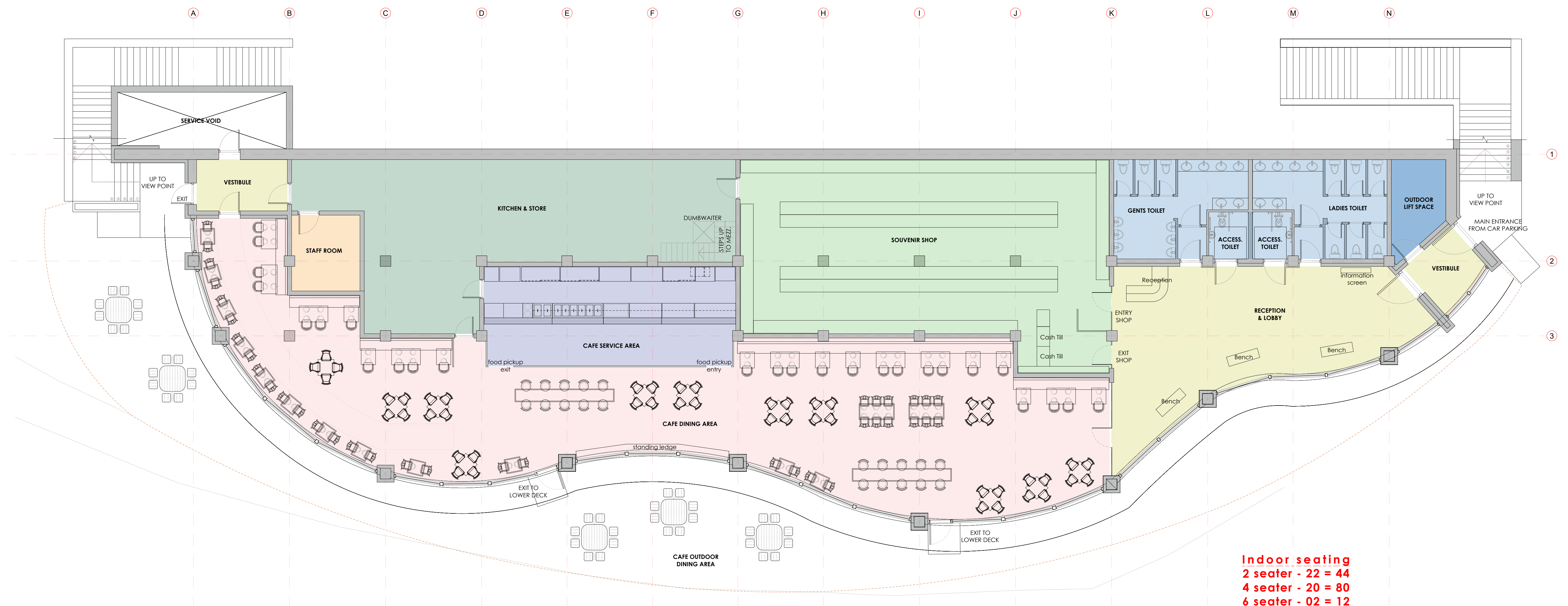
LEGEND

Ownership boundary line	Application boundary line
Proposed roads	Mini Van Parking Bay - 6m x 3m
Pedestrian footpath	Motor Bike Parking
Facility Building	Cycle Parking
Pedestrian crossing	Accessible Parking Bay - 5.5m x 2.5m + 1.2m around
Rock cut face /retaining wall /soil filling	Stock fencing
Contour lines	5' wooden fencing
Car Parking Bay - 6m x 3m	White Gravel
Coach Parking Bay - 15m x 5m	Highland wild-flower & grass meadow
New tree plantation	



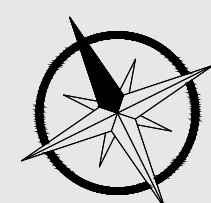
G L E N G A R R Y V I E W P O I N T , S I T E P L A N

G L E N G A R R Y V I E W P O I N T D E V E L O P M E N T



INTERIOR LAYOUT PLAN - LOWER LEVEL

Indoor seating
 2 seater - 22 = 44
 4 seater - 20 = 80
 6 seater - 02 = 12
 counter seat = 20
 stndng ledge = 10
 total = 166
 outdoor sting= 40











Have Your Say

The Pre-Application Consultation (PAC) process offers you the opportunity to learn more about the proposals and gives you a platform to provide valuable feedback and suggestions.

Your feedback is important and will be taken into consideration as the scheme is developed, helping to refine the proposals before formal submission of the new planning application to The Highland Council.

You may make comments on the proposals at this event via the available feedback questionnaire form or through the project website at www.glengarryviewpoint.co.uk using the feedback form, or by writing directly to Farningham Planning Ltd, Daldownie, Borelick, Dunkeld, PH8 0BX or by email to alan.farningham@farnmac.co.uk.

The deadline for feedback following today's event is Monday, 22nd June 2026.

Please note that comments submitted at this stage do not constitute representations to The Highland Council as the planning authority. An opportunity to make representations to The Highland Council will be available following formal submission of the planning application when neighbour notification and publicity will be undertaken at that time.

Next Steps

A second event, giving you an opportunity to view the updated proposals and further shape these by providing comments and feedback, will be held on **Thursday, 25th June 2026** at the **Glengarry Community Hall, Invergarry** between **3.30pm** and **6.30pm**.

Subject to completion of the Pre-Application Consultation (PAC) process and further discussions with The Highland Council and other stakeholders, it is proposed to submit a new amended planning application at the **end of August 2026**.

This new application will be accompanied by supporting information covering a variety of topics including a landscape and visual impact assessment, photomontages, a design statement, transport assessment, peat assessment, planning policy appraisal, water and drainage strategy, construction method statement, socio-economic assessment, and ecological and biodiversity assessments.

Included within this package of supporting information will be a PAC report, confirming what community consultation has taken place and outlining how any feedback received has been taken into consideration in the final proposals. This is a statutory requirement for validation of the planning application.

Applicant : MARS COMMERCIAL PROPERTY HOLDING LIMITED.

**G L E N G A R R Y
V I E W P O I N T
D E V E L O P M E N T**