



Welcome

This is the second of two drop-in public consultation events held in respect of the proposed Glengarry Viewpoint Visitor Centre development. Classified under planning regulations as a 'major' development, it is required to be the subject of pre-application consultation (PAC) prior to the formal submission of a planning application to The Highland Council.

The Proposed Development

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 information services. A dedicated retail space will also showcase and support local artisans, producers, and businesses.

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. A tree felling licence and replanting scheme covers the proposed site and immediate surrounding land.

A localised water supply and related drainage issue very recently raised in correspondence during the application process, necessitated a material change to the proposal's red-line site boundary to satisfactorily address these matters. As a consequence, a decision was taken to withdraw the original planning application (Ref No 25/03188/FUL) in May 2026. 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.

Some Comments from the 1st Consultation.

- “I think this is going to be a great proposal; it's practical for many locals and tourists who look forward to having a decent meal and a relaxing time with their friends and family.”
- “I think the development will be an asset to the village, giving visitors the opportunity to fully appreciate the iconic view of the map of Scotland.”
- “I think the proposed plan will, in the future, give an impetus to local tourism, thus generating more job opportunities in the area.”
- “I love how the proposed building plan integrates with the existing landscape”.
- “In the long term, this proposal will benefit the locals, jobs will be created, and it will also boost the local economy and tourism in the Highlands”
- “It is to the detriment of local amenities.”
- “It is highly inappropriate as it involves development of a pristine site on high ground.”
- “The development will bring no benefits to the local area.”
- “It will no longer be the untouched wild view we currently have.”
- “The proposals are for the Americanisation of a remote area.”

Some Key Issues Raised and the Applicants Responses

1. Impact on the Community and Local Facilities including the Community Hall.

The proposed development will help create opportunities for increased spending within the local economy and support businesses that form part of the local supply chain. Local attractions and facilities including the community hall, will be promoted at the visitor centre as places for people to visit. Furthermore, the applicants are currently in detailed discussions with the University of the Highlands and Islands in Inverness to provide a platform and mechanism to help secure local placements for the projected 50 jobs associated with the proposal.

2. Turning a Publicly Accessible Viewpoint into a For-Profit Operation.

The proposal does not seek to remove public access to the viewpoint. Rather, it aims to invest in and enhance the visitor experience through improved facilities, interpretation, accessibility, and site management. The viewpoint will remain accessible, while revenue generated from the operation will support the ongoing maintenance, management, and enhancement of the site. Without investment, there is no opportunity to improve infrastructure, visitor facilities, or environmental management.

3. Impact on Dark Skies and Light Pollution

Protecting the area's dark skies is a key consideration in the development's design. Any external lighting will be kept to the minimum necessary for safety and security purposes and will be designed in accordance with dark sky principles. Measures will include low-level, downward-facing lighting, timers, motion sensors, and warm-colour temperature fittings to minimise light spill and sky glow. The intention is to ensure that the site's valued night-time environment is maintained, while providing a safe visitor experience. The applicants are very much aware of The Highland Council's evolving Dark Skies policy and guidance, and will ensure compliance with its terms and objectives, which can all be managed and controlled by suitably worded planning conditions.

4. Impact of Additional Traffic and Traffic Management Requirements

A Transport Impact Assessment has been undertaken to understand expected visitor numbers and traffic movements. The development is anticipated to generate a very modest increase in traffic, primarily during peak tourism periods. Appropriate traffic management measures will be implemented including signage, vehicle routing, improved access arrangements and parking management, all in accordance with Transport Scotland standards, resulting in improved safety compared with existing informal stopping and parking practices.

5. Site Entrance Located on a Road with Blind Bends and Hidden Dips

Road safety is a primary design consideration. A detailed assessment of the site access has been undertaken in consultation with Transport Scotland. All necessary improvements, such as visibility enhancements, signage, speed management measures, and alterations to the access layout, have been incorporated into the proposal. As per the requirement of Transport Scotland's design process, the access design has been reviewed by an independent road safety audit team to ensure all aspects of road safety have been addressed. The objective is to ensure that the access operates safely for both visitors and existing road users.

6. Loss of Layby for Free Viewing

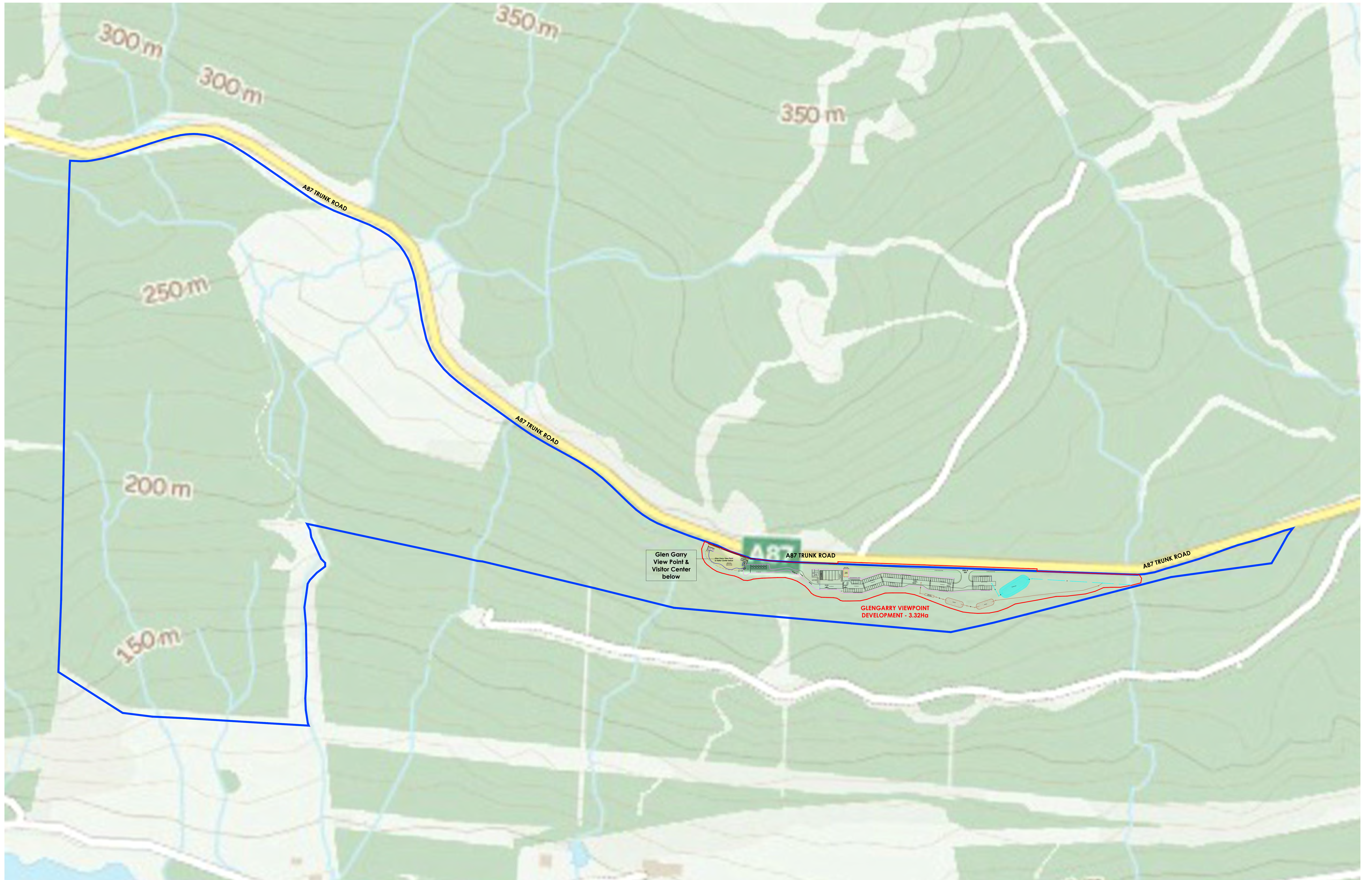
While the existing layby may be altered as part of the development, the proposal seeks to improve the overall visitor experience through safer parking, a better viewpoint, and enhanced facilities. Consideration will be given to maintaining opportunities for short-stay viewing and ensuring that access to enjoy the landscape is not restricted solely to paying visitors. The aim is to balance public accessibility with the need to manage visitor activity safely and sustainably.

7. Greater Noise Impact (Including During Construction) and Impact on the Natural Environment

Construction activities will be temporary (anticipated to be 3-6 months maximum) and managed through a detailed Construction Environmental Management Plan, which will include measures to minimise noise, dust, and disturbance. Once operational, the development is expected to generate relatively low levels of noise consistent with a tourism and visitor attraction use. Detailed environmental assessments have been undertaken to identify and mitigate any impacts on habitats, wildlife, and the wider natural environment. Opportunities for biodiversity enhancement in accordance with adopted policies and guidance have been explored and will form an integral part of the project.

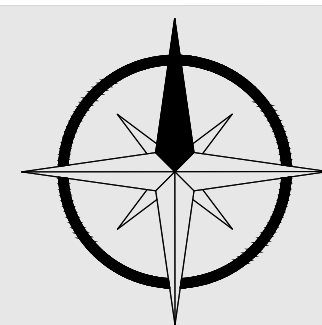
8. Potential for Local Discount Cards and Accessibility for Local Residents

The project team recognises the importance of ensuring local residents benefit from the development. Options such as local resident discount schemes, community access passes or arranging special community events focused on the visitor centre, will be explored as part of the operational strategy. A dedicated retail space will showcase and support local artisans, producers, and businesses. The aim is to ensure that local people continue to enjoy and benefit from the site while supporting its long-term sustainability.



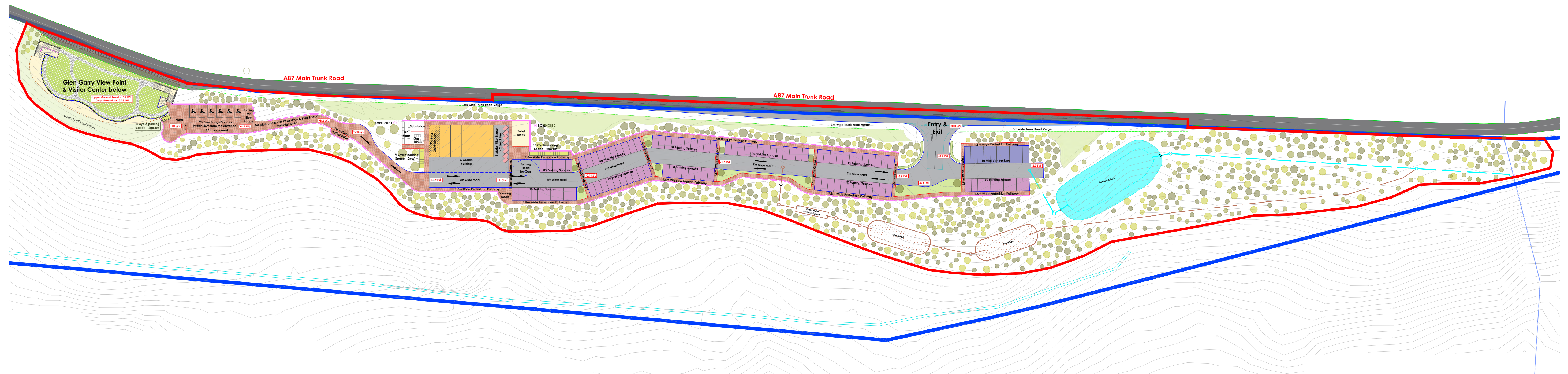
LEGEND

 Ownership boundary line	 Application boundary line
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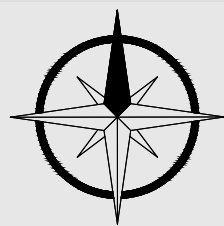


GLENGARRY VIEWPOINT, LOCATION PLAN

GLENGARRY
VIEWPOINT
DEVELOPMENT

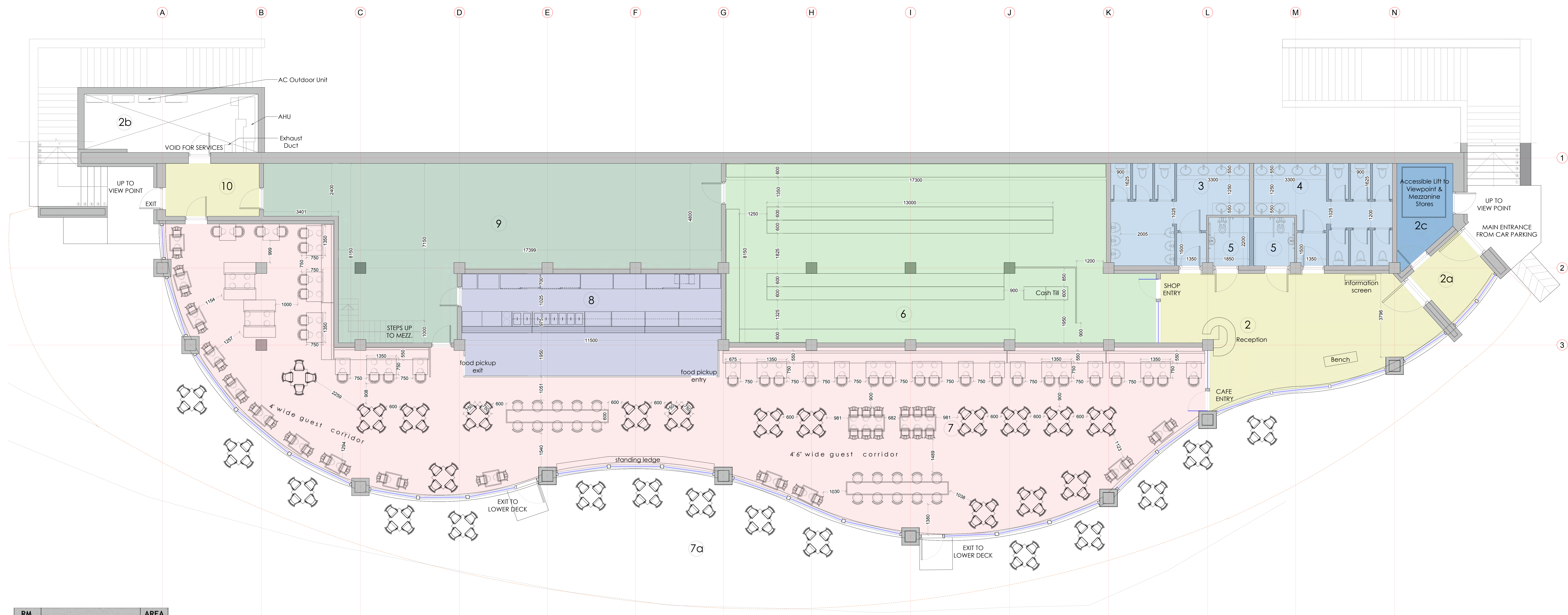


LEGEND			
	Ownership boundary line		Application boundary line
	Proposed roads		Mini Van Parking Bay - 5m x 3m - 10 Vans
	Pedestrian footpath		Motor Bike Parking - 8 motor bikes
	Facility Building		Cycle Parking - 27 cycles
	Pedestrian crossing		Accessible Parking Bay - 5.5m x 2.5m + 1.2m around
	Rock cut face /retaining wall /soil filling		Stock fencing
	Contour lines		5' wooden fencing
	Car Parking Bay - 6m x 3m - 100 cars		Paved Pathway
	Coach Parking Bay - 15m x 5m - 5 coaches		Highland wild-flower & grass meadow
	New tree plantation		



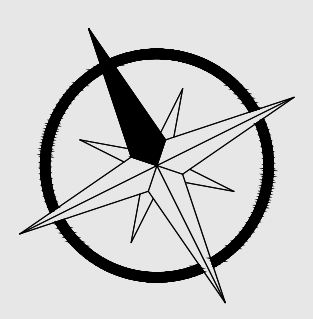
GLENGARRY VIEWPOINT, SITE PLAN

GLENGARRY
VIEWPOINT
DEVELOPMENT



RM. NO.	ROOM NAME	AREA (m2)
LOWER LEVEL		
2	Reception & Lobby	54.97
2a	Vestibule	8.25
2b	Service Area	20.94
2c	Space for Outdoor Lift	10.08
3	Gents Toilet	24.75
4	Ladies Toilet	24.75
5	Accessible Toilet	8.52
6	Shop	147.66
7	Café Dining Area	306.53
	Café Outdoor Dining Area - Lower Deck	310.00
8	Café Service Area	50.00
9	Kitchen & Store (Loft)	110.82
9a	Shop Store (Loft)	121.82
	Service Staircase & Corridor	10.20
10	Staff Room (Loft)	11.00

Indoor seating
2 seater - 27 = 54
4 seater - 26 = 104
6 seater - 02 = 12
counter seat = 20
standing ledge = 10
Total Indoor Seating = 200
outdoor seating= 60



GLENGARRY VIEWPOINT, FACILITY BLOCK DETAIL

GLENGARRY
VIEWPOINT
DEVELOPMENT



G L E N G A R R Y V I E W P O I N T , V I E W 1

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







Have Your Say

This second event of the Pre-Application Consultation (PAC) process offers you a further 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.

Your comments and feedback from the first event held on Thursday 11th June 2026 have already been recorded and are currently being fully considered as part of this process. Examples of your comments and responses from the applicant are detailed on the Introductory Consultation Panel Board.

You may make further 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, 20th July 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

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

This new application will be accompanied by a full suite of architectural and engineering drawings and several documents including supporting information covering a variety of topics such as 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 Pre-Application Consultation (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.

It is also intended to enter into an Informal Processing Agreement with The Highland Council. This will allow for a closer working relationship with Council Officers in monitoring the progress of the new application, and effectively and efficiently responding to issues as they arise through the consultation process, concluding with a recommendation and ultimately a decision at a future Planning Committee.

APPLICANT - MARS COMMERCIAL PROPERTY HOLDING LIMITED.