

From: [Kerr, David](#)
To: [olandi, planning](#)
Subject: RE: 22/02078/PPP - Consultation Notification [NOT PROTECTIVELY MARKED]
Date: 14 December 2022 14:35:20

Classification: NOT PROTECTIVELY MARKED

To whom it may concern,

Having reviewed the documentation, I would support this application on the basis of operational need. The following points are relevant in supporting my view.

The area of land and it's stocking capability are sufficient to justify a resident dwelling house especially as the current farmer is approaching retirement age and already has a substantial farm which will make sufficient demands on his time anyway.

There is no availability of contract or casual labour to support the two holding operation if this development does not proceed. This could ultimately threaten the viability of both units (with all due respect to the farmer, old age is a contributory factor to a lot of welfare problems that this service addresses) and the welfare of the livestock.

This development should secure another generation of farmer on the island in a community which is fragile to put it mildly. The number of livestock on the island is crucial to the future of the community (if numbers decline then viable haulage rates etc are threatened).

My understanding is that there is no availability of alternative housing on the island and that when housing comes up for sale, it's affordability to local workers is very low.

I hope that my report is of assistance to you.

Yours sincerely

David Kerr

-----Original Message-----

From: planning.olandi@argyll-bute.gov.uk [<mailto:planning.olandi@argyll-bute.gov.uk>]
Sent: 14 December 2022 10:29
To: Kerr, David <David.Kerr@argyll-bute.gov.uk>
Subject: 22/02078/PPP - Consultation Notification

Please see Consultation Notification for Planning - Attached

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Non public sector business i.e. does not require protection.

OFFICIAL

Routine public sector business, operations and services.

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OBSERVATIONS ON PLANNING APPLICATION

Our Ref: 22/02078/PPP
Contact: James Jackson
Tel: 01631 567983

Planning Application No: 22/02078/PPP Dated: 9th November 2022 Received:
Applicant: Mr Allan Brodie.
Proposed Development: Site for the erection of dwellinghouse to be used in association with farming business.
Location: Land North Of Ballyhough Outdoor Centre Isle Of Coll Argyll And Bute.
Type of consent: Planning Permission In Principal.
Ref. No(s) of Drg(s) submitted: Series of drawings

RECOMMENDATION: No Objections Subject To Conditions.

Proposals Acceptable	Y
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1. General

(a) General Impact of development	Y
(b) Safety Audit Required	N
(c) Traffic Impact Analysis Required	N
(d) Drainage Impact/Flooding Assessment Required	N
(e) Sustainable Drainage System (SUDS) Provision	N

2. Existing Roads

(a) Type of connection (Road Junction/Footway Crossing)	Y
(b) Location(s) of Connection(s)	Y
(b) Sight-lines. 42m x 2.4m	Y
(d) Pedestrian Provision	Y

Proposals Acceptable	Y/N
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3. New Roads

(a) Widths	Y
(b) Pedestrian Provision	Y
(c) Layout (Horizontal/Vertical alignment)	Y
(d) Turning Facilities (Circles/Hammerheads)	Y
(e) Junction Details (Locations/radii/sightlines)	Y
(f) Provision for P.U. Services	Y

Proposals Acceptable	Y/N
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4. Servicing and Car Parking

(a) Drainage	Y
(b) Car parking Provision	Y
(c) Layout of Parking bays/Garages	Y
(d) Servicing Arrangements/Driveways	Y

5. Signing n/a

(a) Location	
(b) Illumination	

Item Ref.	COMMENTS
1	The proposal is served by a private track situated off the B8071 Ballyhough Farm Road within a rural 60mph speed restriction.
2a	Existing access at the connection with the public road requires upgrading.

Item Ref.	CONDITIONS/ REASONS
2a	Access at junction with public road to be constructed in accordance with Operational Services Drg No SD 08/004a.
2c	No walls, fences, hedges etc will be permitted within 2m from the channel line of the public road. Visibility splays measuring 42m x 2m to be cleared and maintained.
4a	A system of surface water drainage is required to prevent the flow of water onto the public road.
4b	Parking and turning commensurate with dwelling to be provided.
4d	Bin store to be provided at the rear of the service lay.

Notes for intimation to Applicant

(i) Construction Consent (S21)*	Not Required
(ii) Road Bond (S17)*	Not Required
(iii) Road openings Permit (S56)*	Required

*Relevant Section of the Roads (Scotland) Act 1984

Signed: James Jackson, Technical Officer

Date: 14/11/2022

Monday, 14 November 2022



Local Planner
Planning Service
Argyll and Bute Council
Helensburgh
G84 7PG

Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Stepps
Glasgow
G33 6FB

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk



Dear Customer,

North Of Ballyhough Outdoor Centre, Isle Of Coll, Argyll And Bute, PA78 6TB
Planning Ref: 22/02078/PPP
Our Ref: DSCAS-0076266-Y87
Proposal: 22/02078/PPP | Site for the erection of dwellinghouse to be used in association with farming business | Land North Of Ballyhough Outdoor Centre Isle Of Coll Argyll And Bute

Please quote our reference in all future correspondence

Audit of Proposal

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced. Please read the following carefully as there may be further action required. Scottish Water would advise the following:

Water Assessment

- ▶ Unfortunately, according to our records there is no public Scottish Water, Water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private options.

Foul Assessment

- ▶ Unfortunately, according to our records there is no public Scottish Water, Waste Water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private treatment options.

Please Note

- ▶ The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.
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Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

General notes:

- ▶ Scottish Water asset plans can be obtained from our appointed asset plan providers:
 - ▶ Site Investigation Services (UK) Ltd
 - ▶ Tel: 0333 123 1223
 - ▶ Email: sw@sisplan.co.uk
 - ▶ www.sisplan.co.uk
- ▶ Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Customer Connections department at the above address.
- ▶ If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- ▶ Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.

- ▶ The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.
 - ▶ Please find information on how to submit application to Scottish Water at [our Customer Portal](#).
-

Next Steps:

▶ All Proposed Developments

All proposed developments require to submit a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water via [our Customer Portal](#) prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

▶ Non Domestic/Commercial Property:

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at www.scotlandontap.gov.uk

▶ Trade Effluent Discharge from Non-Domestic Property:

Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and laundrettes. Activities not covered include hotels, caravan sites or restaurants.

- ▶ If you are in any doubt as to whether the discharge from your premises is likely to be trade effluent, please contact us on 0800 778 0778 or email TEQ@scottishwater.co.uk using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found [here](#).
- ▶ Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.
- ▶ For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas, so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.

- ▶ The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at www.resourceefficientscotland.com

I trust the above is acceptable however if you require any further information regarding this matter please contact me on **0800 389 0379** or via the e-mail address below or at planningconsultations@scottishwater.co.uk.

Yours sincerely,

Ruth Kerr

Development Operations Analyst

Tel: 0800 389 0379

developmentoperations@scottishwater.co.uk

Scottish Water Disclaimer:

"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."



By email only: planning.olandi@argyll-bute.gov.uk

Argyll & Bute Council
Planning Services
1A Manse Brae
Lochgilphead
PA31 8RD

17 February 2023
Your ref: 22/02078/PPP
Our ref: A3922736

Dear Sir/Madam

TOWN AND COUNTRY PLANNING SCOTLAND ACT 1997

PROPOSAL: Site for the erection of dwelling house to be used in association with farming business.

LOCATION: Land North Of Ballyhough Outdoor Centre, Isle Of Coll, Argyll And Bute

Thank you for consulting us on the above proposal dated 9 November 2022 and apologies for the delay in responding to you.

The application is for a single dwelling house on land close to Ballyhough Outdoor Centre Isle Of Coll that forms part of Totamore Dunes and Loch Ballyhaugh Site of Special Scientific Interest (SSSI), designated for its extensive dune and machair system and vascular plant assemblage. The dwelling house is for the farmer of Ballyhough to facilitate the continued farming of the immediate area at Ballyhough.

There are natural heritage interests of national importance on the site, but these will not be affected by the proposal.

The development site is located outside the key machair and dune habitat in an area that is considered important, principally for the nationally-rare orchid, Irish lady's tresses (*Spiranthes romanzoffiana*). This plants preferred habitat is wet grassy places such as marshy meadows. The development site does not appear to be the preferred habitat and our records do not show any sightings closer than 50m from the plot therefore it is unlikely that the integrity of the SSSI will be affected.

Our advice is that the applicant should familiarise themselves with the species and take care to avoid storing building materials on the ground around the plot thereby ensuring any disturbance is contained within the plot boundary or nearby hardstanding.

It is for the planning authority to determine, within the context of its own policies, whether conditions are necessary to secure the mitigation set out above.

If you wish to discuss this further please do not hesitate to get in touch.

Yours faithfully

Sally Weaser

Operations officer - Operations West

sally.weaser@nature.scot

From: Robins, Paul (NRS) <Paul.Robins@glasgow.gov.uk>
Sent: 16 December 2022 14:29
To: olandi, planning; Shaw, Emma
Subject: 22/02078/PPP - Site for the erection of dwellinghouse to be used in association with farming business | Land North Of Ballyhough Outdoor Centre Isle Of Coll Argyll And Bute (OFFICIAL)

OFFICIAL

Dear Emma,

I refer to the above planning application downloaded recently by the West of Scotland Archaeology Service to assess any archaeological issues raised by the proposals.

The application lies within an area of archaeological sensitivity and potential based on the presence of recorded sites of prehistoric, medieval and later date in the surrounding landscape which we consider has the potential to produce buried remains of any period. The site lies some 250m East of and in full view from An Caisteal, a prehistoric fort of national significance (though not currently a Scheduled Ancient Monument) and it seems likely that the proposals will form an additional minor detrimental aspect to its current landscape setting. The proposal is large enough in scale in terms of its proposed ground disturbance and in a greenfield area where construction could well reveal buried archaeological remains of any period. As such a potential archaeological issue is raised by the proposals.

Government policy as set out in Scottish Planning Policy is that planning authorities should ensure that prospective developers arrange for the archaeological issues raised by their proposals to be adequately addressed. Where the degree of archaeological significance or survival is uncertain I would advise the Council to consider attaching an archaeological watching brief condition to any consent they may be minded to grant. The suggested wording of such a condition is given below. This is based on current best practice and experience, and reflects the principles outlined in Planning Advice Note 2/2011:-

“The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Planning Authority, during all ground disturbance. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record, recover and report items of interest and finds. A method statement for the watching brief will be submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority prior to commencement of the watching brief. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority and to the West of Scotland Archaeology Service in writing not less than 14 days before development commences.”

The applicant or developer will need to secure the services of a professional archaeological contractor to undertake the watching brief. An informal list of such contractors is available on our website www.wosas.net for the developer's use in securing the required works, should the Council grant consent with the condition recommended above.

The watching brief would be required on the initial stages of proposed ground disturbance associated with the proposals. This will include the initial stages of construction, such as the removal of turf or topsoil. It may be possible for this initial stage of works to show that there are no archaeological remains present on the site, but if not then the subsequent deeper excavations should also be watched. If buried remains are identified there may be a requirement for further stages of archaeological works in order to properly excavate and record them before or during further development as necessary. This could include further excavation and any post excavation analyses or publication of the results if warranted.

Please contact me by email if you require any further information or advice.

Regards

Paul



Paul Robins
Senior Archaeologist
West of Scotland Archaeology Service
231 George Street, Glasgow, G1 1RX
Tel: 0141 287 8335 email:
Paul.Robins@wosas.glasgow.gov.uk



**WoSAS Archaeological Impact Mitigation System – Recipient of a Commendation in Development Management,
2014 Scottish Awards for Quality in Planning**

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Proud host of [2023 UCI Cycling World Championships](#) 3-13 August 2023

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