

Core Path Report for New Path NP017 Roseneath to Caravan Park

1. Proposed Core Path



2. Summary of Representations Received

Representation	Respondent Name	Organisation/ Group	Objection Summary	Respondents proposed action	Respondent Ref No.	Objection withdrawn
Objection	Michael McManus		Core Paths Plan insufficient	Include this path as a core path	P107	

3. History of Access

- i. Right of Way Status: None
- ii. Recorded Access Issues: None

4. Site Visit

Photographs of the path and surroundings with comments



1. Looking south towards caravan park at the southern end of the path



2. End of footway, north of caravan park entrance



3. Narrow verges looking south from lay-by



4. Narrow verges looking north from lay-by



5. Narrow verge towards Roseneath



6. Verge blocked looking South



7. Verge at boatyard-South



8. Verge at boatyard-North



9. Verge North of boatyard



10. End of NP017 at Roseneath.

5. Alternative Route/s

N/A

6. Consultation with Objectors & Other Interested Parties

Extending this path will link Roseneath and Kilcreggan by a low level route.

7. Access Officer's Initial Comments

This proposed path provides a missing link between the southern end of Roseneath and the start of C286 (a) which leads along the coast to Kilcreggan past the Caravan Park. This is part of a route along the road which was proposed as an Aspirational Path because the road with its narrow verges and incomplete footway was felt to be too dangerous to promote as a Core Path.

Because the road is quite narrow and runs along a steep bank down to the shore this is likely to be a costly project to provide a footway along the eastern side of the road. Providing a footway along the opposite side of the road would require two crossings which would make the path less attractive to users.

The Council is currently considering an application for a substantial development at Camsail Works on the shore side of the B833. This would be for a development including a mooring basin, 9 dwellings with 'live-work' space, 45 townhouses and 121 apartments, 2 workshop units, 1 restaurant, retail units and associated public realm works including walkways, public square, children's play area and landscaping. A development on this scale could through a Section 75 Agreement provide the required footway. The Application is yet to be determined and even if it is given Planning Approval it could be several years before the development starts. Therefore there is no guarantee that a path will exist within two years of the Core Paths Plan being approved, which is the timescale set by the Scottish Government.

For more information about the proposed development;

<http://publicaccess.argyll->

[bute.gov.uk/publicaccess/caseDetails.do?keyVal=KNHYVNCH0BY00&caseType=Application](http://publicaccess.argyll-bute.gov.uk/publicaccess/caseDetails.do?keyVal=KNHYVNCH0BY00&caseType=Application)

I think that although this section of road is not as busy as some, it is the main road between Kilcreggan and Roseneath and traffic volumes are likely to be quite high. In view of the potential risks to pedestrians in particular I do not think that this path should not be proposed as a Core Path but should remain an Aspirational Path until such time as a continuous footway can be constructed along this section of road.

Conclusion - I am recommending that this path NP017 continues to be proposed as an Aspirational Path until such time that the section of path between Roseneath and the Caravan Park can be constructed.

8. Advice received from the Access Forum

9. Access Officer's Final Recommendations

10. Appendices

Appendix I. Copies of the representation received during the formal consultation Representation from Michael McManus

P107

Grierson, Douglas

From: [REDACTED]
Sent: 16 January 2011 23:51
To: Grierson, Douglas
Subject: Re: Core Path Plan Consultation
Attachments: ABC CPP Comments.docx

Hi Douglas,

How has the winter weather been affecting the sunny south west?

I have managed to have a quick look at the CPP maps, they do take a while to download, concentrating on the Rosneath Peninsula.

I note the comments I submitted regarding CP status of a route along the B833, to the south of Rosneath, creating a circular route based upon Kilcreggan have not been taken up. As I did not get a response on the comments I am wondering if they got to you. I submitted them through Aii Hibbert as part of my LAF response comments back in June 2009. I had intended to follow up and check they had been received but I neglected to do so.

My comments regarding the B833 still apply and, if you wish, I could provide you with the information enabling the links to be described.

I also commented on the apparent categorisation of the West Highland Way north of Tyndrum. I see this has changed in this edition of the CPP, up to Forest Lodge at Victoria Bridge, but the route beyond the Lodge to up to Ba Bridge is not a CP.

My comments on the B833 and WHW south of Ba Bridge are still valid so are attached for your consideration. I am sending the original document containing my comments so please ignore the comments covering the route between Tyndrum and Forest Lodge.

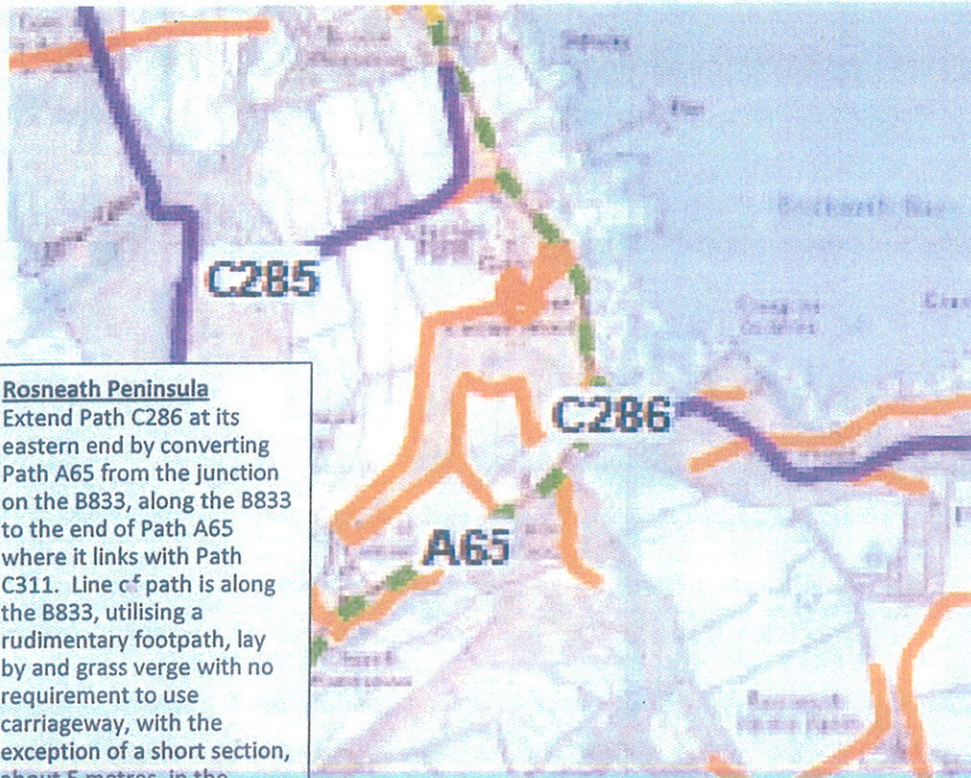
I have also comments to submit concerning the alignment and categorising of paths at the Peaton Hill and a suggestion for an additional CP in Camsail Wood, located just south of Rosneath. I shall submit these shortly.

Regards

Mike

In a message dated 14/01/2011 15:19:28 GMT Standard Time [REDACTED] writes:

MAP 4 – HELENSBURGH & LOCH LOMOND



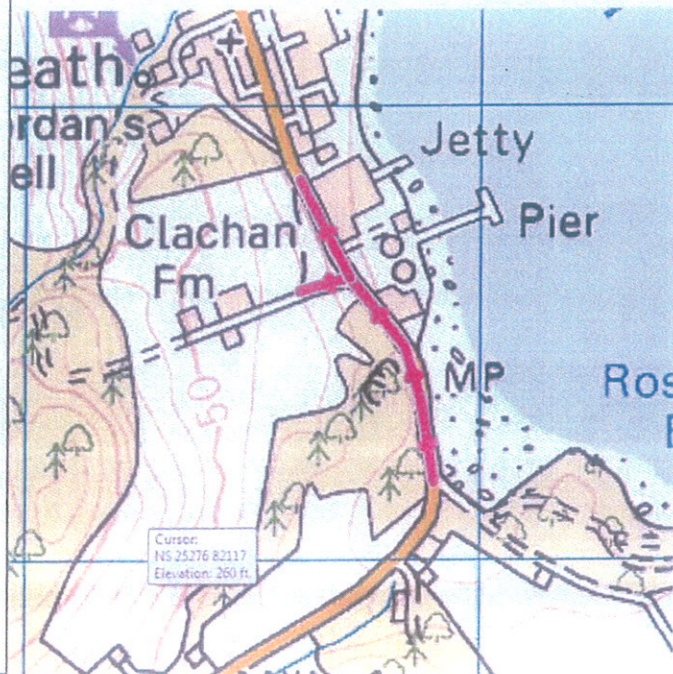
Rosneath Peninsula

Extend Path C286 at its eastern end by converting Path A65 from the junction on the B833, along the B833 to the end of Path A65 where it links with Path C311. Line of path is along the B833, utilising a rudimentary footpath, lay by and grass verge with no requirement to use carriageway, with the exception of a short section, about 5 metres, in the 30mph area at the southern end of Rosneath.

Connect to Core Path the short section of SPR link this extension to Path C285. This is a tarmac farm road.

Extending C286 will link Kilcreggan and Rosneath by a low level route and create a circular route between the two communities.

No "on the ground" works are required and planning permissions have been granted for the building housing on two sections of land to the east of the B833 which include provides the provision on roadside pavements, one of which will remove the 'non-grass verge' section of the proposed extension of Path C286.



Appendix II. Copies of relevant correspondence

Appendix III. Copies of responses additional consultations

Appendix IV. Additional supporting documents