

Mr. Steve Gove
Planning Department – Argyll & Bute Council
Milton House
Dunoon
Argyll
PA23 7DU

Kilbowie House, Gallanach Road, Oban, Argyll, PA34 4PF

Telephone

Mobile

Email Address:

Our Ref: MCC/LBO

Your

Ref:SG/10/

02077/PP

Date 16/03/2011

If phoning or calling ask for: Marina Curran-Colthart

Website

Dear Steve,

**TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)
PROPOSAL: ERECTION OF DWELLINGHOUSE ON LAND WEST OF ARDARE,
COLINTRAIVE**

I write in response to your letter dated 14th February 2011 with supporting information which raises concerns about the impact of this proposed development on European Protected Species i.e. Red Squirrel, Otter, Bats, Pine Marten and other local species. I note that this area is designated as a National Scenic Area and is identified in the Argyll and Bute Local Plan as 'Countryside around Settlement'. The area has also a Tree Preservation Order in place.

I visited the site on 23 February 2011 and attach my observations- the Biodiversity Assessment Sheet along with some photographs of the site.

In conclusion, the impact of this development does not support 'LP ENV 2- *Impact on Biodiversity*' which I would deem to have a negative impact due to loss of important trees which are subject to a Tree Preservation Order and the unacceptable impact on European Protected Species and species of local interest.

If you require any further information please do not hesitate to contact me.

Yours sincerely

Marina Curran-Colthart
Local Biodiversity Officer

BIODIVERSITY ASSESSMENT SHEET – PLANNING

Assessed by:

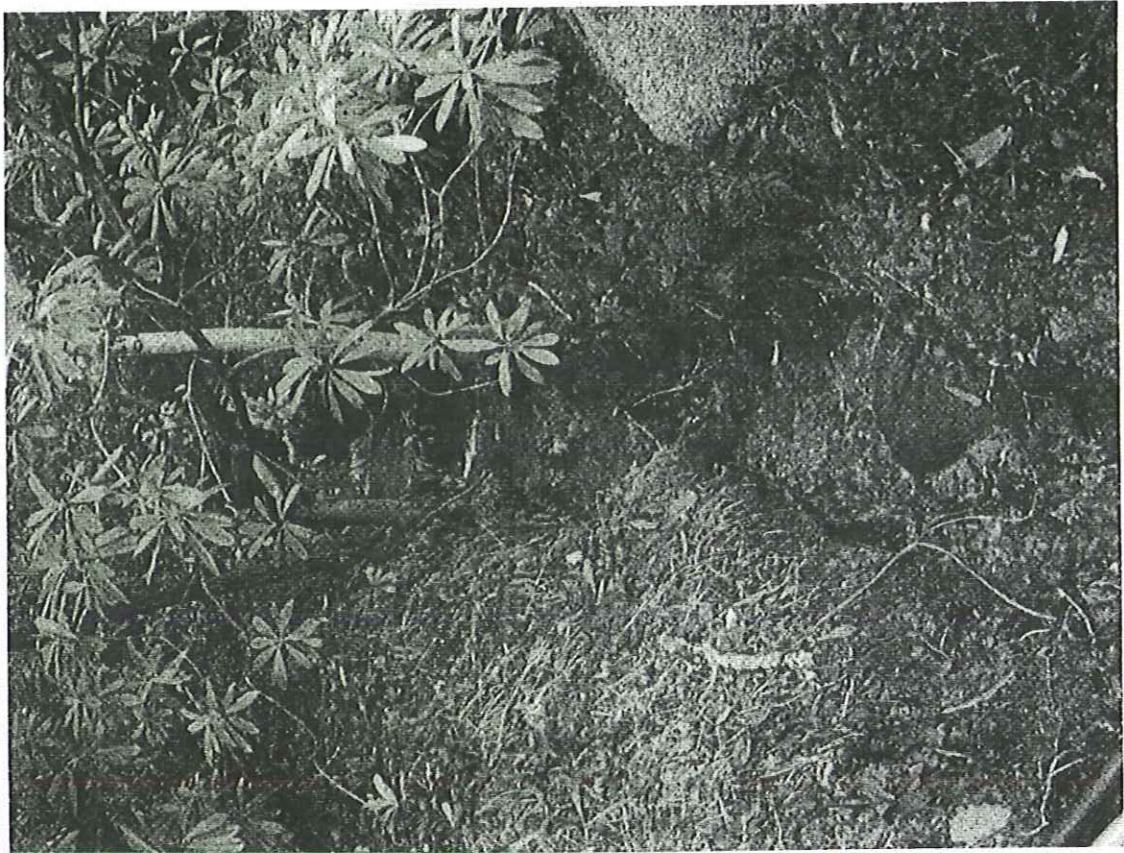
Ref: SG/10/02077/PP	Date: 23 Feb 2011	Application Details:	Single two story residence on a woodland site with TPO's Colintraive.
Planning Office: Dunoon		Planning Contact:	Steven Gove
CHECKED AGAINST:			
Argyll & Bute Local Biodiversity Action Plan		Woodland- Native- Coastal Veg. Shingle, Otter, Bats and Red Squirrel	
Scottish Biodiversity Action List		yes	
UK Biodiversity Action Plan		yes	
Designations (SINCS, SSSI etc.)		National Scenic Area	
PAN-Biodiversity		Yes PAN 60	
Argyll & Bute Local Plan		Countryside around Settlement designation and LPENV 2- Impact on Biodiversity	
Argyll & Bute Structure Plan		yes	
PLANNING DOCUMENTS:			
Environmental Impact Assessment		no	
Strategic Environmental Assessment		no	
Scoping Exercise		no	
Consultants – previous contact		no	
Communication with Consultees (SNH etc.)		Yes and Officer in charge of TPO'S	
CONCLUSION			
I visited the site on 23 February 2011. I walked the boundaries and noted <i>Rhododendron ponticum</i> along the roadside and several bushes dispersed thro' out the North East of the site. I noted there is also a burn to the south west of			

the site and checked for presence of Otter (spraints/lying up areas, holt)- no evidence. I found no evidence of Red Squirrel either a drey, evidence of chewed nuts or sighting or Pine Marten. Bats have been sighted by neighbours, consult with Argyll and Bute Council Planning Case Officer as to appropriateness in view of the Local Plan and designations. TPO on this site and extending along the coastline. Shrubs are mostly *Rhododendron ponticum*- no problem with these being removed and disposed of as for Invasive Non-Native Species best practice. Re Lichens and Bryophytes are consistent with the area and not contentious.

In summary, I have viewed the site and believe that any development here would contravene LP ENV 2- Impact on Biodiversity due to loss of important trees which are subject to a Tree Preservation Order, unacceptable impact on European Protected species and species of local interest.



Out flow of burn to the sea



burn with *Rhododendron
ponticum*



Fern and spagnum moss with beech
nuts



wet area



view from
beach



proposed site of house behind front tree
edge.



edge of house and proposed parking
are



site of house



possible loss of tree to the
right



evidence of rhododendron
ponticum



Acess through Rhododendron p.



to road
Colintraive

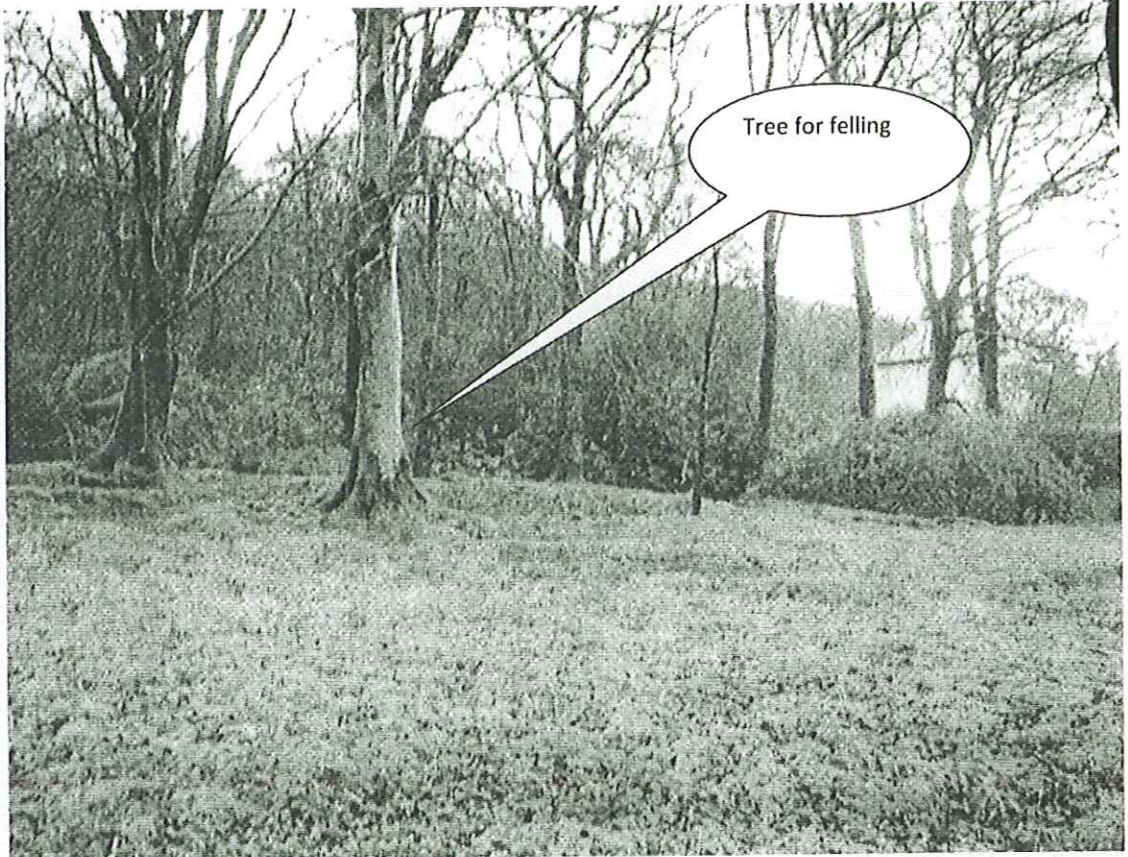


Burn adjacent to road



road

south with encroachment from R. P.



foot print of house