



Argyll and Bute Council
Comhairle Earra-Ghàidheal Agus Bhòid

Customer Services
Executive Director: Douglas Hendry

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4 June 2018

RECONVENED MEETING OF LOCAL REVIEW BODY

MONDAY 11 JUNE 2018

AT 1.00 PM IN COMMITTEE ROOM 1, KILMORY, LOCHGILPHEAD

I refer to the above meeting and enclose herewith further written information requested by the Local Review Body at their meeting on 18 April 2018 along with further comment from the Applicant.

Douglas Hendry
Executive Director of Customer Services

BUSINESS

1. **APOLOGIES FOR ABSENCE**
2. **DECLARATIONS OF INTEREST**
3. **CONSIDER NOTICE OF REVIEW REQUEST: LAND WEST OF LANDFILL SITE, GLENGORM ROAD, ISLE OF MULL (REF: 18/0003/LRB)**
 - (a) Further information received from Roads (Pages 3 - 16)
 - (b) Comments received from Applicant (Pages 17 - 18)

ARGYLL AND BUTE LOCAL REVIEW BODY

Councillor Robin Currie
Councillor Donald MacMillan

Councillor David Kinniburgh (Chair)

Contact: Fiona McCallum Tel: 01546 604392

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Local Review Body Reference 18/0003/LRB

Planning Application Reference 17/01613/PP

Land West of Landfill Site, Glengorm Road, Glengorm, Isle of Mull

Information Required

1. Paragraph 4.5.3 of The Strathclyde Roads Development Guide states; “A footway at least 2 metres wide should be provided on each side of the carriageway. However, if the development is to one side of the road only, the requirement for a footway on the opposite side of the road may be relaxed. Only in exceptional cases, where it can be demonstrated that pedestrian activity is unlikely, may the requirement for any footway be waived.”

Any new road should be constructed with provision for pedestrians.

2. Photos are attached to the e-mail
3. The provision of a footway will provide a safe route for pedestrians within the site

Roads accept that pedestrian footfall will be low. We have the same situation in Glengallan, Oban where Roads have accepted a footway on one side and a 2m service strip on the other.

4. At present, the access to the refuse transfer station is a private access. It is expected that the new industrial estate access road will be adopted by the Council. To facilitate the adoption of the new estate road, the private access shall be brought up to adoptable standard (to just past the estate access) and adopted at the same time.

It should be noted that Road Construction Consent is required whether the proposed access road is to remain private or be adopted by the Council. (Clause 21 of The Roads (Scotland) Act 1984.)

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This Site is
Closed
due to
high winds

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Improving the quality of life on Mull and Iona

Urras Coimhearsnachd Mhuile agus Idhe

An Roth Community Enterprise Centre
Craignure, Isle of Mull, PA65 6AY

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14th May 2018

Local Review Body
Heard of Governance and Review
Argyll and Bute Council
Kilmory
Lochgilphead
Argyll
PA31 8RT

Dear Sirs

18/00003/LRB
PLANNING PERMISSION 17/01613/PP

In response to the questions raised by the Local Review Body and the subsequent response from the Roads Officer;

1. The planning consent was granted based on a site layout showing a 6m wide road and 1m verge. To have a 2 m footpath and an additional 1m of verge will require a further 645m² or almost a tenth of the site to comply. The current layout which has planning approval, will have to be re-worked to allow for this, and force a planning amendment at further cost and time to the development.
2. Photographs noted.
3. We do not refute that a footway will provide a safe route pedestrians, however, as there is no bus route serving properties along the C47, the pedestrian footfall is expected to be extremely low. Glengallan Business Park in Oban, is on a bus route, as the bus depot is located in that business park. It serves the population of Oban, approx. 8500, which is significantly more than Tobermory's population of approx. 1000 or the whole of Mull at 2800. Traffic, vehicle and pedestrian footfall is likely to be significantly higher and can not be used as a creditable comparison.
4. We have never requested that the road within the site is adopted, and were advised by Brian Rattray, via our architect Will Thorne that if we do not wish to have the internal roads of our site adopted, we can construct it to whatever spec we like.

This development is being carried out with the support of Argyll and Bute Council's Economic and Development department, having assisted us to secure £1.6million of investment for Mull. We want to ensure that the investment is utilised as efficiently as possible to develop the site, provide small business premises and storage facilities as outlined in our application to RCGF. Constructing the internal roads to adoptable standard will incur additional costs and inevitably mean that we will have to reduce the scope of the facilities we can provide.

Yours sincerely

Mairi Greig
TLIP Project Officer

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INFRASTRUCTURE COMMUNITY SERVICES ENVIRONMENT AND CULTURAL HERITAGE ECONOMIC OPPORTUNITY

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