

**ARGYLL AND BUTE COUNCIL  
LOCAL REVIEW BODY**

**16/0008/LRB**

**REMOVAL OF CONDITION 3 OF PLANNING PERMISSION 16/01296/PP  
FORMATION OF FENCED LIGHT INDUSTRIAL PARK WITH FENCED STORAGE  
COMPOUNDS AND SITING OF STORAGE CONTAINERS, LAND WEST OF  
LANDFILL SITE, GLENGORM ROAD, GLENGORM, ISLE OF MULL**

**Request for further information**

The Local Review Body has requested written information explaining why this imposition is being placed on this developer and not incrementally by other.

Comment: The proposed development has been assessed against the relevant SG policies in the Local Development Plan SG (SG LDP TRAN 4, SG LDP TRAN 5, SG LDP TRAN 6). This Supplementary Guidance was adopted by the Council in March 2016. The Council's Roads Engineer was consulted as is procedure in order to obtain his expert technical guidance. SG LDP TRAN in particular requires that where proposals will significantly increase vehicular traffic on substandard private roads or public approach roads, then development will be required to contribute proportionately to improvements to an agreed section of the public road or private road network. The Area Roads Engineer considered that the specific upgrades as specified by condition 3 were practical and proportionate to the nature and scale of the development proposed.

On checking the planning system there are 2 recent grants of planning permission on sites in the immediate vicinity of the site. Planning permission ref 15/02276/PP for the erection of a wind turbine of up to 36 metres height to blade tip was granted in September 2015. Planning permission ref 15/01816/PP was granted for the Erection of 8 x 5kW wind turbines (21.5 metres to blade tip) in August 2015. The Area Roads Engineer was consulted on both of these applications and made no requests for the provision of any off-site highway improvements. The erection of wind turbines is different in nature to the use of land as a light industrial park.