

LOCAL REVIEW BODY REFERENCE: 16/0008/LRB

PLANNING APPLICATION REFERENCE: 16/01296/PP

LAND WEST OF LANDFILL SITE, GLENGORM ROAD, GLENGORM, ISLE OF MULL

The proposal is for an industrial estate to be built adjacent to the Glengorm Landfill Site. This proposal will increase the vehicle movements on the public road between Tobermory and the site.

Condition 3 is required as this development will substantially increase the volume of vehicular traffic using the B8073 Rockfield Road and the C47 Glengorm road.

The existing public roads serving the location are suitable for light use, being single track with passing places. Due to concerns on possible damage by traffic, the public roads between the A849 roundabout at Eas Brae and the site entrance, are subject to a 33 tonne maximum gross weight order, and a further order restricting the length of vehicles using the road to not exceeding 12m in length.

Due to the light use we have not required additional passing places up to now.

We have identified four areas that would require to be widened should the industrial estate be given planning approval. There are two areas of verge overrun by vehicles that would be suitable for upgrading to passing places, and there are two lengths of road that will require an additional passing place. The reason they are now required is due to the additional traffic likely to be generated by the proposed twenty industrial units.

The traffic on the two roads consists mainly of cars and light vans. The civic amenity site has two refuse lorries. They have one return journey per day on a 4 day week. During timber harvesting operations there will be one lorry on a by return basis (5 loads per day).

With 20 metal storage containers proposed (plus future extensions to the site) there will be a substantial increase in traffic using the roads. The developers have not been asked for information on possible traffic generated by the proposal, but it is likely that anything from pick-ups to HGV's to be accessing the site on a daily or hourly basis. The traffic generated is expected to be heavier and longer than the existing general traffic.