

26th June 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 question raised by the Local Review Body from their meeting on 11<sup>th</sup> June;

The site will provide a range of storage and small business premises, consisting of –

- 20 x containers for self storage
- 500m<sup>2</sup> of storage compounds
- 8 x 30m<sup>2</sup> lock up units
- 6 x 60m<sup>2</sup> small business premises
- 1 x 160m<sup>2</sup> workshop

Based on the interest we have received, it is highly unlikely that anyone renting storage space would walk to, and within the site to drop off or collect items from storage. We are expecting the storage to be used for excess household items due to restoration/house move or businesses requiring extra storage (animal feeds, packing cases for products, scaffolding, roofing materials). Those renting storage facilities would be unlikely to move items to/from storage as pedestrians.

The types of businesses interested in units are – joiners, builders, small scale food manufacturing, bespoke furniture making, marine maintenance and property maintenance. These will be used as working units, rather than retail, so the only footfall expected within the site are those employed on the site. The Royal Institute of British Architects metric handbook recommends allowing one car parking space for a staff member, per 50m<sup>2</sup> of industrial floor space, plus 10% to allow for visitors. We will provide a total of 17 car parking spaces, exceeding the recommendation by 5 spaces as we recognise that the majority, if not all those travelling to and from the site, are likely to do so by vehicle or bicycle.

Allowing an average of 2 staff per 60m<sup>2</sup> unit and 4 for the 160m<sup>2</sup> unit, would give a total of 16 people regularly working at the site.

We note again that the planning consent was granted on the basis of a private road which would be maintained by ourselves and which would NOT be adoptable by the local authority. The capital cost of making the road to adoptable standard is prohibitive whereas the maintenance cost of the un-adopted road by ourselves is included within our revenue model.

Yours sincerely

Mairi Greig  
TLIP Project Officer

Registered Office: An Roth Community Enterprise Centre, Craignure, Isle of Mull, PA65 6AY.  
Company Limited by Guarantee registered in Scotland Reg. No. SC172897 Scottish Charity Number SCO25995 VAT Registration 125 5083 32