

McCallum, Fiona

From: Lismore Trust <lismorect@gmail.com>
Sent: 03 April 2019 11:46
To: McCallum, Fiona
Subject: Fwd: SCHOOL HOUSE, CONDITIONS ON PERMISSION [OFFICIAL]
Attachments: Trst Sch Hse sk pkg plan 03 19.jpeg

Dear Fiona,

Notice of Review, Reference 19/0003/LRB (Planning Ref 18/01189/PP - School House, Achnacroish, Lismore PA34 5UG)

As advised, I am forwarding the correspondence with James Jackson of the Council's Road Engineer's Department, clarifying what precisely would be required to fulfil the Condition 2 of the Planning Approval 18/01189/PP.

The indications are that such work could be significant regarding removal of topsoil, acquiring and delivering appropriate materials, laying it out to levels and compacting it; and related works to fences and gates, incorporating the relocation of refuse and recycling bins.

This information is submitted in support of the observations on the review application.

Your sincerely,
Sebastian

Sebastian Tombs
Chair

----- Forwarded message -----

From: Jackson, James <James.Jackson@argyll-bute.gov.uk>
Date: Mon, 18 Mar 2019 at 11:13
Subject: RE: SCHOOL HOUSE, CONDITIONS ON PERMISSION [OFFICIAL]
To: Lismore Trust <lismorect@gmail.com>

Dear Sebastian,

Thank you for the updated drawings and further information. The layout showing the turning head and the parking bay sizes is acceptable. I would agree that a gate would be a good idea and see from your drawings that it would open in towards the parking/turning area.

Looking at the make up of the ground under the topsoil I would recommend a 200mm layer of road planings/risings compacted in two layers to the finished level with a geotextile membrane placed between the planings and the prepared ground. This should give a good finish to the surface and be robust enough to handle the traffic using the car park. As the planings still have a bituminous element to them, when levelled and compacted they should

produce a solid surface. Planings can be purchased from Breedons. Regular inspections for wear and tear should be carried out though as the surface will not be as strong as regular DBM.

As far as protecting any drainage pipes you might come across, a covering of sand would offer protection as long as the pipe isn't porous. All other open ditches should be maintained to ensure no water flow onto the turning head and parking bays.

Hope these comments are of some help, don't hesitate to get in touch to discuss further or if in need of clarification.

Kind regards,

James.

From: Lismore Trust [mailto:lismorect@gmail.com]
Sent: 17 March 2019 21:03
To: Jackson, James <James.Jackson@argyll-bute.gov.uk>
Cc: Gill <glconsultancy25@yahoo.com>
Subject: Fwd: SCHOOL HOUSE, CONDITIONS ON PERMISSION [OFFICIAL]

Dear James,

Further to our meeting last month, I have now had an opportunity to measure out the prospective parking and turning arrangements on site at the School House, Achnacroish, Lismore. I attach a sketch drawing (below the 1:500 site layout as submitted to Planning) at 1:200, showing the proposed layout, as discussed on site. It seems wise to incorporate a gate at the site entrance, to control ingress of grazing animals.

Three trial pits were dug, as shown on the 1:200 Plan, marked A, B and C. The results were as follows, proceeding from the surface, downwards:

- A 100mm topsoil; 150mm planings, ash and gravel; at 250mm depth, grey clay;
- B 50mm topsoil; 200mm planings, ash and gravel ; at 250mm grey clay;
- C 500mm topsoil; at 500mm gravel and clay.

We are also making enquiries about the metal access pipe, the location of which is shown at D (which would not obstruct the proposed parking areas), which we believe is most likely to be related to a septic tank installation. We have information from Scottish Water, SSE and BT Openreach, confirmed on site inspection, that none of these utilities have any record of underground pipes or cables in the areas affected. However, if as seems likely, there are some drainage runs below ground in this area, your advice on protecting these from damage, would be helpful.

We look forward to hearing that this scheme layout meets your requirements; and seek confirmation of depths, and types, of material suitable to satisfy the Planning Condition.

With warm regards,

Sebastian

Sebastian Tombs

Chair

----- Forwarded message -----

From: **Lismore Trust** <lismorect@gmail.com>

Date: Tue, 19 Feb 2019 at 22:56

Subject: Re: SCHOOL HOUSE, CONDITIONS ON PERMISSION [OFFICIAL]

To: Jackson, James <James.Jackson@argyll-bute.gov.uk>

Dear James,

It was good to get a shared view of the School House site when we visited today.

I enclose below a short note for the file on the topics we discussed on site; and the following up actions agreed.

Do let me know if there are any errors or omissions.

With best wishes,

Sebastian

Chair,

Lismore Community Trust

NOTE of SITE MEETING, 2.30 - 2.55pm, Tuesday 19th February 2019:

Attended by James Jackson (JJ), A+BC Roads; Sebastian Tombs (ST) for the Trust;

Regarding the Condition placed on the Planning Consent for Change of Use, for the creation of two parking places and a turning area on site, in summary, ST noted the following:

- 1 Using the existing School House site access splay, form a 3m width access towards the rear gable line of the building, off which at right angles northward, form 2 No 3m x 6m parking places. This layout should provide a turning bay also of 3m x 6m. [Drainage should be onto the site itself, and not onto the School access road]. This arrangement would ensure that vehicles entering and departing the site would do so driving forward - an essential aspect of safety in an area frequented by small children. ST to prepare and submit a layout plan shortly.
- 2 Following some site investigation using one or more trial pits (to be undertaken by the Community Trust), after removal of topsoil, the depth of loose bound material could be specified in more detail. Such material was thought to be Type 1, road planings or similar.
- 3 At the same time, further investigations were recommended relating to any below ground services - noting particularly the metal steel access pipe observed just north of the existing splay. JJ agreed to make enquiries with colleagues with knowledge of Scottish Water infrastructure etc. Other infrastructure utilities could include: Openreach, SSE, Argyll and Bute Council Education Department (re drainage and sewerage).
- 4 Relocation of recycling and refuse bins: ST's suggestion that these could be arranged along the School access road would require to be the subject of consultation by the Community Trust with the Council Officer on the Island, Donald McCallum; and the School Community.

Both JJ and ST agreed to keep in touch. ST noted a forthcoming Community Trust Board meeting on 27th February, when decisions would be required on this matter.

Post meeting Note: location and type of fencing to replace existing were not discussed, but would also need consideration - if only to control stock access to the site and garden.

On Mon, 18 Feb 2019 at 11:58, Jackson, James <James.Jackson@argyll-bute.gov.uk> wrote:

Dear Mr Tombs,

Ref Planning Permission 18/001189/PP: Condition 2.

I would be glad to come over for a site visit to discuss the turning and parking area.

Given the details you highlight below we would not be looking for a high spec of finished surface and would accept a loose bound compacted material to form the surface coat of the area. I can discuss more with you when I get over for a visit.

I can be available this week at a time convenient to yourself.

Kind regards,

James.

From: Cullen, Malcolm

Sent: 18 February 2019 09:14

To: Jackson, James <James.Jackson@argyll-bute.gov.uk>

Subject: FW: SCHOOL HOUSE, CONDITIONS ON PERMISSION [OFFICIAL]

Classification: OFFICIAL

From: Lismore Trust [<mailto:lismorect@gmail.com>]
Sent: 10 January 2019 11:03
To: Cullen, Malcolm <Malcolm.Cullen@argyll-bute.gov.uk>
Subject: Fwd: SCHOOL HOUSE, CONDITIONS ON PERMISSION

Dear Mr Cullen,

Ref Planning Permission 18/001189/PP: Condition 2

I write on behalf of Lismore Community Trust, in connection with the Planning Permission granted on 19th December 2018, for 'Change of use of dwelling house to form community centre and office at School House Achnacroish', Isle of Lismore. The paperwork just arrived on Monday 7th January. The site and buildings are owned by Argyll and Bute Council, whose Education Department has agreed in principle a Licence with the Trust for the purposes noted in the Planning Permission. However, it should be noted that this incorporates only a 6 week Notice Period - to ensure that should the need arise, the Council could take back the building for a teacher at relatively short notice.

I attach the Conditions, and the Notes. Condition 2 requires the Trust to submit full details of 'the layout and surfacing of a parking and turning area to accommodate 2 vehicles within the applications site' (i.e. within the garden area to the north). An access point is already provided, as is shown on the Site Plan, which is attached along with the Location Plan.

It would be most helpful if your department could forward the guidance for installing such a parking and turning area, bearing in mind the ownership, and the short term nature of the Licence Notice period. The Trust is checking with Donnie Kelly of the Legal Services team about the potential need for reinstatement, when such a Licence comes to an end. The Trust directors would hope, therefore, that a scheme requiring a modest specification could be agreed, to enable the community to take up the opportunities this Licence could offer, without undue burdens on the community's very limited resources for such work. Indeed, it may be possible to incorporate the existing turning area as shown on the plans, into a scheme for the required improvements?

We look forward to hearing from you in due course; should a meeting on site be desirable, we would be happy to find a suitable date.

With warm regards,

Sebastian Tombs

Chair

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