Isle of Luing
Community Trust

Developing a small scale slate enterprise

Our programme to develop new opportunities for Luing residents

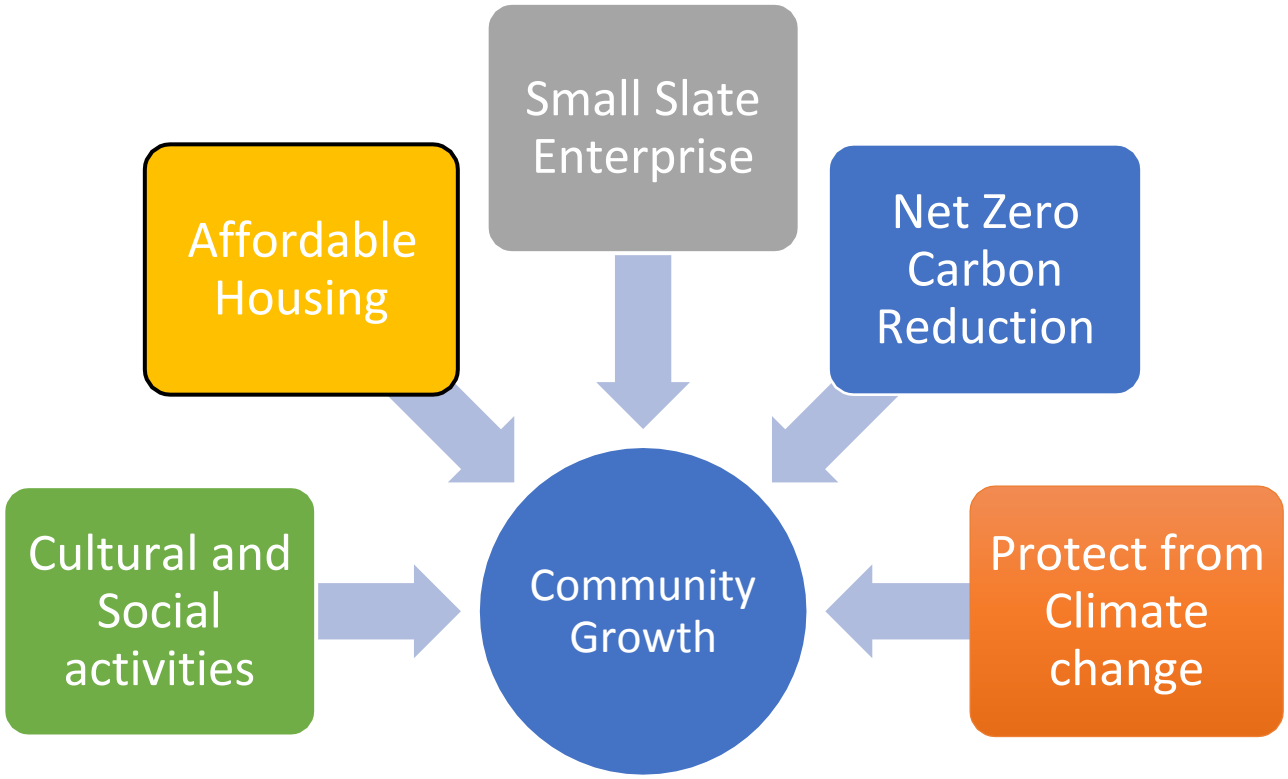
The Trust Board has identified three key areas to focus on based on resident's primary concerns about depopulation and sustainability

Employment

Housing

Climate Change

We've been working to identify opportunities, funding and new ways to use Trust assets for members and the community



SCOTTISH SLATE

WHAT WE KNOW

1. There is a demand for natural roof coverings
2. There is demand for slate
3. Waiting at the Ferry at Cuan; Spanish slate heading over to Luing

1. There is demand for a ‘Scottish type slate’
2. There are still plentiful slate resources in Scotland
3. The Trust owns the mineral rights for the historic quarry areas on Luing
4. Roofing slate is a premium product

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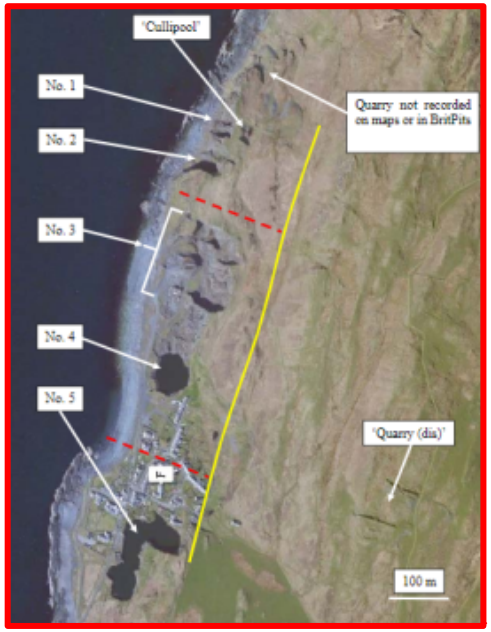
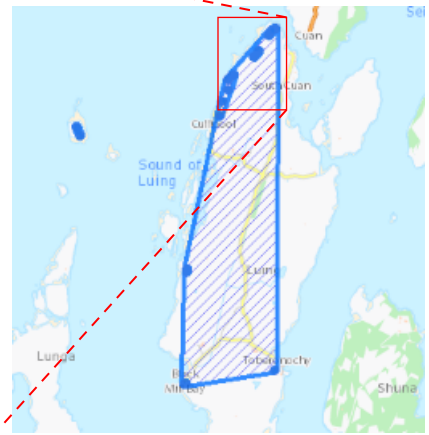
Feasibility Study told us that -

- Up to 5 jobs (including Development Manager rob@isleofluing.org)
- 200 tonnes of finished roofing slate per year, equating to 1-2 lorry movement per week
- Other possibilities are walling stone, dyking stone, high value craft products,
- Expected £100k per year to the Trust, to develop projects.
- Material to feed the beach and stave off coastal erosion.

Our plan is to use the reserves north of Cullipool No 3 Quarry

Luing Slate



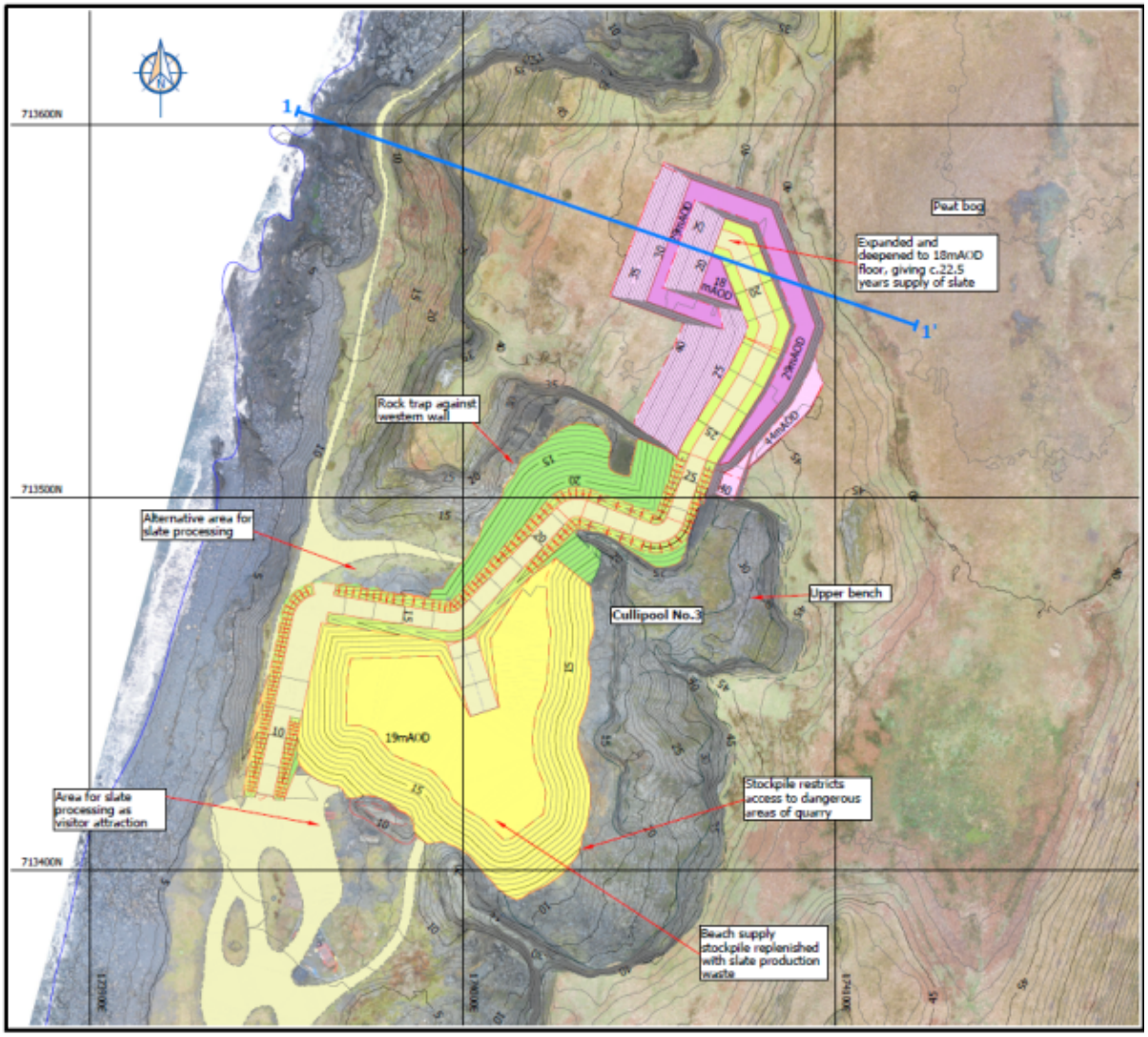


There are 16 historic quarries on the island.

The proposal is to develop a new access through Cullipool No3 Quarry to access the reserves, produce slates in a sustainable way and protect our shore from erosion

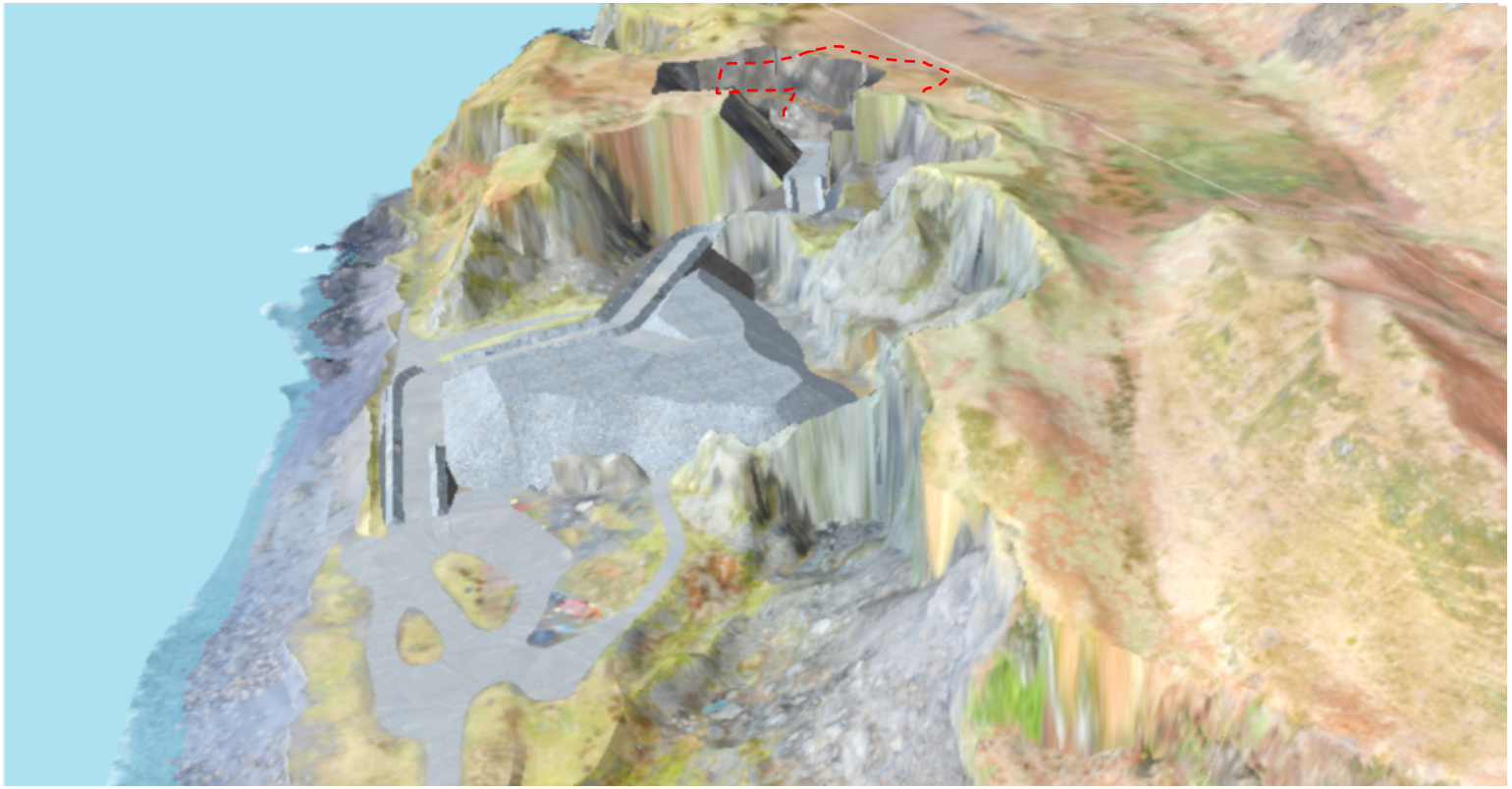
QUARRY DEVELOPMENT

- ILCT Commissioned GWP to undertake a geological mapping and quarry development exercise.
- Small slate enterprise draft plan. Quarry moved eastwards and hidden from village after initial review.
- Focused on areas from Cullipool no3 quarry up to the North at Port Mary.
- Various proposals investigated but could not resolve the issue of coastal erosion easily.
- 25yr campaign to process circa 200 tonnes of finished roofing slate annually.
- Initial set up would mitigate the coastal erosion issue and then make it manageable through annual top ups of slate spoil.



The design uses the existing spoil heaps and tracks to create new access to minimise visual impact in line with feedback

QUARRY DEVELOPMENT AERIAL VISUALS



We have consulted extensively and taken comments, ideas and criticism into account to design a plan

Environmental Concerns (flora, fauna)
Noise
Dust
Traffic
People
Machinery
pollution

https://www.youtube.com/watch?v=_sg6iYJ1mBg

We have engaged consultants (Dalgleish Associates, WT Architecture) to deliver planning applications and designs for a facility that could also be a visitor attraction

Parking spaces for nominally 3 staff cars and 5 visitor spaces should be provided but this provision should be reviewed during the development of design proposals. These parking spaces should be clearly associated with the slate project and easily identified on arrival. It may be that staff parking spaces could be provided within the enclosure of the slate workings and this is to be given consideration during the development of operational strategy for the wider slate works. Consideration should be given to installing two 7kW car charging points, one for staff and one for visitors.

Requirements for working the slate on site are provisional. The form of the proposed building should allow for the addition of covered and/or enclosed spaces to accommodate the demands of processing the slate if required. The degree to which slate will need to be either split and/or sawn will depend on the particular nature of the slate extracted and this cannot be completely determined ahead of extraction. For the purposes of this brief it is assumed that both splitting and sawing will be required.

Slate is likely to be extracted from the ground in batches and then brought down in blocks to the working area for processing. Freshly extracted slate will be suitable for splitting for three to four months, so there are likely to be seasonal rounds of extraction. Ideally these might avoid the middle of the summer and the middle of the winter.

The proposals are to produce 200 tonnes of slate per year over around 25 years. This is approximately one tonne/one pallet of slate per working day. The dressed slate would then be moved off site at intervals. When deciding on these intervals, consideration will need to be given to the economics, practicalities and minimising the impact on the residents of Cullipool. Nevertheless the site has capacity to accommodate many months of dressed slate within the hollows of the historic slate quarry.

It is envisaged that a long building divided in to bays is required. The bays are to have vehicular access in to one side and potentially between each other. Outside the building there will need to be a wide flat open area for vehicle movement and potential laying out and stacking of dressed and undressed material.

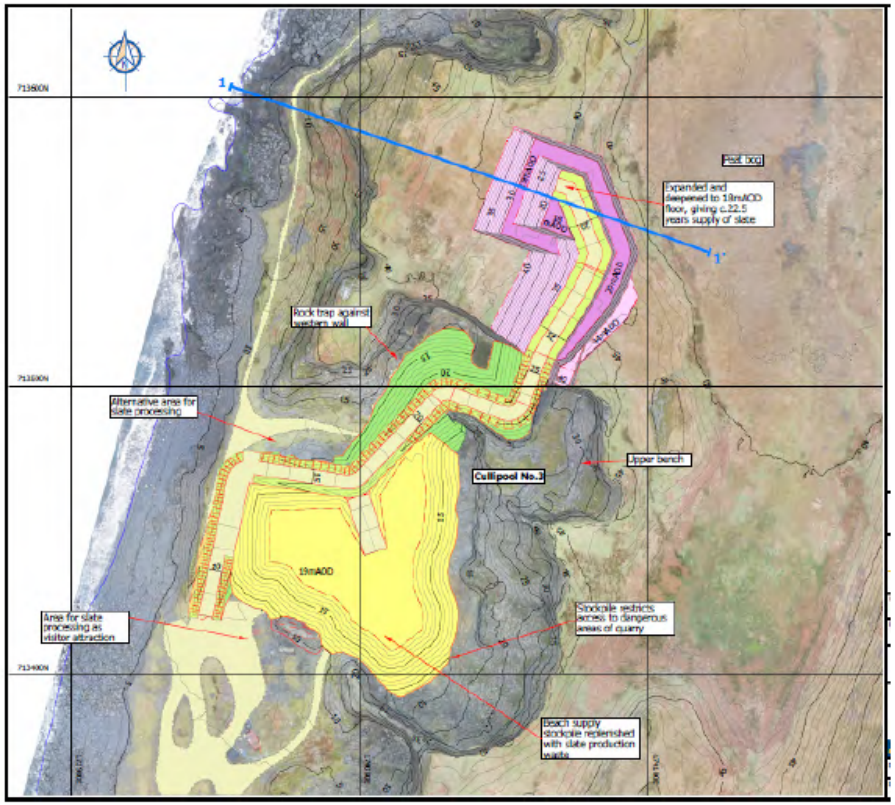


Image: extract from the draft slate workings plan, showing potential access track and extent of slate extraction area once opened up. The existing spoil heap has been carted away by this stage (no building shown)

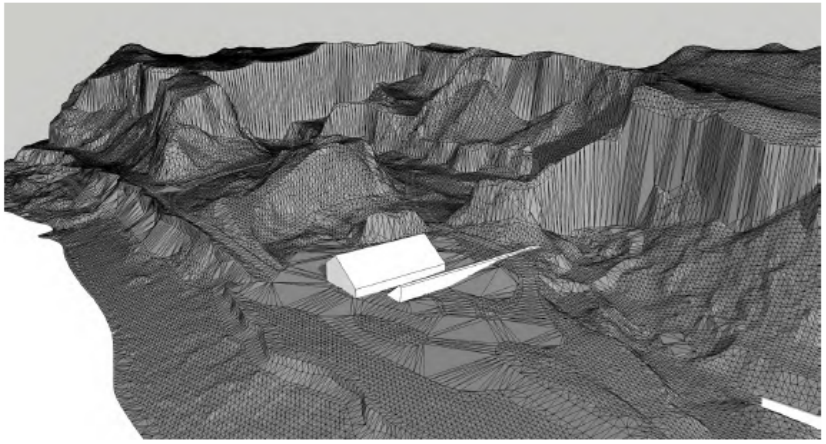
We have engaged consultants (Dalgleish Associates, WT Architecture) to deliver planning applications and designs for a facility that could also be a visitor attraction

Map showing potential Slate Enterprise proposal

02 | ARCHITECTURAL FORM contd

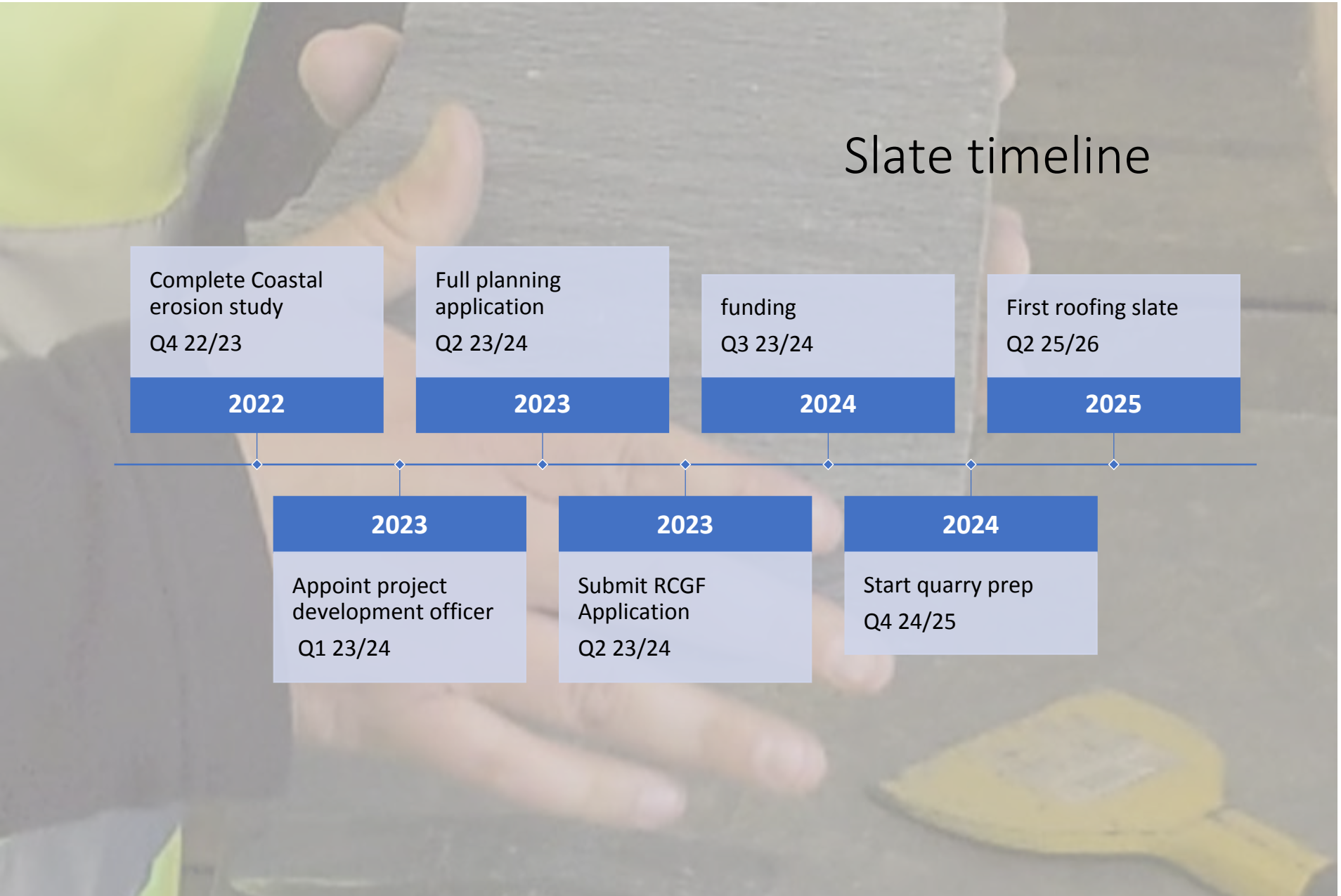
It is expected that a dual pitched roof form building would be most appropriate for the site but this does not preclude exploration of architectural proposals of a different form that can demonstrate appropriateness within the conservation area context. However, any eaves heights should be controlled and limited to within the typical eaves height of the typical one and a half story houses within the village which are nominally 4m high. It may be that a lower eaves height is preferable on the village facing aspects of the building. The ridge height of a roof might to a modest degree exceed that of the highest houses in the village, but the building should not compete in scale or prominence with the old church to the east.

The existing context of terraced houses up to 50m long should allow for a building of comparable length to be accommodated on the site. However, the depth of the building should be controlled to avoid the building appearing at odds and out of scale with the historic architectural context.



Above: Simple massing model of potential slate working building within basic digital survey model.
Right: Photo montage showing potential building massing as seen from houses to south.

This is a long term enterprise with a forecast 25 years of life and objective is to start production by 2025. Details of our consultations and plans on our website



Details of our consultations and plans can be viewed on our website

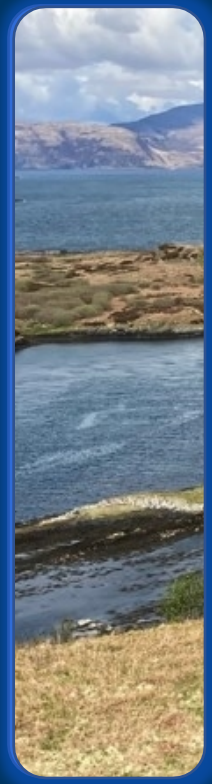
Isle of Luing Community Trust website

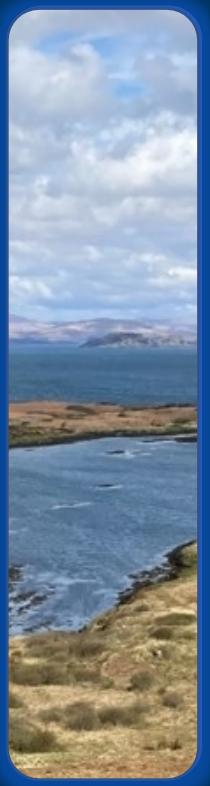
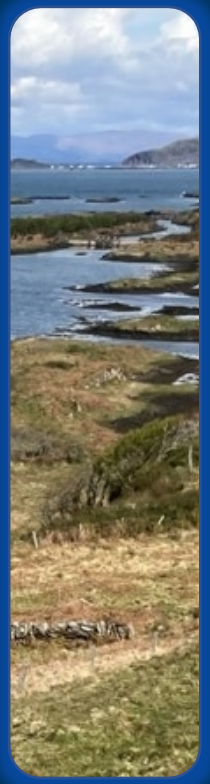
https://isleofluing.org/about-isle-luing/isle-luing-community-trust

A Screening and Scoping Opinion for the re-establishment of slate quarry and repair and replenishment of coastline has been submitted ref

23/00779/SCRSCO Cullipool Quarry Cullipool Isle Of Luing Argyll And Bute

https://publicaccess.argyll-bute.gov.uk/online-applications/applicationDetails.do?keyVal=RT9HWNCH0GD00&activeTab=summary

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