

From: [Mark Knowles](#)
To: [McCallum, Fiona](#)
Subject: RE: Response to Request for Further Written Information - Notice of Review - Reference 23/0003/LRB (Planning Ref: <20/01901/PPP> - Land North of Swallowtale, Achnagoul, Inveraray [OFFICIAL])
Date: 11 June 2023 16:32:03

Hi Fiona,

Thank you for the update regarding Planning Application for 20/01901/PPP Swallowtale Review.

We would like to make some observations concerning this.

1. Rumble Strips - the noise they will create especially at night and coming downhill. This will cause constant noise 24/7 which is of great concern to us but also to the person living opposite the Junction.
2. The signage as suggested is going to make no difference especially on a national speed limit road of the A83 and the speed at which vehicles travel.
3. Forestry harvesting and quarrying is now finished and has been for sometime.
4. We would also bring to your attention that in the last 2 years there have been 2 Accidents on this area of road and in fact the first one was seen from our kitchen window resulting in the police managing the traffic and ambulance arrival. The second being a motor cyclist.
5. We would also like to bring to your attention that there are Bats located here and our neighbours during there renovations had to make provision for them. To date no one has been to carryout any survey. We also have Owl's present at the location.
6. There are the tree's to which the Bats and Owl's need and once again no-one has surveyed the species of tree's and the disturbance it will cause them and other wild life.
7. Once again as we clearly stated previously we would like to bring to your attention of the adopted road as the Applicant does not own this road or the surrounding land, just the Plot.
8. Reference the comment of having cattle, sheep etc... there is a shed at the bottom of the track from the houses which is used and no farming transportation comes up the road.
9. Some of the existing Properties have utility equipment located within their gardens as well as water pipes (ours being the main one for the electricity transformer) , our question is will applicant pay compensation for the work that needs to be carried out by these companies and any damage that is caused while this work is being carried out.

If you require any further information please do not hesitate to contact us.

Kind Regards,
Mr. & Mrs. Knowles.

Sent from [Mail](#) for Windows

From: [Ormonde ADPM](#)

Sent: 08 June 2023 22:18

To: [McCallum, Fiona](#)

Cc: [j](#)

Subject: Response to Request for Further Written Information - Notice of Review - Reference 23/0003/LRB (Planning Ref: <20/01901/PPP> - Land North of Swallowtale, Achnagoul, Inveraray [OFFICIAL])

Dear Fiona,

Response to Request for Further Written Information - Notice of Review - Reference 23/0003/LRB

Having had the opportunity to study the responses received thus far, on behalf of the applicant, I would like to make our final submission to present to the Review Body.

Transport Scotland's Gerard McPhilip detailed response regarding existing signage presents a useful commentary on what is already in place but does not explore improvements that could be made. Being proactive, I would suggest that additional written "JUNCTION AHEAD" wording could be added to the existing signage and possibly even rumble strips applied to the road surface to make drivers more aware.. Furthermore, illuminating flashing "SLOW" signs could be installed, possibly at the applicant's expense, which would further assist drivers to the presence of an already statistically safe junction. These are used to great effect in the Highlands and have proven to be a great benefit to motorists (a great improvement on "SLOW" road markings which wear over time).

It was quite telling that Mr McPhilip's final paragraph, giving the reasons for refusal, omitted the elephants in the room - Transport Scotland's previous approvals for the use of this junction for timber extractions and borrow pit works:

"In considering the planning application Transport Scotland has already taken cognisance of the existing traffic signs and carriageway markings in place along the A83(T). However, despite these being in place, Transport Scotland remains of the opinion that the additional traffic associated with the planning application has the potential to impact on the safe and efficient operation of the A83(T). Transport Scotland would therefore continue to recommend that the application be refused."

Transport Scotland believe that an additional dwelling house on a Brownfield Site in an area zoned for Housing would cause a greater impact on the safe and efficient operation of the A83 than Forestry and Borrow Pit workings with their associated heavy vehicle movements. To the applicant and myself, there appears to be a disconnect somewhere. With this in mind, let us present the facts that require to be taken into account which are backed up by the document

provided in support by Millard Consulting who are experienced Transport Consultants - their original document is attached for reference.

1. This is an existing junction serving 5 residential properties and not a new access to serve a single dwelling
2. There have been no accidents reported at this junction
3. Transport Scotland have approved the use of this junction for slower moving vehicles for timber extraction and borrow pit extractions
4. The development is in an area zoned for housing and is a Brownfield Development
5. The site forms part of a small holding. The applicant would be well within his rights to keep livestock all year round on the site which could require several daily visits for checks, feeding, lambing etc. etc. This would create additional vehicle use over the junction which would not require the input of Transport Scotland.

With the greatest respect to Transport Scotland, the applicant and myself feel they have simply got this one wrong and are refusing to take the facts presented to them into consideration. This is why we find ourselves in the current situation and require the support of the Review Body to overturn the delegated refusal. Transport Scotland have already indicated that the Case Officer could have approved the application against their recommendation. Given the difficult position this would have put the past 3 Case Officers into, we ask the Review Body apply common sense and recommend approval for this application and send it to the Scottish Ministers for final approval.

Kind Regards,

Duncan Macleman BSc (Hons) Dip. Arch

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