


**From:** Shewan, Norman Norman.Shewan@argyll-bute.gov.uk   
**Subject:** 20/01901/PPP - Land North Of Swallowtale, Inveraray - Erection of dwellinghouse in principle [OFFICIAL]  
**Date:** 28 January 2021 at 16:29  
**To:** ormonde.adpm@btinternet.com  
**Cc:** Ross, James James.Ross@argyll-bute.gov.uk



## Classification: OFFICIAL

Dear Duncan,

Having regard to all material considerations, including consultee responses from Transport Scotland (Trunk Roads Authority) and the Council's Roads and Amenity Services, my assessment is that the above application for planning permission in principle is contrary to adopted Local Development Plan Policy and cannot be supported with regard to negative impacts upon the free flow and safety of traffic on the A83 Trunk Road and substandard private access.

My own assessment is that the existing private access track is sub-standard to satisfactorily accommodate traffic generated by 6 no. houses contrary to the provisions of the Argyll and Bute Local Development Plan 2015 (LDP) ( policy LDP 9 and SG LDP TRAN 4) unless it can be demonstrated that the private track is capable of being brought up to a standard to satisfy the Council's Roads and Amenity Services,

The consultee responses are available for inspection on the Council's website:-

<https://publicaccess.argyll-bute.gov.uk/online-applications/search.do?action=simple&searchType=Application>

The simplest way to search for the application file is to enter the above application reference no. into the search box and then click on "view associated documents" once the file is open.

My timescale is to determine the application on, or very soon after, Friday 12<sup>th</sup> February 2021.

My advice is that your client has two options of how to proceed in light of the above advice:-

- 1) Withdraw the application from determination by e-mail prior to 12<sup>th</sup> February. This would allow you the opportunity to explore the potential for your client to satisfactorily address the objections raised by the Council's Area Roads Engineer and the Trunks Roads Authority. I can't offer any indication that the objections can be overcome to the extent where the objections are removed but it is an option that could be explored outside of the formal application process. Subject to a resolution of the outstanding objections you could then submit a new application for planning permission. Please note that any new application should be for an application site edged red which includes all land subject to the proposed development including all land required to provide an improved standard of access (to the satisfaction of the Council's Roads and Amenity Services) linking the site for the house to the public road network. The application site edged red should also include all land required for any required junction improvements and the relevant visibility splays at the junction of the private track with the A83 trunk road. As part of

any new application you would also then have to serve notice on all parties other than the applicant who owns any part of the land within the application site.

The Council's Area Roads Engineer, James Ross can be contacted on 01546 604655.

- 2) To allow the present application be determined as advised above. If you would like to submit any further supporting information which you would like taken into account then can you please submit it before 12th February. It is highly likely that application will be recommended for refusal however your client would obviously have an opportunity to see a Review of this decision.

I would be grateful if you could advise me how you would like to proceed. If I don't hear from you in the interim then the application will be determined on 12<sup>th</sup> February.

Best Regards,

Norman

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