

# OBSERVATIONS ON PLANNING APPLICATION

Our Ref: 22/01001/PP  
Contact: James Jackson  
Tel: 01631 567983

**Planning Application No: 22/01001PP      Dated: 7<sup>th</sup> October 2022      Received:**  
**Applicant: Mr And Mrs M Macleod.**  
**Proposed Development: Use of land for the siting of a glamping pod.**  
**Location: Garden Ground Of Broom Hill Ardconnel Hill Oban Argyll And Bute.**  
**Type of consent: Planning Permission**  
**Ref. No(s) of Drg(s) submitted: Series of drawings.**

**RECOMMENDATION: Refuse.**

Proposals Acceptable	Y
<b>1. General</b>	
(a) General Impact of development	Y
(b) Safety Audit Required	N
(c) Traffic Impact Analysis Required	N
(d) Drainage Impact/Flooding Assessment Required	N
(e) Sustainable Drainage System (SUDS) Provision	N
<b>2. Existing Roads</b>	
(a) Type of connection (Road Junction/Footway Crossing)	Y
(b) Location(s) of Connection(s)	Y
(b) Sight-lines. 42m x 2.4m	Y
(d) Pedestrian Provision	Y

Proposals Acceptable	Y/N
<b>3. New Roads</b>	
(a) Widths	
(b) Pedestrian Provision	
(c) Layout (Horizontal/Vertical alignment)	
(d) Turning Facilities (Circles/Hammerheads)	
(e) Junction Details (Locations/radii/sightlines)	
(f) Provision for P.U. Services	

Proposals Acceptable	Y/N
<b>4. Servicing and Car Parking</b>	
(a) Drainage	Y
(b) Car parking Provision	Y
(c) Layout of Parking bays/Garages	Y
(d) Servicing Arrangements/Driveways	Y

**5. Signing Y**

(a) Location	
(b) Illumination	

Item Ref.	COMMENTS
1	The proposal is served by a private road (Ardconnel Hill) situated off the UC009 Longsdale Road within an urban 20mph speed restriction. Visibility splays may not be achievable at junction with private road and Longsdale Road. Ardconnel Hill also makes up part of the UO10 Longsdale Footpath. Ardconnel Hill has poor forward visibility, serves numerous properties, the private road has limited passing places, has a steep gradient, has limited level step off verges for pedestrians and has generally poor geometry. Ardconnel Hill is unsuitable for further development and intensification of use.

Item Ref.	CONDITIONS/ REASONS
	Refuse.

Notes for intimation to Applicant

(i) Construction Consent (S21)*	Not Required
(ii) Road Bond (S17)*	Not Required
(iii) Road openings Permit (S56)*	Not Required

**\*Relevant Section of the Roads (Scotland) Act 1984**

Signed: James Jackson  
Technical Officer

Date: 15/11/2022