

Ref:
AB1

ARGYLL AND BUTE COUNCIL
WWW.ARGYLL-BUTE.GOV.UK/**

OFFICIAL USE

23/11/09

Date Received

NOTICE OF REVIEW

Notice of Request for Review under Section 43(a)8
of the Town and Country Planning (Scotland) Act 1997 and the Town and
Country Planning (Schemes of Delegation and Local Review Procedures
(Scotland) Regulations 2008

Important – Please read the notes on how to complete this form and use
Block Capitals. Further information is available on the Council's Website.
You should, if you wish, seek advice from a Professional Advisor on how to
complete this form.

(1) APPLICANT FOR REVIEW

Name

Address

Postcode

Tel. No.

Email

(2) AGENT (if any)

Name

Address

Postcode

Tel. No.

Email

(3) Do you wish correspondence to be sent to you or your agent

(4) (a) Reference Number of Planning Application

(b) Date of Submission

(c) Date of Decision Notice (if applicable)

(5) Address of Appeal Property

LAND NORTH OF SWALLOWTAE COTT.
ACHNAGOUL
INVERARAY

(6) Description of Proposal

ERECTION OF DWELLING HOUSE
& OFFICE

(7)

Please set out the detailed reasons for requesting the review:-

1. UPGRADED JUNCTION TO A83 NOT TAKEN INTO ACCOUNT
2. APPROVAL OF THIS APPLICATION WILL NOT INCREASE TRAFFIC TURNING RIGHT OFF THE A83 BY ANY SIGNIFICANT AMOUNT
3. STATING APPLICANT HAS NO POWER TO UPGRADE ACCESS TRACK IS PRESUMPTIVE. INSISTING ACCESS TRACK IS UPGRADED TO ADOPTIVE STANDARDS IS OUT OF COUNCIL'S POWERS
4. LEVEL OF COMMERCIAL ACTIVITY WAS CLARIFIED & NOT TAKEN INTO ACCOUNT
5. DESIGN WAS JUSTIFIED & CLARIFIED WITH MR DEREK HAY. NO MENTION GIVEN ON 4TH JUNE ABOUT CONCERNS

If insufficient space please continue on a separate page. Is this is attached? (Please tick to confirm)

(8) Please indicate which of the following procedures you would prefer:-

(a) Dealt with by written submission

(b) Dealt with by Local Hearing

(c) Dealt with by written submission and site inspection

(d) Dealt with by local hearing and site inspection

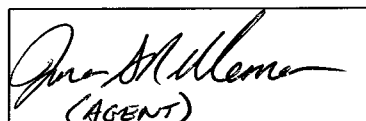
(9) Please list in the schedule all documentation submitted as part of the application for review ensuring that each document corresponds to the numbering in the sections below:-

Schedule of documents submitted with Notice of Review (**Note 3 copies of each of the documents referred to in the schedule below must be attached**):

No.	Detail
1	0255/300 SITE PLAN
2	0255/301 GROUND FLOOR PLAN
3	0255/302 FIRST FLOOR PLAN
4	0255/303 ELEVATIONS (1 OF 2)
5	0255/304 ELEVATIONS (1 OF 2) & SECTION
6	0255/305 PROPOSED OFFICE FLOOR PLAN /SECTION
7	0255/306 PROPOSE OFFICE ELEVATIONS /SECTIONS
8	0255/400 LOCATION PLAN
9	VARIOUS CORRESPONDANCE
10	

If insufficient space please continue on a separate page. Is this is attached? (Please tick to confirm)

Submitted by
(Please Sign)


(AGENT)

Dated

18/11/09.

Important Notes for Guidance

1. All matters which the applicant intends to raise in the review must be set out in or accompany this Notice of Review
2. All documents, materials and evidence which the applicant intends to rely on in the Review must accompany the Notice of Review UNLESS further information is required under Regulation 15 or by authority of the Hearing Session Rules.
3. Guidance on the procedures can be found on the Council's website – www.argyll-bute.gov.uk/
4. If in doubt how to proceed please contact 01546 604331 or email localreviewprocess@argyll-bute.gov.uk
5. Once completed this form can be either emailed to localreviewprocess@argyll-bute.gov.uk or returned by post to *Committee Services (Local Review Board), Kilmory, Lochgilphead, Argyll, PA31 8RT*
6. You will receive an acknowledgement of this form, usually by electronic mail (if applicable), within 14 days of the receipt of your form and supporting documentation.

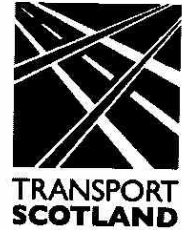
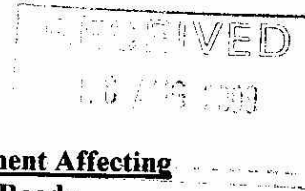
If you have any queries relating to the completion of this form please contact Committee Services on 01546 604331 or email localreviewprocess@argyll-bute.gov.uk

For official use only

Date form issued

Issued by (please sign)

Transport Scotland
Trunk Roads Network Management



TR/NPA/2
Form of Notification on Development Affecting
Trunk Roads and Special Roads

The Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (General Development Procedure)
(Scotland) Order 1992 S.I. 1992 No 224 (S.18)

Argyll & Bute Council Development Services 67 Chalmers Street Ardrishaig PA30 8DX	Council Reference:- TRNM Reference:-	09/00745/DET NW/172/2009
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Application made by Mr & Mrs MacArthur per Duncan MacLennan, Ormonde ADPM and received by or on behalf of the Council on 3rd July 2009 for Planning Permission for Erection of Dwellinghouse and Office on land north of Swallowtale, Achnagoul, Inveraray affecting the A83 Trunk Road.

Type of application:-
 Planning permission
 Outline Planning Permission
 Approval of Reserved Matters
 Notice of Intended Development

Type of development:-
 Building or Engineering Operation
 Mining or Quarrying Operation
 Other Operation
 Material Change in use of land or building

Director, Trunk Roads Network Management Advice

1. The Director does not propose to advise against the granting of permission
2. The Director advises that planning permission be refused (see overleaf for reasons).
3. The Director advises that the conditions shown overleaf be attached to any permission the Council may give (see overleaf for reasons).
4. In issuing planning permission the applicant should be informed that the consent does not carry with it the right to carry out works within the trunk road boundary and that he must consult with Transport Scotland, Trunk Roads Network Management through its Management Organisation (see below) on the terms and conditions, under Roads legislation, that require to be agreed to enable works within the trunk road boundary to be approved (see overleaf for trunk road details).

Management Organisation:- Address:-	Scotland TranServ Broxden House Broxden Business Park Lamberkine Drive Perth PH1 1RA
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NB - SDD Circular 29/1988 - Notification of Applications - Annex D.

Planning Authorities are requested to provide Transport Scotland, Trunk Roads Network Management with a copy of the decision notice. Reference should be made to the General Development Order regarding procedures to be adopted in the event that Trunk Roads Network Management advice is not accepted.

(July 1999)

CONDITIONS to be attached to any permission the Council may give:-

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REASON for the advice at 2, or 3:-

	(Refer to Item 2, overleaf)
1.	The proposed development would result in increasing the number of vehicles entering and leaving the traffic stream at a point where visibility is restricted thus creating interference with the safety and free flow of the traffic on the trunk road.
2.	The proposed development would result in an intensification of waiting and right turning manoeuvres from the trunk road at a location where forward visibility for approaching westbound traffic on the trunk road is substandard thus creating interference with the safety and free flow of the traffic on the trunk road.

DETAILS of works necessary within the trunk road boundary:-

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Signed:-



Date:- 4th August 2009

Shaun Phillips
(on behalf of the Director)

Transport Scotland, Trunk Roads Network Management,
Buchanan House, 58 Port Dundas Road, Glasgow, G4 0HF. (Tel No: 0141 272 7382)



Memorandum

Legal & Protective Services

Date: 14 July 2009

To: Development Services
67 Chalmers Street, Ardrishaig

Attn: Derek Hay

Our Ref: GT/

From: Geoff Taylor,
Environmental Health Officer

Extension: 4782

Planning Application No: 09/00745/DET
Site for the erection of dwelling house & office
Land North of Swallowtale, Achnagoul, Inveraray

If planning permission is granted for the above proposal I recommend that the following standard conditions be attached:

C09002 Drainage/Sewage Works to be Completed in Accordance with Plans
None of the dwellings shall be occupied until the drainage/sewage disposal works have been completed and are fully operational in accordance with the submitted plans.

Reason: In the interests of public health and amenity.

Yours sincerely,

Geoff Taylor
Environmental Health Officer



28th July 2009

Argyll & Bute Council
67 Chalmers Street
ARDRISHAIG
PA30 8DX

SCOTTISH WATER

Customer Connections
419 Balmore Road
Glasgow
G22 6NU

CUSTOMER HELPLINE

T: 0141 355 5511

W: www.scottishwater.co.uk

Dear Sir/Madam

PLANNING APPLICATION NUMBER : 09/00745/DET
DEVELOPMENT AT : Land North of Swallowtale Achnagoul
Inveraray
PROPOSAL : erection of dwellinghouse and office

Scottish Water has no objection to this planning application. Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened up to market competition for non-domestic customers. Non-domestic customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at www.scotlandontap.gov.uk.

Scottish Water has no objection to this planning application. However we are unable to reserve capacity at our water and wastewater treatment works in advance of formal agreement made with us. In view of this, the information provided in this letter will need to be reviewed if this proposal progresses to full planning approval.

Scottish Water has no objections to this planning application. Please note that although Scottish Water has given approval at this stage, this does not guarantee a connection to Scottish Water's infrastructure. A separate application should be made for connection to our infrastructure after full planning has been granted.

Due to the size of this proposed development it is necessary for Scottish Water to assess the impact this new demand will have on our existing infrastructure. With any development of 10 or more housing units, or equivalent, there is a requirement to submit a fully completed Development Impact Assessment form. Development Impact Assessment forms can be found at www.scottishwater.co.uk.

There are no public sewers in the vicinity of the proposed development.

A totally separate drainage system will be required with the surface water discharging to a suitable outlet. Scottish Water requires a sustainable urban drainage system (SUDS) as detailed in Sewers for Scotland 2 if the system is to be considered for adoption.

These proposals may involve the discharge of trade effluent to the public sewer and may be subject to control as defined in Part II of the Trade Effluent Control and Charging Scheme. No substance may be discharged to the public sewerage system that is likely to interfere with the free flow of its content, have detriment to treatment / disposal of their contents, or be prejudicial to

health.

Appropriately sized grease traps must be installed on all drainage outlets from food preparation areas. No substance may be discharged to the public sewerage system that is likely to interfere with the free flow of its content, have detriment to treatment / disposal of their contents, or be prejudicial to health.

Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements installed, subject to compliance with the current water byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area then they should write to the Customer Connections department at the above address.

An appropriate water storage system is recommended for commercial premises. Details of such storage installations can be discussed Scottish Water's Customers Connections department at the above address.

If the connection to public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s). This should be done through a deed of servitude.

There may be contaminated land issues relevant to the development of this site. The developer must ensure that satisfactory precautionary measures are taken to protect public water and sewer pipes from any possible contamination. The developer may have to submit a full soil investigation report to Scottish Water. Customer Connections will be able to provide advice on this subject on request.

Should the developer require information regarding the location of Scottish Water infrastructure they should contact our Property Searches Department, Bullion House, Dundee, DD2 5BB. Tel – 0845 601 8855.

Yours faithfully

Neill Sillars
Customer Connections

Our Ref: **PCS/101962**
Your Ref: **09/00745/DET**

Argyll & Bute Council
Planning Services
67 Chalmers Street
Ardrishaig
PA30 8DX

FAO: Derek Hay
By e-mail to planning.maki@argyll-bute.gov.uk

6 August 2009

Dear Mr Hay

Town and Country Planning (Scotland) Acts
Planning Application: 09/00745/DET
Erection of dwelling house and office
Land North of Swallowtale, Achnagoul, Inveraray, Argyll and Bute, PA32 8XT

Thank you for your consultation letter of 7 July 2009 which SEPA received on 10 July 2009. I apologise for the delay in response. From a planning perspective we have **no objection** to this planning application. Please note the advice provided below.

1. Foul Drainage

- 1.1 The applicant proposes a septic tank and puraflo flow filtration system with an outfall to a burn. We expect applicants to demonstrate that the foul effluent disposal method chosen is the best environmental option for the site.
- 1.2 We operate a general presumption against discharges to the water environment unless it has been satisfactorily demonstrated that a land soakaway option (compatible with the domestic technical handbook for compliance with building regulations) has been investigated but discounted following adequate ground investigations. No such information has been provided to SEPA.
- 1.3 The formal authorisation of SEPA is required for any discharges of sewage to land or water under The Water Environment (Controlled Activities) (Scotland) Regulations 2005 (as amended) (CAR). The applicant should undertake ground tests and investigate a discharge to a total land soakaway as SEPA's preferred discharge option. If a discharge to a total land soakaway is discounted, after undertaking ground test results, we **would not object** to the foul drainage scheme proposed provided the Population Equivalent (p.e.)** is ≤ 15 and the right dilution is achieved in the burn around the point of discharge. If the p.e. > 15 the applicant should contact a member of the Environment Protection & Improvement staff at SEPA's Lochgilphead office to discuss an appropriate sewage treatment method.
- 1.4 Please note, if this proposal to utilise a private system is within or close to the boundary of a settlement served by public sewer then we are likely to object to this, therefore please consult us again highlighting this issue and identifying why a connection cannot be made to the public sewer.

This advice is given without prejudice to any decision made on elements of the proposal regulated by us. The decision may take into account factors not considered at the planning stage.

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INFORMATION FOR THE PLANNING AUTHORITY – FLOOD RISK

Note that the SEPA-Planning Authority Protocol Policy 41 states: "If the consultation does not specify that the planning authority would like SEPA to comment on the flood risk, this will not be assessed. In these circumstances, if SEPA makes no comment on flood risk, planning authorities should not assume that no such risk exists." If the planning authority is of the opinion that the site may be at risk from flooding please re-consult SEPA highlighting that flood risk is an issue. For your information the Indicative River & Coastal Flood Map (Scotland) can be found at www.sepa.org.uk/flooding/mapping/.

Detailed advice for the applicant

2. The Water Environment (Controlled Activities) (Scotland) Regulations 2005 (as amended) (CAR)

- 2.1 For private foul drainage systems discharging to land or the water environment a CAR authorisation (registration or licence) from SEPA will be required. Whether or not a discharge to the water environment will receive authorisation from SEPA is dependent upon several factors including available all year round dilution, amenity and cumulative impacts. It should be noted that additional secondary treatment may be a requirement of any CAR authorisation.
- 2.2 A leaflet explaining how to apply for authorisation is available from our website at www.sepa.org.uk/water/water_publications.aspx. The applicant should contact a member of the Environment Protection & Improvement staff at SEPA's Lochgilphead office to discuss any regulatory requirements further.

** Population Equivalent (p.e.) is the measure of the organic bio-degradable load of an effluent prior to treatment. For domestic housing, a minimum of 5 p.e. is used for any house with up to and including three bedrooms. For houses with more than three bedrooms, add 1 p.e. for each additional Bedroom. The p.e. for non-domestic sewage discharges should be determined by calculating the total BOD load/day and dividing by 60 (60g is the average BOD load for one person in one day). The p.e. of the development is based on the British Water Code of Practice – Flows and Loads 2 Sizing Criteria, Treatment Capacity for Small Waste Water Treatment Systems. Further information on calculating the p.e. is available on our website at www.sepa.org.uk.

3. Regulatory advice

- 3.1 For further regulatory advice on foul drainage, surface water drainage and best practice regarding pollution prevention and waste management please refer to our website www.sepa.org.uk/customer_information/planning.aspx. For further information please contact SEPA's Lochgilphead office, at 2 Smithy Lane, Lochgilphead, PA31 8TA, tel:01546 602876.

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If you have any queries relating to this letter, please contact me on 01224 424656 or e-mail at planningaberdeen@sepa.org.uk.

Yours sincerely



Alison Wilson
Planning Officer
Planning Service

Copy to: Mr & Mrs I MacArthur, c/o Ormonde ADPM, 33 Mackenzie Place, Avoch, Ross-shire, IV9 8QW



Auchnagoul Cottage No. 1
(Swallowtale)
Inveraray
Argyll
PA32 8XT
19.07.09

Ref: 09/00745/DET Proposed Development Land North of Swallowtale Auchnagoul
Dear Sir/Madam

It has taken us 280,000 pounds and 5 years of work to sympathetically restore an old cottage and create an appropriate garden, hopefully blending it in with the surrounding rural landscape.

We are now faced with the possibility of a commercial enterprise, the boundary sited only 3 metres away, the width of the community access track.

This would result in a loss of amenity for ourselves in that:-

1. Due to removal of trees and hedges, along the trackside boundary of the site, we would be overlooked and consequently lose our privacy, especially in the winter. Is this total removal necessary or could hedging be pruned, lowered and retained? Re-planting takes time to reach any significant height.
2. Trees, hedging also provide shelter from N/NE winds.
3. Traffic on the main access track would increase considerably; this being very close to our dwelling would again result in loss of privacy as well as being a source of noise pollution.
4. Vehicles would turn into the house/office access track right in front of our gate where there is little space. Would oil tankers, delivery lorries etc. be able to make this turn?

Other Concerns:-

Environmental Impact

A commercial enterprise of this size is liable to make a major impact on a small rural community.

Access Track

This causes concern in that it is not suitable for additional traffic; with an office employing 4/6 people, an increase is inevitable. Also 2 adults plus family in the house?

What about access to properties? This needs to be retained at all times during the construction work.

Deliveries

A sizeable office is to be situated in a residential area; the assurance of no deliveries/visitors seems unlikely especially with a large reception area.

Water

The community has an ongoing problem with water pressure of which Scottish Water is aware; with an increase in permanent population by 150% the problem would be compounded.

There appears to be two bathrooms in the office each with shower, toilet and basin, in addition to four in the house.

Septic Tank

We have concerns as to the positioning of the septic tank in relation to our property. It is in close proximity, and it, and the partial soakaway, are on higher ground than our dwelling. The outfalls from existing properties enter the burn below the houses, not above, as would happen in this case.

Trees

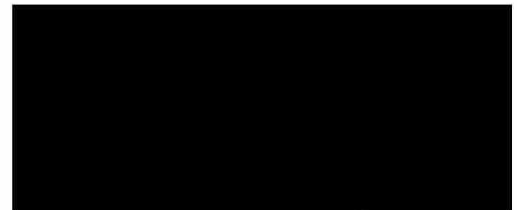

The development proposal includes the removal of a large number of mature trees and shrubs from the site; this will make a major impact both on the landscape, and the character and setting of the community. Re-planting is for the future and would not address the current environmental issue. More tree preservation is needed to retain the natural surroundings.

Building Materials

The proposed aluminium roof for the office is not in keeping; a reduction in vegetation, if this has to be, would make it very obvious. Existing residential buildings are similar in being roofed with slate.

We feel strongly that there are more suitable locations for office premises, especially if employing staff, than in a small rural development, whose history spans many generations and centuries.

Yours sincerely



C & G McCrae



Auchnagoul Cottage
Auchnagoul
by Inveraray
Argyll PA32 8XT

Mr Derek Hay
Argyll and Bute Council Planning Office
67 Chalmers Street
Ardrishaig PA30 8DX

20th July 2009

Dear Mr Hay

re: Planning application No. 09/00745/DET

I am writing to lodge a formal objection to the above planning application for an office at Auchnagoul.

My wife and I are joint owners of Auchnagoul Cottage which is the dwelling house at the south west extremity of the settlement.

Our objection is to the proposed commercial development in the form of an office. This would result in loss of amenity and create nuisance of various types.


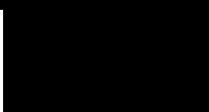
- a) The large size and the internal configuration of the office building indicates it will generate substantial traffic from staff, clients and visitors.
- b) The result would be to change the overall nature of the small residential settlement.
- c) The single track unmetalled approach road would not support the extra traffic.
- d) Commercial signage will be detrimental to the appearance of the settlement.
- e) Business use is likely to compromise the present limited broadband capacity which is supplied by copper cable. There is no plan to introduce a fibre optic cable supply.

We would also ask you to consider the following points which refer to details in the proposal.

- f) The septic tank and soakaway as proposed are uphill of and only 8 metres from Swallowtail Cottage and closer to the road through the settlement.
- g) The proposed aluminium roof of the office is inappropriate. Slate or corrugated iron would be more in keeping with adjacent buildings.
- h) There is no description of the proposed surface treatment of the new access driveway and parking areas.
- i) The species of new trees to be planted are not stated.
- j) We have concerns about the available mains cold water pressure. At present the pressure in our cottage will only support adequate flow from one tap at a time.

I look forward to your reply.

Yours sincerely


Jeffrey Jay 



Achnagoul House
Achnagoul
Inveraray
Argyll
PA32 8XT
21st July 2009

Area Team Leader
Development Control
Planning Services
67 Chalmers Street
Ardishaig PA30 8DX

Ref. No. 09/00745/DET

I am a householder and full-time resident in Achnagoul. I would like to oppose Mr. & Mrs MacArthur's proposals for an office on the land north of Swallowtale.

Achnagoul is a rural settlement of 5 houses. I feel that to add any office at all to such a small residential area is inappropriate; it alters the whole character of the hamlet.

The office building itself is large ^{i.e.} (house-sized) and set in a prominent position at the start of the settlement. A hedge and several mature trees will be removed and a 1.2 meter fence will surround the whole site. Although a few trees will be planted, the site will appear more open and more urban, detracting from the rural appearance of the site and of the hamlet in general. There should be an indication of what the surface of the site will be, on that part which is not road or parking. Rural grass? Urban hard surface? In addition the lack of trees and hedging on the south boundary of the site will result in a lack of privacy for Achnagoul residents, especially for the residents who live in the cottage directly opposite the office.

Access to Achnagoul is by rough track; single track, no passing places, a large part of it has grass growing up the middle. Our track is hardly adequate for the traffic on it already, 6 more adults and their cars will be using this road regularly – 2 adults from the house, and 4 employees from the office – doubling the traffic, which will result in more wear and tear on the road, and more noise for the rest of us here. Although there will be no deliveries, will clients call at the office causing even more traffic? The residents and the local farmer share the cost and labour of repairing the upper part of the track – the more traffic on it, the more often we will be repairing it. The lower part of the track is maintained by the Forestry, but is still single track.

Access from this part of the track onto the A83 is difficult and needs great care because visibility is limited in both directions. Entering the track from the A83 is not easy either, especially from the Inveraray direction. Road safety is a real problem here already.

Some of my neighbours have difficulties with inadequate water pressure and I believe they have informed Scottish Water. I have no such difficulty, but will this still be the case when the daytime adult population is doubled? Water usage must go up when the house facilities, plus the kitchen, 2 toilets and 2 showers in the office are in daily use, and water pressure could be affected.



(J. A. AITKEN)

27th July 2009

Mr Derek Hay
Case Officer - Planning Services
67 Chalmers Street
Ardrishaig
PA30 8DX

Tigh Cuileann
Achnagoul
Inveraray
Argyll
PA32 8XT

Dear Mr Hay,

Planning Application Ref: 09/00745/DET

I hereby raise my objection to the proposed erection of a dwelling house and office as set out in the above application.

I am the owner of "Tigh Cuileann" contained within the settlement at Achnagoul and reside there permanently with my family. We chose to live in this location because of its peaceful setting and relative isolation.

My principal objection is to the proposed office development that I consider totally inappropriate in this quiet residential settlement and unnecessary as more appropriate locations for offices are available in the area. I refer, for example, to AFA 9/3, citing west Upper Riochan, Inveraray as an area for development/redevelopment or Kilmory Business Park in Lochgilphead where units are currently advertised.

The building and operating of an office would cause significant loss of amenity and nuisance for the residents of Achnagoul namely,

1. The single track road, with no passing places, is un-adopted and unsuitable for the regular extra traffic that the proposed operation of an office would bring from employees, customers, suppliers and other visitors. Zero deliveries as stated in the application are inconceivable.
2. Furthermore the existing track, that is adequate for the existing residents, adds to the character of Achnagoul and I would not wish that to be changed.
3. Signage for the business would inevitably lead to further ad-hoc traffic to the settlement and would also detract from its unspoilt character.
4. The daily population of the settlement would more than double leading to potential problems with water pressure and other services. I already have issues with the inconsistent water pressure resulting in inability to use the shower. Scottish Water has been called out on several occasions. The number of additional people potentially drawing water at any one time would more than double the existing usage. Problems have also been encountered on several occasions with the quality of the telephone and broadband lines. E-mail and internet are critical to me for my own employment.

5. Visibility at the junction with the A83 is poor when exiting the junction in the direction of Inveraray and when accessing the settlement from Inveraray. The additional traffic would increase the risk of accident.

Additionally I would ask you to consider the following,

6. The removal of hedges and trees, particularly to the south and east will detract from the appearance of the entrance to the settlement and remove the privacy currently enjoyed by the residents of Swallowtale Cottage.
7. The style of boundary fence is not specified. This should be post and wire to be in-keeping with surrounding fences. Is any fencing proposed to the west and south boundaries?
8. The soakaway from the septic tank is entering the burn close to the road and above Swallowtale Cottage.

I look forward to hearing from you.

Yours sincerely,

Michael J Holder

Auchnagoul,
By Inveraray
Argyllshire,
PA32 8XT

Dear Mr Hay,

Planning Application Ref: 09/00745/DET

I have been made aware of the following application for development of a house and office at Auchnagoul and have considered the available information and its possible impact on the township and on my own property.

I would like to object to this proposal on the following grounds:

The scale of the development is too large and not in keeping with the character and use of the rest of the area

An office would put undue traffic onto the access road, which is difficult to maintain even with the present light use – staff transport, clients and postal deliveries would place great strain on the fabric of the road

The access point from the main road is hazardous, and increased traffic would increase the risk of traffic incidents on the main road

The introduction of commercial activity to the area would mean a loss of amenity in a residential area in terms of outlook, noise and privacy

Commercial activity would also adversely affect the current property values

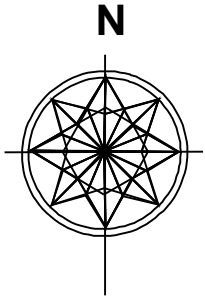
I understand there are issues related to tree-felling, stock-fencing and sewage disposal which may also have an adverse effect on the immediate environment




If however the Council is minded to grant the permission applied for, we are very concerned since we understand the office facility is for use in connection with the applicant's plant hire and contracting business, that their use of the property might expand, formally or informally, to the storage or worse the repair and maintenance of heavy plant on site. This of course would be an aggravation of the issues of access, loss of amenity and change in existing and zoned residential character of the township. So we would ask for the Council's protection from such an eventuality.

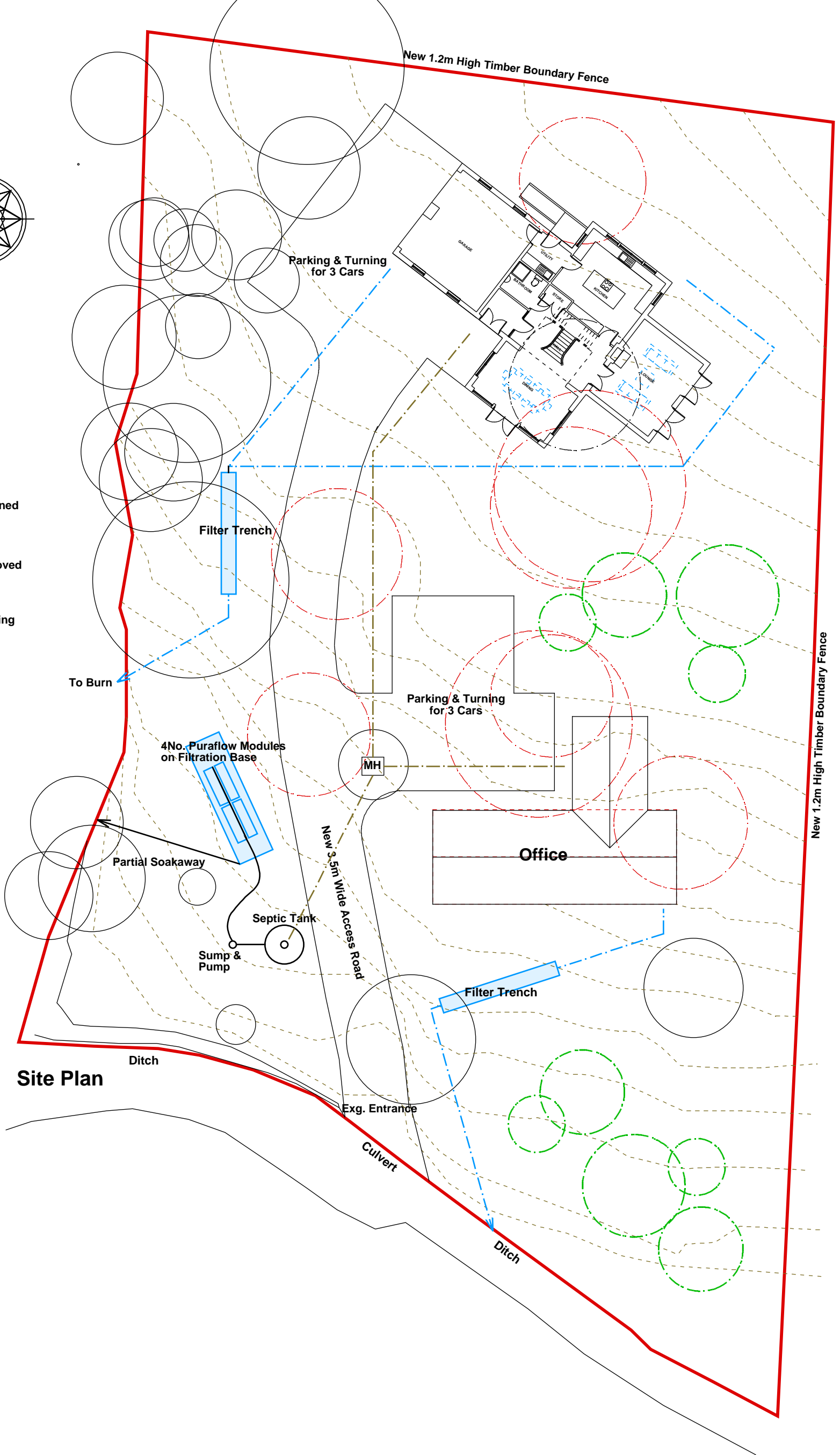
If there is a meeting to consider the proposal I would like the opportunity to attend and be heard.

Yours sincerely,

Ann McLaughlan (Westwood)



-  Exg. Tree Retained
-  Exg. Tree Removed
-  New Tree Planting



Site Plan

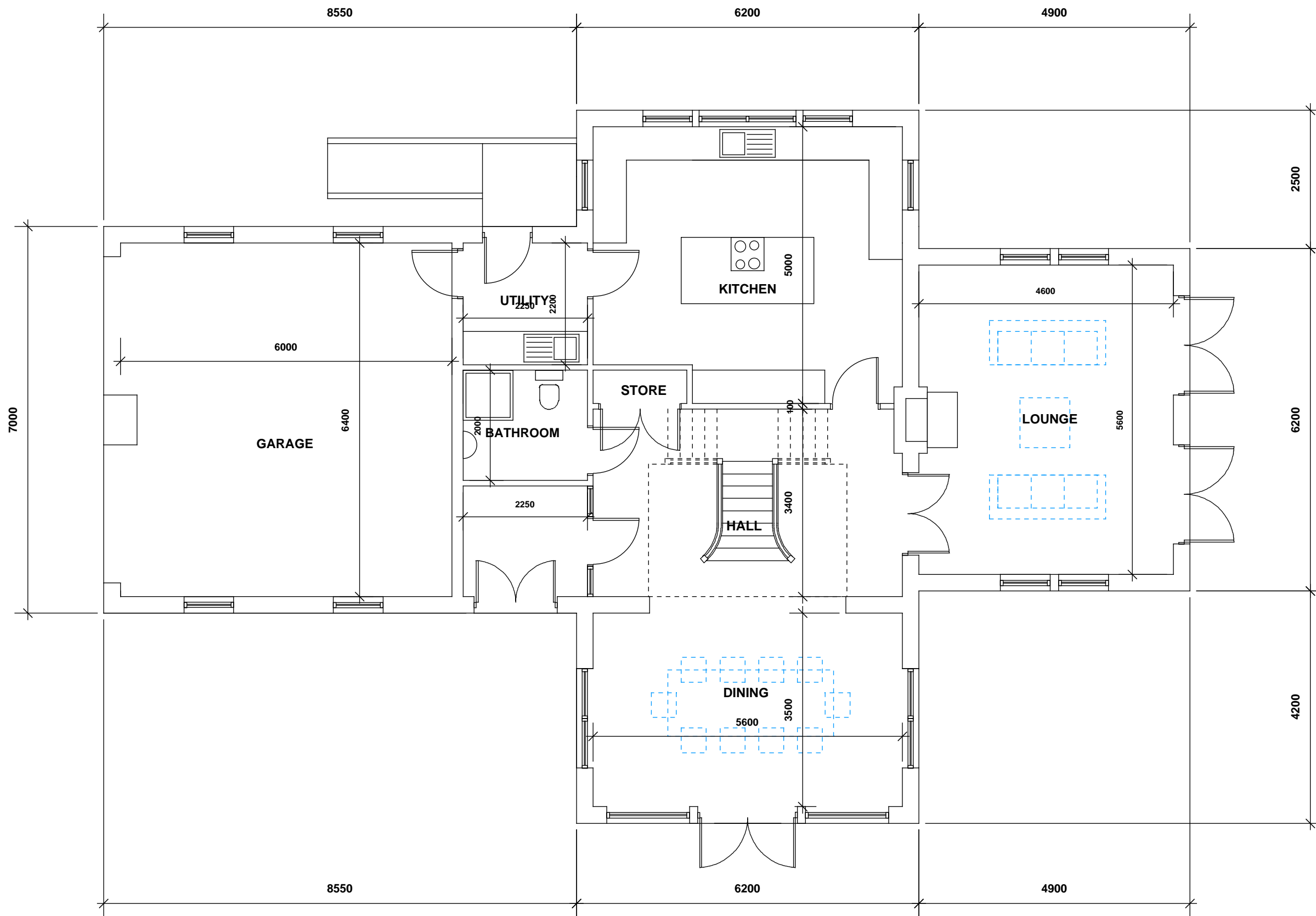
PROJECT:
Proposed House & Office
Achnagoul
By Inverary
Argyll

NOTES:
DO NOT SCALE
ALL DRAWINGS MUST BE CHECKED
PRIOR TO COMMENCEMENT AND ANY
DISCREPANCIES MUST BE REPORTED
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ORMONDE
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DRAWING TITLE:
Site Plan
CLIENT:
Mr I MacArthur

SCALE: 1:250 @ A3
DATE: 29.06.2008
DRAWN: D.M. **REV:** -
0255/300



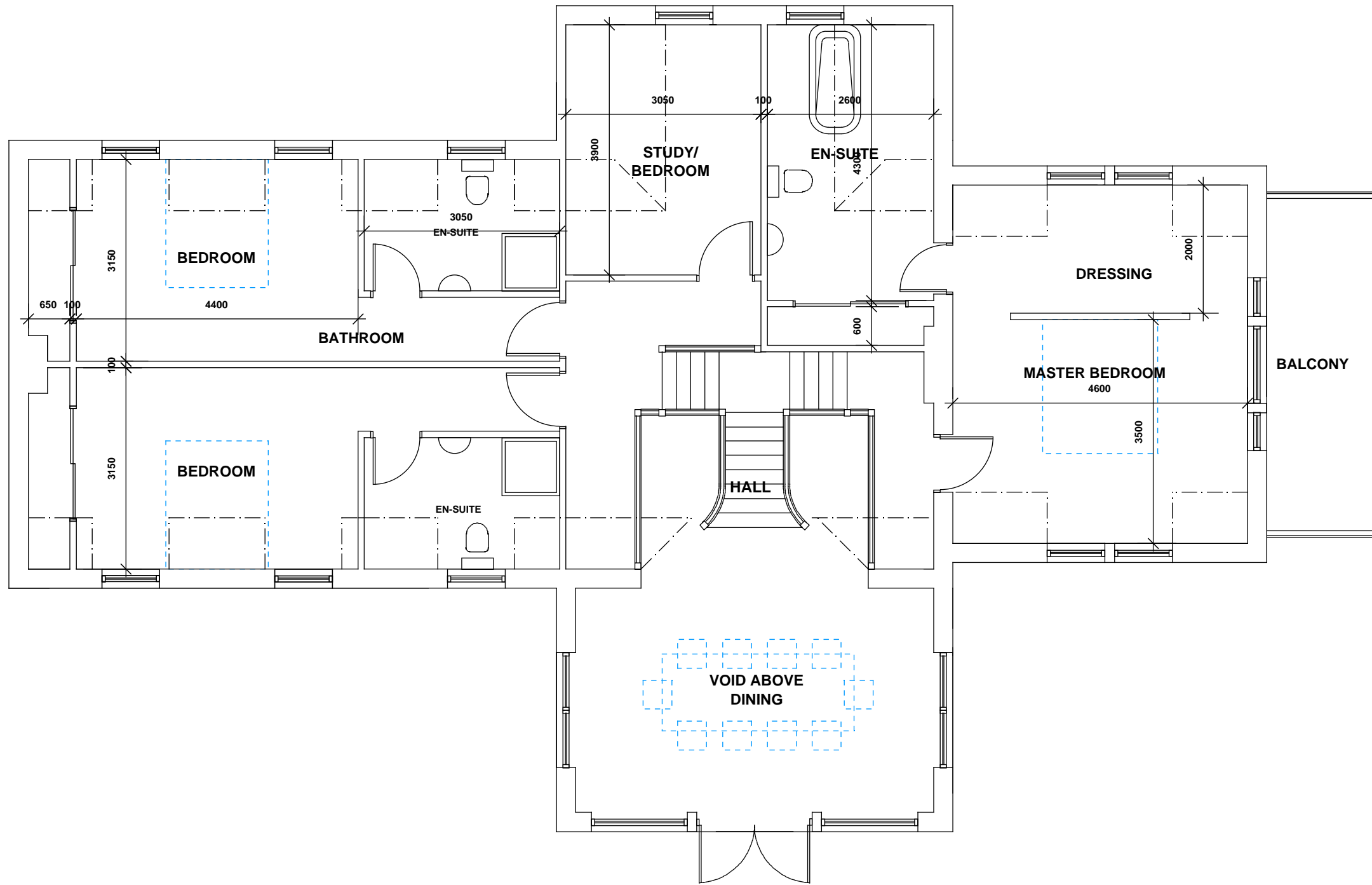
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DRAWING TITLE:
 Ground Floor Plan
CLIENT:
 Mr I MacArthur

SCALE: 1:75 @ A3
DATE: 29.06.2008
DRAWN: D.M. **REV:** -
0255/301



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DRAWING TITLE:
 First Floor Plan
CLIENT:
 Mr I MacArthur

SCALE: 1:75 @ A3
DATE: 29.06.2008
DRAWN: D.M. **REV:** -
0255/302



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION

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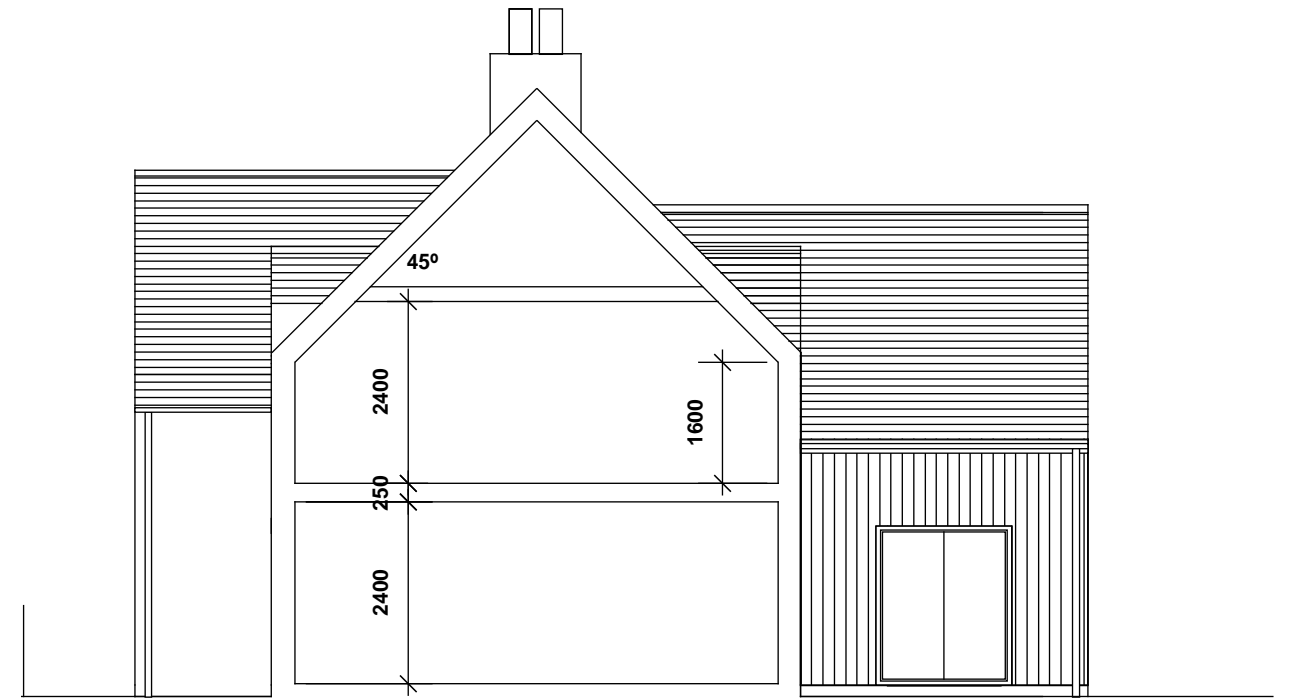


DRAWING TITLE:
Elevations (Sheet 1 of 2)
CLIENT:
Mr I MacArthur

SCALE: 1:100 @ A3
DATE: 29.06.2008
DRAWN: D.M. **REV:** -
0255/303



NORTH WEST ELEVATION



SECTION



NORTH EAST ELEVATION

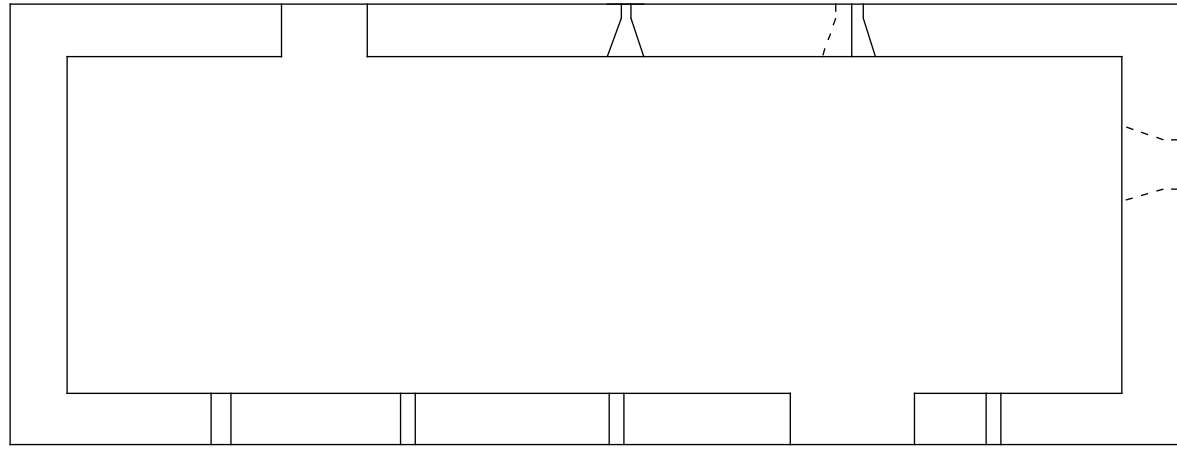
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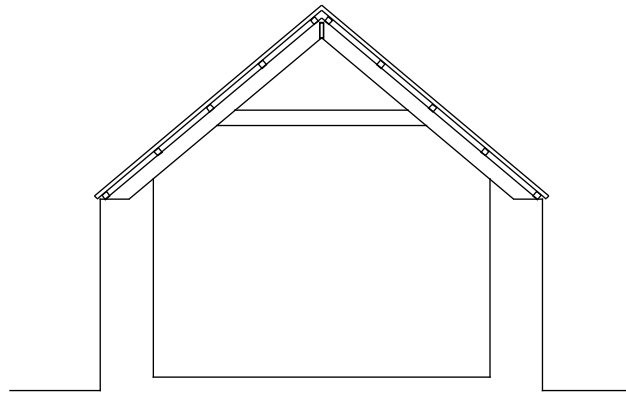
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DRAWING TITLE:
Elevations (Sheet 2 of 2)
CLIENT:
Mr I MacArthur

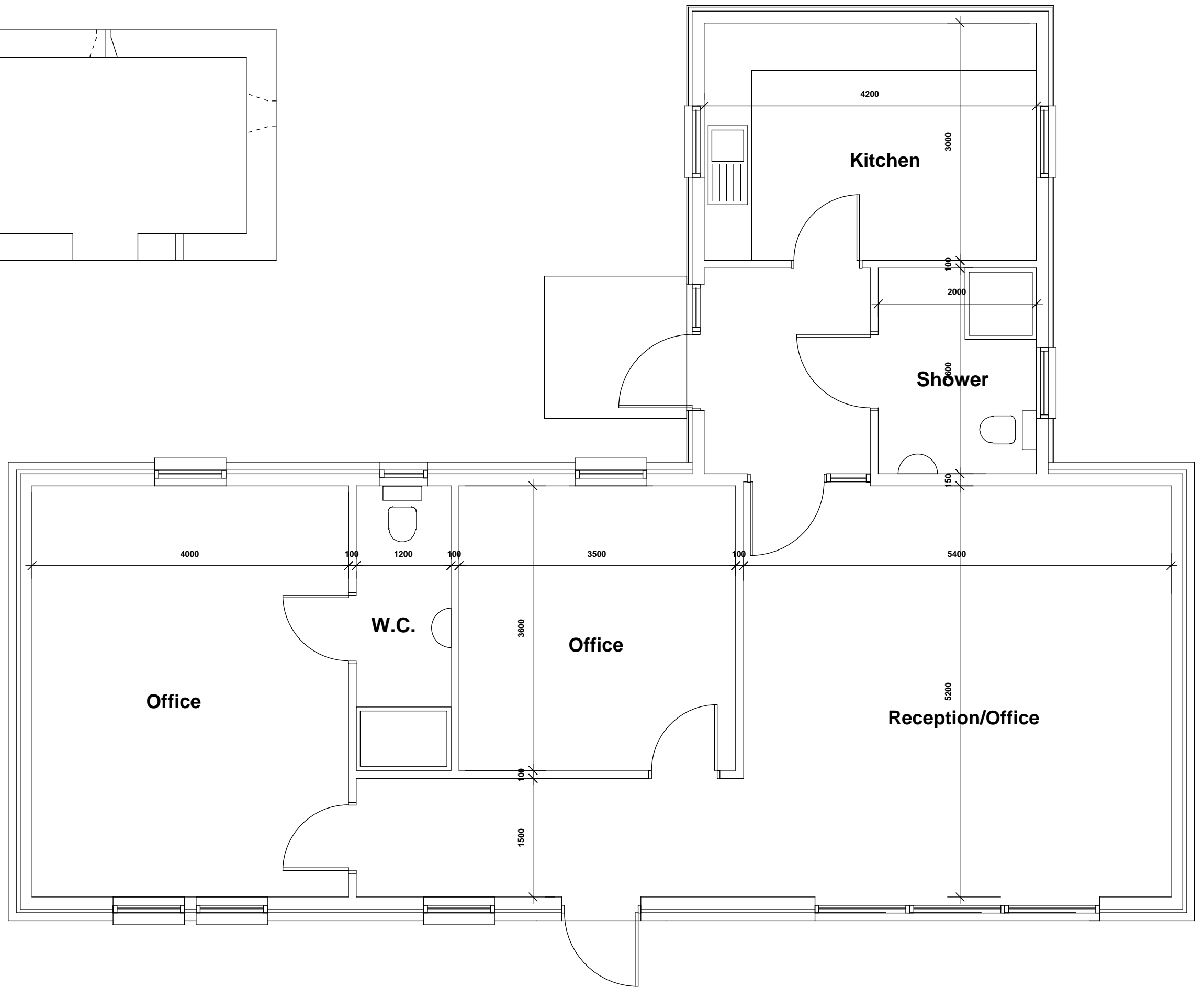
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DATE: 29.06.2008
DRAWN: D.M. **REV:** -
0255/304



Existing Floor Plan



Section



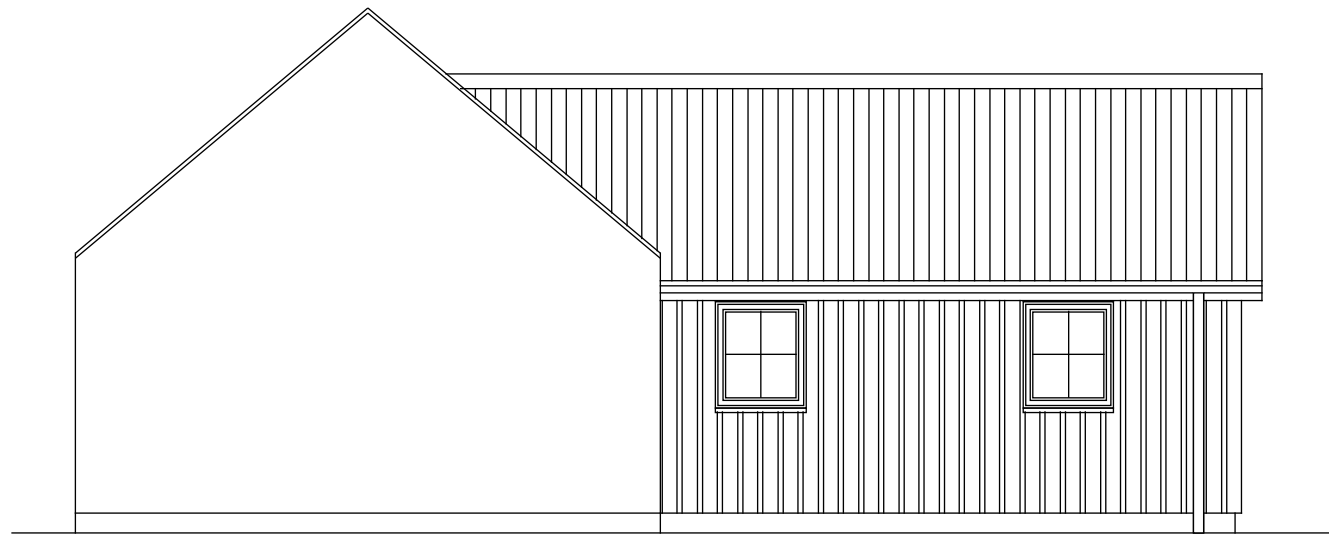
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Argyll

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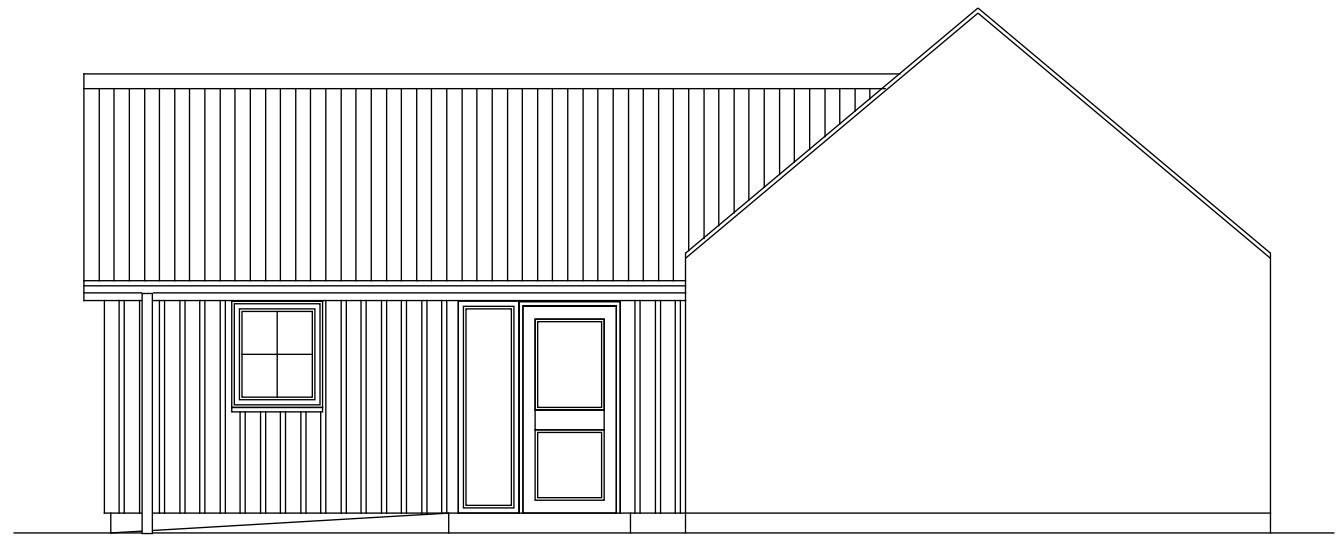
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DRAWING TITLE:
Proposed Office
CLIENT:
Mr I MacArthur

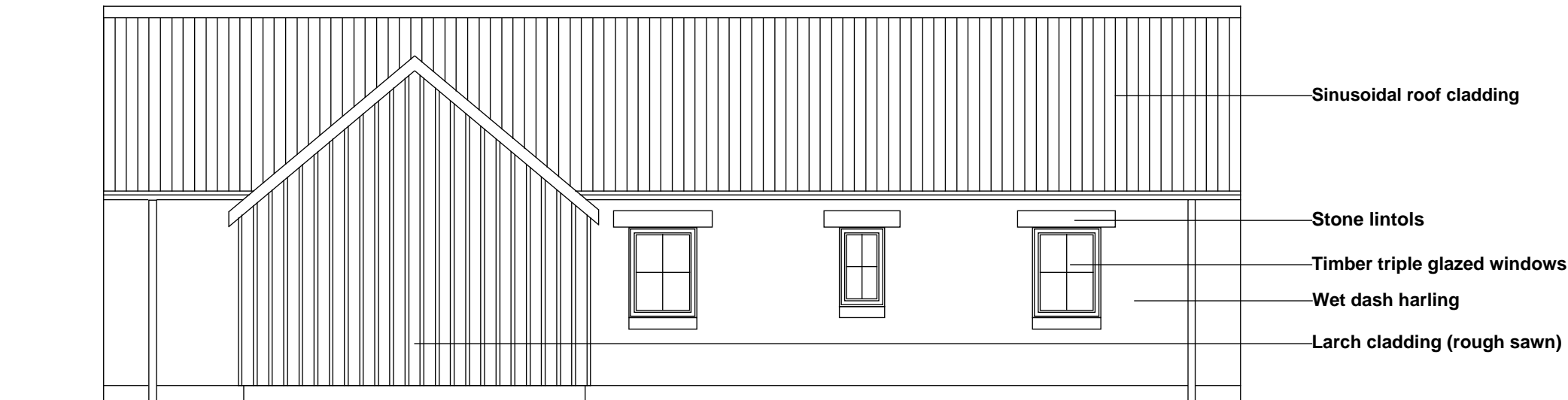
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DATE: 29.06.2008
DRAWN: D.M. **REV:** -
0255/305



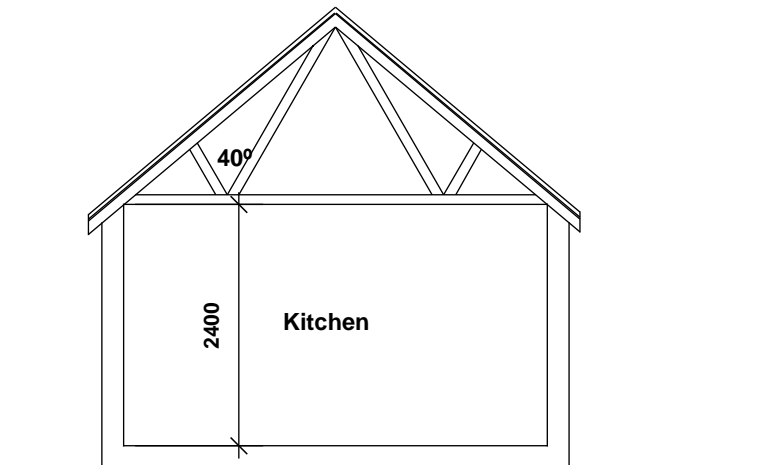
East Elevation



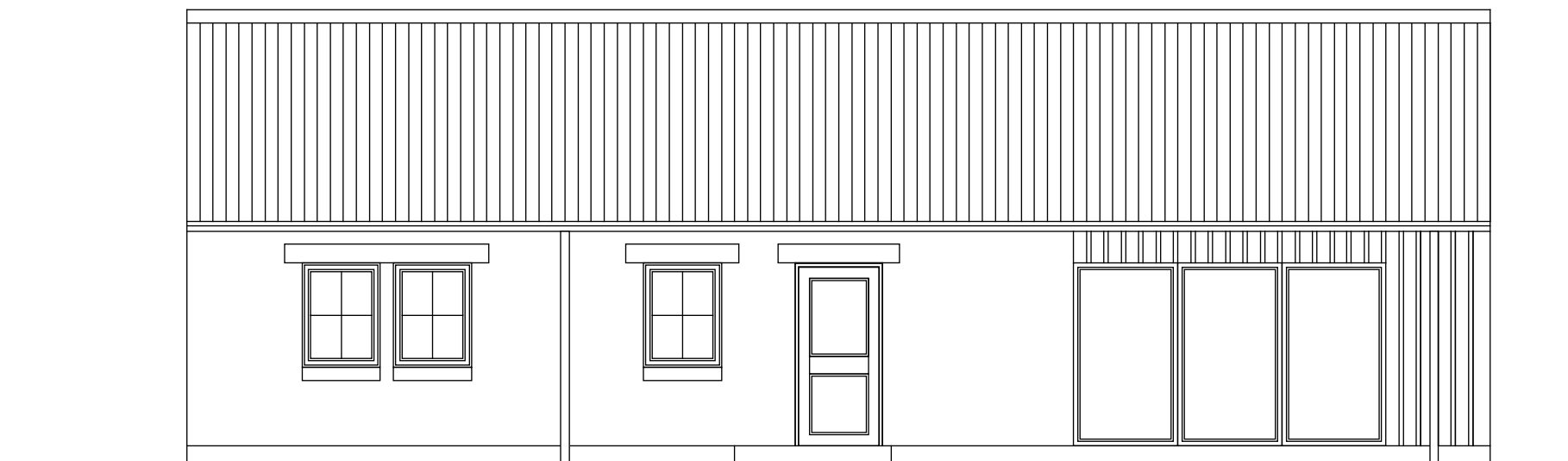
West Elevation



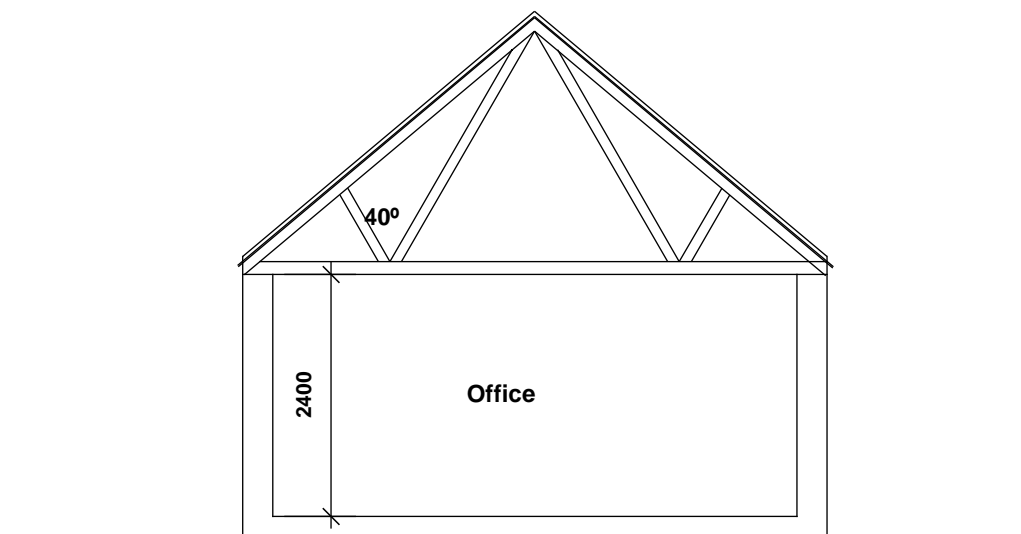
North Elevation



Section



South Elevation



Section

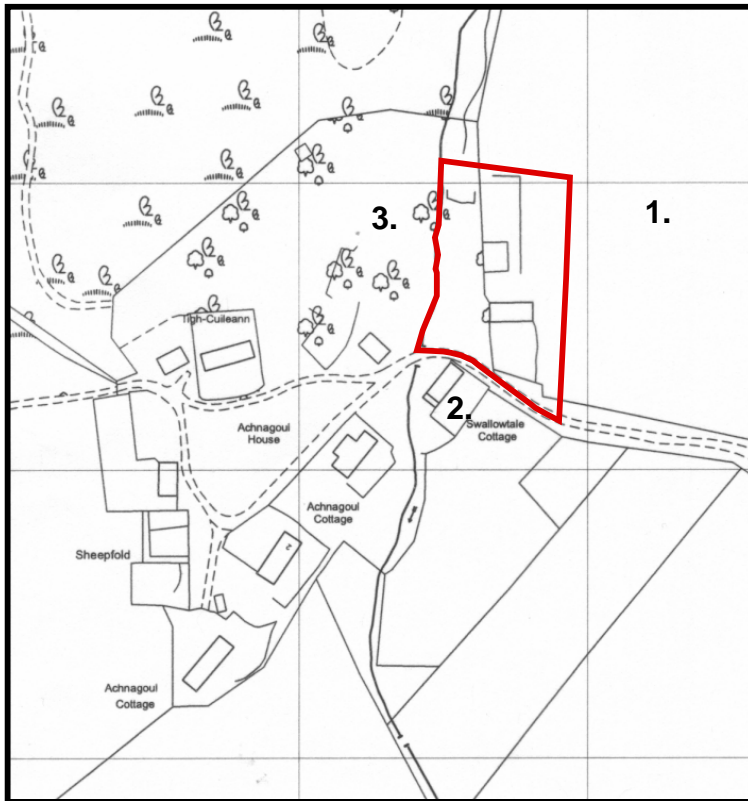
PROJECT:
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Achnagoul
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Argyll

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DRAWING TITLE:
Proposed Office
CLIENT:
Mr I MacArthur

SCALE: 1:100 @ A3
DATE: 29.06.2008
DRAWN: D.M. **REV:** -
0255/306



Location Plan

Notifiable Neighbours

1. Owner of Adjacent Land
Mr D Crawford
Benchoille Farm
Furnace, Inveraray
PA32 8XN

2. Owner & Occupier
Swallowtail Cottage
Achnagoul
Inveraray

3. Owner of Adjacent Land
Argyll Estates
Estate Office
Inveraray Castle
Inveraray

PROJECT: Proposed House & Office Achnagoul By Inveraray Argyll	NOTES: DO NOT SCALE ALL DRAWINGS MUST BE CHECKED PRIOR TO COMMENCEMENT AND ANY DISCREPANCIES MUST BE REPORTED TO THIS OFFICE		DRAWING TITLE: Location Plan	SCALE: 1:1250 @ A4 DATE: 29.06.2008
			CLIENT: Mr I MacArthur	DRAWN: D.M. REV: - 0255/400