

Local Review Group
Argyll & Bute Council
Kilmory
Lochgilphead
Argyll
PA31 8RT

1 Ballochyle Estate
Sandbank
Dunoon
Argyll
PA23 8RD

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Date: 26th July 2010

Dear Sirs

**Refusal of Planning Permission Ref. 09/01308/PP
Erection of a Dwellinghouse, Formation of Car Parking, Installation of Septic Tank and
Creation of Private Water Supply at Land South West of Cottage 3 Ballochyle Farm.**

I refer to my letter of 27th October 2009 to Planning Services at Milton House in Dunoon concerning the planning application regarding the above proposal. I raised three concerns at the time covering 1. Private water supply from a bore hole, 2. Vehicle access to the site and 3. Future access over the track that would separate the proposed house from its parking area.

From correspondence that I have received from Argyll & Bute Council's Planning Department in Dunoon it would seem that drinking water from a bore hole is a practical proposal and any water treatment that may be required could be dealt with using a UV system. I would however still like an assurance that bore hole testing to assess its feasibility would be carried out before any building took place as the Ballochyle Estate private water supply could not be expected to extend to yet another additional user. The granting of planning permission four or five years ago to allow the splitting of the two original houses in the Ballochyle Farm steading into four dwellings has already doubled the potential water demand from that building.

With regard to my points 2 and 3 I have still not had any assurance that these issues will be dealt with so as to protect the rights of existing estate residents.

I would also like to raise the issue of flood risk. SEPA state in their submission of 19 November 2009 that at point 1.3 their assessment is based on historic records, namely the maximum water level recorded at their former Dalinlongart Gauging Station during November 1979. I was living on the estate at that time and working out of Economic Forestry's office on the estate (now the SNH/National Park office) and although the river level may have been high during that month the office did not suffer any flood damage.

However on October 20th 1998, after twelve hours of constant heavy rain in the Dunoon area the Little Eachaig burst its banks upstream of Ballochyle Farm and all the fields on the west side of the river were flooded and the water entered the forestry office and rose to a height of 150mm above floor level.

The forestry office was sold to SNH in 2000 and a similar flooding incident happened within the first two years of the new ownership when flood water again entered the building.

During 2008/09 two gabion basket walls were erected on either side of the Little Eachaig River at the point where the Dalinlongart Gauging Station and weir used to be located. The walls were built on the river bed thus reducing the width of the river bed. I am not a water engineer but my fear is that by reducing the river bed width and by preventing the river from spreading outwards, due to the walls, as it rises in a flood situation the effect would be to raise the level of the river upsteam from the walls which would increase the likelihood of the river bursting its banks.

The house proposed by Ffiona Boyd may not be at risk of flooding due to the preventative land raising measures that have been proposed but it has been brought to my attention recently that house building is being considered for other sites close to and on the fields that have flooded in the past. The risk of flooding is a serious issue and I would like it to be given due consideration by the local review body.

Yours Sincerely



Tom Pierson

CC

Local Review Body, Argyll & Bute Council

Ffiona Boyd C/O Linearchitecture

Ross McLaughlin, Argyll & Bute Council

Senior Roads Engineer, Argyll & Bute Council

Area Roads Manager, Bute & Cowal, Argyll & Bute Council

Area Environmental Health Manager, Argyll & Bute Council

SEPA, East Kilbride

SEPA, Aberdeen

Kirsteen Manual, Ballochyle