

Delegated or Committee Planning Application Report and Report of handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 relative to applications for Planning Permission or Planning Permission in Principle

Reference No: 10/01532/PP

Planning Hierarchy: Local

Applicant: Ecos Construction, Bield Housing Association and Visionskill Ltd

Proposal: Erection of 33 flats, vehicular access and landscaping

Site Address: 113 Marine Parade, Kirn, Dunoon, Argyll & Bute, PA23 8HH

DECISION ROUTE

(i) Local Government Scotland Act 1973

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Erection of 33 flats;
- Formation of vehicular access and car parking.

(ii) Other specified operations

- Landscaping
 - Connection to main services
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(B) RECOMMENDATION:

Having due regard to the Development Plan and all other material considerations it is recommended that detailed planning permission be granted subject to the conditions and reasons attached.

(C) HISTORY:

08/00662/DET - Erection of new children's home and residential development for 34 dwellinghouses, 52 flats and conversion of Dunclutha House to form 3 flats with an overall provision for 25 percent affordable housing - Approved, 23rd March 2009.

07/01666/DET - Erection of residential development comprising 40 dwellinghouses, 52 flats (in three blocks), partial demolition and conversion of Dunclutha House into 3 flats and erection of children's home and garage; formation of vehicular accesses and landscaping, - Withdrawn, 4th April 2008.

(D) CONSULTATIONS:

Scottish Water (16.11.2010) – do not object to the proposal. They have confirmed that the water network that serves the proposed development is currently able to supply the new demand. However, in terms of wastewater their initial investigations have highlighted there may be a requirement for the Developer to carry out works on the local network to ensure there is no loss of service to existing customers. Scottish Water has also advised that a totally separate drainage system will be required with the surface water discharging to a suitable outlet. Furthermore, that they require a sustainable urban drainage system (SUDS) as detailed in Sewers for Scotland 2 if the system is to be considered for adoption.

Area Roads (23.11.2010) – deferred a decision pending confirmation that on-site car parking is capable of being provided to meet Council standards (1.5 spaces per 1 bedroom property ($21 \times 1.5 = 33$) and 2 spaces per 2 bedroom property ($12 \times 2 = 24$) giving a total provision of 57 spaces for this development. The agent has subsequently confirmed that a layout to meet this standard is achievable and a plan to that effect is awaited at the time of writing. The Area Roads Manager has commented further that that in respect of conditions required in respect of sightlines, access construction and gradient and surface water drainage.

(E) PUBLICITY:

Regulation 20 Advert Local Application – advert expired 26th November 2010

(F) REPRESENTATIONS:

No letters of representation have been received.

NOTE: Committee Members, the applicant, agent and any other interested party should note that the consultation responses and letters of representation referred to in this report, have been summarised and that the full consultation response or letter of representations are available on request. It should also be noted that the associated drawings, application forms, consultations, other correspondence and all letters of representations are available for viewing on the Council web site at **Error! Hyperlink reference not valid.**

(G) SUPPORTING INFORMATION

Has the application been the subject of:

- (i) **Environmental Statement:** No
- (ii) **An appropriate assessment under the Conservation (Natural Habitats) Regulations 1994:** No
- (iii) **A design or design/access statement:** Yes
- (iv) **A report on the impact of the proposed development e.g. Retail impact, transport impact, noise impact, flood risk, drainage impact etc:**
No

(H) PLANNING OBLIGATIONS

- (i) **Is a Section 75 agreement required:** No

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- (I) Has a Direction been issued by Scottish Ministers in terms of Regulation 30, 31 or 32:** No

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- (J) Section 25 of the Act; Development Plan and any other material considerations over and above those listed above which have been taken into account in the assessment of the application**

- (i) **List of all Development Plan Policy considerations taken into account in assessment of the application.**

Argyll & Bute Structure Plan (Approved 2002)

POLICY STRAT SI 1 – Sustainable Development
POLICY STRAT DC 1 – Development Within The Settlement
POLICY STRAT DC 10 – Flooding And Land Erosion
POLICY STRAT HO 1 – Housing – Development Control Policy

Argyll & Bute Local Plan (Adopted 2009)

Policy LP ENV 1 - Development Impact on the General Environment
Policy LP ENV 6 – Habitat and Species
Policy LP ENV 7 - Development Impact on Trees/Woodland
Policy LP ENV 19 - Development Setting, Layout and Design
Policy LP ENV 20 – Public Art
Policy LP HOU 1 - General Housing Development
Policy LP HOU 2 - Provision of Housing to Meet Local Needs including Affordable Housing Provision
Policy LP HOU 4 - Housing Green-space
Policy LP SERV 1 - Private Sewage Treatment Plants and Wastewater (i.e. Drainage) Systems
Policy LP SERV 2 - Sustainable Drainage Systems (SuDs)

Policy LP SERV 3 - Drainage Impact Assessment (DIA)
Policy LP SERV 4 - Water Supply
Policy LP SERV 9 - Flooding and Land Erosion – The Risk Framework for Development
Policy LP TRAN 4 - New and Existing, Public Roads and Private Access Regimes
Policy LP TRAN 6 - Vehicle Parking Provision

(ii) List of all other material planning considerations taken into account in the assessment of the application, having due regard to Annex A of Circular 4/2009.

- Scottish planning policy, advice and circulars
- the environmental impact of the proposal
- the design of the proposed development and its relationship to its surroundings
- access, provision of infrastructure and planning history of the site
- views of consultees

(K) Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment: No

(L) Has the application been the subject of statutory pre-application consultation (PAC): No

(M) Has a sustainability check list been submitted: No

(N) Does the Council have an interest in the site: Yes, the Council are owners of the site.

(O) Requirement for a hearing (PAN41 or other): No

(P) Assessment and summary of determining issues and material considerations

The proposal seeks the erection of 33 flats, vehicular access and landscaping at 113 Marine Parade, Kirn, Dunoon (a material amendment to part of the planning application site approved under 08/00662/DET for the erection of a new children's home; residential development for 34 dwellinghouses, 52 flats and conversion of Dunclutha House to form 3 flats with an overall provision for 25 percent affordable housing, which was approved on the 23rd March 2009). The change relates only to the flatted development approved in the same location previously, and involves a change to the

design of the building, and an increase in the number and type of flats provided from 28 to 33 units.

The proposal is considered consistent with the requirements of the development plan.

Matters raised by consultees can be addressed by the use of relevant planning conditions and informatives. No third party representations have been received.

(Q) Is the proposal consistent with the Development Plan: Yes

(R) Reasons why Planning Permission should be granted

This proposal is consistent with the provisions of the Development Plan and all 'other' material issues. There are no matters of significant weight which cannot be overcome by relevant planning conditions.

(S) Reasoned justification for a departure to the provisions of the Development Plan

Not Applicable – this proposal does not constitute a departure from the Development Plan.

(T) Need for notification to Scottish Ministers or Historic Scotland: No

Author of Report: Arlene H Knox Date: 26.11.2010

Reviewing Officer: Richard Kerr Date: 29.11.2010

**Angus Gilmour
Head of Planning**

CONDITIONS AND REASONS RELATIVE TO APPLICATION 10/01532/PP

1. That the development to which this permission relates must be begun within three years from the date of this permission.

Reason: *In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997.*

2. The proposed development shall be carried out in accordance with the details specified in the application form dated 8th September 2010; and the approved amended drawings received 22nd November 2010 which are numbered: 09.130.10_L (Proposed Site Plan); 09.130.01_C (Site Plans – Existing & Proposed); 09.130.15_1 (Proposed Elevations Sheet 1 to Flatted Block 'A'); 09.130.16_G (Proposed Elevations Sheet 2 to Flatted Block 'A'); 09.130.14_D (Marine Parade Elevations); 09.130.13 - 1 (Proposed Flat Type Floor Plans); 09.130.12 - M (Proposed First/Second Floor Plan); 09.130.11 – P (Proposed Ground Floor Plan and Flat Type Plans all stamped approved by Argyll and Bute Council.

Reason: *In order to ensure that the proposed development is carried out in accordance with the details submitted and the approved drawings.*

3. No works in connection with the development hereby approved shall take place unless a scheme of hard and soft landscaping works has been submitted to and approved in writing by the Planning Authority. Details of the scheme shall include:

- (i) Existing and proposed finished ground levels relative to a fixed datum point;
- (ii) Existing landscape features and vegetation to be retained;
- (iii) Existing and proposed services including cables, pipelines and substations;
- (iv) The location of new trees, shrubs, hedges, grassed areas and water features;
- (v) A schedule of plants to comprise species, plant sizes and proposed numbers and density;
- (vi) The location, design and materials of all hard landscaping works including walls, fences, gates, and street furniture;
- (vii) An indication of existing trees, shrubs and hedges to be removed;
- (viii) A programme for the completion and subsequent maintenance of the proposed landscaping

All soft and hard landscaping proposals shall be carried out in accordance with the approved scheme and shall be completed during the planting season immediately following the commencement of the development or such other date as may be agreed in writing with the Planning Authority. Any planting, which, within a period of ten years from the completion of the development, in the opinion of the Planning Authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted.

Reason: *To ensure the implementation of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area.*

4. Prior to any works commencing, full details of a scheme to protect the trees that are to be retained within the site (as shown on the Landscape Masterplan drawing ref. LO1 Rev H from TGP Landscape Architects approved under 08/00662/DET) shall be submitted to and approved in writing by the Planning Authority. No trees identified for being retained shall be felled, lopped, topped or removed without the prior written approval of the Planning Authority.

Reason: *In order to protect the existing woodland area and other trees within the site in accordance with Policy ENV 7: Development Impact on Trees/Woodland of the Argyll & Bute Local Plan (adopted 2009).*

5. No development in connection with the permission hereby approved shall take place unless samples of all the materials to be used in the external finish for the proposed development (including harling texture and colour) have been submitted to and approved in writing by the planning authority. The development shall be carried out in complete accordance with the approved details or such alternatives as may be agreed in writing with the Planning Authority.

Reason: *In order to integrate the development into its surroundings and in accordance with the provisions of policy ENV 19 of the Argyll & Bute Local Plan (adopted 2009).*

6. Full details and/or samples of the proposed roofing materials shall be submitted for the written approval of the planning authority prior to the commencement of any works on site. The development shall be implemented in accordance with the duly approved details.

Reason: *In order to ensure that the materials are appropriate to the character of the area and sympathetic to established roofing materials in the area.*

7. No development in connection with this development hereby approved shall take place unless a revised Drainage Strategy drawing incorporating Sustainable Urban Drainage Systems and a revised Drainage Impact/Flood Risk Assessment (previously approved under 08/00662/DET) which take account of the proposed amendments have been submitted to and approved in writing by the Planning Authority in consultation with the Councils Flood Risk Officer, Area Roads, SEPA and Scottish Water. The development shall not be occupied until the agreed drainage system has been provided and is fully operational.

Reason: *To ensure the site is adequately drained to meet Best Management Practice and to prevent pollution of watercourses in accordance with Policy SERV 2: Sustainable Urban Drainage Systems of the Argyll & Bute Local Plan (adopted 2009).*

8. Prior to commencement of any development, a detailed construction method statement for this site shall be submitted to and agreed in writing with the Planning Authority, in consultation with the Scottish Environment Protection Agency. This method statement shall address the temporary measures proposed to deal with surface water run-off during construction and prior to the operation of the final Sustainable Urban Drainage System.

Reason: *In order to prevent potential pollution of the water environment in accordance with Policy SERV 2: Sustainable Urban Drainage Systems of the Argyll & Bute*

Local Plan (adopted 2009).

9. Prior to work starting on the development hereby approved, the developer shall provide the Planning Authority with written proof from Scottish Water of the public mains water and drainage connections.

Reason: *In the interests of public health and in order to ensure that adequate drainage and water provision is available for the site.*

10. Prior to the commencement of any works on site, full details shall be submitted for the proposed detention pond and associated landscaping works in front of the approved flats, as shown on drawing number: 09.130.10_L from Thomson Dawes dated 22nd November 2010.

Reason: *In the interests of providing a detention pond capable of supporting the approved Sustainable urban Drainage System and to integrate it with its surroundings and to provide any safety or other barriers as may be required.*

11. No works in connection with the development hereby approved shall take place unless a Waste Management Plan for the site has been submitted to and approved in writing by the Planning Authority in consultation with Protective Services and the Scottish Environment Protection Agency. This plan shall include details of the arrangements for the storage, including the design and location of all bin stores together with the separation and collection points for waste from the site or roadside collection points, including provision for the safe pick up by refuse collection vehicles. The approved Waste Management proposals shall be carried out in accordance with the approved scheme.

Reason: *To ensure the waste from the proposed site is dealt with in a sustainable manner in accordance with the National Waste Strategy for Scotland and the Area Waste Plan for Argyll & Bute.*

12. No other development in connection with the permission hereby approved shall take place and the access hereby approved shall not be brought into use unless sightlines/visibility of 42 metres in both directions along the public road has been provided from a point 2.5 metres measured at right angles from the existing carriageway surface along the centre line of the approved new access road. Once formed, the visibility splays shall be permanently retained thereafter and no visual obstruction of any kind above a height of 1.0 metre from the level of the highway edge shall be permitted within the visibility splays so formed.

Reason: *To enable drivers of vehicles using the access to have a clear view of other road users and pedestrians in the interests of road safety.*

13. The gradient of the access road shall not exceed 5% within 5 metres from the edge of the existing carriageway and shall have a sealed surface for the first 5 metres and a gradient no greater than 8% for the remainder of the road.

Reason: *In the interest of road safety*

14. The development granted permission shall not be occupied until space has been laid out within the site for a vehicle turning area, so that vehicles may enter and leave the site in forward gear, details of which shall have been agreed in writing by the Planning Authority, prior to work starting on site.

Reason: *In the interests of road and public safety*

15. Prior to commencement of works on site, a scheme for the provision of 57 off-street parking spaces, unless otherwise agreed by the Area Roads Manager, shall be submitted to and be approved in writing by the Planning Authority. The duly approved scheme shall be constructed, surfaced and made available for use prior to the first occupation of the flats hereby approved, and shall be retained available for the parking of vehicles thereafter.

Reason: *To ensure adequate provision of off-street parking.*

16. The access road required to serve the site shall be 5.5 metres wide with a 2 metre footway or service strip provided on either side.

Reason: *In the interests of road safety.*

17. Prior to the commencement of the development, full details of the intended methods of dust suppression measures shall be submitted to and approved in writing by the Planning Authority in respect of dust and particulate contamination in the immediate locality of the works. Such details as are approved shall be utilised during the course of construction works.

Reason: *In order to prevent the adjoining dwellinghouses, other premises and land uses being affected by an unacceptable level of dust pollution.*

18. Unless the prior written permission of the Planning Authority is obtained for variation, all external lighting units within the site shall be operated, positioned and angled to prevent any glare or light spillage outwith the boundaries of the site, having regard to the Institute of Lighting Engineers Guidance.

Reason: *In order to avoid the potential of light pollution infringing on surrounding land uses/properties.*

26. Prior to any work starting on site the applicant shall submit a red squirrel survey together with any mitigation measures which will identify the presence or otherwise of any red squirrels within the site or that use the site. Such a survey shall be drawn up in consultation with the Council's biodiversity officer and shall include any mitigation measures that are required in order to ensure that the red squirrels within the site or using the site are not prejudiced.

Reason: *In the interests of safeguarding the habitat of a protected species in accordance with Policy ENV 6: Habitats and Species of the Argyll & Bute Local Plan (adopted 2009).*

27. The development hereby approved shall only be implemented by/on behalf of, and be factored by, a Registered Social Landlord (a body registered under part 3 chapter 1 of the Housing (Scotland) Act 2001, or any equivalent provision in the event of the revocation and re-enactment thereof, with or without modification).

Reason: *To ensure the provision of affordable housing to the standard required by the development plan in the absence of any other agreed means of securing*

such provision.

APPENDIX B – RELATIVE TO APPLICATION NUMBER: 10/01532/PP

PLANNING LAND USE AND POLICY ASSESSMENT

A. Settlement Strategy

The application site is an unallocated site located within the main town settlement of Dunoon, where in terms of Policies STRAT DC1: Development Within the Settlements and STRAT HO1: Housing – Development Control Policy of the Argyll and Bute Structure Plan and Policy HOU 1: General Housing Development of the Argyll & Bute Local Plan, there is a presumption in favour of ‘large scale’ development serving a wide community of interest on appropriate infill, rounding-off and redevelopment sites.

The site forms part of a larger site which benefits from planning permission: 08/00662/DET granted on the 23rd March 2009 for the erection of a new children's home and residential development of 34 dwellinghouses, 52 flats and the conversion of Dunclutha House to form 3 flats with an overall provision for 25% affordable housing.

Having due regard to the above it is considered that the proposal would be an appropriate redevelopment of a brownfield site in accordance with Policies STRAT DC1, STRAT HO1 and LP HOU 1.

B. History

The current application seeks to ‘materially’ amend part of the aforementioned permission, in relation to the element of that permission involving flats to be accessed from Marine Parade.

The original permission included 28 flats for private accommodation comprising a ¾ storey block (Block A) accessed from Marine Parade and located between Enmore and Fountain Quay. Block ‘A’ was positioned and designed to create an ‘L’ shaped courtyard concept with Fountain Quay in order to avoid any overshadowing or loss of daylight to these properties. A new vehicular access was to be created from Marine Parade close to the boundary with Enmore. Dedicated car parking (63 spaces) with a turning area and bin shelters were also proposed. The front courtyard of the block was to be landscaped where a surface water detention pond would be integrated within the landscaping scheme.

Bield Housing Association have subsequently raised an interest with the area of the site at Marine Parade, which is adjacent to one of their existing properties at Fountain Quay. This has led to this amended proposal which seeks to secure a better relationship with this property. The revised proposal provides 33 units of flatted accommodation for Bield Housing Association which will be 100% affordable (and which shall exceed the 25% provision required the whole site). This new proposal will allow the affordable housing units to be started prior to the remainder of the private development and shall not hinder development of the approved children’s home.

C. Location, Nature and Design of Proposed Development

Full Planning Permission is now sought by the developer for a ‘material’ amendment to the extant permission 08/00662/DET. Rather than erecting 28 private flats off Marine Parade, it is now proposed to erect 33 affordable flats as a development for a housing association inclusive of road access and landscaping.

The site lies adjacent to Marine Parade and is surrounded by a wide variety of house sizes, types and vintages in addition to other larger buildings including the Enmore Hotel and Dunoon Hostel. Surrounding densities and settlement patterns range from three-storey blonde and red sandstone tenement properties to traditional one/one and a half /two storey detached dwellinghouses and modern bungalows. The setting of the site is characterised by the presence of Dunclutha House, balanced by Fountain Quay to the north and Enmore Hotel to the south with a strong backdrop of mature woodlands.

The Design Statement contains a revised Phasing Plan which explains how the 'amended' proposal is now intended to be developed as a revised Phase 2 in respect of the redevelopment of the whole site permitted under planning permission 08/00662/DET.

Phase 1:

Construction of the new Children's Home

To be commenced once approvals and warrants attained.

Phase 2: (Development under consideration as part of this application)

Construction of the housing association flats at Marine Parade 100%. Funding in place.

Phase 3:

Construction of the access to James Street

New road to the south of the site.

Construction of house units 1 – 5 and 9 – 25

Implementation of Landscape Architect proposals for the central area.

Phase 4 + 5:

Construction of New west road.

Construction of House Units 26 – 35

Construction of Affordable housing Zone 1

Implementation of Landscape Architect proposals for the woodland area and west area.

Installation and landscaping of the play area.

Phase 6:

Construction of House units 36 + 37

Implementation of Landscape Architect proposals for this area.

Implementation of maintenance and landscaping management plan for the development including the boundary treatment.

Phase 7:

Implement maintenance and factoring for the complete development.

The design of the proposal under consideration, as submitted, was considered unacceptable and the agent was advised accordingly. Serious concern was raised with the agent regarding the positioning of the block so close to Fountain Quay. The originally approved scheme (ref. 08/0662/DET) proposed the gable end of a three-storey wing some 11-13 metres from Fountain Quay. This separation distance included a footpath and landscaping to effectively act as a buffer between the existing and proposed development. The new design showed the block much closer to Fountain Quay, at approximately 6 metres with a footpath in the narrow gap between. This reduced distance, coupled with the height of the flatted block and juxtaposition to the side windows serving the lower dwellings in Fountain Quay, would have led to serious shortcomings in terms of loss of daylight, overshadowing and visual dominance. It was therefore suggested that the separation distance previously approved be restored and revised plans submitted for consideration. The plans were amended accordingly, and the building has been moved back (west wards) achieving the necessary 12.0m separation from Fountain Quay.

Additionally, window-to-window distances for habitable rooms were not satisfied with particular regards to the habitable rooms of the flats in the corner areas of the east and north wing. Some of these flats would not only have suffered in terms of loss of privacy, but from loss of daylight and overshadowing by the central wing of the development itself. It was considered that the resulting amenity of these flats would be poor and the design and layout should be investigated to create flats with acceptable amenity and daylight. In terms of overlooking, the agent subsequently has repositioned the housing to comply with local plan standards.

A residual design issue concerns the asymmetrical monopitch roofs which are a feature of the termination of three wings of the building. These are not considered to be an appropriate element in the context of the surrounding townscape, which despite its diversity, does not include buildings with non-traditional roof forms or which have roof profile as a defining element of a building. Accordingly, the agents have been requested to consider what alternatives would be available in roofing the ends of the wings in a manner more reflective of surrounding townscape character. The outcome of discussions between the production of this report and the committee meeting will be reported verbally.

The development will be connected to the public water mains and public waste water system. Scottish Water does however require a totally separate surface water drainage system and this is covered by a recommended condition. Full details of landscaping, tree and shrub planting, boundary treatments and maintenance management of communal spaces and structures were submitted for 08/00662/DET and considered to be acceptable. However, in light of the revised layout these aspects are the subject of planting conditions.

In terms of design, this alternative proposal is considered acceptable. The proposed flats are acceptable in terms of overall scale, massing, layout and design and they also meet the required technical standards.

Having due regard to all of the above it is considered that the proposal is consistent with the provisions of Policies LP ENV 18, LP ENV 19 (+Design Guide), LP HOU 3, LP

HOU 4, LP SERV 2, LP SERV 3, LP SERV 9 and Appendix A of the Argyll & Bute Local Plan (adopted 2009).

D. Affordable Housing

The development is to be constructed on behalf of Bield Housing Association who will operate and run the flats as per the adjacent Bield facility at Fountain Quay. They are to be 100% affordable and will exceed in themselves the requirements attached to permission 08/00662/DET (33 units). However, in the revised Design Statement it details that as well as this development there will still be further affordable provision made, as originally proposed as part of Phases 4 & 5.

A condition is appropriate to ensure that the development may only be implemented by a Registered Social Landlord, in the absence of any other mechanism to ensure required affordability.

Having due regard to all of the above, it is considered that the proposal is consistent with the provisions of Policy LP HO 2 of the Argyll & Bute Local Plan (adopted 2009).

E. Flooding

A Drainage Impact Assessment and a Drainage Strategy were submitted with 08/00662/DET, the details of which, were considered acceptable to the Council and to SEPA. In light of this a condition is recommended to ensure the submission of an amended version of these documents, taking into consideration the changes to the details of the scheme as a result of the application currently under consideration.

The proposal is consistent with the provisions of Policies, LP SERV 3 and LP SERV 8: of the Argyll and Bute Local Plan (adopted 2009).

F. Road Network, Parking and Associated Transport Matters

The proposed development would be served by an access point from Marine Parade, between Fountain Quay and Enmore.

The Area Roads Manager has recommended that the proposal be deferred as an insufficient number of parking spaces were indicated on the submitted plans. Conditions are also recommended to the proposed scheme in respect of the new vehicular access which must be constructed to adoptable standards, turning areas, visibility, access design, and signage. Consequently, appropriate conditions addressing these issues are recommended.

In terms of parking space, the agent has challenged the criteria the Area Roads Engineer is using, on the basis that the proposed accommodation is specifically for the elderly, and they consider that on this basis there will not be the same demand for parking as there would otherwise be for this number of flats. The outcome of these discussions is unknown at time of writing, although the agent has confirmed that there is scope to provide the maximum number of spaces the Area Roads Engineer has requested. It is recommended that a planning condition is attached to ensure that parking provision is secured which meets with the requirements of the Area Roads Manager. An update on the provision ultimately required will be provided verbally at the meeting.

Having due regard to the above the proposal is considered to be consistent with Policies TRAN 4 and TRAN 6 of the Argyll and Bute Local Plan (adopted 2009).

G. Infrastructure

Scottish Water do not object to the proposal but point out that augmentation of the foul sewer may prove necessary. In response to the comments received from Scottish Water the agent has advised that the original approval has 28 flats, each with two bath / shower / w.c. rooms, which equate to 56 units. The new proposal, whilst greater in the number of flats (33), has only one shower / w.c. room per flat, therefore 33 units. The agents suggest that the original Drainage Assessment and Development Impact Assessment developed for the site would still be valid as the demand shall be less than the approved scheme. Whether augmentation is required at the developer's expense or not is a matter for negotiation between the applicants and Scottish Water.

It is recommended that conditions be attached to any grant of planning permission requiring the developer to provide proof of public mains connection prior to work starting on site along with details of the Sustainable Urban Drainage System.

Having due regard to all of the above it is considered that the proposal is consistent with the provisions of Policies LP SERV 1 and LP SERV 4 of the Argyll & Bute Local Plan (adopted 2009).