



Development and Infrastructure Services
Director: Sandy Mactaggart

Argyll and Bute Council
Customer Services
Kilmory
Lochgilphead
PA31 8RT

FAO Melissa Stewart

Development and Infrastructure Services

Kilbowie House, Gallanach Road, Oban, PA34 4PF
Tel: (01631) 569160 Fax (01631) 566728
e mail john.heron@argyll-bute.gov.uk
Website www.argyll-bute.gov.uk
Direct Line 01631 569170
Ask For: John F Heron
Our Ref: 10/01468/PP
Your Ref: 5544/MS
Date: 23 December 2010

Dear Sir/Madam

LOCAL REVIEW BODY REFERENCE: 10/0012/LRB
PLANNING APPLICATION REFERENCE: 10/01144/PP
LAND TO THE EAST OF ARDTORNISH, CRANNAG A' MHINISTEIR, OBAN

I refer to your letter dated 16 December 2010 regarding the above.

There is no change to my previous response to the original Planning application and a copy of that response is attached.

Yours faithfully

A handwritten signature in black ink, appearing to be 'John F Heron', written over a horizontal line.

John F Heron
Technical Officer
Oban Lorn & the Isles



Operational Services
Oban, Lorn and the Isles Area

OBSERVATIONS ON PLANNING APPLICATION

Our Ref: 10/01144/PPP
Contact: John F Heron
Tel: 01631 569170

Planning Application No: 10/01144/PPP Dated: 13/08/10 Received: 18/08/10
Applicant: Mrs Elizabeth Martin
Proposed Development: Site for the erection of a dwelling house
Location: Land East of Ardtornish Crannag A'Mhinistair Oban PA34 4LU
Type of Consent: Planning Permission in Principle
Ref. No(s) of Drg(s) submitted: Series of Plans

03 SEP 2010

RECOMMENDATION: No Objections Subject to Conditions

Proposals Acceptable	Y/N
1. General	
(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
2. Existing Roads	
(a) Type of connection (Road Junction/Footway Crossing)	Y
(b) Location(s) of Connection(s)	Y
(c) Sight-lines 25m x 2.4m	Y
(d) Pedestrian Provision	Y

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

5. Signing n/a

(a) Location	
(b) Illumination	

Item Ref.	COMMENTS
1	The proposal is served by a private access situated off the UC55 Crannaig a Mhinistair within an urban 20mph speed restriction.
2c	Sightlines are achievable with the public road, no walls, hedges, fences, etc will be permitted within verge
NB	The roads in this area are not safe to take additional traffic, as they are narrow, poorly aligned and lack footways, however as a Reporter is likely to deal with an individual dwelling favorably it is unlikely that this will be taken into account.

Item Ref.	CONDITIONS
2a	Existing access at junction of public road to be upgraded in accordance with Operational Services drawing SD 08/004a
2c	No walls, hedges, fences, etc will be permitted within 2m from the channel line of the public road. Visibility splays measuring 25m x 2.4m to be cleared and maintained
4a	A system of surface water drainage is required to prevent water from passing onto public road
4b	Parking and turning for vehicles commensurate with size of dwelling to be provided

Notes for information to Applicant

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

*Relevant Section of the Roads (Scotland) Act 1984

Signed: 
Technical Officer

Date: 01 September 2010