

From: Walsh, Dick
Sent: 14 September 2009 16:01
To: Gilmour, Angus
Cc: Kelly, Daniel; Marshall, Bruce; Scoullar, Len; McAlister, Alister; McQueen, James; Simon, Ron; McNaughton, Alex
Subject: Planning Application ref no 07/00952/OUT -Ardyne Point, Toward Argyll - Sir Robert McAlpine

Good Afternoon Angus,

I have read the report that will be presented to the Members of the PPSL meeting proposed for Wednesday 16th September.

I would appreciate it if Members could give consideration to my comments as part of their discussion and determination of the above application.

Firstly I have recognised that this is an Outline Application seeking permission in principle and I am happy that Members agree to the principle of this development.

I would however request that in the interests of clarity and for the avoidance of any doubt that consideration be given to improving /strengthening the wording around the Section 75 agreement.

The report and application as set down advises on the significance of this application as it relates to a large scale mixed use development that would give rise to significant traffic generation in respect of the C10 Glenstriven Road and will require off-site measures to be put in place commensurate with the scale of development proposed in order to address the anticipated consequences of the additional traffic flows.

The Section 75 agreement should be clear on the need to improve the road, its width, drainage and provide for some coastal protection given the proximity of the road to the beach/sea area and the levels evident in that part of Toward.

The provision of a footway between Toward Primary School and the entrance to the site beyond Toward Memorial Hall to the development site and the extension of the current 40mph speed limit for the same distance.

It is also important that the legal agreement provides for the off-site works to be progressed well in advance and that no development shall commence until the off-site road works are complete in the interests of road and public safety.

Further to the set down conditions in the report and if not already clear in the intent and again for the avoidance of any doubt the current private road access from the Memorial Hall entrance to the development site when considering its length/condition and proximity to the sea should be developed/upgraded to adoptable standards with also coastal protection works provided. No development should commence until the road works/upgrading are complete. Road Construction Consent and a Road Bond should be secured for the development of the adoptable roads.

All the above in the best interest of road and public safety.

Consideration should be given also in the event that the development does not progress within an acceptable timescale to the current planning blight now evident on this site and to the dangerous nature and conditions on the site and at the basins with investigations being carried out on the previous planning consents with conditions in particular during the Argyll County Council and Argyll and Bute District Council periods and any reinstatement bonds lodged at that time to ensure action in the event that this development does not proceed and the site left to the detriment of the local environment and public safety.

I look forward to your consideration with all the above.

Best regards

Dick Walsh