

Project Name	Ardrishaig-Lochgilphead Cycling Link		Lochgilphead Front Green		Argyll Street		Ardrishaig North Public Realm Improvements		Ardrishaig South Public Improvements		Gleaner Oil Site		MAC Pool redevelopment	
Project Location	Lochgilphead & Ardrishaig		Lochgilphead		Lochgilphead		Ardrishaig		Ardrishaig		Ardrishaig		Lochgilphead	
Project Ref	LA01		LA10		LA11		LA13		LA16		LA17		LA20	
Project Description	Extend cycle and pedestrian path from Crinan Canal to Lochgilphead Joint Campus and to Pier Square in Ardrishaig. Crossing and walkway in Ardrishaig, crossing at Corran with cycle track to Front Green linking to Whitegates Road and existing walking and cycling routes		Improvements to Front Green to provide improved play and seating areas, improvement or replacement of toilet building and drainage/flood defence improvements		Public realm improvements to pavements and parking areas		Improvements to waterfront and car parking areas		Improvements to Pier Square, Scottish Canals Works and Yard and The Stances		Redevelopment of vacant former oil site for mixed uses. Phase 1 - craft/artisan workshop, food and drink, boating enterprise focused on 2 redeveloped buildings and a new build. Phase 2 – uses could include residential and/or indoor		Upgrade and extension of existing facilities at MACPool. New reception and staff facilities, improved storage and extended showering and changing village. New services include viewing gallery and café, multi purpose studio space and soft play facilities for young children.	
Support for Council Policy (Impact)														
Overall SOA objective	Knock on benefits could support this objective		Knock on benefits could support this objective		Knock on benefits could support this objective		Knock on benefits could support this objective		Knock on benefits could support this objective		Site could enable additional housing and an increasing population		Knock on benefits could support this objective	
1. The economy is diverse and thriving	Knock on benefits could support this objective		Knock on benefits could support this objective		Knock on benefits could support this objective		Knock on benefits could support this objective		Knock on benefits could support this objective		Additional workspace could support the creative industries sector and provide additional opportunities		The project could improve local and visitor facilities increasing visitor dwell time and spend. Knock on impacts could benefit the wider Lochgilphead economy	
2. We have infrastructure that supports sustainable growth	Improvement in active travel infrastructure		Improved public realm		Improved public realm		Improved public realm		Improved public realm		Improved public realm and also opportunity to provide housing and community infrastructure		Improved community infrastructure	
3. Education, skills and training maximises opportunities for all	N/A		0		0		0		0		Opportunities for training and education to be brought into project to be included		Training opportunities may be available in relation to new jobs created	
Is the project in the MAKI EDAP? (15/16)	Improve cycling network across Argyll and Bute		2 Regenerate the main towns of Ardrishaig (including t		2 Regenerate the main towns of Ardrishaig (including t		2 Regenerate the main towns of Ardrishaig (including t		2 Regenerate the main towns of Ardrishaig (including t		2 Regenerate the main towns of Ardrishaig (including t		2 Not referenced	
Does the proposal support delivery of the LDP?	0 AFA12/1		1 AFA12/1		1 AFA12/1		1 AFA12/5		1 AFA12/5		1 AFA12/5		1 Not referenced	
Other Council priorities or actions?	Argyll and Bute Core Path Plan		1 Smarter Places programme		1		0		0		0		0	
Economic/Social Benefits (Impact)														
SMART outcomes expected from Project	Improved walking and cycling link Opportunities for active travel. Improved links between communities with potential links beyond Joint Campus and into Kilmory Woodland Park		LDP - AFA12/1 Dependent upon design: Improved play facilities Improved walking and cycling facilities Opportunity to improve drainage Possible flood mitigation measures Potential café/commercial opportunity Opportunities to improve/make more sustainable toilet provision 3 Potential to increase visitor numbers		LDP - AFA12/1 Improved public realm Additional seating areas 8 Enhanced cycling facilities		LDP - AFA12/5 Improved public realm Additional seating areas Improved walking and cycling links 4 Support Argyll Sea Kayak Trail		LDP - AFA12/5 Improved public realm Additional seating areas Improved walking and cycling links		LDP - AFA12/5 Catalyst for regeneration of wider Canal basin area Removal of disused infrastructure Remediation of contaminated site Additional employment space Potential to provide town centre housing Opening up of waterfront Environmental improvements Potential to increase visitor numbers to site, Pier Square and wider Ardrishaig area		Improved swimming facilities Additional community/visitor facilities - flexible studio space and soft play area Build sustainability of existing community asset Potential health and welfare benefits if additional users are attracted Potential to increase visitor numbers/dwell time through the provision of wet weather facilities	
Addresses market failure?	This infrastructure project would not be addressed by the private sector and match funding is required to access Sustrans support		Support through the TLRF are required to deliver improvements		Support through the TLRF are required to deliver improvements		Support through the TLRF are required to deliver improvements		Support through the TLRF are required to deliver improvements		The private sector would not deliver redevelopment of this site and Scottish Canals have confirmed that they do not have sufficient funding to take forward the project without additional funding. Some other funding might enable project to proceed without TLRF contribution		This project would not be addressed by the private sector - MAC Pool is a third sector body Grant funding may be available to assist in delivering this project	
Environmental regeneration	Potential small-scale improvements associated with new infrastructure		1 Potential for improvements to this area		2 Potential for significant improvements to streetscape		2 Potential for significant improvements to this area		2 Potential for improvements to this area		1 Significant improvements to vacant and derelict site		3 N/A	
Supporting jobs	Could support local jobs during works and indirectly should additional cycling services be required or visitor dwell time in the area increase		2 Could create additional employment if commercial activities are incorporated into design in addition to supporting jobs during construction		3 Indirect support for jobs if it encourages people to visit the town, as well as supporting jobs in construction		2 Indirect support for jobs if it encourages people to visit the town, as well as supporting jobs in construction		2 Indirect support for jobs if it encourages people to visit the town, as well as supporting jobs in construction		Expected to support 10FTE during construction and 2 12.5FTE once complete		3 Protection of 12 direct jobs and creation of 4 new jobs	
Possible negative impacts?	New infrastructure could impact upon A83 road network and possibly parking in the region of the new cycle infrastructure		-1 None expected		0 Some disruption to businesses whilst works are undertaken		-1 whilst works are undertaken		-1 Some disruption to businesses whilst works are undertaken		-1 None expected		0 Some potential impact to nearby cafes but expected to be limited due to new facilities being linked to use of MAC Pool.	
IMPACT SCORE	13		22		15		16		14		23		13	

Barmore Road (A83)/Garvel Road junction improvement	Indoor Bowling Facility		Pavement/public realm improvements		Harbour facilities	
Tarbert	Tarbert		Tarbert		Tarbert	
T02	T07		T10		T11	
Improve junction of Garvel Road with Barmore Road (A83) to remove constraints to development in this part of Tarbert	4 Rink indoor bowling facility associated with existing outdoor green and clubhouse		Improvements to pavement areas with extended paving areas outside eating establishments to enable outdoor seating to be provided		Provision of new offices, toilet facilities, waste and marine services to enhance Tarbert Harbour. Proposed project to replace East Pier removed from scope and additional car parking included	
Knock on benefits could support this objective	1	Knock on benefits could support this objective	1	Knock on benefits could support this objective	1	Knock on benefits could support this objective
Knock on benefits could support this objective	1		0	Knock on benefits could support this objective	1	Knock on benefits could support this objective
Improved infrastructure provided	1	Additional community infrastructure	1	Improved public realm	1	Improved harbour infrastructure provided
	0		0		0	N/A
	0		0	Regenerate our key settlement locations: Inveraray, Bowmore and Tarbert.	2	Realise greater economic development benefit from our ports and harbours
AFA13/1	1		0	AFA13/1	1	AFA13/1
	0		0		0	Supports Scottish Government Marine Tourism Strategy - Awakening the Giant and Malin Waters project
LDP - AFA13/1 Improved access for existing premises Potential for additional housing development, limited land availability Potential for further development of Tarbert Harbour facilities inc. workshops and self catering accommodation Improved access for Fire Service	5	Additional leisure facility Potential to attract visiting bowling clubs and tournaments - approx. 500 bowlers in west Argyll Potential health and social benefits if additional users are attracted	3	LDP - AFA13/1 Potential business opportunities associated with outdoor seating areas Improved public realm	3	LDP - AFA13/1 Potential to increase visitor numbers Improved wash facilities at a scale appropriate to expanded berthing facilities Reuse of current washroom building for replacement office accommodation and chandlery Improved waste facilities New leisure refuelling facility Additional approx. 20 car parking spaces - potential to alleviate reported parking issues in village centre Provides support infrastructure for longer term aspirations - Phase B business units/possible self-catering accommodation on upper floors
This infrastructure project would not be addressed by the private sector unless significant development land could be released, this is not expected	2	This project would not be addressed by the private sector - Tarbert Bowling Club is a third sector body and grant funding may be available to assist in delivering this project	1	Support through the TLRF are required to deliver improvements	2	This project would not be addressed by the private sector - THA is a third sector body Grant funding may be available to assist in delivering this project
Potential for improvements to this area	1	Potential for improvements to this area	1	Potential for improvements to streetscape	2	Potential for improvements to the harbour area through removal of temporary buildings and clearance of overgrown areas.
Could support jobs during the construction phase	1	Could support jobs during the construction phase, advised 1 FTE jobs would be created	3	Indirect support for jobs if it encourages people to visit the town, as well as supporting jobs in construction	2	11 direct jobs will be safeguarded and 1.5 new direct jobs created Wider job protection and creation possible as a result of wider economic benefits to economy of Tarbert, estimated 2 indirect jobs within the tourism industry within 1-2 years.
Improvements will require additional land which could impact on harbour side area however THA have indicated support for this proposal so this is not understood to be an issue	0	None expected	0	Some loss of parking spaces adjacent to retail units Potential to restrict access to buildings for maintenance i.e. use of cherry picker or similar may be restricted Some objections from local residents	-3	THA have confirmed that chandlery will not be stocked to compete with existing businesses and replaces an existing previously operated by another organisation onsite
	13		10		12	
						20