

Jack Thomson
Architectural Services
Park Cottage
Balmoral Road
Blairgowrie
PH10 7HY

Tel: 01250 870 184 Mob: 07807 915 685
Email: jaktomson@hotmail.com

26 July 2017

Local Review Body
Loch Lomond & Trossachs National Park Authority
Carrochan
Carrochan Road
Balloch
G83 8EG

To whom it may concern,

Application for Review in respect of Refusal of Planning Permission
Application Number: 2017/0062/DET.

I write on behalf of my clients Messrs P McKerral & Co. Ltd. and Tilhill Forestry - both of whom are sadly disappointed by the inflexible stance taken by SEPA against the provision of new office accommodation within the grounds of the old Sawmill, Balliemeanoch, Strachur.

If I could add anything to my letter which accompanied the original application it would be to emphasise that, taking **all factors** into consideration, the 'refused' application represented the best and safest solution to the provision of new and accessible office accommodation within the site.

SEPA's proposal to re-locate the office block in the area to the south east of the maintenance depot takes no account of the present and continuing use of the lorry park and timber storage which separates the main entrance to the site from this proposed location.

They say 'a picture paints a thousand words' and, in that vein, I would invite the members of the review body to inspect the site and take serious note the busy-ness of the area (lorries parked, manoeuvring and loading) which pedestrians and vehicles would have to carefully negotiate in order to gain entry to a new office sited in the suggested alternative location. (refer accompanying Block Plan)

In any event and setting aside the practicalities associated with the development of the site, my client would have me make the following statement on their behalf:

Tilhill Forestry have a more significant presence in Cowal than any other forestry company and have developed a measurable volume of work based on that local presence. The business has grown in recent years and now employs nine full time managers based in and around Strachur. These managers have, over time, developed a body of around 40 full time equivalent sub-contractors working in the Cowal area.

Tilhill wish to build an office at Balliemanoeh Sawmill because there is no suitable alternative in the area to rent. Tilhill are not in a position to independently purchase ground and fund office construction and the project, which was subject of the refused planning permission, was only made possible in and through partnership with Peter McKerral with whom the proposed office accommodation is to be shared.

The proposed building has to be located on a part of the site which is acceptable to Peter McKerral and where the office facility can be operated safely and without conflicting with the general requirements of HGV manoeuvring, parking and timber storage.

The current location of the 'temporary' office accommodation lacks separate, safe parking provision and requires visitors to negotiate through the busy lorry park to reach the offices.

If Tilhill are not permitted to build the office block at the chosen location then the business will have to relocate out of Cowal - and to a location where suitable office accommodation is available to rent. .

Needless to say such relocation will necessitate the relocation of manager's homes and there will be knock-on effects on our local sub-contractors.

It is not without good reason that Tilhill are disappointed by SEPA's intransigence.

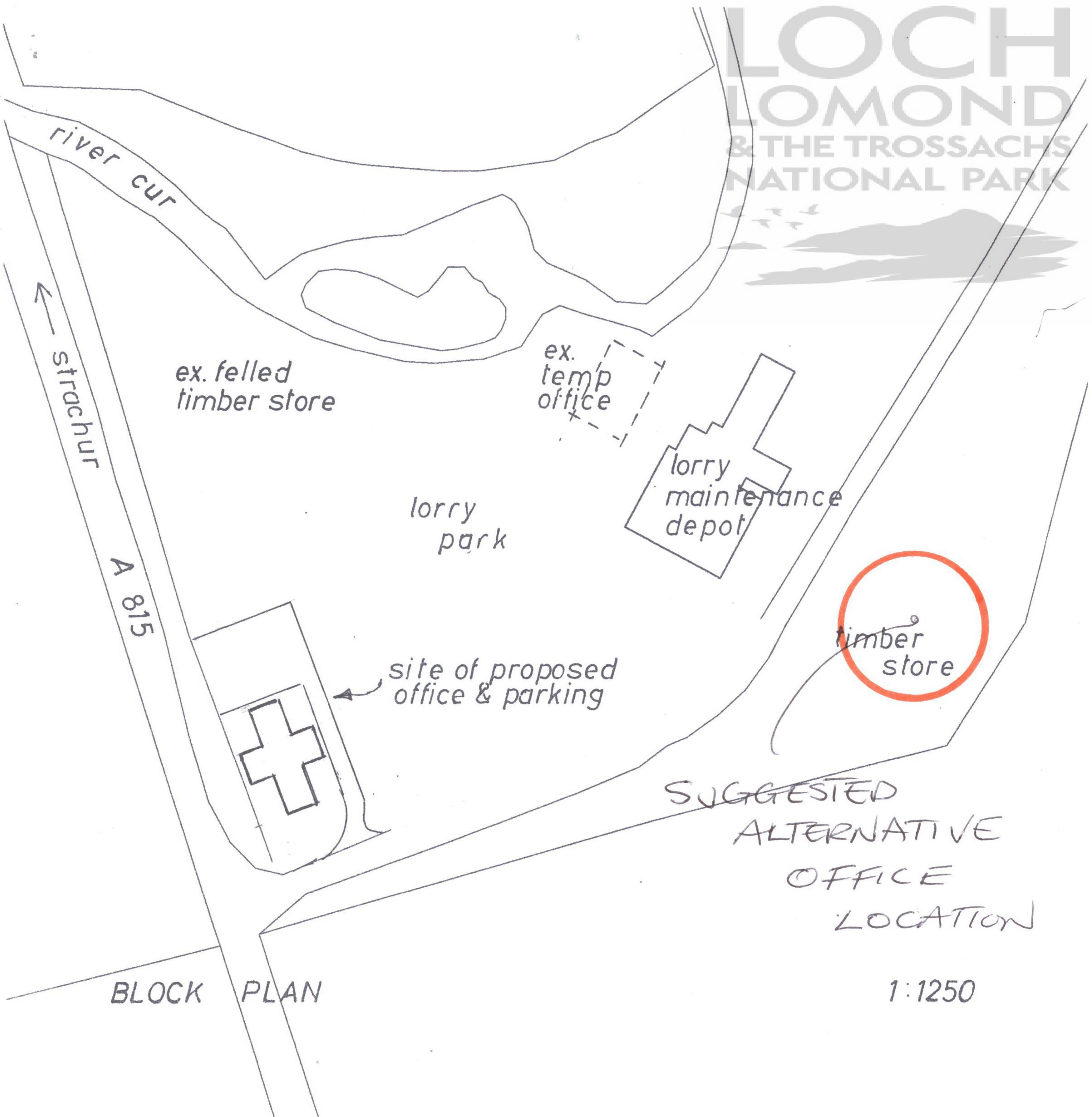
It is hoped that the Local Review Body can re-assess this application and take a more 'here and now', pragmatic, economic and socially sensitive view of this application without putting too much emphasis on a flooding event which might happen once in 200 years - the effects of which are more than sufficiently covered by the safety provisions specified by our Flood Risk consultants and whose further statements accompany this letter.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

Jack Thomson
Architectural Services

LOCH LOMOND & THE TROSSACHS NATIONAL PARK



SUGGESTED
ALTERNATIVE
OFFICE
LOCATION

BLOCK PLAN

1:1250

PROVISION OF NEW/REPLACEMENT OFFICE ACCOMODATION		at -
OLD STRACHUR SAWMILL, STRACHUR ARGYLL		for -
P MCKERRAL & CO CAMPBELTOWN		
LOCATION & BLOCK PLAN		
SCALES: AS NOTED		FEBRUARY 2017