

Jack Thomson
Architectural Services

2 Ladenford Cottages
Forfar
Angus
DD8 6LF

Tel: 01307 462 867 Mob: 07807 915 685
Email: jaktomson@hotmail.com

16 February 2017

Julie Gray
Development Management Planner
Loch Lomond & Trossachs National Park Authority
Carrochan
Carrochan Road
Balloch

Dear Julie,

New Planning Application:
Following the refusal of Planning Application 2015/0303/DET
Proposed Office Block, Balliemeanoch, Strachur. PA27 8 DW

Further to our recent telephone discussions, I now submit a new Planning Application in respect of the above proposal and, upon your request, I also include the Flood Risk Assessor's report together with copies of the subsequent dialogue between the former mentioned and SEPA - all relative to the initial application.

You will note from a cursory examination of the submitted drawings that, apart from the inclusion of an elevated pedestrian exit to the A815 - and a flood warning system, this application contains no change from that which was refused on 1st August 2016.

In submitting this application I do not expect Loch Lomond & Trossachs N.P.A. to ignore SEPA's objections to it - rather I would appeal to the Planning Authority to take a wider, more pragmatic, and more socially aware view of the application - in effect I would ask that SEPA's comments be contextualised in such a way as to protect the interests of both present and future generations.

And, with this in mind, I would comment as follows:

Yes, the River Cur has, on very, very irregular occasion shallow flooded the lorry park but, according to local records, never to a level where it has caused risk to life and property. However, in any event, the finished floor level of the new office block has been set at a level, and could be yet set at a higher level - which would render the building immune to the most extreme 'theoretical' high flooding levels, thereby
*preserving the lives of its occupants.

*If such preservation was needed - because the revised scheme now includes a Flood Early Warning system and an elevated pedestrian exit route to the A815 - which roadway is not on the flood plain.

There are presently two business premises occupying the site - and each has a long standing interest in remaining - hence the Planning Application. To refuse this application would not remove the 'theoretical' risk to life and property because both companies could, if they so decided, remain in their present premises - premises which have been built to a far lower safety standard than those proposed for the new office block.

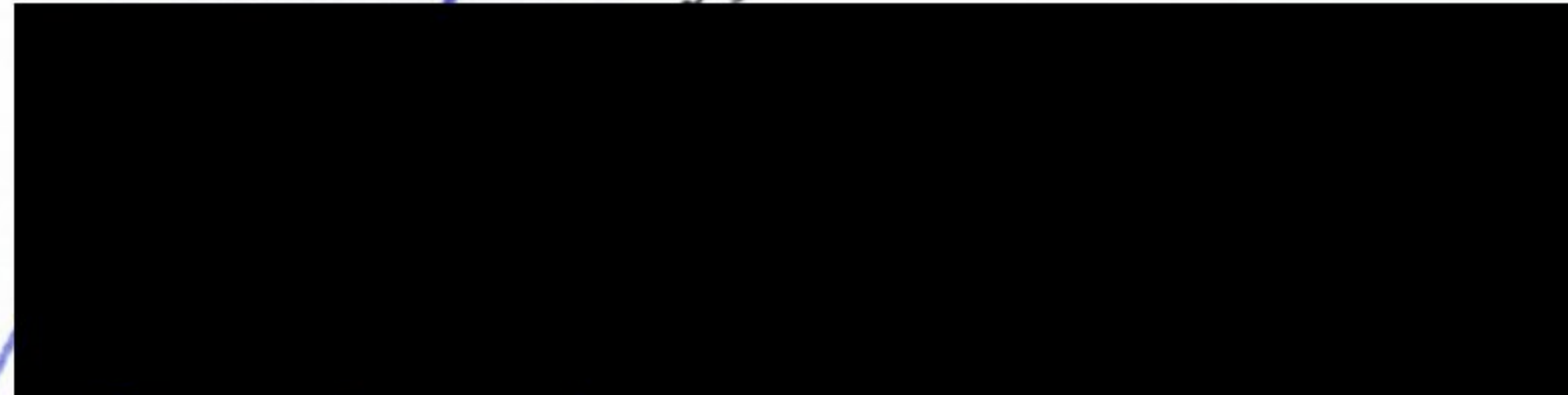
In other words the desire to protect future generations from future theoretical flooding is exposing the present workforce to a far greater risk....

On the other hand, if both companies so decide - they could move to another location and the local economy and community would be detrimentally affected.

In conclusion I would once again appeal to the Planning Authority to take a more pragmatic and contextualised view of this fresh application.

Kind regards

Yours sincerely,

A large black rectangular redaction box covering the signature area.

✓ Jack Thomson
Architectural Services