



Central Validation Team at Argyll and Bute Council 1A Manse Brae Lochgilphead PA31 8RD Tel: 01546 605518 Email: [planning.hq@argyll-bute.gov.uk](mailto:planning.hq@argyll-bute.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100224609-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Type of Application

What is this application for? Please select one of the following: \*

- ☒ Application for planning permission (including changes of use and surface mineral working).
- ☐ Application for planning permission in principle.
- ☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions.

## Description of Proposal

Please describe the proposal including any change of use: \* (Max 500 characters)

APPLICATION FOR PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT INCLUDING IMPROVEMENTS TO EXISTING ACCESS ROAD AND ASSOCIATED INFRASTRUCTURE, LAND AT PORTINCAPLE, ARGYLL AND BUTE

Is this a temporary permission? \*

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?

☐ Yes ☒ No

(Answer 'No' if there is no change of use.) \*

Has the work already been started and/or completed? \*

☒ No ☐ Yes – Started ☐ Yes - Completed

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

## Agent Details

Please enter Agent details

Company/Organisation:	Puregreenspace Ltd Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Bruce	Building Name:	The Mackintosh Club
Last Name: *	Jamieson	Building Number:	40
Telephone Number: *	01436 674375	Address 1 (Street): *	Sinclair Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Helensburgh
Fax Number:		Country: *	United Kingdom
		Postcode: *	G84 8SU
Email Address: *	bruce@puregreenspace.com		

Is the applicant an individual or an organisation/corporate entity? \*

☒ Individual ☐ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Carrick Castle Estate
First Name: *	Pelham	Building Number:	
Last Name: *	Olive	Address 1 (Street): *	Shore Road
Company/Organisation		Address 2:	Carrick Castle
Telephone Number: *		Town/City: *	CAIRNDOW
Extension Number:		Country: *	United Kingdom
Mobile Number:		Postcode: *	PA24 8AF
Fax Number:			
Email Address: *			

## Site Address Details

Planning Authority:

Argyll and Bute Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

693662

Easting

223268

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

☒ Yes ☐ No

## Pre-Application Discussion Details Cont.

In what format was the feedback given? \*

☒ Meeting ☐ Telephone ☐ Letter ☐ Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) \* (max 500 characters)

Pre planning Enquiry application 19/00385/PREAPP, and screening opinion 19/01450/SCREEN all discussed with planning department over a year. Case officers Sandra Davies and Frazer McLeod as well as team leader Howard Young.

Title:

Mrs

Other title:

First Name:

Sandra

Last Name:

Davies

Correspondence Reference Number:

19/00385/PREAPP

Date (dd/mm/yyyy):

16/12/2019

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

## Site Area

Please state the site area:

1.46

Please state the measurement type used:

☒ Hectares (ha) ☐ Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: \* (Max 500 characters)

Vacant Development land

## Access and Parking

Are you proposing a new altered vehicle access to or from a public road? \*

☒ Yes ☐ No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? \*

☐ Yes ☒ No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? \*

54

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

## Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? \*

☒ Yes ☐ No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? \*

- ☐ Yes – connecting to public drainage network  
☒ No – proposing to make private drainage arrangements  
☐ Not Applicable – only arrangements for water supply required

As you have indicated that you are proposing to make private drainage arrangements, please provide further details.

What private arrangements are you proposing? \*

- ☒ New/Altered septic tank.  
☐ Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).  
☐ Other private drainage arrangement (such as chemical toilets or composting toilets).

What private arrangements are you proposing for the New/Altered septic tank? \*

- ☐ Discharge to land via soakaway.  
☒ Discharge to watercourse(s) (including partial soakaway).  
☐ Discharge to coastal waters.

SEE EMAIL CLARIFICATION ON DRAINAGE ATTACHED

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: \*

Largest commercial bio disk in the NW corner of the site that will discharge naturally via bio fibrous peat modules and partial soakaway to the burn.

Do your proposals make provision for sustainable drainage of surface water?? \*  
(e.g. SUDS arrangements) \*

☒ Yes ☐ No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? \*

☒ Yes

☐ No, using a private water supply

☐ No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

## Assessment of Flood Risk

Is the site within an area of known risk of flooding? \*

☐ Yes ☒ No ☐ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? \*

☐ Yes ☒ No ☐ Don't Know

## Trees

Are there any trees on or adjacent to the application site? \*

☒ Yes ☐ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? \*

☒ Yes ☐ No

If Yes or No, please provide further details: \* (Max 500 characters)

Each house has a road side bin store area for recycling, landfill, bottle and food waste.

## Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? \*

☒ Yes ☐ No

How many units do you propose in total? \*

12

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

## All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? \*

☐ Yes ☒ No

## Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013? \*

☐ Yes ☒ No ☐ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

☐ Yes ☒ No

## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*

☐ Yes ☒ No

Is any of the land part of an agricultural holding? \*

☐ Yes ☒ No

Are you able to identify and give appropriate notice to ALL the other owners? \*

☒ Yes ☐ No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate B

## Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

I hereby certify that

(1) - No person other than myself/the applicant was an owner [Note 4] of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or –

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name:

Mr Darren Hirst

Address:

Crown Estates c/o Bidwells Broxden House, Lamberkine Drive, Perth, Scotland, PH1 1RA

Date of Service of Notice: \*

17/01/2020

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding;

or –

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: \*

Signed:

Bruce Jamieson

On behalf of:

Mr Pelham Olive

Date:

17/01/2020

☒ Please tick here to certify this Certificate. \*

## Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? \*

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? \*

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? \*

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? \*

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? \*

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? \*

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- ☒ Site Layout Plan or Block plan.
- ☒ Elevations.
- ☒ Floor plans.
- ☒ Cross sections.
- ☒ Roof plan.
- ☒ Master Plan/Framework Plan.
- ☒ Landscape plan.
- ☒ Photographs and/or photomontages.
- ☐ Other.

If Other, please specify: \* (Max 500 characters)



Provide copies of the following documents if applicable:

A copy of an Environmental Statement. \*

☐ Yes ☒ N/A

A Design Statement or Design and Access Statement. \*

☒ Yes ☐ N/A

A Flood Risk Assessment. \*

☐ Yes ☒ N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). \*

☐ Yes ☒ N/A

Drainage/SUDS layout. \*

☒ Yes ☐ N/A

A Transport Assessment or Travel Plan

☐ Yes ☒ N/A

Contaminated Land Assessment. \*

☐ Yes ☒ N/A

Habitat Survey. \*

☒ Yes ☐ N/A

A Processing Agreement. \*

☐ Yes ☒ N/A

Other Statements (please specify). (Max 500 characters)

Supporting Planning Statement (plus planning responses document 1 and document 2) MEP Energy and Sustainability Feasibility Study Preliminary Ecological Appraisal Walkover Survey for Eurasian Otter Tree Survey Report

## Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Bruce Jamieson

Declaration Date: 17/01/2020

## Payment Details

Pay Direct

Created: 17/01/2020 14:24

**Cameron, Zara**

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**From:** Davies, Sandra  
**Sent:** 20 January 2020 10:47  
**To:** centralvalidationteam  
**Subject:** FW: 100224609-001 has been received  
**Attachments:** £5003 Portincaple Planning application.pdf

Hi CVT

Please see the email below. Can you please confirm that Bruce has paid the correct fee.

Regards

Sandra

**Sandra Davies BA Hons, MSc MRTPI**  
Team Leader – Major Applications Team  
Development Management  
Development and Infrastructure Services  
Argyll and Bute Council

t: 01436 658884  
e: [sandra.davies@argyll-bute.gov.uk](mailto:sandra.davies@argyll-bute.gov.uk)  
w: [www.argyll-bute.gov.uk](http://www.argyll-bute.gov.uk)



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Customer Satisfaction Questionnaire

The Planning Service are keen to get customers views on how we deliver our services. Your feedback is important to allow us to tailor our services to customer needs.

If you have any comments or wish to make a suggestion, please fill in our online [Customer Satisfaction Questionnaire](#)

**From:** Bruce Jamieson [<mailto:bruce@puregreenspace.com>]  
**Sent:** 20 January 2020 10:04  
**To:** Davies, Sandra <[Sandra.Davies@argyll-bute.gov.uk](mailto:Sandra.Davies@argyll-bute.gov.uk)>; Gladden, Elizabeth <[Elizabeth.Gladden@argyll-bute.gov.uk](mailto:Elizabeth.Gladden@argyll-bute.gov.uk)>  
**Subject:** FW: 100224609-001 has been received

Sandra/Liz,

I have attached the receipt for the planning and advertising fees for the above online application. I think I was £5 short on the fees (put down £185 for the advertising fee not £191). The correct amount has been paid. Could you cross check this with the validation team?

Many thanks,

Bruce

**From:** [noreply@scot.gov.uk](mailto:noreply@scot.gov.uk) <[noreply@scot.gov.uk](mailto:noreply@scot.gov.uk)>

**Sent:** 17 January 2020 14:25

**To:** Bruce Jamieson <[bruce@puregreenspace.com](mailto:bruce@puregreenspace.com)>

**Cc:** [pelham.olive@bhgroup.com](mailto:pelham.olive@bhgroup.com); [mh@mhplanning.co.uk](mailto:mh@mhplanning.co.uk); [emma.banbury@bhgroup.com](mailto:emma.banbury@bhgroup.com)

**Subject:** 100224609-001 has been received



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100224609-001 has been received

**ePlanning Scotland Reference: 100224609-001**

**Dear Bruce Jamieson,**

**Your application has been successfully submitted using ePlanning.scot. Your application will be deleted from our database, not the councils, 90 days after submission so you may wish to save a copy for your own records.**

**Your online reference number is 100224609-001, which you should keep safe for your records.**

**Your application will now be sent to Argyll and Bute Council who is responsible for processing and determining your application.**

**The Planning Authority will contact you in due course regarding your application. If you need to contact Argyll and Bute Council directly, please use the contact details below.**

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### **Submission Details**

Online Reference **100224609-001**

Title **Construction of 12 dwellings and improvement to existing access road**

Authority Name **Argyll and Bute Council**

Authority Address **Central Validation Team at Argyll and Bute Council 1A  
Manse Brae Lochgilphead Argyll PA31 8RD**

Authority Telephone **01546 605518**

Authority Fax

Authority Email Address [planning.hq@argyll-bute.gov.uk](mailto:planning.hq@argyll-bute.gov.uk)

Agent Name **Bruce Jamieson**

Applicant Name **Pelham Olive**

Location **Easting: 223268- Northing: 693662 Description:**

Date Submitted **17/01/2020**

Location Plan

## Name Type Size

Location Plan	Attached	541.5 Kb
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## Attachments

## Name Type Size

D 001	Attached	1.6 Mb
D 002	Attached	1.8 Mb
D 003	Attached	1.1 Mb
D 004	Attached	1.9 Mb
D 005	Attached	1.4 Mb
D 006	Attached	1.1 Mb
D 007	Attached	3.8 Mb
D 008	Attached	2.3 Mb
D 009	Attached	3.3 Mb
D 010	Attached	2.1 Mb
D 011	Attached	2.1 Mb
D 012	Attached	1.3 Mb
D 300	Attached	409.0 Kb
D 301	Attached	411.4 Kb
12864 01D	Attached	1.4 Mb
12864 02A	Attached	174.9 Kb
12864 03B	Attached	2.2 Mb
MEP FEASIBILITY REPORT	Attached	2.2 Mb
TREE REPORT	Attached	4.2 Mb
PEA	Attached	2.4 Mb
LOTTER WALKOVER SURVEY	Attached	629.7 Kb
DESIGN STATEMENT	Attached	3.7 Mb
A AND B DOCUMENT 1 PRE PLANNING RESPONSE	Attached	236.3 Kb
A AND B DOCUMENT 2 EIA SCREENING DOCUMENT	Attached	111.3 Kb
SUPPORTING STATEMENT	Attached	245.7 Kb
3D PHOTOMONTAGE	Attached	2.3 Mb

## Fees

### Cost - 4997.00

General Data Protection Regulation states in Article 5(1)(e) that "Personal data shall be kept in a form which permits identification of data subjects for no longer than is necessary for the purposes for which the personal data are processed; personal data may be stored for longer periods insofar as the personal data will be processed solely for archiving purposes in the public interest, scientific or historical research purposes or statistical purposes in accordance with Article 89(1) subject to implementation of the appropriate technical and organisational measures required by this Regulation in order to safeguard the rights and freedoms of the data subject ('storage limitation')".

Complete our user survey [here](#).

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Any personal data that you have provided in using the eDevelopment.scot service will be processed in accordance with Data Protection legislation. Further information is available in our [Privacy Notice](#)

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Argyll and Bute Council classify the sensitivity of emails according to the Government Security Classifications. The adopted classifications are:

**NOT PROTECTIVELY MARKED**

*Non public sector business i.e. does not require protection.*

**OFFICIAL**

*Routine public sector business, operations and services.*

**OFFICIAL-SENSITIVE**

*Particularly sensitive information that can be shared on a need to know basis, where inappropriate access or release could have damaging consequences. Disclosure in response to FOISA should be verified with the data owner prior to release.*

**OFFICIAL-SENSITIVE PERSONAL**

*Particularly sensitive information that can be shared on a need to know basis relating to an identifiable individual, where inappropriate access or release could have damaging consequences. For example, where relating to investigations, vulnerable individuals, or the personal / medical records of people.*

**OFFICIAL-SENSITIVE COMMERCIAL**

*Commercial or market-sensitive information, including that subject to statutory or regulatory obligations, that may be damaging to Argyll and Bute Council, or to a commercial partner if improperly accessed. Disclosure in response to FOISA should be verified with the data owner prior to release.*

**Thank you for your payment**

Your card has been authorised and the payment has been debited from your account.



Payment For	Account Reference	Account Name	Amount
Planning Application Charges(not Advertising Fees)	100224609-001	Pelham Olive	£4,812.00
Planning Advertising Fees(not Signage Fees)	100224609-001	Pelham Olive	£191.00
Item Total			£5,003.00

**Payment Reference**

HUX9-4HK7-5622

**Auth Code**

342791

**Transaction Date**

20-01-2020 09:52

## MacLean, Laura

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**From:** centralvalidationteam  
**Sent:** 27 January 2020 12:15  
**To:** MacLean, Laura  
**Subject:** FW: Invalid Letter for application 20/00094/PP [OFFICIAL]  
**Attachments:** D 001 Site Layout.pdf; D 007 Portincaple Terrace Ground Floor Plan & Elevations.pdf

Classification: OFFICIAL

-----Original Message-----

From: Bruce Jamieson <bruce@puregreenspace.com>  
Sent: 27 January 2020 12:10  
To: centralvalidationteam <centralvalidationteam@argyll-bute.gov.uk>  
Subject: RE: Invalid Letter for application 20/00094/PP

Laura,

Further to speaking earlier, I have now also spoken with the engineer in relation to the SEPA defined Waste Water Drainage Consultation Area.

The ground investigation, conducted with full SI showed that there was shallow bedrock with little percolation, and therefore our proposals include additional treatment via biofibrous peat modules etc.....and as per option B

(B: If ground investigation does not demonstrate compliance with Section 3.9 of the Domestic Technical Handbook, then additional treatment such as a reed bed or a proprietary system should be shown on the site plan. )

I have added a note to the site plan to clarify this, and you can also cross reference with the engineers drainage layout drawing 12864 03 Rev B.

I have also attached the first revised drawing showing the terrace elevations in full. I'll now do the same for the detached and semi-detached house types which will follow this afternoon.

Please substitute the original drawings as necessary.

Regards,

Bruce

-----Original Message-----

From: centralvalidationteam@argyll-bute.gov.uk <centralvalidationteam@argyll-bute.gov.uk>  
Sent: 24 January 2020 12:32  
To: Bruce Jamieson <bruce@puregreenspace.com>  
Subject: Invalid Letter for application 20/00094/PP

Dear Sir/Madam

We write to advise you that your recent planning application with Argyll and Bute Council is currently invalid.

Please attend to the points raised in the attached letter at the earliest opportunity.



Regards

Central Validation Team  
Development and Economic Growth

Argyll and Bute Council

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Argyll and Bute Council's e-mail system (also used by LiveArgyll) classifies the sensitivity of emails according to the Government Security Classifications.

Privileged/Confidential Information may be contained in this message. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not disclose, copy or deliver this message to anyone and any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful.

In such case, you should destroy this message and kindly notify the sender by reply email. Opinions, conclusions and other information in this message that do not relate to the official business of Argyll and Bute Council or LiveArgyll shall be understood as neither given nor endorsed by them.

All communications sent to or from Argyll and Bute Council or LiveArgyll may be subject to recording and/or monitoring in accordance with relevant legislation..

This email has been scanned for viruses, vandals and malicious content.

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## MacLean, Laura

---

**From:** centralvalidationteam  
**Sent:** 27 January 2020 15:24  
**To:** MacLean, Laura  
**Subject:** FW: Invalid Letter for application 20/00094/PP [OFFICIAL]  
**Attachments:** D 009 Portincaple Semi-Detached Ground Floor Plan & Elevations.pdf; D 010 Portincaple Semi-Detached First and Second Floor Plans.pdf; D 011 Portincaple Detached Ground Floor Plan & Elevations.pdf; D 012 Portincaple Detached First Floor & Roof Plans.pdf

Classification: OFFICIAL

-----Original Message-----

From: Bruce Jamieson <bruce@puregreenspace.com>  
Sent: 27 January 2020 15:07  
To: centralvalidationteam <centralvalidationteam@argyll-bute.gov.uk>  
Subject: RE: Invalid Letter for application 20/00094/PP

Laura,

Further to our conversation this morning and my earlier email, please now find attached updated drawings with all the elevations now shown.

Please can you confirm these are satisfactory?

I will also now update the design statement to reflect the revised drawings, and send an updated version of that.

Regards,

Bruce

-----Original Message-----

From: centralvalidationteam@argyll-bute.gov.uk <centralvalidationteam@argyll-bute.gov.uk>  
Sent: 24 January 2020 12:32  
To: Bruce Jamieson <bruce@puregreenspace.com>  
Subject: Invalid Letter for application 20/00094/PP

Dear Sir/Madam

We write to advise you that your recent planning application with Argyll and Bute Council is currently invalid.

Please attend to the points raised in the attached letter at the earliest opportunity.

Regards

Central Validation Team  
Development and Economic Growth

Argyll and Bute Council

## MacLean, Laura

---

**From:** centralvalidationteam  
**Sent:** 27 January 2020 15:40  
**To:** MacLean, Laura  
**Subject:** FW: Invalid Letter for application 20/00094/PP  
**Attachments:** DROVERS LANDING PLANNING DESIGN STATEMENT validated.pdf

-----Original Message-----

From: Bruce Jamieson [mailto:bruce@puregreenspace.com]  
Sent: 27 January 2020 15:36  
To: centralvalidationteam <centralvalidationteam@argyll-bute.gov.uk>  
Subject: RE: Invalid Letter for application 20/00094/PP

Laura,

Please see attached updated design statement.

Please confirm if the application can now be validated?

Regards,

Bruce

-----Original Message-----

From: centralvalidationteam@argyll-bute.gov.uk <centralvalidationteam@argyll-bute.gov.uk>  
Sent: 24 January 2020 12:32  
To: Bruce Jamieson <bruce@puregreenspace.com>  
Subject: Invalid Letter for application 20/00094/PP

Dear Sir/Madam

We write to advise you that your recent planning application with Argyll and Bute Council is currently invalid.

Please attend to the points raised in the attached letter at the earliest opportunity.

Regards

Central Validation Team  
Development and Economic Growth

Argyll and Bute Council

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Argyll and Bute Council's e-mail system (also used by LiveArgyll) classifies the sensitivity of emails according to the Government Security Classifications.

Privileged/Confidential Information may be contained in this message. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not disclose, copy or deliver this message to anyone and any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful.

## MacLean, Laura

---

**From:** Bruce Jamieson <bruce@puregreenspace.com>  
**Sent:** 03 February 2020 09:47  
**To:** MacLean, Laura  
**Subject:** RE: Portincaple Validation  
**Attachments:** D 002 Portincaple Landscaping.pdf; DROVERS LANDING PLANNING DESIGN STATEMENT validated.pdf

**Importance:** High

Laura,

Please find attached a revised landscape plan D 002 and also revised design statement to reflect this.  
Please can you substitute for what has been previously submitted.

Many thanks,

Bruce

-----Original Message-----

**From:** MacLean, Laura <Laura.MacLean@argyll-bute.gov.uk>  
**Sent:** 03 February 2020 08:21  
**To:** Bruce Jamieson <bruce@puregreenspace.com>  
**Subject:** Automatic reply: Portincaple Validation

Thank you for your email.

I am on leave until Monday 3rd February 2020. As my in box will not be monitored during this period please forward your email to [centralvalidationteam@argyll-bute.gov.uk](mailto:centralvalidationteam@argyll-bute.gov.uk)

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In such case, you should destroy this message and kindly notify the sender by reply email. Opinions, conclusions and other information in this message that do not relate to the official business of Argyll and Bute Council or LiveArgyll shall be understood as neither given nor endorsed by them.

All communications sent to or from Argyll and Bute Council or LiveArgyll may be subject to recording and/or monitoring in accordance with relevant legislation..

This email has been scanned for viruses, vandals and malicious content.

## MacLean, Laura

---

**From:** Bruce Jamieson <[bruce@puregreenspace.com](mailto:bruce@puregreenspace.com)>  
**Sent:** 03 February 2020 11:19  
**To:** MacLean, Laura  
**Subject:** VALIDATION FOR 20/00094/PP Full updated set of drawings for avoidance of doubt email 1/3  
**Attachments:** D 001 Site Layout.pdf; D 002 Portincaple Landscaping.pdf; D 003 Portincaple Ground Floor Plan GA.pdf; D 004 Portincaple First Floor Plan GA.pdf; D 005 Portincaple Second Floor & Roof Plan GA.pdf; D 006 Portincaple Site Sections.pdf

Email 1 of 3

D001 to D006

**Bruce Jamieson** BSc Hons Dip Arch ARB RIBA RIAS  
Managing Director

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**puregreenspace**

Puregreenspace Ltd Registered at Companies House (Scotland) number SC351494  
Address: Mackintosh Club • 40 Sinclair Street • Helensburgh • G84 8SU



**riba** chartered architect

## MacLean, Laura

---

**From:** Bruce Jamieson <[bruce@puregreenspace.com](mailto:bruce@puregreenspace.com)>  
**Sent:** 03 February 2020 11:20  
**To:** MacLean, Laura  
**Subject:** VALIDATION FOR 20/00094/PP Full updated set of drawings for avoidance of doubt email 3/3  
**Attachments:** DROVERS LANDING PLANNING DESIGN STATEMENT validated.pdf

Email 3 of 3

Design statement

**Bruce Jamieson** BSc Hons Dip Arch ARB RIBA RIAS  
Managing Director

mobile: 07540419531  
Office: 01436 674375  
email: [bruce@puregreenspace.com](mailto:bruce@puregreenspace.com)  
web: [www.puregreenspace.com](http://www.puregreenspace.com)



puregreenspace

Puregreenspace Ltd Registered at Companies House (Scotland) number SC351494  
Address: Mackintosh Club • 40 Sinclair Street • Helensburgh • G84 8SU



riba chartered architect

## MacLean, Laura

---

**From:** Bruce Jamieson <bruce@puregreenspace.com>  
**Sent:** 03 February 2020 17:34  
**To:** MacLean, Laura  
**Subject:** Invalid Letter for application 20/00094/PP

Laura,

Thanks for the letter.

Answers As follows:

- 1) The drainage arrangements appear to conflict between the application form and site plan. Please confirm the description of the drainage arrangements and I will amend the application form accordingly to reflect the drawings.

The description has been amended on the site plan D001 drawing and should now be correct. Please amend the form accordingly i.e.

The ground investigation, conducted with full SI showed that there was shallow bedrock with little percolation, and therefore our proposals include additional treatment via biofibrous peat modules etc.... (and as per option B i.e. If ground investigation does not demonstrate compliance with Section 3.9 of the Domestic Technical Handbook, then additional treatment such as a reed bed or a proprietary system should be shown on the site plan. )

- 2) A full south elevation for D1 and D2 do not appear to have been submitted with the application.  
South elevation D1 is on drawing D012  
South elevation for D2 is on drawing D011
- 3) As previously discussed, I will be discussing the drainage details with the Development Manager tomorrow to ensure sufficient details to allow validation.

OK let me know- you can also cross reference with the engineers drainage layout drawing 12864 03 Rev B

Bruce

**Bruce Jamieson** BSc Hons Dip Arch ARB RIBA RIAS  
Managing Director

mobile: 07540419531  
Office: 01436 674375  
email: [bruce@puregreenspace.com](mailto:bruce@puregreenspace.com)  
web: [www.puregreenspace.com](http://www.puregreenspace.com)

## MacLean, Laura

---

**From:** Bruce Jamieson <bruce@puregreenspace.com>  
**Sent:** 04 February 2020 11:52  
**To:** MacLean, Laura  
**Subject:** RE: Invalid Letter for application 20/00094/PP  
**Attachments:** D 002 Portincaple Landscaping.pdf; D 011 House Type 3 Detached Houses D1 & D2 Ground Floor Plan & Elevations.pdf; D 012 House Type 3 Detached Houses D1 & D2 First Floor & Roof Plans.pdf; DROVERS LANDING PLANNING DESIGN STATEMENT validated.pdf

**Importance:** High

Laura,

I think we're getting there!

Further to talking earlier I've now tidied up the two south elevations for the detached houses.

There were also a few typos on the landscape plan D002- which I have reprinted and attached.

All of this has been updated on the attached design statement too- please see attached.

As per previous email please now replace everything sent previously!

Thanks for bearing with.....

Bruce

**From:** Bruce Jamieson  
**Sent:** 03 February 2020 17:34  
**To:** MacLean, Laura <Laura.MacLean@argyll-bute.gov.uk>  
**Subject:** Invalid Letter for application 20/00094/PP

Laura,

Thanks for the letter.

Answers As follows:

- 1) The drainage arrangements appear to conflict between the application form and site plan. Please confirm the description of the drainage arrangements and I will amend the application form accordingly to reflect the drawings.

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2) A full south elevation for D1 and D2 do not appear to have been submitted with the application.

South elevation D1 is on drawing D012

South elevation for D2 is on drawing D011

3) As previously discussed, I will be discussing the drainage details with the Development Manager tomorrow to ensure sufficient details to allow validation.

OK let me know- you can also cross reference with the engineers drainage layout drawing 12864 03 Rev B.

Bruce

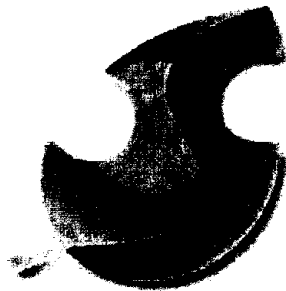
**Bruce Jamieson** BSc Hons Dip Arch ARB RIBA RIAS  
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## MacLean, Laura

---

**From:** MacLean, Laura  
**Sent:** 05 February 2020 09:41  
**To:** bruce@puregreenspace.com  
**Subject:** 20/00094/PP Portincaple Planning Application

Hi Bruce

Just one minor point to deal with now.

The drainage arrangement/position appears to differ between the proposed site plan and the drainage plan. I would be grateful if you could amend the relevant plan to ensure consistent details are shown between the plans.

As you didn't attach the 3 ATK drawings with the final set of plans, I would be grateful if you could forward these by email also if you wish these to be included in the submission.

Kind Regards

Laura

**Laura MacLean**  
Technical Officer  
Development Management  
Development and Economic Growth  
Argyll and Bute Council

T: 01546 604841  
E: [laura.macleam@argyll-bute.gov.uk](mailto:laura.macleam@argyll-bute.gov.uk)  
W: [www.argyll-bute.gov.uk](http://www.argyll-bute.gov.uk)



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### Customer Satisfaction Questionnaire

The Planning Service are keen to get customers views on how we deliver our services. Your feedback is important to allow us to tailor our services to customer needs.

If you have any comments or wish to make a suggestion, please fill in our online [Customer Satisfaction Questionnaire](#)

## MacLean, Laura

---

**From:** Bruce Jamieson <bruce@puregreenspace.com>  
**Sent:** 06 February 2020 15:54  
**To:** MacLean, Laura  
**Subject:** RE: 20/00094/PP Portincaple Planning Application  
**Attachments:** DROVERS LANDING PLANNING DESIGN STATEMENT validated.pdf; D 001 Site Layout.pdf; 12864-03 Rev C.pdf; 12864-01 Rev D.pdf; 12864-02 Rev A.pdf  
  
**Importance:** High

Laura,

I am delighted to say I now have the engineers revised drainage plan, and ours also has been revised so it is exactly the same.

I have also included the other engineering drawings and the updated design statement which should replace all others to date.

Therefore attached is:

Engineers drawings 01,02 & 03

My site Plan D001

Design Statement

Its taken a while but I hope that's now it and the application can be validated?

Please let me know when its done/ goes live.

Thanks for your patience.

Bruce

**From:** MacLean, Laura <Laura.MacLean@argyll-bute.gov.uk>  
**Sent:** 05 February 2020 09:41  
**To:** Bruce Jamieson <bruce@puregreenspace.com>  
**Subject:** 20/00094/PP Portincaple Planning Application

Hi Bruce

Just one minor point to deal with now.

The drainage arrangement/position appears to differ between the proposed site plan and the drainage plan. I would be grateful if you could amend the relevant plan to ensure consistent details are shown between the plans.

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Kind Regards

Laura

**Laura MacLean**  
Technical Officer