

Manning, Lindsay

From: Jane, Emma
Sent: 26 June 2023 10:09
To: Planning.Handl
Subject: RE: Redholm Planning Application 23/00652/PP Excavation works [NOT PROTECTIVELY MARKED]

Classification: NOT PROTECTIVELY MARKED

Hi,

Can this please be added to the above as an objection?

Thanks Emma

From: john shelt [REDACTED]
Sent: 25 June 2023 09:10
To: Jane, Emma <emma.jane@argyll-bute.gov.uk>
Cc: Planning.Handl <planning.handl@argyll-bute.gov.uk>
Subject: Redholm Planning Application 23/00652/PP Excavation works

To Emma Jane Case Officer Argyll and Bute Council

From John Shelton Suilven 3 West Douglas Drive Helensburgh G84 9AL

Date 24 June 2023

Subject RE Planning Application 23/00652/PP Redholm 4 West Lennox Drive Helensburgh

I reside at Suilven 3 West Douglas Drive Helensburgh G84 9AL immediately to the rear of Redholm. I am aware of Argyll and Bute Council issuing a Temporary Stop Notice at the site on Friday last. which has resulted in the contractor halting work. I believe you will be aware of the significant excavation works undertaken to date and seen for yourself the amount of earth that has been removed.

Excavation works

The construction works to date, in contravention of Planning, has resulted in a step being created in the earth embankment within the grounds of Redholm close to my boundary fence line. The open edge runs along most of the boundary line and becomes progressively higher as one moves from west to east owing to the sloping ground resulting in a much steeper cut close to the boundary with Culverden No 2a West Lennox Drive at the extreme east of the site. See Photos and Simplified Sketch below. I have not been able to measure the height of the step at its worst because I am not able to enter the site but it is significant and a garage at Culverden stands adjacent to it. Measurements were taken with a laser measuring device from within my boundary.

The work has also given rise to undermining the sides of the timber shed behind the garage building resulting in the risk of collapse. See Photos and Simplified Sketch below.

All the open edges are unsupported and are likely to remain so for some weeks owing to enforcement actions and planning permissions/consents not yet being approved. These open edges will deteriorate with

time as the ground dries then shrinks and the dig remains open. The majority of the stepped edge is not likely to give rise to a serious risk for some of its length but where it abuts the shed and the boundary line with Culverden the step is much greater and **collapse of the embankment or collapse of buildings may occur.**

I am particularly concerned that the excavation work has progressed some 3.5 metres approx. beyond the edge of the proposed paved area at the rear of the building and more ground has been removed than required from the embankment to construct the paved area shown on the Planning Drawings, which has now resulted in earth being removed closer to my boundary than I first envisaged and much deeper than I had expected from my study of the drawings. See my Simplified sketch attached. **I would ask that the earth strip be reinstated immediately (see also para below regarding temporary measures to stabilise embankment).**

The Planning Drawings do not show any details of the profile of the embankment at the rear elevation for the proposed east or west elevations.

The Planning Drawings also do not show any form of retaining wall or support despite the change in levels. I would object to any works progressing further without the change in levels being properly addressed. Temporary retaining support and or backfilling should be carried out, preferably as soon as possible to prevent any collapse of embankment/buildings. **In addition a suitable solution should be found to ensure that a long term solution for adequate support is provided by the applicants if the Planning Application should eventually be approved.**

Please be aware that I have made the owners of Culverden No 2a West Lennox Drive aware of my concerns. You may wish to contact them directly.

As a Temporary Stop Notice has been issued by the Council and because there is an overlap regarding matters of safety ie potential risk of collapse of buildings/embankment at what is an unfenced site, I would recommend that the Council now liaise with HSE directly regarding this project regarding both this matter and future health and safety planning for this site.

You may wish to seek further information from the Applicants now regarding their intentions and how they intend to address the above matters.

Rear canopy

Further to the above I would also like to raise my objection to the proposed canopy at the rear of the building. I have seen recently, since my earlier written Objection, that the canopy appears to cross directly across the lower half of the first floor hall window thus partially obscuring the stained glass window. The canopy should be modified or removed to allow the full height of the window to be seen.

Can I ask that my concerns be recorded against the Planning Application 22/00652/PP. In the event that you wish me to forward this to The Council in a different format or to a different address I would be grateful if you could advise me further. In the meantime should you wish to speak to me further about this matter please do not hesitate to get in touch.

John Shelton

