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From: Redacted
Sent: 26 February 2021 11:35
To: Re @highland.gov.uk
Cc: Redacted
Subject: RE: 20/05130/FUL Erection of 16no eco-lodges, reception building, seasonal staff quarters and house Braes Ullapool

Further to the recent correspondence from The Highland Council dated 19 February 2021 and subsequent correspondence from the Chair of Lochbroom CC dated 22 February 2021, Transport Scotland has given further consideration to the potential impact of the proposed development at the existing junction on the A835 trunk road.

With regard to the matter of junction visibility raised by Lochbroom CC, further investigation has identified that the on-site measurements previously provided to Transport Scotland are incorrect. Our Operating Company BEAR is currently carrying out an internal review to establish how incorrect measurements were provided to Transport Scotland. The visibility at the junction has subsequently been measured again and been found to be comparable to the measurements taken by Lochbroom CC. However, even with the reduced visibility measurements, this is an existing minor road access onto the A835(T) with no reported personal injury accidents to indicate that these present a pre-existing road safety issue that would potentially be exacerbated by this development.

While it is recognised that the current proposal differs from what was previously considered to be acceptable at the pre-application stage, the difference is not considered to be significant in terms of traffic impact. Consequently, Transport Scotland remains satisfied that the additional vehicle trips generated by a development of this type and size will not have a material impact on the safe and efficient operation of the existing junction on the A835(T), particularly when considering that the this junction already serves a significant level of development in comparison to what is proposed. The suitability or otherwise of the access road between the A835(T) and the site is a matter for The Highland Council as Local Roads Authority.

Based on the above, Transport Scotland has no basis upon which to recommend to The Highland Council, as Planning Authority, that the application be refused. I would therefore advise that our consultation response of 10 February 2021 remains unchanged.

Regards



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Roads Directorate

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