

Laura Atkinson,
The Deer House, Balmaha, Glasgow, G63 0JQ

Planning Department
Loch Lomond National Park
Balloch
G83 8EG

**Land to the rear of Montrose House, Balmaha
Ref. 2013/0173/DET**

Dear Sir/Madam,

There have been several applications for this development over the past 10 years I am unsure if this new application requires me to reiterate concerns we have or not. However, I have listed my comments below.

Our property, The Deer House has a **common boundary** with this site from the roadside continuing north towards the proposed car park area. This boundary has been in place for over 20 years and yet neither the NP nor the applicants have produced a plan which reflects this boundary. It is clearly identifiable by a wooden railing on the roadside and horse netting northward.

Proposed Access Road

All trees on the right of site entrance and proposed access road are on our ground and we would like guarantees that they will not be harmed in any way, either by root disturbance or indiscriminate lopping of branches. I understand the NP put in place a 'no dig' policy with only minor scraping of vegetation. However, in order to level the access road the ground will have to be built up by about 1.5m in places therefore burying our fence completely. This in turn will lead to the overhead canopies being lopped a further 1.5m higher than would otherwise have been necessary for clearance. This will be excessive and detrimental to the survival of the trees and could have devastating consequences should they fall onto either the houses opposite or onto the electrical transformer and overhead wires situated on our side.

About 10 years ago, we were approached by the site owner who wanted to fell our trees, saying they would pay for the replanting. We made it perfectly clear then that we were not prepared to fell our trees, as you cannot replace 40/50 year old mature trees or the wild life they bring (including 40 species of birds & red squirrels)

Nonetheless a few months later I discovered workmen about to commence felling OUR trees, all in accordance with a 'tree survey' which had been carried out **without our knowledge or permission**. Fortunately, I was able to explain this to the foreman and work was halted.

I note the plan indicates considerable measures to ensure the protection of the trees on site, *'Trees shall be protected during the course of the development by the erection of 1m high (chestnut pale) fencing not less than 3 meters from the base of any tree or shrub etc.'* However, there is little offer of similar protection of our trees which are mostly within a foot or so of the boundary fence.

Email: [REDACTED]

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I would like to request a site meeting to discuss this matter, as I do not want to see any 'accidental' damage done when work commences.

Flood risk

We have concerns on the drainage of surface rain water, both from the access road and car park area. There is a small pond at the south west corner of our property being the lowest point (adjacent to site entrance) with the cundie going under the main Balmaha road. This pond is serviced by natural drainage from the higher ground to the north. During heavy rain fall this area is often flooded as the existing drainage cannot cope with the volume of water. As with all developments of whatever nature, the water cannot naturally be absorbed in the ground and has to be diverted, I hope considerations will be given to this as we do not want to have to suffer additional flooding or subsidence.

Site Car Park/Entrance

I would question if the proposed car parking is adequate given the amount of apartments, which will undoubtedly exceed one car per apartment and does not seem to take into account parking for staff, visitors, deliveries, emergency services etc.

The public car park is inadequate at present and would be unable to accommodate any over spill. I also note that the Road Authority report is from 2008, I expect that this would need updating. There are now several additional holiday lets sharing a single track access on the opposite side of the main road and therefore would question the safety aspect for pedestrians.

There has been a huge increase in traffic in recent years and during good weather and weekends there are regularly cars parked on both sides of Balmaha road, well beyond the 30mph sign, which causes chaos blocking gates & driveways not to mention the noise & litter.

Occupancy

I see no reason why this application should have any preference over other holiday lets and would think the NP's 90 days occupancy policy is more than generous for holiday letting.

Whilst we appreciate the importance of tourism and that everyone should be allowed to enjoy the natural beauty of our surroundings. The balance of commercial developments and holiday lets far outweigh any thought for the residents, local community, the wildlife and this unique and stunning setting. Once our green space has gone, it has gone forever and Balmaha will lose its uniqueness and become just like any other holiday resort.

Yours faithfully,

Laura Atkinson 12/8/13