



EIR Ref 2017/023

5th April 2017

REQUEST UNDER ENVIRONMENTAL INFORMATION (SCOTLAND) REGULATIONS 2004

I refer to your request for information, received by email on 18th February 2017. As explained in our letter of 15th March 2017, it was necessary to extend the deadline for responding to this request due to the volume and complexity of the information requested.

We have applied the exemption under Section 39(2) of the Freedom of Information (Scotland) Act 2002 as we have determined that the information sought in your request is environmental information. We are therefore handling your request under the terms of the Environmental Information (Scotland) Regulations 2004 (EIRs). In this case the public interest in maintaining this exemption and in dealing with the request in line with the requirements of the EIRs outweighs any public interest in disclosing the information under FOISA.

Your specific requests and the response from the National Park Authority are provided below.

“provide me with all written information the LLTNPA holds relating to this planning application following the decision notice on 14th January 2015. I expect that this should include all the documentation required by the Decision Notice namely: Construction Method Statement, reports from Landscape and ecological clerks of works and the final landscape plan.”

The requested information is attached in Appendix A. Please note that personal information, namely the names and personal contact details for external third parties and internal staff below manager grade have been redacted from this document, in accordance with Regulation 11(2) of the EIRs and the Data Protection Principles.

We have considered the public interest in respect of the withholding of this personal data and have determined that the public interest in withholding this specific information outweighs the public interest in its release in to the public domain. Please note that we have not withheld complete documents which contain such personal data and have released all other information within the document which is not subject to requirements of the Data Protection Act 1998.

“I would also ask for all written information, including communications, either internal or external, and notes of meetings etc about the changes that were made to the plans that had been submitted and resulted in the decision notice.”

This information is attached in Appendix B. Please note that personal information, namely the

LOCH LOMOND & THE TROSSACHS NATIONAL PARK AUTHORITY

National Park Headquarters, Carrochan, Carrochan Road, Balloch, G83 8EG Long: 4°34'24"W Lat: 56°00'12"N
t: 01389 722600 f: 01389 722633 e: info@lochlomond-trossachs.org w: lochlomond-trossachs.org

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We have considered the public interest in respect of the withholding of this personal data and have determined that the public interest in withholding this specific information outweighs the public interest in its release in to the public domain. Please note that we have not withheld complete documents which contain such personal data and have released all other information within the document which is not subject to requirements of the Data Protection Act 1998.

“Specifically I would like to ask why the path marked along the quay in the plans approved by the National Park was never developed and ask if any letter was issued agreeing to this variation in the plan.”

The approved plans included the formation of a footpath and seating area within the northernmost part of the site. On the landscaping plan, submitted to discharge condition No. 3 of the consent, the seating area and path had been removed.

Minor changes are often made to proposals following approval of planning consent. In this case, as an element of the development, which raised no impacts on amenity or the environment, was being removed from the proposal, it was not considered expedient to request an application for a non-material variation in this instance.

Yours sincerely

Governance & Legal Team
Loch Lomond & The Trossachs National Park Authority

Review Procedure

If you are dissatisfied with this response, or the way in which the Authority has dealt with your request, you are entitled to ask the Authority to review its decision. Please note that in order for a review to take place you must:-

- Lodge a written request for a review within 40 working days of either the date on which you received a response from the Authority or the date by which you should have received a response under the terms of the Environmental Information (Scotland) Regulations 2004, whichever is the later.
- Include your name, address for correspondence, a description of the original request, and the reasons why you are dissatisfied; and

address your review request to:

Governance & Legal Team
Loch Lomond & The Trossachs National Park Authority
National Park Headquarters

LOCH LOMOND & THE TROSSACHS NATIONAL PARK AUTHORITY

National Park Headquarters, Carrochan, Carrochan Road, Balloch, G83 8EG Long: 4°34'24"W Lat: 56°00'12"N
t: 01389 722600 f: 01389 722633 e: info@lochlomond-trossachs.org w: lochlomond-trossachs.org

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Carrochan
Carrochan Road
Balloch
G83 8EG
E-mail: info@lochlomond-trossachs.org

Please note that links provided to information available elsewhere are intended to assist you. Requests for information held by other public authorities, and any complaints regarding access to such information should be addressed to that authority. These review procedures relate only to information which is directly under the control of Loch Lomond & The Trossachs National Park Authority.

The review of your request will be handled by staff who were not involved in the original decision. You will receive notice of the result of your review within 20 working days.

If you are not satisfied with the response to your request for review, you can contact the Scottish Information Commissioner, the independent body which oversees the Environmental Information (Scotland) Regulations 2004, at:

Scottish Information Commissioner
Kinburn Castle
Doubledykes Road
St Andrews
Fife
KY16 9DS
Tel: 01344 464 610
Website: www.itspublicknowledge.info
E-mail: enquiries@itspublicknowledge.info
Online appeal portal: www.itspublicknowledge.info/Appeal

LOCH LOMOND & THE TROSSACHS NATIONAL PARK AUTHORITY

National Park Headquarters, Carrochan, Carrochan Road, Balloch, G83 8EG Long: 4°34'24"W Lat: 56°00'12"N
t: 01389 722600 f: 01389 722633 e: info@lochlomond-trossachs.org w: lochlomond-trossachs.org

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[REDACTED]

From: [REDACTED]
Sent: 13 November 2014 11:23
To: planningemail
Cc: [REDACTED]
Subject: 2014/0277/DET

- [REDACTED]
- 1) There does not appear to be any tree removal on this site, please can this be confirmed
 - 2) A tree protection plan should be submitted prior to the works starting to ensure the proposed development does not negatively affect the retained trees
 - 3) The proposed species mix for replanting should be modified to reflect the woodland types identified in the submitted ecology report Specifically broom, gorse and guelder rose should not be included, Given that wet woodland have been identified consideration to the inclusion of alder should be given in the species mix.
 - 4) Given the high planting densities, an indication of the proposed future management should be given i.e. proposed thinning intervals to create a stable woodland into the future.

Regards

[REDACTED]

[REDACTED]

Trees and Woodland Adviser
Loch Lomond & The Trossachs National Park
National Park Headquarters
Carrochan Road
Balloch
G83 8EG
t: [REDACTED]
m: [REDACTED]
e: [REDACTED]@lochlomond-trossachs.org
w: www.lochlomond-trossachs.org

[REDACTED]

From: [REDACTED]
Sent: 23 January 2015 09:04
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Ecologist Site Visit

Thanks for picking up these issues,

The felling of the bough should not cause any major problems to the tree.

The moving of the benches will not only reduce the impact to the tree but reduce the risk of any tree failure affecting the bench/ user.

Cheers

[REDACTED]

[REDACTED]

Trees and Woodland Adviser
Loch Lomond & The Trossachs National Park National Park Headquarters Carrochan Road Balloch
G83 8EG
t: [REDACTED]
m: [REDACTED]
e: [REDACTED]@lochlomond-trossachs.org
w: www.lochlomond-trossachs.org

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

From: [REDACTED]
Sent: 22 January 2015 17:05
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Ecologist Site Visit

FYI

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

From: [REDACTED] [mailto:[REDACTED]]
Sent: 22 January 2015 16:32
To: [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; Darran Crawford;
[REDACTED]
Cc: [REDACTED]
Subject: FW: Ecologist Site Visit

[REDACTED]

On the basis of the note below, we will over mark a drawing confirming this and the other changes discussed yesterday. We trust this would be sufficient to allow you to proceed and that you won't need co-ordinates re-issued. You can work from what is already set out?

Regards,
[REDACTED]

Producers warrant that they have assumed responsibility for any damage caused as a result of their actions.

From: [redacted] [mailto:[redacted]]
Sent: 27 January 2015 14:38
To: [redacted]
Cc: [redacted]; Darran Crawford; Dermot Smyth; [redacted]
Subject: Loch Venachar ECoW Report No. 1

Dear All,

Please find attached the ECoW report no. 1 from 22 January.

Kind regards,

[redacted]

[redacted]

Lead Surveyor

peakecology

Email: [redacted]

Tel: [redacted]

Mobile: [redacted]

[REDACTED]

From: [REDACTED]
Sent: 28 January 2015 10:14
To: [REDACTED]
Subject: FW: App. No. 2014/0277/DET
Attachments: 150126_Discharge of Conditions.pdf; Notification of Initiation of Development.pdf

Letter regarding discharge of conditions and NID. Other plans to follow. Please consult [REDACTED] on the CMS and [REDACTED] on the plans showing protective fencing for trees.

Thanks
[REDACTED]

From: Dermot Smyth
Sent: 26 January 2015 14:53
To: [REDACTED]
Cc: Darran Crawford
Subject: App. No. 2014/0277/DET

[REDACTED]

Please find attached a letter with regards to the discharging of the planning conditions for application no. 2014/0277/DET. Also attached is the notification of initiation of development.

If you have any queries, please do not hesitate to contact us.

Regards,

Dermot

Dermot Smyth [REDACTED]

Loch Lomond & The Trossachs National Park

Direct: [REDACTED]

Mobile: [REDACTED]

www.lochlomond-trossachs.org

Loch Lomond & The Trossachs National Park Headquarters

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From: [REDACTED]
Sent: 02 February 2015 15:17
To: [REDACTED]
Subject: 2014/0277/DET Venachar South

Dear [REDACTED]

Please can you review the links below to documentation which has been submitted in relation to the above development and advise me if these satisfy condition no. 1 & 2 of the planning permission?

I have also attached your consultation response for ease of reference and the wording of condition no. 1 & 2 is as follows:

Condition 1: Detailed Construction Method Statement (CMS): Prior to commencement of construction of the development hereby approved, a detailed Construction Method Statement (CMS), which sets out how the construction phases of the development will be managed, shall be submitted to, and approved in writing by, the Local Planning Authority (in consultation with SEPA). In particular, the final CMS shall cover the following:

- o Sedimentation control measures to be in place during construction to avoid run-off into the burns with high levels of suspended solids or pollutants, with particular care exercised throughout the period from November to May inclusive;
- o Details of the location of heras fencing to be put in place to protect burns, trees and the loch shore during work;
- o Confirmation that machinery and equipment will avoid crossing burns at the upper sections where banks may collapse causing sedimentation, instead will cross at the top of the beach over sleepers placed as 'bridges';
- o sequence of operations, LCOW interventions, setting out, site clearance, earthworks, materials management including turf and site won materials, stockpiling and landscape reinstatement;
- o Landscape mitigation of erosion control measures ; infill and rip rap, rock armour repairs, placement of random boulders, working close to trees and pointing to harbour walls.

Unless otherwise agreed in writing by the Local Planning Authority, all works shall be carried out in accordance with the approved Construction Method Statement.

Condition 2: Ecological Clerk of Works/ On-site Ecologist and Scope of Works: No works shall commence on the development hereby approved until an independent Ecological Clerk of Works (ECoW) or On-site Ecologist has been appointed by the developer to oversee the implementation of the planning conditions and the Construction Method Statement during the detailed design, construction, and restoration phases of the development. Prior to appointing the ECoW a 'scope of works' for that person shall be submitted to, and approved in writing by, the Local Planning Authority. As a minimum, the ECoW shall:

- o attend a pre-start meeting between the planning authority, the ECoW and the project manager prior which should include a site walk over to highlight the key issues to be protected, exclusion zones and effective setting out.
- o give ecological toolbox talks and emergency procedures for contractors and the ECoW to follow if protected species are identified within or close to the construction areas;
- o ensure compliance with all wildlife legislation;
- o have a watching brief over key stages within the construction schedule of the development and monitor the implementation of the Construction Method Statement with regard to habitat and species protection.
- o submit regular follow up, including a photographic record, to the planning authority, with the frequency of reports aligning with the schedule of key stages;
- o ensure any trees that have bat potential on the site remain unaffected by the development and that good practice bat mitigation is adhered to;
- o ensure that existing trees are protected from the risk of root compaction and damage throughout the construction period;

The Scope of Works shall specify the stages of the process that the ECoW will be present on site for, and how regularly they will otherwise inspect the site. Thereafter, all works shall be carried out in accordance with the agreed Scope of Works.

Link to Environmental Construction Method Statement [Click here to open the document.](#)

Link to discharge of conditions letter (attachment within email) [Click here to open the document.](#)

Kind regards

[Redacted]

[Redacted]

Development Monitoring Officer
Loch Lomond & The Trossachs National Park
Direct: [Redacted] 7
www.lochlomond-trossachs.org

[REDACTED]

From: [REDACTED]
Sent: 02 February 2015 15:36
To: [REDACTED]
Subject: 2014/0277/DET - Loch Venachar
Attachments: 100124240.docx

Dear [REDACTED]

Please can you review the link below for the Landscape Clerk of Works detail which has been submitted in relation to the above development and advise me if this satisfies condition no. 3 of the planning permission?

I have also attached your consultation response for ease of reference and the wording of condition no. 3 is as follows:

Landscape Clerk of Works/Landscape Architect and Scope of Works: No development shall commence on site until a suitably qualified Landscape Clerk of Works (LCoW) or On-site Landscape Architect (LA) has been appointed to oversee the setting out, construction and restoration of all project elements likely to have a landscape impact. As a minimum, the LCoW/LA shall oversee the following:

- o pre start design discussions on infill , rip rap, earthworks, landscape berm and placement of random boulders.
- o attend a pre-start meeting and site walk over and highlight key landscape issues related to exclusion zones and effective setting out.
- o working closely with the ECOW and attend site at key intervention points to be agreed within the construction schedule of the development and monitor the implementation of the Construction Method Statement with regard to micrositing, shoreline erosion measures, landscaping and overall landscape integration.
- o prepare an LCOW report or input to ECOW report , including a photographic record(preferably from agreed fixed points), to the planning authority, with the frequency of reports aligning with the schedule of key stages;

The Scope of Works shall specify the stages of the process that the LCoW will be present on site for, and how regularly they will otherwise inspect the site. Thereafter, all works shall be carried out in accordance with the agreed Scope of Works.

[Click here to open the document.](#)

Kind regards

[REDACTED]

[REDACTED]

Development Monitoring Officer
Loch Lomond & The Trossachs National Park
Direct: [REDACTED]
www.lochlomond-trossachs.org

[REDACTED]

From: [REDACTED]
Sent: 02 February 2015 17:53
To: [REDACTED]
Subject: 2014/0277/DET South Venachar
Attachments: 2014/0277/DET

From: [REDACTED]
Sent: 02 February 2015 17:51
To: [REDACTED]
Subject: 2014/0277/DET South Venachar

Dear [REDACTED]

Please can you review the documentation in Idox listed below which has been submitted in relation to the above development and advise me if this satisfies condition no's 4 & 6 of the planning permission?

I have also attached your consultation response for ease of reference and the wording of condition no's 4 & 6 is as follows:

Condition 4: Tree Protection Plan: Prior to the commencement of construction works within the development site, a tree protection plan detailing measures to be taken during construction to protect the health of the existing trees shall be submitted to, and approved in writing by, the Planning Authority. The measures contained in the approved plan shall be implemented in full throughout the construction phase.

Condition 6: Details of Landscaping and Tree Planting/Management Plan: Prior to the commencement of the Development hereby permitted full details of both hard and soft landscaping works shall have been submitted to, and approved in writing by, the Planning Authority. These details shall include means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas and hard surfacing materials. Soft landscape works shall include landscaping mitigation works, including tree planting, details of species, nursery stock size and density of planting, maintenance and protection. The species choice, design and layout shall be tailored to reflect the existing vegetation and soil types. Prior to commencement of planting works details of the proposed future management of the tree planting shall be provided and unless otherwise agreed in writing with the Planning Authority, all landscaping works as approved shall be carried out during the first planting season following the commissioning of development and any trees or plants that, within a period of 5 years thereafter, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species.

Documents for review

577/SK1	Site layout - harbour
577/SK2	site layout - western site
L(90)03A	Proposed layout Loch Venacher South Harbour
L(90)04A	Proposed layout Loch Venacher south

Kind regards
[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 03 February 2015 13:46
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 2014/0277/DET Venachar South

Hi [REDACTED]

Condition 1

Had a look at the Environmental CMS and it only partly covers Condition 1. It covers protected species mitigation and partly covers habitat mitigation and sedimentation control measures.

Information relating to other areas covered by a CMS are partly held elsewhere.

- The letter from Dermot Smyth (150126_Discharge of Conditions) confirms that machinery and equipment will not be near burns, nor cross burns.
- The Hadden Site Layout Plans 577/SK/1 and 577/SK/2 show Heras fencing **however this does not show tree protection exclusion fences**
- The site laydown areas are shown and setting out **however this does not include the large birch tree exclusion zone** on 577/sk/2 (as discussed) and in fact **the tree is not shown on the plan (left hand side of photo attached).**
- sequence of operations, LCOW interventions, setting out, site clearance, earthworks, materials management including turf and site won materials, stockpiling and landscape reinstatement are **not covered**
- Landscape mitigation of erosion control measures ; infill and rip rap, rock armour repairs, placement of random boulders, working close to trees and pointing to harbour walls are **not covered.**(I defer to [REDACTED] for advice on these issues)

The Environmental CMS states that it is not the full CMS (see below extract).

"(would again stress that the statement below relates to environmental issues and the full construction risk assessments and method statements are contained in the Construction Stage Plan which is held on site)"

For the HRA, we will need to have confirmation from SEPA that the SAC interests are covered by the information that has been provided.

While I am happy that the Environmental CMS covers the habitat and species mitigation we need the missing information above to complete the HRA for these two sites.

Condition 2

I met the ECoW on the pre-start site visit and he confirmed that he would be undertaking the role set out in Condition 2.

Cheers

[REDACTED]
[REDACTED]
Ecologist

Loch Lomond & The Trossachs National Park

Direct: [REDACTED]

www.lochlomond-trossachs.org



[REDACTED]

From: [REDACTED]
Sent: 03 February 2015 15:22
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 2014/0277/DET - Loch Venachar - Condition No 3 - LCOW and Condition 1 CMS

In addition to [REDACTED] and [REDACTED] points,

There is no tree survey data and calculated root protection areas provided. This should be provided to assess the required method statements for the development.

Should any of the proposed development occur within the RPA then a method statement should be provided which details steps to minimize the impact.

[REDACTED]

[REDACTED]
Trees and Woodland Adviser
Loch Lomond & The Trossachs National Park
National Park Headquarters
Carrochan Road
Balloch
G83 8EG
t: [REDACTED]
m: [REDACTED]
e: [REDACTED]@lochlomond-trossachs.org
w: www.lochlomond-trossachs.org

From: [REDACTED]
Sent: 03 February 2015 14:59
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 2014/0277/DET - Loch Venachar - Condition No 3 - LCOW and Condition 1 CMS

Hi [REDACTED]

Condition 3
Landscape Clerk of Works/Landscape Architect and Scope of Works

An LCOW has been appointed and a setting out meeting took place on the 21/1/2015. I am satisfied that the scope of works will include *as a minimum* ;

'Pre-start design discussions on infill, rip rap, earthworks, landscape berm and placement of random boulders. This meeting took place on the 05/01/15.

Attend a pre-start meeting and site walk over and highlight key landscape issues relating to exclusion zones and effective setting out. This meeting took place on the 21/01/15 on site.

Work closely with the ECoW and attend some of key intervention points to be agreed within the construction schedule of the development and monitor the implementation of the Construction Method Statement with regard to miresiting, shoreline erosion measures, landscaping and overall landscape integration.'

I am satisfied that the scope of the works of the LCOW covers the main landscape issues and would be in a position to discharge the condition following submission of a report on the ;

- o pre start design discussions on 5.1.2015 on infill , rip rap, earthworks, landscape berm and placement of random boulders
- o site walkover discussions on 21/5/2015 key landscape issues relating to exclusion zones and effective setting out. In particular discussions on the practicalities on the proposed whin dust path and ramp and it's effectiveness given that there is a requirement for rip rap and boulders along the remainder of the shore.
- o List of Site Key Intervention points for the LCOW based on the construction schedule to advise on micrositng, shoreline erosion measures, landscaping and overall landscape integration.

Condition 1 ECMS

I refer to the email from [REDACTED] today regarding condition 1.

As stated the Environmental Construction Method Statement that has been submitted covers as it states primarily ecological issues and is not in full. It refers to the Construction Stage Plan kept on site for further ongoing method statements.

I would reiterate that information relating to other areas covered by a CMS are partly held elsewhere and agree that ' Landscape mitigation of erosion control measures ; infill and rip rap, rock armour repairs, placement of random boulders, working close to trees and pointing to harbour walls are **not covered**. (I defer to [REDACTED] for advice on these issues)

Therefore in addition to the requirements under Condition 3 above I would require to see the individual CMS for the above erosion control measures as well as earthworks and landscaping linking to the LCOW key intervention points.

Kind regards,

[REDACTED]
Landscape Adviser MPhil LD CMLI
Loch Lomond & The Trossachs National Park
Direct: [REDACTED]
www.lochlomond-trossachs.org
www.twitter.com/lomondtrossachs
www.facebook.com/lomondtrossachs

[REDACTED]

From: Dermot Smyth
Sent: 09 February 2015 12:17
To: Planning Monitoring
Cc: Darran Crawford; [REDACTED]
Subject: RE: 2014/0277/DET Venachar South

Hi [REDACTED]

We have sent these comments to the contractor and will re-submit this once received.

Regards,

Dermot

Dermot Smyth [REDACTED]

Loch Lomond & The Trossachs National Park

Direct: [REDACTED]

Mobile: [REDACTED]

www.lochlomond-trossachs.org

Loch Lomond & The Trossachs National Park Headquarters

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From: Planning Monitoring
Sent: 09 February 2015 11:53
To: Dermot Smyth
Cc: Darran Crawford; [REDACTED]
Subject: FW: 2014/0277/DET Venachar South

Hi Dermot,

Please see [REDACTED] response below for conditions 1 & 2.

Regards

[REDACTED]

Development Monitoring Officer
Loch Lomond & The Trossachs National Park
Direct: [REDACTED]
www.lochlomond-trossachs.org

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From: [REDACTED]
Sent: 11 February 2015 10:36
To: Dermot Smyth
Cc: [REDACTED]
Subject: RE: Loch Venachar ECoW Report No. 1

Hi Dermot

I think the ECoW means move the entrance two metres to the right (looking towards the road) not two metres to the left. Two metres to the left will encroach on the root plate of the tree which we were looking to exclude from construction works. I think this highlights the need for an exclusion fence around this tree just so there is no confusion going forward. Could you please confirm with [REDACTED] the extent of that exclusion area? I have forwarded on the ECoW report to him for reference

Cheers

[REDACTED]

Ecologist

Loch Lomond & The Trossachs National Park
Direct: [REDACTED]
www.lochlomond-trossachs.org



From: Dermot Smyth
Sent: 10 February 2015 16:04
To: [REDACTED]
Subject: FW: Loch Venachar ECoW Report No. 1

[REDACTED]

Please find attached ECoW report no.1 from PEAK.

Regards,

Dermot

Dermot Smyth [REDACTED]

Loch Lomond & The Trossachs National Park

Direct: [REDACTED]
Mobile: [REDACTED]

www.lochlomond-trossachs.org

Loch Lomond & The Trossachs National Park Headquarters

From: Dermot Smyth
Sent: 11 February 2015 10:41
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Loch Venachar ECoW Report No. 1

Hi [REDACTED]

We are pulling together the response to your queries for the planning permission. As part of this the contractor has issued us with a new plan (attached) which shows the extent of the tree protection on site.

Yes, you are correct, [REDACTED] has got his words mixed up, but the contractor has correctly moved the entrance to the right as agreed with you and [REDACTED] on site.

Any queries, please let me know.

Regards,

Dermot

Dermot Smyth [REDACTED]

Loch Lomond & The Trossachs National Park

Direct: [REDACTED]

Mobile: [REDACTED]

www.lochlomond-trossachs.org

Loch Lomond & The Trossachs National Park Headquarters

Carrochan

Carrochan Road

Balloch

[REDACTED]

From: Dermot Smyth
Sent: 18 February 2015 09:16
To: [REDACTED]
Subject: 2014/0277/DET Venachar South
Attachments: Western site layout - rev A.pdf; Harbour site layout - rev A.pdf; Environmental CMS - rev A.pdf, 102 revB.pdf; Construction Programme.pdf

[REDACTED]

Please find below and attached our response (in red) to [REDACTED] queries;

Condition 1

Had a look at the Environmental CMS and it only partly covers Condition 1. It covers protected species mitigation and partly covers habitat mitigation and sedimentation control measures.

Information relating to other areas covered by a CMS are partly held elsewhere.

- *The letter from Dermot Smyth (150126_Discharge of Conditions) confirms that machinery and equipment will not be near burns, nor cross burns.*
- *The Hadden Site Layout Plans 577/SK/1 and 577/SK/2 show Heras fencing **however this does not show tree protection exclusion fences***
- *Please find attached "Western Site Layout – Rev A" and "Harbour Site Layout – Rev A" which show the tree protection exclusion fences**
- *The site laydown areas are shown and setting out **however this does not include the large birch tree exclusion zone** on 577/sk/2 (as discussed) and in fact **the tree is not shown on the plan (left hand side of photo attached).***
- *Please find attached "Western Site Layout – Rev A" which shows the location of the large birch tree and the associated exclusion zone**
- *sequence of operations, LCOW interventions, setting out, site clearance, earthworks, materials management including turf and site won materials, stockpiling and landscape reinstatement are **not covered***
- *The sequence of operations is included on the programme (attached) referred to in section 6 of the Environmental CMS – Rev A (attached).**
- *The LCOW is required to attend site as a minimum every 4 weeks, and as and when required by the contractor or LLTNPA.**
- *The setting out was shown to [REDACTED] on site. This was following adjustments on site to avoid existing planting. We moved the setting out of the entrance to the western site on advice from [REDACTED] and the ECOW.**
- *Landscape mitigation of erosion control measures ; infill and rip rap, rock armour repairs, placement of random boulders, working close to trees and pointing to harbour walls are **not covered.** (I defer to [REDACTED] for advice on these issues)*
- *Please find attached the structural engineers contract drawings which shows details of infill and rip-rap. There is no longer any placement of random boulders, other than what forms part of the rip-rap itself. We have included in the above responses details of tree protection measures. We have also detailed how the setting out has been adjusted to avoid existing tree roots. As such there should be no work within close proximity of the existing trees. As covered in our original letter, there is no longer any pointing being carried out to the harbour walls.**

The Environmental CMS states that it is not the full CMS (see below extract).

"(would again stress that the statement below relates to environmental issues and the full construction risk assessments and method statements are contained in the Construction Stage Plan which is held on site)"

***This is correct. The full CMS refers to actual construction risks and not environmental risks, and as such is not relevant to these conditions. The attached updated CMS is the environmental CMS**

For the HRA, we will need to have confirmation from SEPA that the SAC interests are covered by the information that has been provided.

***We have previously received a letter from SEPA through the planning process dated 05/12/14 stating that they have no objection to the proposed works. This included standing advice which was forwarded to our consultant structural engineer.**

While I am happy that the Environmental CMS covers the habitat and species mitigation we need the missing information above to complete the HRA for these two sites.

Condition 2

I met the ECoW on the pre-start site visit and he confirmed that he would be undertaking the role set out in Condition 2.

We trust this now covers the outstanding information.

If you have any queries, please do not hesitate to contact us.

Regards,

Dermot

Dermot Smyth [REDACTED]

Loch Lomond & The Trossachs National Park

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Mobile: [REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 19 February 2015 11:08
To: [REDACTED]; Alan Bell; [REDACTED]
Cc: [REDACTED]; Bob Cook
Subject: RE: Venachar South

Alan,

I had previously highlight the need for tree protection plan in initial consultation and comments around 3rd February .

I had assumed that the fence in [REDACTED] photos was a site boundary fence and there was to be further internal fencing to protect the trees.

[REDACTED]

[REDACTED]
Trees and Woodland Adviser
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e: [REDACTED]@lochlomond-trossachs.org
w: www.lochlomond-trossachs.org

From: [REDACTED]
Sent: 19 February 2015 09:53
To: Alan Bell; [REDACTED]; [REDACTED]
Cc: [REDACTED]; Bob Cook
Subject: Venachar South

Hi,

Just to confirm the status of the conditions; the work to discharge the conditions is ongoing. [REDACTED] comments have been passed to Dermot, and he has sent comments back which I have forwarded to [REDACTED]. These were passed over yesterday and not in IDOX yet as it is simply not possible to keep IDOX that up to date due to the volume of permissions that are coming in for conditions discharge at the moment. Please accept my apologies for any confusion this may have caused.

Regards
[REDACTED]

[REDACTED]
Development Monitoring Officer
Loch Lomond & The Trossachs National Park
Direct: [REDACTED]
www.lochlomond-trossachs.org

From: Alan Bell
Sent: 18 February 2015 18:22

To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Venachar South
Importance: High

Hi

Can I please check a few things with you in case I have overlooked anything.

[REDACTED] concerns about the hard engineering are well documented below. I have some further questions:

1. have all the pre-start conditions been discharged?
In particular has the CMS been agreed? [REDACTED] and [REDACTED] emails of 3 Feb 2015 highlighted a number of deficiencies in it but I see nothing on IDOX to show that it has been improved and signed off since then.

2. Is the tree protection adequate on site?
The photos show some fencing well inside the tree canopy of a multi stemmed tree in one location at the car park and the absence of tree protection along the lochshore where installation of rock armour (using a whacker plate) is occurring right up to the trunks of trees that are supposed to be retained. This looks suspect to me. The plans I can see on IDOX just refer to placement of random boulders.

3. Is all the rip rap being installed as seen in the photos simply repairing old armouring?
If not,
a) is there a CAR licence in place for the works? (SEPA's letter of 5 December makes it clear that a licence would be required if new and upgraded erosion control is required.)
b) do we have an exemption under the Waste Management Licensing (Scotland) Regulations 2011? (SEPA's letter of 5 December states that a licence may be required if fill material is to be installed behind the behind the erosion control and material is being sourced off site.)

4. Local Plan policies ENV10 and ENV 13 aren't referenced in the delegated report. Is that because the shore works were considered to be replacement/repair of old defences?

Thanks

Alan

Alan Bell, [REDACTED]
Conservation Manager
Loch Lomond & The Trossachs National Park
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www.facebook.com/lomondtrossachs

From: [REDACTED]
Sent: 18 February 2015 14:56
To: Alan Bell
Cc: [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]
Subject: Venachar South

Hi Alan

As suggested, I met with [REDACTED] to discuss the processing of the Venachar South planning application.

As previously discussed, in July last year we attended a project group meeting to discuss the various conservation aspects of the project prior to an application being submitted for several potential development sites. The feedback I gave for Venachar South was that the greybank engineering should be replaced with greenbank options. Darran came back to me (see attached email) to ask for further

information and it was left that the issue would be discussed further. Unfortunately I cannot see any meeting notes in the project file for this meeting.

There was no further communication with me regarding this project and I had presumed that it had either been dropped/postponed or was yet to go through planning. Having talked to [REDACTED] the planning application was submitted last November and determined in January. As previously agreed, due to resource restrictions limiting my availability to review planning applications, I was not asked to review the planning application, as no issues were raised (including the issues raised at the project group meeting) relating to the water environment in the application documents.

I discussed with [REDACTED] if there was any wiggle room within the planning conditions regarding the riprap, but unfortunately by the looks of the photos in the project file (taken on Monday), the works are already underway. [REDACTED] was under the impression that the works would not commence until the CMS was confirmed by [REDACTED] and there was a requirement for [REDACTED] to be involved due to the landscape impact of the riprap, so there is some confusion as to what is happening.

Obviously there is a disappointment that having been consulted initially, there was no follow up or apparent record of the issues raised during the meeting in July, or that a clear justification as to why the decision to retain the riprap was taken. If there was a legitimate reason, that is great, but this needs to be discussed and agreed with the project group raising the issues, and the decision recorded if we are going to ask and expect external applicants to consider greenback options for erosion control in lower energy environments. There is also the concern that issues raised on other projects could also get overlooked and remain unresolved, creating unnecessary environmental and project risks.

I am not sure how you might want to resolve this issue? However, in light of what has happened, I would ask that consideration is given to the following actions:

- Revision of the 'Sustainability Check List' to include consideration of waterbody morphology;
- A more formal way of recording the conservation team's contributions to similar projects going forward, such as designation of a planning officer at the pre-app stage so that they can be copied into relevant correspondence and feedback (such as the email correspondence attached), to avoid the risk of issues like this falling through the cracks again in the future.

Kind regards,

[REDACTED]
[REDACTED]
Water Environment Adviser

Loch Lomond & The Trossachs National Park

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From: Alan Bell
Sent: 18 February 2015 19:08
To: [REDACTED]; Bob Cook
Cc: [REDACTED]
Subject: FW: Venachar South
Importance: High

Hi gents.

I have some worries about aspects of the works underway at Venachar South that I want to alert you to.

I am still checking the facts, so sincere apologies if it is all squared away. However, if the problems are real we will need to discuss as soon as we can, hence this as a heads up.

Two types of problem:

1. Incorporation of specialist advice during project development. [REDACTED] advice seems to have been set to one side without further discussion. Her email below refers.
2. Compliance with conditions to protect the site during construction. If the CMS isn't yet adequate, we may be damaging trees that are to be retained. We may also be short of a CAR license and waste license exemption, especially in relation to the works seen in [IMG 2363](#).

I am mostly working from home tomorrow but am available on the phone, if I don't manage to grab you first thing in the morning.

Thanks

Alan

Alan Bell, [REDACTED]
Conservation Manager
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From: Alan Bell
Sent: 18 February 2015 18:22
To: [REDACTED]; [REDACTED]; [REDACTED]
Cc: [REDACTED]
Subject: RE: Venachar South
Importance: High

Hi

Can I please check a few things with you in case I have overlooked anything.

[REDACTED] concerns about the hard engineering are well documented below. I have some further questions:

1. have all the pre-start conditions been discharged?

In particular has the CMS been agreed? [redacted] and [redacted] emails of 3 Feb 2015 highlighted a number of deficiencies in it but I see nothing on IDOX to show that it has been improved and signed off since then.

2. Is the tree protection adequate on site?

The photos show some fencing well inside the tree canopy of a multi stemmed tree in one location at the car park and the absence of tree protection along the lochshore where installation of rock armour (using a whacker plate) is occurring right up to the trunks of trees that are supposed to be retained. This looks suspect to me. The plans I can see on IDOX just refer to placement of random boulders.

3. Is all the rip rap being installed as seen in the photos simply repairing old armouring?

If not,

a) is there a CAR licence in place for the works? (SEPA's letter of 5 December makes it clear that a licence would be required if new and upgraded erosion control is required.)

b) do we have an exemption under the Waste Management Licensing (Scotland) Regulations 2011? (SEPA's letter of 5 December states that a licence may be required if fill material is to be installed behind the behind the erosion control and material is being sourced off site.)

4. Local Plan policies ENV10 and ENV 13 aren't referenced in the delegated report. Is that because the shore works were considered to be replacement/repair of old defences?

Thanks

Alan

Alan Bell, [redacted]
Conservation Manager

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From: [REDACTED]
Sent: 19 Feb 2015 11:38:29 +0000
To: Dermot Smyth
Subject: 2014/0277/DET - Loch Venachar - Condition No 3 - LCOW and Condition 1 CMS

Dermot,

Please see comments from [REDACTED] below and again, apologies that these were not forwarded sooner.

Regards

[REDACTED]
Development Monitoring Officer
Loch Lomond & The Trossachs National Park
Direct: [REDACTED]
www.lochlomond-trossachs.org

[REDACTED]

From: Dermot Smyth
Sent: 19 February 2015 14:37
To: [REDACTED]
Subject: RE: 2014/0277/DET - Loch Venachar

[REDACTED]

Further to your 2 emails today, as we have already sent a response to [REDACTED] initial comments it would be best to allow this information to disseminate to the relevant people. If there are still further queries following this please let us know and we will endeavour to give a response.

Regards,

Dermot

Dermot Smyth [REDACTED]

Loch Lomond & The Trossachs National Park

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From: Alan Bell
Sent: 20 February 2015 13:11
To: [REDACTED]
Cc: [REDACTED]; Bob Cook; Darran Crawford
Subject: RE: Venachar South and going forward

Hi [REDACTED]

You'd best double check with [REDACTED] about the seven conditions as a whole. As a starter I can advise that the first condition has not yet been discharged. See attached email. It is critical for achieving the necessary quality of outcomes. It is for the Construction Method Statement to be signed off by The Planning Authority and it requires to be done prior to commencement of construction. The sign off of planning conditions is not a function that rests with the external contract administrator.

I'd also flag up that the tree protection measures shown in the project file photos do not appear to be adequate to protect the tree root plates from damage. The tree in [this picture](#) is shown in the plans for retention but the operation of a roller and compaction of sub-base so far inside its canopy will be detrimental to its health. I have similar questions about the reconstruction of the rock armour shown [here](#). If I am reading the plans correctly, it is also on the root plates of trees that are shown in the plans to be retained, in a location where the specification appears to be for placing of dispersed random boulders.

The employment of an ecologist and Ecological and Landscape Clerks of works and so on are agreed and understood requirements of the project but these don't substitute for the normal functions of the Planning Authority, where the Planners of course consult us. That perhaps is where the understanding of roles has become muddled?

We will take forward a site inspection as soon as possible next week and come back with any additional info.

Many thanks for your help.

Alan

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From: [REDACTED]
Sent: 20 February 2015 11:28
To: Alan Bell
Cc: [REDACTED]; Bob Cook; Darran Crawford
Subject: RE: Venachar South and going forward

Alan

Just to come back on your e-mail with Darran's comments, (this is a discussion that I am going to have with [REDACTED] in more detail, after a preliminary discussion we had about it at recent Head of Service meeting.)

1. I can confirm that there is an external ecologist on the project, which after discussion with Bridget, was the agreed method of delivery for these projects going forward. I don't know if this was conveyed to your team? Bridget commented that there was not enough internal resource to deal with the scale of the work. There is clearly some confusion therefore, about internal input, to the projects. We seem to be in a situation where double handling has/would have resulted and this is not something that I would want to avoid going forward. It is disappointing that advice from your team seems to have been ignored or at best set aside.
2. I understand that the external contract administrator has signed off the contract management statement with the contractor (Haddens and ourselves) and site inspections by Darran, the professional team and the contract administrator are reporting back good strong site disciplines and methods. There is no CAR license required on the works and we believe we are currently complying with the planning conditions. Tree protection is very good on site and the works have not damaged any trees.

If there are any further concerns about the site after you or your colleagues have inspected it, please let me know and I will ensure contractor is briefed.

Moving forward there is work to do in ensuring that future projects are better managed and process agreed internally. [REDACTED] and I will take the first step in this process shortly. I am very keen that conservation is embedded early in all projects and as [REDACTED] suggests, there may be some processes that should be put in place to record conservation input and agree the extent to which internal teams will be involved from the genesis of a project. (sorry,paraphrasing)

Thanks

[REDACTED]
[REDACTED]
Head of Commercial Development
Loch Lomond & The Trossachs National Park
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[REDACTED]

From: Alan Bell
Sent: 20 February 2015 17:37
To: [REDACTED]
Subject: FW: Venachar South and going forward

Background to my site visit proposal.

Thanks
Alan

Alan Bell, [REDACTED]
Conservation Manager
Loch Lomond & The Trossachs National Park
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www.facebook.com/lomondtrossachs

From: [REDACTED]
Sent: 20 February 2015 13:13
To: Alan Bell
Subject: RE: Venachar South and going forward

Thanks Alan and all noted. Thoughts back from inspection would be very helpful and I will catch-up with [REDACTED]

[REDACTED]

Head of Commercial Development
Loch Lomond & The Trossachs National Park
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From: Dermot Smyth
Sent: Mon, 23 Feb 2015 14:15:20 +0000
To: Planning Monitoring - Loch Lomond
Subject: RE: 2014/0277/DET Venachar South

[REDACTED]

The drawing 102 Rev B is the structural engineers drawing noted in our response to point 5 below. The construction programme relates to the sequence of works. Both these documents relate to planning condition no.1, as noted on [REDACTED] original email.

We will ensure that future submitted electronic documents will have more unambiguous files references. We are happy to re-title the already submitted documents if required.

Regards,

Dermot

Dermot Smyth [REDACTED]

Loch Lomond & The Trossachs National Park

Direct [REDACTED]

Mobile: [REDACTED]

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From: Planning Monitoring - Loch Lomond
Sent: 23 February 2015 12:02
To: Dermot Smyth
Subject: RE: 2014/0277/DET Venachar South

Dermot,

Please can you confirm the following in order to assist me with filing this response correctly?

From: [REDACTED]
Sent: 23 February 2015 14:28
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 2014/0277/DET - Loch Venachar - Condition No 3 - LCOW and Condition 1 CMS

Hi,

I'm going through the above file at the moment so that I can populate the condition tracker for the case. I note that I have only consulted [REDACTED] on the Austin Smith Lord drawings for condition 6 – details of landscaping and tree planting/management plan and that the response below doesn't mention condition 6. [REDACTED] are you responsible for reviewing this condition also? The documents for review are:

- L(90)03A Proposed layout Loch Venacher South Harbour
- L(90)04A Proposed layout Loch Venacher south

Wording of condition 6 as follows:

Details of Landscaping and Tree Planting/Management Plan: Prior to the commencement of the Development hereby permitted full details of both hard and soft landscaping works shall have been submitted to, and approved in writing by, the Planning Authority. These details shall include means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas and hard surfacing materials. Soft landscape works shall include landscaping mitigation works, including tree planting, details of species, nursery stock size and density of planting, maintenance and protection. The species choice, design and layout shall be tailored to reflect the existing vegetation and soil types. Prior to commencement of planting works details of the proposed future management of the tree planting shall be provided and unless otherwise agreed in writing with the Planning Authority, all landscaping works as approved shall be carried out during the first planting season following the commissioning of development and any trees or plants that, within a period of 5 years thereafter, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species.

Many thanks

[REDACTED]
[REDACTED]
Development Monitoring Officer
Loch Lomond & The Trossachs National Park

In terms of the site layouts you have submitted, these are fine and are obviously revisions of the previously submitted plans, however, I am unclear which condition you have sent the document entitled 102 revB in relation to? Please can you explicitly state in any subsequent emails which documentation is attached and which condition the documentation refers to? It would also be very helpful if the documents you are submitting could be titles to reflect what they are. I am also unclear as to which condition the construction programme has been submitted for. Please advise.

Kind regards

[REDACTED]

[REDACTED]

Development Monitoring Officer
Loch Lomond & The Trossachs National Park
Direct: [REDACTED]
www.lochlomond-trossachs.org

From: [REDACTED]
Sent: 24 Feb 2015 15:44:37 +0000
To: Dermot Smyth; [REDACTED]
Cc: [REDACTED]
Subject: FW: 2014/0277/DET - Loch Venachar - Condition No 6

Dermot,

Please see comments below from [REDACTED] in relation to drawing L(90)03 Landscaping and Tree Planting Plan for condition 6.

Kind regards

[REDACTED]

[REDACTED]

Development Monitoring Officer
Loch Lomond & The Trossachs National Park
Direct: [REDACTED]
www.lochlomond-trossachs.org

From: [REDACTED]
Sent: 24 February 2015 13:46
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 2014/0277/DET - Loch Venachar - Condition No 6

[REDACTED]

Having reviewed the planting proposal at the both sites and drawing no L(90)03 (Loch Venachar harbour) proposed the use of beech in the replanting.

I would wish this to be removed and replaced with either *Quercus petraea* , *Pinus sylvestris* or a mix of both.

Thanks

[REDACTED]

[REDACTED]

Trees and Woodland Adviser
Loch Lomond & The Trossachs National Park
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w: www.lochlomond-trossachs.org

[REDACTED]

From: [REDACTED]
Sent: 27 February 2015 15:48
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Loch Venachar ECoW Report 2
Attachments: EcoW Report 2 11 February 15.pdf

Not sure whether this has also come to you.

[REDACTED]
Ecologist

Loch Lomond & The Trossachs National Park

Direct: [REDACTED]

www.lochlomond-trossachs.org



From: Dermot Smyth
Sent: 19 February 2015 09:12
To: [REDACTED]
Subject: FW: Loch Venachar ECoW Report 2

[REDACTED]

Please find attached ECOW report No.2

Regards,

Dermot

Dermot Smyth [REDACTED]

Loch Lomond & The Trossachs National Park

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[REDACTED]

From: [REDACTED]
Sent: 27 February 2015 15:53
To: [REDACTED]
Cc: [REDACTED]; [REDACTED]
Subject: FW: 2014/0277/DET Venachar South
Attachments: Western site layout - rev A.pdf; Harbour site layout - rev A.pdf; Environmental CMS - rev A.pdf; 102 revB.pdf; Construction Programme.pdf

Hi [REDACTED]
I defer to you to comment on the tree protection measures which Dermot has supplied (attached) in answer to my first response (see below for highlighted comments). If there is anything you think I can help with, please let me know.
Cheers
[REDACTED]

[REDACTED]
Ecologist

Loch Lomond & The Trossachs National Park

Direct: [REDACTED]

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From: Planning Monitoring - Loch Lomond

Sent: 18 February 2015 11:32

To: [REDACTED]

Subject: 2014/0277/DET Venachar South

Hi [REDACTED]

Please see Dermot's responses in red to your comments and attached plans. Please advise me if you have any further comments or require any further detail in relation to the conditions.

Kind regards
[REDACTED]

[REDACTED]
Development Monitoring Officer
Loch Lomond & The Trossachs National Park

www.twitter.com/lomondtrossachs
www.facebook.com/lomondtrossachs

From: [REDACTED]
Sent: 05 March 2015 11:31
To: Alan Bell; Bob Cook; Dermot Smyth; Darran Crawford; [REDACTED]
Subject: RE: Venachar South actions

Hi Alan

Thanks for drafting this. The only other point to add is that details relating to the discharge of Condition No. 6: Details of Landscaping and Tree Planting/Management Plan need to be submitted and approved (this was a pre-commencement condition).

Thanks

Thanks

From: Alan Bell
Sent: 02 March 2015 12:48
To: Bob Cook; [REDACTED]; Dermot Smyth; Darran Crawford; [REDACTED]
Subject: Venachar South actions

Hi
This is a brief note of follow-up points as I remember them from our Venachar South meeting last Wednesday. Is there anything I've missed?

Thanks
Alan

1. CMS to be finalised, incorporating comments from Conservation team re landscaping, tree protection, ecology. **Dermot/Darran (with Conservation team)**
2. Minor shift in footprint of south westerly car park and entrance to be submitted on a drawing to Planning Team. **Dermot/Darran**
3. Check if the riprap repair and reinstatement has been formally Registered with SEPA in line with CAR Regs. **Dermot/Darran**
4. LCOW reports to be chased up and submitted. **Dermot/Darran**
5. Check that sediment control measures are in place for the rip rap repair at the south westerly car park. **Dermot/Darran**
6. Options for further adjustments to internal project management to be discussed. Aspects to consider include: the distinction between the dual roles of Conservation team as advisors to the planning authority and advisors for project development and management, mechanisms for better communication to capture and close off issues, project management software, etc. [REDACTED]

Alan Bell, [REDACTED]
Conservation Manager

Loch Lomond & The Trossachs National Park

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From: [REDACTED]
Sent: 05 March 2015 19:05
To: Dermot Smyth; Darran Crawford; [REDACTED]; Alan Bell
Subject: Venachar South

Dermot, Darren,

I was on site today and in speaking to the foreman I'm aware that you will be agreeing the positioning on the benches on Monday.

I'm aware that there has already been some discussion with [REDACTED] about moving the location to minimize the impact on the mature sycamore to the south end of the harbour site.

From my measurements taken today the root protection area (RPA) associated with this tree is a nominal circle with radius of circa 11m however given the present of the road to the south and loch to the north which would restrict rooting, the RPA is likely to extend further that the nominal 11 m east and west.

The RPA is an area around a tree when any excavations or changes in soil level are considered to have a negative effect on the tree and should be only undertaken with an approved method statement from an arboriculturist.

I would be grateful if you speak to me prior to the positions and proposed methodology of installation is finalised. I feel there is scope for benches to be installed within RPA subject to the above issues being agreed. It might be more productive to have a site meeting to discussion this, I'm unfortunately busy on Monday but could fit something in on Wednesday afternoon if that would suit you.

I also noticed that there is considerable risk that the backfilling around the curbs at the southern carpark is likely to lead to a change in soil levels around the retained trees which could have a negative effect on the tree health. The CMS should include control measures to reduce this risk.

This [link](#) is to the relevant British Standard in relation to Tree and construction to give you further background.

Regards

[REDACTED]

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[REDACTED]

From: Dermot Smyth
Sent: 09 March 2015 08:52
To: Alan Bell; [REDACTED]
Cc: Darran Crawford; [REDACTED]
Subject: RE: Venachar South actions

Alan [REDACTED]

We had a productive meeting with [REDACTED] on the 03/03/15. We agreed that we would close out all the outstanding conditions by the end of this week.

Regards,

Dermot

Dermot Smyth [REDACTED]

Loch Lomond & The Trossachs National Park

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Mobile: [REDACTED]

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From: Alan Bell
Sent: 06 March 2015 12:23
To: [REDACTED]; Dermot Smyth; Darran Crawford
Subject: RE: Venachar South actions

Thanks [REDACTED] site visit & email from yesterday will help with Condition 6. How are we getting on with discharging the outstanding conditions and other actions 1 to 5 below?

thanks

Alan

Alan Bell, [REDACTED]
Conservation Manager

Loch Lomond & The Trossachs National Park

Direct: [REDACTED]

Mobile: [REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 09 March 2015 14:39
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Venachar South

Hi,

I'll put a copy of these photos in the application file.

Thanks

[REDACTED]
Development Monitoring Officer
Loch Lomond & The Trossachs National Park
Direct: [REDACTED]
www.lochlomond-trossachs.org

From: [REDACTED]
Sent: 09 March 2015 14:02
To: [REDACTED]
Cc: [REDACTED], Alan Bell
Subject: RE: Venachar South

All,

See [link](#) to photos from mine and [REDACTED] site visits on Thursday.

[REDACTED] I'll let you know if I hear back from the project team about a SV on Wednesday.

From: [REDACTED]
Sent: 09 March 2015 10:15
To: [REDACTED]
Subject: RE: Venachar South

Hi, I'd be keen to come along on the site visit on Wednesday if possible, thanks 🐼

[REDACTED]
Development Monitoring Officer
Loch Lomond & The Trossachs National Park
Direct: [REDACTED]
www.lochlomond-trossachs.org

From: [REDACTED]
Sent: 09 March 2015 09:22
To: [REDACTED]
Subject: FW: Venachar South

For info.

[REDACTED]

From: [REDACTED]
Sent: 09 March 2015 17:33
To: Alan Bell
Cc: [REDACTED]
Subject: Venachar South Site notes
Attachments: 0722_001.pdf; 0721_001.pdf

Hi,
Please see both my notes from my site visit and maps.
Sorry forgot to sent it on Thursday

[REDACTED]

Harbour Site

Group 1 dbh 1 0.25 m
Dbh 2 0.34

combined average dbh 0.42 - RPA nominal circle of 5.1 m radius

current tree protection fence 2.5 m from trees and not complete to site boundary

there is spoil stored within this area

The barrier at the harbour edge seemed considerably closer to the shore and trees there have been path foundations installed within 2 m of trees

T1 mature sycamore dbh 3m

RPA 11 m

Southern Site

Group 2 dbh 0.32
Dbh 0.42

combined average dbh 0.52 m RPA nominal circle of 6.3 m radius

current tree protection fence 1.6 m from trees

Group 3 dbh 0.44
Dbh 0.38

combined average dbh 0.58 m RPA nominal circle of 6.9 m radius

current tree protection fence 1.8 m from trees

Given the speeded depth for foundations for kerbs it is likely that there have been significant impact on the retained trees.

There is considerable risk that the backfilling around the curbs at the southern carpark is likely to lead to a change in soil levels around the retained trees which could have a negative effect on the tree health.

I would recommend that contingency is retained from the project to enable to phased removal of retained trees (and replacement) as they decline

The description from the ecOW site briefing notes was inadequate regarding Tree protection
I paraphrase "the fences should be erected as far from the trees as local typography allows"

Other issues on site

The larger amount of soil stored to the south of the G3 is in an area which was expected to have been excluded from disturbance as it out with site fencing

There have been 2 bunds created between the two site with gravel and fines excavated from the site one of these has the potential to affect trees by change on soil level. I understand that this was instructed by Dermot in order to loss so material excavated from site

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[REDACTED]

From: [REDACTED]
Sent: 12 March 2015 16:41
To: Dermot Smyth
Cc: Alan Bell; [REDACTED]
Subject: RE: Venachar South

Dear Dermot,

Thank you for your response, how far from the tree did you install the benches.

Please can you confirm as well as modification in location that alternative method of fixing were also used as I have concern about the use of concrete/ cement within the RPA due to the caustic nature of the cement.

Regards

[REDACTED]

[REDACTED]

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From: Dermot Smyth
Sent: 12/03/2015 09:13
To: [REDACTED]
Cc: Darran Crawford
Subject: RE: Venachar South

Hi [REDACTED]

We were on site on Monday to assess the new locations of the benches following your site visit. We can confirm that our LCOW has positioned the benches further away from the tree following your comments.

Regards,

Dermot

Dermot Smyth [REDACTED]

Loch Lomond & The Trossachs National Park
Direct: [REDACTED]
Mobile: [REDACTED]

From: [REDACTED]
Sent: 13 Mar 2015 11:27:52 +0000
To: Dermot Smyth
Cc: [REDACTED]
Subject: RE: Venachar South

Dermot,

Thanks for these. In order to discharge the condition I will need to have this rip rap page incorporated into a final copy of the CMS. I am happy to let Gwenda see this is I take it this is the only change she has requested but just want to make you aware that a CMS final copy will be required.

Thanks

[REDACTED]
Development Monitoring Officer
Loch Lomond & The Trossachs National Park
Direct: [REDACTED]
www.lochlomond-trossachs.org

From: Dermot Smyth
Sent: 12 March 2015 17:13
To: [REDACTED]
Subject: Venachar South

Hi [REDACTED]

Please find below our responses following our meeting with [REDACTED]. We will submit an application for a non-material variation covering the attached updated site drawing separately.

Condition 1 – Detailed Construction Method Statement

Please find attached the CMS for the rock armour and rip rap repair works.

Condition 3 – Landscape Clerk of Works

Please find attached the LCOW site reports.

Please find attached the construction programme indicating the key intervention points. We would not that the dates may vary but the ECOW will attend as and when these intervention points take place.

Condition 4 – Tree protection

Please find attached the updated construction site layout for the western site indicating the new position of the car parking to help avoid tree routes, along with the positioning of the tree protection areas.

Trust this concludes the outstanding condition items.

Regards,

Dermot

Dermot Smyth [REDACTED]

Loch Lomond & The Trossachs National Park

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From: [REDACTED] [mailto:[REDACTED]]

Sent: 13 March 2015 15:32

To: Dermot Smyth

Cc: [REDACTED] Darran Crawford; [REDACTED]

Subject: Loch Venachar ECoW Report 3

Dear All,

Please find attached ECoW report no. 3 from 11 March.

[REDACTED]

From: [REDACTED]
Sent: 16 March 2015 10:20
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: 2014/0277/DET - Loch Venachar - Condition No 3 - LCOW and Condition 1
CMS

Hi [REDACTED]

I am concerned that I have missed responding to this email of 23rd February amidst the flurry of meetings and concerns about discharge of conditions. The answer to your question would be yes I should have been consulted on condition 6.

As far as I remember I did read the heading and thought I had already responded and that this was for soft landscaping and didn't prioritise responding. However I now see that the wording of this condition is '*These details shall include means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas and hard surfacing materials*'.

Please can I have a chat with you to discuss this.

Cheers
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 16 March 2015 12:19
To: Alan Bell; [REDACTED]
Cc: [REDACTED] Darran Crawford; Dermot Smyth; [REDACTED]
Subject: RE: Loch Venachar ECoW Report 3

Hi all,

In response to Alan's email below under each point;

1) attached ECOW report ;

I am concerned about the statement on Page 2 Item 5 which states 'Rock armour has been extended along the loch shore as requested. ' Therefore my response to [REDACTED] email of 13th March regarding discharge of the conditions in relation to CMS will have to take this into account.

I have received Darran's email of 13th March re the planting plan and will respond asap.

2) Noted re temporary spoil heaps and method statement to be checked for this.

3) Pleased to read about fine tuning for siting of benches.

Kind regards,

From: Alan Bell
Sent: 13 March 2015 16:28
To: [REDACTED]
Cc: [REDACTED] Darran Crawford; Dermot Smyth
Subject: FW: Loch Venachar ECoW Report 3

Hi

Apologies for jumping in but as there are only a couple of weeks left with contractors on-site, there is limited time left to make any adjustments to the works. I am off next week so no chance to discuss directly with everyone. It's a critical time for getting the finish as right as we can.

1. Please note contents of attached ECOW report. See also the planting plan for the site that Darran has forwarded to [REDACTED]. If you see any snags, tweaks or additional measures that need to be taken, please let Darran and Dermot know.
2. In relation to [REDACTED] photos from 5 March, (see link on attached email), I have flagged up to Darran the undesirable deposition of spoil inside the areas zoned for tree protection and along the road verges in locations that could impact trees or create a siltation risk. He has explained that these are temporary storage locations and that the material will be re-used for landscaping the site compound. It was mostly deposited using a tracked 1.5 tonne mini digger and should be extracted in the same way, hopefully with minimum impacts on roots due to low ground pressure. However, given the tree impacts on site so far and the limited effectiveness of the tree protection to date, we need to ensure that there is a good method statement agreed for doing this.

Dermot: you will be working with [REDACTED] the Peak Ecology ECOW on all of this next week but please do confirm with [REDACTED] that what is proposed works for them too, as well as with [REDACTED] if any of it is near a drainage or the loch edge.

3. Thanks to Dermot and [REDACTED] for efforts this week to fine-tune the picnic bench situation. Much appreciated.

Many thanks
Alan

Alan Bell, [REDACTED]
Conservation Manager

Loch Lomond & The Trossachs National Park

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From: Darran Crawford

Sent: 13 March 2015 15:37

To: Alan Bell

Subject: FW: Loch Venachar ECoW Report 3

regards

Darran Crawford [REDACTED]

Loch Lomond & The Trossachs National Park

[REDACTED]

From: Dermot Smyth
Sent: 16 March 2015 15:22
To: [REDACTED]
Cc: Alan Bell; [REDACTED] Darran Crawford; [REDACTED]
Subject: RE: Venachar South

[REDACTED]

We have agreed the final bench positions on site with our LCoW and ECoW this morning. We have removed a third bench from the site, and as such no benches are within the RPA.

Regards,

Dermot

Dermot Smyth [REDACTED]

Loch Lomond & The Trossachs National Park

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From: [REDACTED]
Sent: 13 March 2015 09:34
To: Dermot Smyth
Cc: [REDACTED]; Darran Crawford
Subject: RE: Venachar South

Hi,

The alternative method for securing the bench i had in mind would be using just packing stones around bench as used for fence strainers possible with underground guy system for further security or the use barrier material to protect roots from cement.

Please can these issues be covered in CMS, did the ECoW make any recommendation regarding location and fixing as I note you only refer to discussion with LCoW.

Regards

[REDACTED]
[REDACTED]
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w: www.lochlomond-trossachs.org

From: Dermot Smyth
Sent: 12/03/2015 16:49
To: [REDACTED]
Cc: Alan Bell, [REDACTED], Darran Crawford
Subject: RE: Venachar South

[REDACTED]

I don't have the exact dimensions to hand but we moved them as far as we could to the east without cluttering them in one area. We have actually reduced the number of benches by two to accommodate this. There are no longer any benches to the west of the tree.

I do not yet think they have installed the benches. If so, we would be happy to look at any suggested alternative fixing methods. Could you forward these so we can either use them in this scenario, or have them available for future projects?

Happy to discuss.

Regards,

Dermot

Dermot Smyth [REDACTED]

Loch Lomond & The Trossachs National Park

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users using your own virus scanner as Loch Lomond & The Trossachs National Park will not take responsibility for any damage caused as a result of virus infection

From: [REDACTED]
Sent: 16 March 2015 17:55
To: [REDACTED]
Cc: Dermot Smyth; [REDACTED]
Subject: RE: 2014/0277/DET - Venachar South

Condition 1 – Detailed Construction Method Statement

Comment on CMS for rip rap and rock armour

CMS provided are very brief. (however at meeting [REDACTED] agreed this would be done quickly to satisfy condition and that we would share best practice advice re CMS/CEMP for subsequent projects.)

However I am unsure whether these CMS were part of a Construction staged management plan as previously mentioned with Environmental CMS that was held on site?.

As per my comment in my email re ECOW report earlier today. I need clarification about any extent of **new** rock armour that has taken place as the CMS supplied refers to rip rap and rock armour repairs only. It appears from the recent ECOW report that the works have included more than repairs. 'Rock armour has been extended along the loch shore as requested'. ***This should be clarified before the condition can be discharged.***

Condition 3 – Landscape Clerk of Works

The LCOW site reports supplied from Austin Smith Lord cover the below aspects and the scope of the LCOW;

21st January – finished design levels, setting out car park, trees and vegetation and benches locations.

15th February – rock armour inspection for quality *, planting priority area, parking meters and soakaway. The photos included in this show rip rap repairs but there is no annotation or discussion in the notes.

Rock armour at harbour site. ***The progress and quality of the work on rock armour was inspected.***

Due to timing of receiving reports and CMS the opportunity to intervene and know this work was being done and question this aspect was not possible.

9th March – picnic sets relocation(considered views down loch) ramped access to shoreline, mature trees along shoreline , car park moved forwards, relocation of trees previously along front, fill east side of western site.

Key Intervention points on construction programme given as;

- o Set out and inspection

- o Shore protection
- o Kerbing
- o Key intervention points

Whilst the intervention points above are included in the ASL reports above they are not included in the individual CMS descriptions

It was agreed at meeting [REDACTED] that in future these key interventions will require to be approved and made clear in future ie ; sharing of best practice information for ongoing projects.ie ECOW and LCOW and other key personnel eg, engineer, hydrologist would be named within individual CMS as would working methods, sequence of operations etc.

As the works is almost complete on site I can however discharge the condition on the basis of the information provided.

Condition 4 – Tree Protection

Will leave to [REDACTED] to comment.

Kind regards,

[REDACTED]

From: [REDACTED]
Sent: 13 March 2015 11:43
To: [REDACTED]
Subject: 2014/0277/DET - Venachar South

Dear [REDACTED]

Please find attached documents for Venachar South. Please can you review your respective documents and provide comment? It would helpful if you could copy everyone else into your response – and please copy Dermot in too in case I am out of the office so that we avoid any delays in passing comments back.

Kind regards

[REDACTED]

[REDACTED]

Development Monitoring Officer

[REDACTED]

From: Dermot Smyth
Sent: 17 March 2015 08:40
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 2014/0277/DET - Venachar South

[REDACTED]

Can we please meet this discuss these items? I am available anytime today. Preferably before your team meeting at 10.00.

Regards,

Dermot

Dermot Smyth [REDACTED]

Loch Lomond & The Trossachs National Park

Direct: [REDACTED]

Mobile: [REDACTED]

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From: [REDACTED]
Sent: 16 March 2015 17:48
To: [REDACTED]
Cc: Dermot Smyth
Subject: RE: 2014/0277/DET - Venachar South

Hi,

The provided CMS and additional information does not provide information regarding

- 1) The justification and rational for location of the tree protection fences as they are approximately quarter of the radii expected based on the tree diameter.
- 2) The final levels of soil around the retained trees encircled by the kerb stone.

I would need this additional information for further consider prior to discharge of conditions

I am content with the replanting proposal for the harbour area.

Regards

[REDACTED]

[REDACTED]

Trees and Woodland Adviser
Loch Lomond & The Trossachs National Park
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w: www.lochlomond-trossachs.org

From: [REDACTED]
Sent: 13 March 2015 11:43
To: [REDACTED]
Subject: 2014/0277/DET - Venachar South

Dear [REDACTED]

Please find attached documents for Venachar South. Please can you review your respective documents and provide comment? It would be helpful if you could copy everyone else into your response – and please copy Dermot in too in case I am out of the office so that we avoid any delays in passing comments back.

Kind regards

[REDACTED]

[REDACTED]

Development Monitoring Officer

From: [REDACTED]
Sent: Tue, 17 Mar 2015 13:38:34 +0000
To: Dermot Smyth
Cc: [REDACTED]
Subject: RE: 2014/0277/DET - Venachar South

Hi Dermot,

Yes that clarifies the matter thanks and yes [REDACTED] can now discharge the condition.

Regards,
[REDACTED]

From: Dermot Smyth
Sent: 17 March 2015 11:43
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 2014/0277/DET - Venachar South

[REDACTED]

We can confirm that the additional length of rock armour proposed was still part of the repair work. The contractor had stopped it short of where it should have been taken.

Trust this clarifies matters and now allows [REDACTED] to discharge the condition?

Regards,

Dermot

Dermot Smyth [REDACTED]

Loch Lomond & The Trossachs National Park

Direct: [REDACTED]

Mobile: [REDACTED]

www.lochlomond-trossachs.org

Loch Lomond & The Trossachs National Park Headquarters

Carrochan

Carrochan Road

Balloch

G83 8EG

Save paper and power - do you need to print this email or any attachments? If so please print double sided.

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[REDACTED]

From: Dermot Smyth
Sent: 17 March 2015 15:34
To: [REDACTED]
Subject: RE: 2014/0277/DET

That is a beautiful form, the best I've seen! Will be a pleasure filling it out.

Dermot

Dermot Smyth [REDACTED]

Loch Lomond & The Trossachs National Park

Direct: [REDACTED]

Mobile: [REDACTED]

www.lochlomond-trossachs.org

Loch Lomond & The Trossachs National Park Headquarters

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G83 8EG

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From: [REDACTED]
Sent: 16 March 2015 17:08
To: Dermot Smyth
Subject: 2014/0277/DET

Hi Dermot,

I am sending you the form for the non-material variation as discussed. If you can use the form and pass me any comments, it would be much appreciated. e.g. is there enough room to put requested changes? That sort of thing! Any questions just give me a shout. I look forward to receiving your request.

Many thanks

[REDACTED]

[REDACTED]

Development Monitoring Officer
Loch Lomond & The Trossachs National Park
Direct: [REDACTED]
www.lochlomond-trossachs.org



[REDACTED]
Loch Lomond & the Trossachs National Park Authority
Carrochan
Carrochan Road
Balloch
G83 8EG

26 January 2011

Planning Application Ref. 2014/0277/DET

Dear [REDACTED]

Further to the granting of planning permission for the above application, please find below our responses to associated planning conditions.

1. Detailed Construction Method Statment

Please find attached the contractors Environmental Method Statment. We would note that the works will not take place near burns and there is no requirement for machinery to cross burns.

2. Ecological Clerk of Works/ On-site ecologist and scope of works

The scope of works for our ECoW includes the following as a minimum;

- Carry out a full ecological survey of both sites as well as the land between both sites prior to submission of the planning application. This has been completed.
- Attend a pre-start meeting between the planning authority and the project manager. This includes a site walkover to highlight the key issues to be protected, exclusion zones and areas to be protected. This was carried out on site on the 22/01/15 between the ECoW, the contractor and the planning authority.
- Give ecological tool box talks and emergency procedures for contractors and the ECoW to follow if protected species are identified within or close to the construction areas. This was carried out on site on the 22/01/15.
- Ensure compliance with all wildlife legislation
- Have a watching brief over key stages within the construction schedule of the development and monitor the implementation of the Construction Method Statment with regard to habitat and species protection
- Submit regular follow up, including a photographic record, to the planning authority, with the frequency of reports aligning with the schedule of key stages
- Ensure any trees that have bat potential on the site remain unaffected by the development and that good practice bat mitigation is adhered to
- Ensure that existing trees are protected from the risk of root compaction and damage throughout the construction period

LOCH LOMOND & THE TROSSACHS NATIONAL PARK AUTHORITY

National Park Headquarters, Carrochan, Carrochan Road, Balloch, G83 8EG Long: 4°34'24"W Lat: 56°00'12"N
t: 01389 722600 f: 01389 722633 e: info@lochlomond-trossachs.org w: lochlomond-trossachs.org

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Page 1 of 3

The ECoW is required to be on site for each monthly meeting. In addition to this the ECoW will attend site as and when required by the contractor, project manager or the planning authority.

3. Landscape Clerk of Works/Landscape Architect and Scope of Works

We can confirm that Austin-Smith:Lord LLP have been appointed as Landscape Architects for the works. A setting out meeting took place on site on the 21/01/15 with the contractor. Their scope of works as a minimum includes the following;

- *Pre-start design discussions on infill, rip rap, earthworks, landscape berm and placement of random boulders. This meeting took place on the 05/01/15.*
- *Attend a pre-start meeting and site walk over and highlight key landscape issues relating to exclusion zones and effective setting out. This meeting took place on the 21/01/15 on site.*
- *Work closely with the ECoW and attend site at key intervention points to be agreed within the construction schedule of the development and monitor the implemtaion of the Construction Method Statment with regard to mrositing, shoreline erosion measures, landscaping and overall landscape integration.*

4. Tree Protection Plan

Please find attached plans from the contractor with regards to the location of protective fencing.

5. Tree Works

No trees identified within the Ecological Report date 2nd September 2014 as having potential for bats shall be felled or limbed.

6. Details of Landscaping and Tree Planting/Management Plan

Please find attached dwg. no. L (90)03 Rev.A and L(90)04 Rev.A detailing the proposed hard and soft landscaping works. The contractor is contractually obliged to ensure that the plants properly take during the defects liability period (1 year). Any plants that die during this period will be replaced. Beyond the defects liability period LLTNPA will remove and replace any seriously damaged or disaeased trees, and plant these in the next planting season with similar sizes and species of tree. This will be for a period of 5 years from commissioning of the sites.

7. Parking

We can confirm that the aisle width for the car parking areas is 6m.

We trust that this now concludes matters with regards to the conditions associated with this planning application.

If you have any queries, or require further information, please do not hesitate to contact us.

Yours sincerely,



Dermot Smyth
Countryside Project Officer

e-mail: Dermot.smyth@lochlomond-trossachs.org

tel: 

Notification of Initiation of Development

Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006 (s 27A and 123(1))

APPLICATION NUMBER: 2014/0277/DET

DATE DECISION ISSUED: 14 January 2015

DEVELOPMENT AT: Carpark South Of Loch Venachar, Invertrossachs Road, Callander, Stirling

**LOCH
LOMOND
& THE TROSSACHS
NATIONAL PARK**



Please complete the table below and return this form before works start on site, preferably within a minimum of 2 weeks notice.

A person who has been given planning permission must, as soon as practical, inform the planning authority of the date on which works will start on site. Submission of this form is a statutory requirement and will assist the LLTNPA to monitor active work within its area to ensure compliance with the approved details and to identify and correct any potential problem as it arises, rather than later when correction may be more difficult and more costly. Failure to submit this notice is a breach of planning control.

Work will start on site on: 23/01/15

Anticipated completion date: 31/03/15

Name of Applicant: LLTNPA

Address: CARROCHAN ROAD, BALLOCH, G83 8EG

Contact Details: DERMOT SMYTH - [REDACTED]

Name of person/builder carrying out the development: HADOEN CONSTRUCTION

Address: 1 MAIDENPLAW PLACE, ABERUTHVEN, PERTSHIRE, PH3 1EL

Contact Details: [REDACTED]

Name of Site Agent (if applicable): [REDACTED]

Address: AS ABOVE

Contact Details: [REDACTED]

Please complete the above form and send to:

Planning Monitoring Officer, The Loch Lomond and The Trossachs National Park Authority,
FREEPOST SCO5909, Balloch, G83 8EG

Tel: 01389 722 606, email: planning.monitoring@lochlomond-trossachs.org

LOCH LOMOND & THE TROSSACHS NATIONAL PARK AUTHORITY

National Park Headquarters, Carrochan, Carrochan Road, Balloch, G83 8EG Long: 4°34'24"W Lat: 56°00'12"N

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Page 8 of 9

Local Review Body
Loch Lomond and The Trossachs National Park Authority
Carrochan
Carrochan Road
Balloch
G83 8EG

Review can also be submitted online. You must apply using the Notice of Review Form which can be found at www.eplanning.scotland.gov.uk.

If you have any queries or would like a hard copy of the form sent out then please phone the Planning Information Officer on 013897 722 024 or email planning.reviews@lochlomond-trossachs.org.

Additional Note

If permission to develop land is refused or granted subject to conditions, whether by the planning authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the planning authority a purchase notice requiring the purchase of the owners of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

To: [REDACTED], Planning Officer

From : [REDACTED], Landscape Adviser

Re : Application No 2014/0277/DET

Location: Loch Venacher South Car Parks

I refer to your consultation letter of 28/10/2014 and deadline of 20th November,

In order to respond I have consulted the following documents on Idox;

- o Design Report
- o Ecology Report
- o Existing & proposed site plan
- o Existing & proposed sections
- o Site/Location Plan
- o Existing site ownership boundary
- o Site plan
- o Detailed Site plan

The Proposal

The application is for the upgrade through redesign of one formal and one informal car park along a stretch of Loch Venacher South.

The works will involve the;

- o creation of two car parking areas with the demarcation of 4 and 6 parking bays respectively,(the formal one having a disabled space), using whinstone kerbing, tarmac surfacing, appropriate drainage, whindust paths and low walling doubling as seating and barrier.
- o use of timber bollards to; edge the road, stop traffic accessing the beach path and maintenance gates for the pier/harbour area
- o upgrading existing erosion control ; rock armour, rip rap, dispersed random boulders to protect tree root erosion and pointing to harbour wall
- o use of picnic benches, seats and signage,
- o soft landscaping of native trees and shrubs including post and wire protective fencing

Landscape Advisers Comments

Landscape Design

Generally

I have no comments on the overall design of the two sites in this application.

There will be a slight change/ enlargement to the footprint of the site. Overall there will be an enhancement to the local landscape character and visual amenity in terms of visitor experience.

Materiality

I have no comments on the specification of hard landscaping materials and site furniture for the car park, picnic areas, paths and low stone wall/seating. These are of 'firm materiality' and have been specified to deal with the visitor pressures on this site.

The proposal also includes random boulders for tree protection along the shoreline and a landscape berm. The boulders should be of local geological provenance and there should be some design consideration in the placement of these .

Site Clearance/Earthworks

Details of Site Clearance, site compounds, Earthworks and Materials management including soil excavations and turf/site won materials management have not been provided. There will be a requirement for micro-siting and the marrying in by grading of the site amenity areas and new infrastructure ; walling, stone seating, kerbing , berm area to ensure successful mitigation and achieve best landscape fit. Detailed construction method statements will be required and the appointment of an LCOW would be desirable to work closely with the ECOW.

Loch Shore erosion control measures

Modifications to the loch shore are proposed which may require specialist engineering advice on construction methods, specification and detailing namely; rock armouring repairs, rip rap and associated infill and work to the harbour wall ie. pointing (I note the main rock armouring works have now been deleted from the application).

Landscaping - Species Mix

The specified Native Tree and shrub mix which includes; Wych Elm under tree species and gorse, broom and guelder rose under shrubs. It is stated that this is to be varied according to exact conditions on site. These species are either not native in Scotland, tend to be invasive and can look unattractive. A more site specific mix should be specified that relates to the Ecology Report. In order to make access into certain areas of the site more difficult the addition of other species is recommended ; blackthorn, hawthorn and dogrose.

Post and Wire Fencing

I note that there is post and wire fencing to protect the areas of new native tree and shrub planting. This should enable the planting to establish before the risk of trampling becomes an issue. I note however there are planting areas where this has not been proposed and the rationale for this should be clarified.

Recommended Conditions

Construction Method Statements

Detailed Construction Method Statement (CMS): Prior to commencement of construction of the development hereby approved, a detailed Construction Method Statement (CMS), which sets out how the construction phases of the development will be managed

In particular, the final detailed Construction Method statement should cover the following:

- sequence of operations, LCOW interventions, setting out, site clearance, earthworks, materials management including turf and site won materials, stockpiling and landscape reinstatement.
- Landscape mitigation of erosion control measures ; infill and rip rap, rock armour repairs, placement of random boulders, working close to trees and pointing to harbour walls.

Landscape Clerk of Works

Landscape Clerk of Works/ On-site Landscape Architect: An independent Landscape Clerk of Works/Landscape Architect should be appointed by the developer to oversee in the implementation of the planning conditions and the Construction Method Statement during the detailed design, construction, and restoration phases of the development.

Scope of Works to include;

- pre start design discussions on infill , rip rap, earthworks, landscape berm and placement of random boulders
- attend a pre-start meeting and site walk over and highlight key landscape issues related to exclusion zones and effective setting out.
- working closely with the ECOW Attend site at Key intervention points to be agreed within the construction schedule of the development and monitor the implementation of the Construction Method Statement with regard to micrositing, shoreline erosion measures, landscaping and overall landscape integration.
- prepare an LCOW report or input to ECOW report , including a photographic record(preferably from agreed fixed points), to the planning authority, with the frequency of reports aligning with the schedule of key stages;

The Scope of Works shall specify the stages of the process that the ECoW will be present on site for, and how regularly they will otherwise inspect the site. Thereafter, all works shall be carried out in accordance with the agreed Scope of Works.

Reason

To ensure landscape integration of the entire development, in particular the micrositing of the following proposed landscape elements (within the constraints of engineering and tree root protection)

- i) on the loch shore; rip rap including infill, dispersed random boulders, rock armour repairs, stone seating on beach
- ii) internal site ; earthworks generally and to the proposed landscape berm
- iii) landscaping, landscape maintenance and management plan

Landscaping plan

Details of Landscaping and Tree Planting Plan: Prior to the commencement of the Development hereby permitted full details of both hard and soft landscaping works shall have been submitted to, and approved in writing by, the Planning Authority. These details shall include means of enclosure, car parking layouts, other vehicle and

pedestrian access and circulation areas, details of rip rap, rock armour repairs, boulders and hard surfacing materials.

Soft landscape works shall include landscaping mitigation works, including tree planting, details of species, nursery stock size and density of planting, maintenance and protection. The species choice, design and layout shall be tailored to reflect the existing vegetation and soil types. Unless otherwise agreed in writing with the Planning Authority, all landscaping works as approved shall be carried out during the first planting season following the commissioning of development and any trees or plants that, within a period of 5 years thereafter, die, are removed or become seriously damaged or diseased.

Reason

To ensure that a detailed landscaping plan is submitted specifying a site specific native tree and shrub planting mix which relates to the Ecology Report. In particular the landscaping proposals should consider additional native shrub planting for deterrant planting.

5 Loch Projects.

Venachar South Sites.

Environmental Construction Method Statement.

577/ps/Harbour & Western Site - rev - : dated 14 January 2014.

Content:

1. Introduction.
2. Factors to be considered.
3. Mitigation measures to be applied.
4. Venachar Harbour statement.
5. Venachar Western statement.
6. Documents referred to.

1) Introduction.

This document primarily reviews the risks associated with the ecological issues at the Venachar south sites when carrying out the works for the 5 Loch Project and sets out how these risks will be controlled.

The “normal” construction risks affecting workers, visitors and members of the public are covered in the RAMS identified in the Construction Stage Plan which is a dynamic document kept and used on site where it can be viewed.

Key to implement the measures set out in this document will be the education of any persons on the project and this will start as soon as they arrive on site with site inductions and will continue with method statement briefings and tool box talks on specific subjects.

A copy of this Method Statement will be displayed on site at all times.

2) Factors to be considered.

The ecological items to be considered are:-

- **Trees**
- **General fauna and vegetation**
- **Water (Loch and culvert)**
- **Fish**
- **Birds**
- **Bats**
- **Otters**

3) Mitigation Measures to be Applied.

3.1 Trees

- **All trees that have to be pruned or managed will be clearly labelled prior to onset of any tree works.**
- **All individual trees and tree groups identified on the habitat survey drawings and tagged to be protected will have a chespaie fencing erected round them, to the outer limit of their canopies, before any works commence on site.**
- **The Ecological Clerk Of Works (ECoW) will review the setting out of the works on site to ensure the works do not unnecessarily affect any non protected trees.**
- **Only qualified arboriculturists to be allowed to trim any trees.**
- **Temporary access routes, which will follow the permanent routes, will be marked out and agreed with the ECoW and construction traffic will be kept to these paths.**
- **No materials to be stored below the canopies of any trees.**

3.2 General fauna and vegetation

- **Areas of special interest as identified in the habitat survey drawings will be fenced off before any construction works start on site.**
- **The ECoW will review the setting out of the works on site to ensure the works do not unnecessarily affect any general fauna and vegetation.**
- **Any excavations to be kept to the minimum size possible.**
- **Temporary access routes, which will follow the permanent routes, will be marked out and construction traffic will be kept to these paths.**
- **All materials, where possible, will be stored on hard standings.**

3.3 Water (loch and culvert)

- **Dedicated fully bunded fuel points will be set up away from any water course.**
- **Spill kits will be at hand at the fuel point and personnel trained in their use.**
- **To stop run-off containing high levels of suspended solids entering any water course continuous lines of sand bags will be positioned at the sides of excavations where run off could enter a water course.**
- **No works which may cause high levels of suspended solids will take place when heavy rain expected.**

3.4 Fish

- **See items in 3.3 above.**
- **No in-stream works likely to create sedimentation to any watercourse is to take place between November and May inclusive, unless it can be demonstrated that eggs or alevins are not present.**

3.5 Birds

- **No tree pruning will take place between 15th March and 31st July.**
- **Any tree works being carried out during early March will only commence after consultation with the ECoW.**
- **The site manager and all site personnel will be extra vigilant for the signs of any nests during the breeding season and should a nest be found the area will be fenced off to stop any disturbance.**

3.6 Bats

- **The trees identified in the Ecological Survey as a possible bat roost ie category 1 and 2 will be fenced off before any construction works commence to ensure the trees/bats are not disturbed.**
- **A bat survey will be commissioned to ensure findings are current.**

3.7 Otters

Note – the Ecological Report highlights that no evidence of otters were found during the survey.

- **See 3.3 above.**
- **Any pipes which have to be left open for any length of time ie overnight will have temporary caps fitted to the open ends to ensure any otters cannot explore them.**
- **Any excavations over 1m deep will have temporary escape routes incorporated in them in the form of sloping sides, steps or placing straw bales into the excavations.**
- **In the event that otters or fresh signs of otters are discovered during operations then works must stop and advice sought from the ECow as to what measures are appropriate.**

4) Venachar Harbour Statement. (would again stress that the statement below relates to environmental issues and the full construction risk assessments and method statements are contained in the Construction Stage Plan which is held on site)

- **Meet with ECoW and other members of the design team to carry out a desk top review of the project and then carry out a joint site visit. (held on the 12 January 2015)**
- **Produce Environmental Construction Method Statement and circulate to relevant parties for comment.**
- **Revise CMS based on any comments received and issue for use, hold briefing meeting with site manager to ensure he understands CMS and importance of implementing actions.**
- **Carry out full photographic conditions survey of site.**
- **Carry out site inductions, method statement briefings and specific tool box talks with any operative or visitor arriving on site.**
- **Fence off areas as highlighted in 3.1 to 3.7 above.**
- **Set out works marking key elements with posts and paint.**
- **Meet with ECoW and other members of the design team to review setting out on site. Should the "team" have any concerns of the setting out then adjust accordingly and have it ratified. (inspection proposed for the 21st January 2015)**
- **Agree schedule of visits/inspections with ECoW along with other members of the team based on key dates from programme.**
- **Set up site as per attached site layout.**
- **Carry out the works as per the attached programme but particularly paying attention to the points stated in 3.1 to 3.7 above.**

5) Venachar Western Statement. (would again stress that the statement below relates to environmental issues and the full construction risk assessments and method statements are contained in the Construction Stage Plan which is held on site)

- **Meet with ECoW and other members of the design team to carry out a desk top review of the project and then carry out a joint site visit. (held on the 12 January 2015)**
- **Produce Environmental Construction Method Statement and circulate to relevant parties for comment.**
- **Revise CMS based on any comments received and issue for use, hold briefing meeting with site manager to ensure he understands CMS and importance of implementing actions.**
- **Carry out full photographic conditions survey of site.**
- **Carry out site inductions, method statement briefings and specific tool box talks with any operative or visitor arriving on site.**
- **Fence off areas as highlighted in 3.1 to 3.7 above.**
- **Set out works marking key elements with posts and paint.**
- **Meet with ECoW and other members of the design team to review setting out on site. Should the "team" have any concerns of the setting out then adjust accordingly and have it ratified. (inspection proposed for the 21st January 2015)**
- **Agree schedule of visits/inspections with ECoW along with other members of the team based on key dates from programme.**
- **Set up site as per attached site layout.**
- **Carry out the works as per the attached programme but particularly paying attention to the points stated in 3.1 to 3.7 above.**

6) Documents referred to:-

- **Ecological Survey and Impact Assessments for Loch Venachar South issue No1 dated 02 September 2014.**
- **Construction Drawings:-**
 - a) **Structural Engineer – still to be issued.**
 - b) **Architects - L(00)03, L(00)04 and L(90)01 to 04 inclusive.**
- **Hadden Construction Site Layout Drawings for Harbour and Western sites, numbers LLS-CMS-01 and 02 no revision. (attached)**
- **Hadden Construction Programme for Venachar South 577/ps/1 (attached)**

5 Loch Projects.

Venachar South Sites.

Environmental Construction Method Statement.

577/ps/Harbour & Western Site – rev A - : dated 9 February 2015.

Content:

- 1. Introduction.**
- 2. Factors to be considered.**
- 3. Mitigation measures to be applied.**
- 4. Venachar Harbour statement.**
- 5. Venachar Western statement.**
- 6. Documents referred to.**

1) Introduction.

This document primarily reviews the risks associated with the ecological issues at the Venachar south sites when carrying out the works for the 5 Loch Project and sets out how these risks will be controlled.

The “normal” construction risks affecting workers, visitors and members of the public are covered in the RAMS identified in the Construction Stage Plan which is a dynamic document kept and used on site where it can be viewed.

Key to implement the measures set out in this document will be the education of any persons on the project and this will start as soon as they arrive on site with site inductions and will continue with method statement briefings and tool box talks on specific subjects.

A copy of this Method Statement will be displayed on site at all times.

2) Factors to be considered.

The ecological items to be considered are:-

- **Trees**
- **General fauna and vegetation**
- **Water (Loch and culvert)**
- **Fish**
- **Birds**
- **Bats**
- **Otters**

3) Mitigation Measures to be Applied.

3.1 Trees

- **All trees that have to be pruned or managed will be clearly labelled prior to onset of any tree works.**
- **All individual trees and tree groups identified on the habitat survey drawings and tagged to be protected will have a chespale fencing erected round them, to the outer limit of their canopies, before any works commence on site.**
- **The Ecological Clerk Of Works (ECoW) will review the setting out of the works on site to ensure the works do not unnecessarily affect any non protected trees.**
- **Only qualified arboriculturists to be allowed to trim any trees.**
- **Temporary access routes, which will follow the permanent routes, will be marked out and agreed with the ECoW and construction traffic will be kept to these paths.**
- **No materials to be stored below the canopies of any trees.**

3.2 General fauna and vegetation

- **Areas of special interest as identified in the habitat survey drawings will be fenced off before any construction works start on site.**
- **The ECoW will review the setting out of the works on site to ensure the works do not unnecessarily affect any general fauna and vegetation.**
- **Any excavations to be kept to the minimum size possible.**
- **Temporary access routes, which will follow the permanent routes, will be marked out and construction traffic will be kept to these paths.**
- **All materials, where possible, will be stored on hard standings.**

3.3 Water (loch and culvert)

- **Dedicated fully bunded fuel points will be set up away from any water course.**
- **Spill kits will be at hand at the fuel point and personnel trained in their use.**
- **To stop run-off containing high levels of suspended solids entering any water course continuous lines of sand bags will be positioned at the sides of excavations where run off could enter a water course.**
- **No works which may cause high levels of suspended solids will take place when heavy rain expected.**

3.4 Fish

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- **No in-stream works likely to create sedimentation to any watercourse is to take place between November and May inclusive, unless it can be demonstrated that eggs or alevins are not present.**

3.5 Birds

- **No tree pruning will take place between 15th March and 31st July.**
- **Any tree works being carried out during early March will only commence after consultation with the ECoW.**
- **The site manager and all site personnel will be extra vigilant for the signs of any nests during the breeding season and should a nest be found the area will be fenced off to stop any disturbance.**

3.6 Bats

- **The trees identified in the Ecological Survey as a possible bat roost ie category 1 and 2 will be fenced off before any construction works commence to ensure the trees/bats are not disturbed.**
- **A bat survey will be commissioned to ensure findings are current.**

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Note – the Ecological Report highlights that no evidence of otters were found during the survey.

- **See 3.3 above.**
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- **Carry out full photographic conditions survey of site.**
- **Carry out site inductions, method statement briefings and specific tool box talks with any operative or visitor arriving on site.**
- **Fence off areas as highlighted in 3.1 to 3.7 above.**
- **Set out works marking key elements with posts and paint.**
- **Meet with ECoW and other members of the design team to review setting out on site. Should the “team” have any concerns of the setting out then adjust accordingly and have it ratified. (inspection proposed for the 21st January 2015)**
- **Agree schedule of visits/inspections with ECoW along with other members of the team based on key dates from programme.**
- **Set up site as per attached site layout.**
- **Carry out the works as per the attached programme but particularly paying attention to the points stated in 3.1 to 3.7 above.**

5) Venachar Western Statement. (would again stress that the statement below relates to environmental issues and the full construction risk assessments and method statements are contained in the Construction Stage Plan which is held on site)

- **Meet with ECoW and other members of the design team to carry out a desk top review of the project and then carry out a joint site visit. (held on the 12 January 2015)**
- **Produce Environmental Construction Method Statement and circulate to relevant parties for comment.**
- **Revise CMS based on any comments received and issue for use, hold briefing meeting with site manager to ensure he understands CMS and importance of implementing actions.**
- **Carry out full photographic conditions survey of site.**
- **Carry out site inductions, method statement briefings and specific tool box talks with any operative or visitor arriving on site.**
- **Fence off areas as highlighted in 3.1 to 3.7 above.**
- **Set out works marking key elements with posts and paint.**
- **Meet with ECoW and other members of the design team to review setting out on site. Should the "team" have any concerns of the setting out then adjust accordingly and have it ratified. (inspection proposed for the 21st January 2015)**
- **Agree schedule of visits/inspections with ECoW along with other members of the team based on key dates from programme.**
- **Set up site as per attached site layout.**
- **Carry out the works as per the attached programme but particularly paying attention to the points stated in 3.1 to 3.7 above.**

6) Documents referred to:-

- **Ecological Survey and Impact Assessments for Loch Venachar South issue No1 dated 02 September 2014.**

- **Construction Drawings:-**
 - a) **Structural Engineer – 2014556 102 B, 104 A and 105 C.**
 - b) **Architects - L(00)03, L(00)04 and L(90)01 to 04 inclusive.**

- **Hadden Construction Site Layout Drawings for Harbour and Western sites, numbers 577/SK 1 and 2 both revision A. (attached)**

- **Hadden Construction Programme for Venachar South 577/ps/1 (attached)**

3.8 Construction Method Statement – Rip-Rap repair works

- Installation of clean boulders will only take place when loch levels are low enough to expose the existing loch shore rip rap.
- Placement of boulders using machinery will take place from the land side of the rip-rap. No machinery will be on the loch shore.
- No excavations will take place as new boulders will be positioned directly onto the existing rip-rap.
- To stop run-off containing high levels of suspended solids entering the loch, continuous lines of sand bags will be positioned where run-off could enter a water course.
- No works which may cause high levels of suspended soils shall take place during periods of heavy rain.

3.9 Construction Method Statement – Rock armour repair works

- Repair works will only take place when loch levels are low enough to expose all of the existing rock armour and a safe working area between the rock armour and the waters edge is available.
- To stop run-off containing high levels of suspended solids entering the loch, continuous lines of sand bags will be positioned where works are being carried out.
- No works which may cause high levels of suspended soils shall take place during periods of heavy rain.

SITE RECORD REPORT CHECK LIST

J62

Project Name	5 Lochs- Phase 2, Loch Venachar South	Project Number	214239
Record Number	02	Date	15 February 2015
Visit By	SV		

Item	Comments	Action
Rock armour at harbour site.	The progress and quality of the work on rock armour was inspected.	Hadden to action.
Planting plan for harbour site.	The priority areas, where denser planting would be required, was discussed and highlighted to the contractor on site.	Revised planting plan to be Issued and costs agreed.
Parking meters.	The position and finished level, relative to car park, was agreed and set out on site.	Hadden to provide foundation and base.
Soak away at the western site.	The proposed soakaway position was discussed. It was agreed that the extent could be reduced in order to retain it within the site boundary and avoid conflicts and disturbance to tree roots etc.	HH to provide information and sketch to confirm final position, as per AI no.06

Checklist

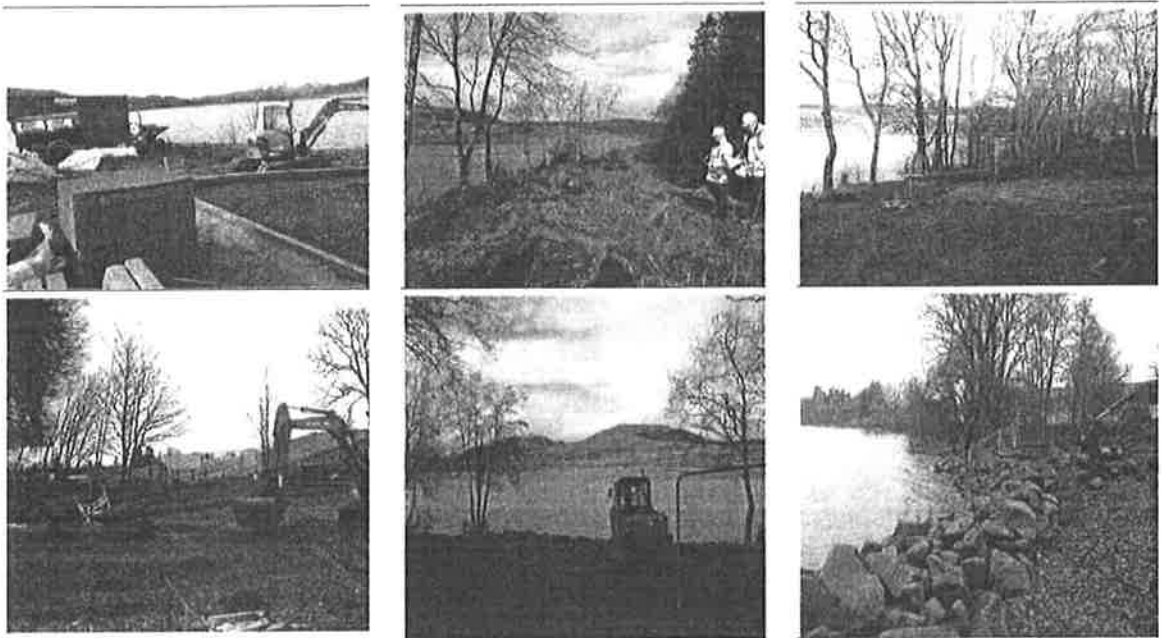
Progress Against Programme (Including Photographs)	Numbers of staff/..... on site
Quality of Work/Defective Work	Site Safety
Information Required/Instruction Issued	Samples Approved/Rejected
Prevailing Weather conditions	Test Certificate/Vouchers/Records
Materials on site/quality/storage	

Copy to:	Client	✓	M&E Engineer	✓	Contractor	✓
	Project Manager	✓	Quantity Surveyor	✓	Clerk of Works	✓
	Structural Engineer	✓	CDM Coordinator	✓	File	✓

SITE RECORD REPORT CHECK LIST

J62

Project Name	5 Lochs- Phase 2, Loch Venachar South	Project Number	214239
Record Number	02	Date	15 February 2015
Visit By	SV		



Checklist

Progress Against Programme (Including Photographs)	Numbers of staff/..... on site
Quality of Work/Defective Work	Site Safety
Information Required/Instruction Issued	Samples Approved/Rejected
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SITE RECORD REPORT CHECK LIST

J62

Project Name	5 Lochs- Phase 2, Loch Venachar South	Project Number	214239
Record Number	02	Date	15 February 2015
Visit By	SV		



Checklist

Progress Against Programme (Including Photographs)	Numbers of staff/..... on site
Quality of Work/Defective Work	Site Safety
Information Required/Instruction Issued	Samples Approved/Rejected
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SITE RECORD REPORT CHECK LIST

J62

Project Name	5 Lochs- Phase 2, Loch Venachar South	Project Number	214239
Record Number	01	Date	21 January 2015
Visit By	SV		

Item	Comments	Action
Proposed design levels at harbour and western site.	Haddens had set out the design intention of the proposals plus finished design levels. It was agreed that the tie- in between the finished design levels and the existing adjacent road carriageway and adjacent site could be improved.	Finished design levels to be reviewed by ASL and HH. Levels confirmed to Hadden as per AI no. 02
Setting out of car park at the western site.	Due to the proximity of the proposed car park, next to existing trees along the road edge, it was agreed to move the car park south and west in order to avoid removal of these trees.	ASL to revise drawings and issue to Haddens for confirmation as per CVI 1 and 2 and AI 2.
Trees and vegetation at western site entrance.	In order to reduce conflicts between the car park/ vehicle access and existing trees and vegetation, it was agreed that a bough from the alder would be removed in addition to a small stem and some scrub at the road edge.	Hadden to action as per AI no. 2.

Checklist

Progress Against Programme (Including Photographs)	Numbers of staff/..... on site
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Prevailing Weather conditions	Test Certificate/Vouchers/Records
Materials on site/quality/storage	

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	Project Manager	✓	Quantity Surveyor	✓	Clerk of Works	✓
	Structural Engineer	✓	CDM Coordinator	✓	File	✓

SITE RECORD REPORT CHECK LIST

J62

Project Name	5 Lochs- Phase 2, Loch Venachar South	Project Number	214239
Record Number	01	Date	21 January 2015
Visit By	SV		

Benches adjacent to existing mature tree at harbour site.	Benches relocated and final positions to be confirmed in order to avoid existing tree roots	Confirmation as per CVI 2 and AI 2.
-----------------------------------------------------------	---------------------------------------------------------------------------------------------	-------------------------------------

Checklist

Progress Against Programme (Including Photographs)	Numbers of staff/..... on site
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	Project Manager	✓	Quantity Surveyor	✓	Clerk of Works	✓
	Structural Engineer	✓	CDM Coordinator	✓	File	✓

SITE RECORD REPORT CHECK LIST

J62

Project Name	5 Lochs- Phase 2, Loch Venachar South	Project Number	214239
Record Number	01	Date	21 January 2015
Visit By	SV		



Checklist

Progress Against Programme (Including Photographs)	Numbers of staff/..... on site
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Information Required/Instruction Issued	Samples Approved/Rejected
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	Project Manager	✓	Quantity Surveyor	✓	Clerk of Works	✓
	Structural Engineer	✓	CDM Coordinator	✓	File	✓

SITE RECORD REPORT CHECK LIST

J62

Project Name	5 Lochs- Phase 2, Loch Venachar South	Project Number	214239
Record Number	03	Date	9 March 2015
Visit By	SV		

Item	Comments	Action
The position of picnic sets and benches were agreed on site.	Several were relocated in relation to the previous positions indicated on the drawings in order to accommodate site specific constraints; site levels, existing vegetation, existing tree roots, water level, foundations and drainage systems, views to Loch etc.	Hadden to revise positions as noted and recorded on CVI no. 14 dated 9 March 15.
Proposed ramped access to shore line at the western site.	Agreed realignment of path to follow along the top of the existing embankment rather than ramp to the shoreline due to the level changes and high water level, during periods of high rainfall, which would undermine the path.	Hadden to revise the position as discussed.
Proposed mature tree stock along the shoreline at the western site.	Discussed the possibility that these trees may not fit in due to the relocation of the car park towards the shoreline. The space between the wall and the shoreline is now minimal.	To review further once stone wall is complete. Consideration was given to the relocation of the trees to areas on either side of the car park or possibly to the harbour site.

Checklist

Progress Against Programme (Including Photographs)	Numbers of staff/..... on site
Quality of Work/Defective Work	Site Safety
Information Required/Instruction Issued	Samples Approved/Rejected
Prevailing Weather conditions	Test Certificate/Vouchers/Records
Materials on site/quality/storage	

Copy to:	Client	✓	M&E Engineer	✓	Contractor	✓
	Project Manager	✓	Quantity Surveyor	✓	Clerk of Works	✓
	Structural Engineer	✓	CDM Coordinator	✓	File	✓

SITE RECORD REPORT CHECK LIST

J62

Project Name	5 Lochs- Phase 2, Loch Venachar South	Project Number	214239
Record Number	03	Date	9 March 2015
Visit By	SV		

Finished levels and fill material for the soft landscaped area to the east side of the western site.

Discussed strategy for how this should be filled in and contoured.

Hadden to action.



Checklist

Progress Against Programme (Including Photographs)	Numbers of staff/..... on site
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Copy to:	Client	✓	M&E Engineer	✓	Contractor	✓
	Project Manager	✓	Quantity Surveyor	✓	Clerk of Works	✓
	Structural Engineer	✓	CDM Coordinator	✓	File	✓

LOCH VENACHAR SOUTH CAR PARK UPGRADES

Ecological Clerk of Works Report 1 - Site Visit of 22nd January 2015

Introduction

This visit consisted of a site meeting attended by Peak Ecology ([REDACTED]), Hadden Construction ([REDACTED]), and the National Park Authority ([REDACTED] Dermot Smyth).

A. Protective Measures agreed

Both sites

1. Tree protection.
2. Loch edge protection.

Venachar South (West)

1. Agreed that sandbags be placed between work area and loch shore to prevent sediment entering loch. This is important to prevent sedimentation which could cause issues with fisheries interests.



Use sandbags to prevent silt running into loch

2. The location of the entrance should be moved by 2m to the left (looking towards road) to prevent cutting down alder and to avoid root plate. This will require the limb of the tree on the opposite side of the access point to be cut off. However, this avoids the need to remove the alder entirely.



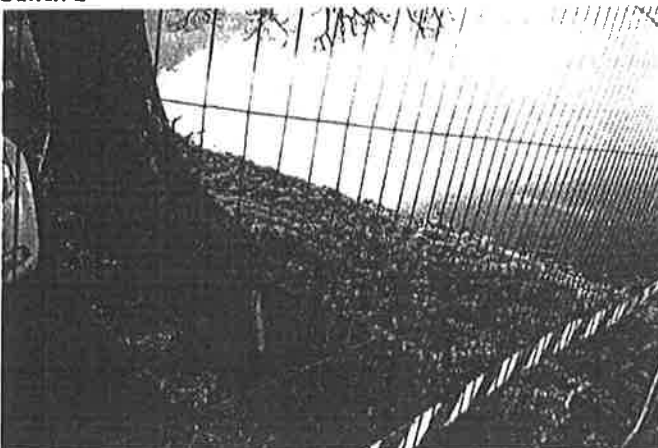
Bough to be removed



3. Move bench locations to avoid tree roots as shown in images below.

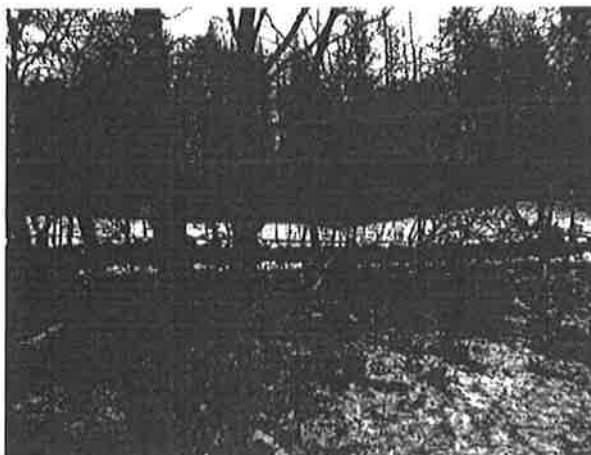


Bench 1



Bench 2

4. Brambles to be removed to prevent nesting birds
5. Scrub-like willow and alder to be removed at entrance to allow better visibility for vehicles. Large birch to remain.



Remove


6. Construction vehicles/machines to avoid foreshore/beach area.

Venachar South (Harbour)

1. Construction vehicles/machines to avoid foreshore/beach area.
2. Sandbags to be used between work area and shore to prevent run-off into loch.
3. Benches around large tree to the far L/H side of site to be moved due to vicinity of tree roots.

B. Additional measures agreed/required

MG to prepare toolbox talk sheet and issue by email to GF and DS so that Hadden Construction can induct their workers on ecological issues.


Lead Surveyor (Ecological Clerk of Works), Peak Ecology Ltd
27th January 2015

LOCH VENACHAR SOUTH CAR PARK UPGRADES

Ecological Clerk of Works Report 2 - Site Visit of 12th February 2015

Introduction

This visit was undertaken by Peak Ecology ([REDACTED]), and included a site meeting with Hadden Construction ([REDACTED]), and telephone conversation (from site) with the National Park Authority (Dermot Smyth).

A. Protective Measures previously agreed

Both sites

1. MG has prepared toolbox talk sheet and issued by email.
2. Chespale fencing has been placed around trees to protect trees.
3. Sand bags have been placed between work area and loch shore to prevent sediment from entering loch.

Venachar South (West)

1. Agreed that sandbags be placed between work area and loch shore to prevent sediment entering loch. During the site visit of 11 February rock armour was actively being put in place and this will protect the loch shore once complete.



Sand bags required to retain soil

2. The location of the entrance to be moved by 2m to the left (looking towards road) to prevent cutting down alder and to avoid root plate. This required the limb of the tree on the opposite side of the access point to be cut off which had been done prior to the second ECoW visit. This avoids the need to remove the alder entirely.



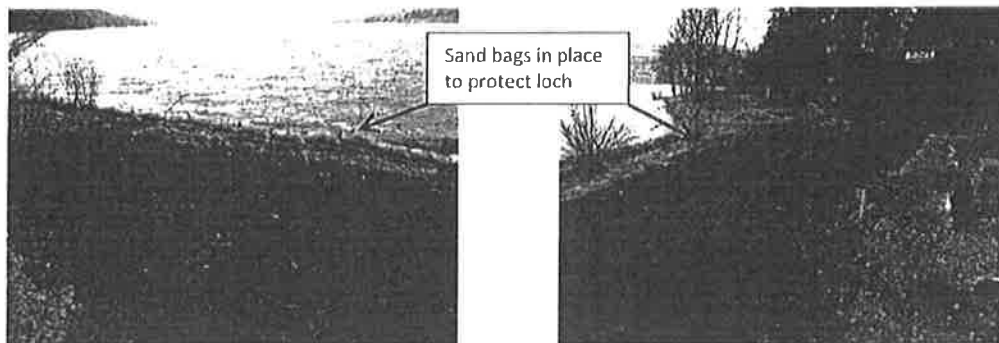
Removal of stem has prevented the removal of tree on other side of access

3. Bench locations have been moved to avoid tree roots.

4. Brambles have been removed to prevent nesting birds.
5. Scrub-like willow and alder has been removed at entrance to allow better visibility for vehicles. Large birch to remains as agreed.
6. Construction vehicles/machines to avoid foreshore/beach area.

Venachar South (Harbour)

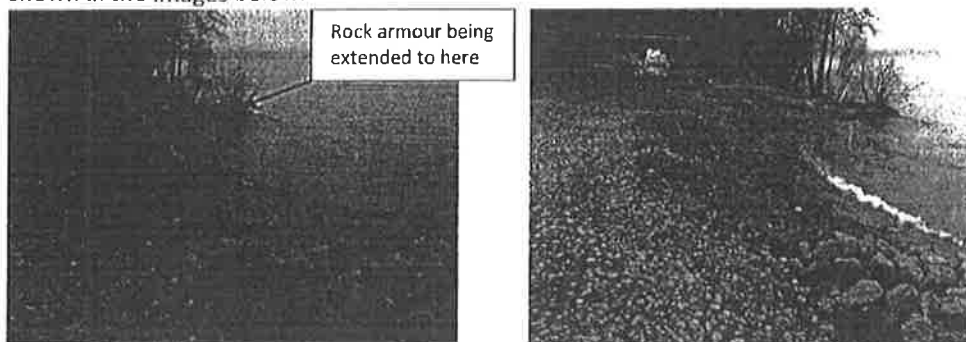
1. Construction vehicles/machines to avoid foreshore/beach area.
2. Sandbags have been placed between work area and shore to prevent run-off into loch.
3. Benches around large tree to the far L/H side of site to be moved due to vicinity of tree roots. Benches are not in place yet.
4. Ground has been stripped in front of cabins. Sandbags are in place to prevent earth reach loch.



B. Additional measures agreed/required

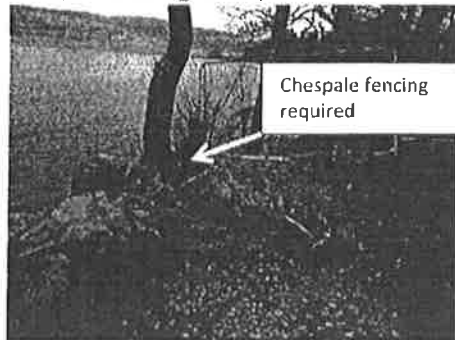
Venachar South (West)

1. Rock armour being put in place is being extended along to the tree on the left of the armour as shown in the images below:



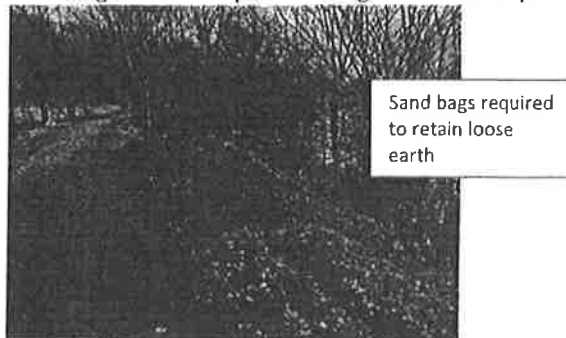
ECoW was informed that this would be completed within the next two days. Agreed that if it was to take longer, or the weather was to change to rougher conditions then sand bags would be put in place along the remaining area of 'unarmoured' section to prevent material entering loch.

2. Chespale fencing to be put around tree on the loch shore:



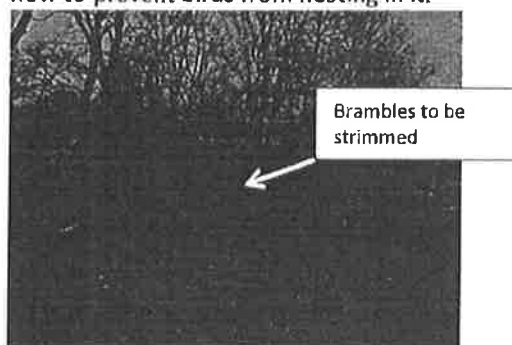
3. In agreement with the National Park Authority excavated earth has been deposited in a mound along the road site. This needs to be monitored to ensure that the loose earth does not start 'travelling' towards the loch. Action should be taken to retain the soil should it start to move towards the loch.

4. Sand bags should be placed along loch shore to prevent loose material moving towards loch.



Venachar South (Harbour)

1. The patch of bramble on the outside of the boundary fence is actually within the work areas and is where a drain shall be installed. This bramble should be strimmed down to ground level now to prevent birds from nesting in it.



[REDACTED]
Lead Surveyor (Ecological Clerk of Works), Peak Ecology Ltd
12th February 2015

Peak Ecology Ltd, Dumfries & Galloway Office, Schiehallion, Hetland, Carrutherstown, Dumfries,
DG1 4JX. Tel: [REDACTED]. Mob: [REDACTED] Email: [REDACTED]
[REDACTED]

LOCH VENACHAR SOUTH CAR PARK UPGRADES

Ecological Clerk of Works Report 2 - Site Visit of 12th February 2015

Introduction

This visit was undertaken by Peak Ecology ([REDACTED]), and included a site meeting with Hadden Construction ([REDACTED]), and telephone conversation (from site) with the National Park Authority (Dermot Smyth).

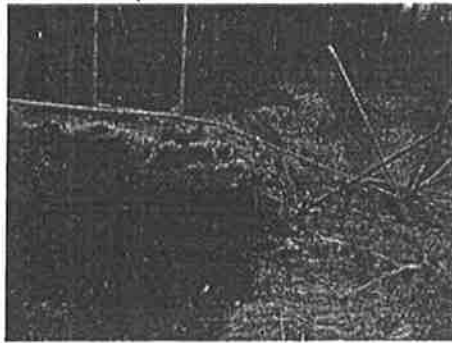
A. Protective Measures previously agreed

Both sites

1. MG has prepared toolbox talk sheet and issued by email.
2. Chespaie fencing has been placed around trees to protect trees.
3. Sand bags have been placed between work area and loch shore to prevent sediment form entering loch.

Venachar South (West)

1. Agreed that sandbags be placed between work area and loch shore to prevent sediment entering loch. During the site visit of 11 February rock armour was actively being put in place and this will protect the loch shore once complete.



Sand bags required to retain soil

2. The location of the entrance to be moved by 2m to the left (looking towards road) to prevent cutting down alder and to avoid root plate. This required the limb of the tree on the opposite side of the access point to be cut off which had been done prior to the second ECoW visit. This avoids the need to remove the alder entirely.



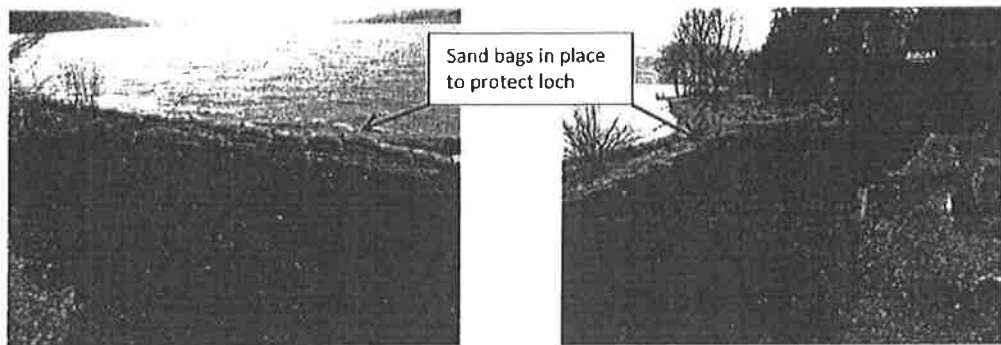
Removal of stem has prevented the removal of tree on other side of access

3. Bench locations have been moved to avoid tree roots.

4. Brambles have been removed to prevent nesting birds.
5. Scrub-like willow and alder has been removed at entrance to allow better visibility for vehicles. Large birch to remains as agreed.
6. Construction vehicles/machines to avoid foreshore/beach area.

Venachar South (Harbour)

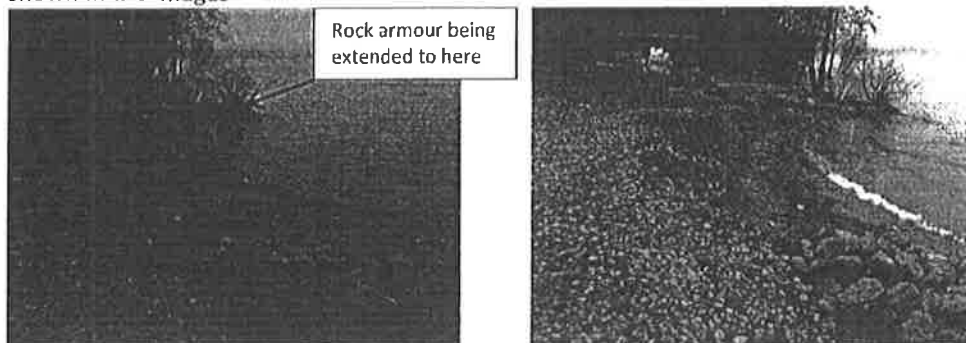
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B. Additional measures agreed/required

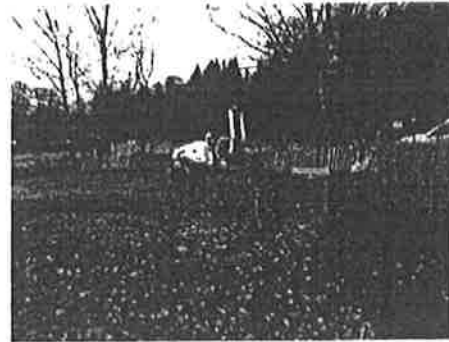
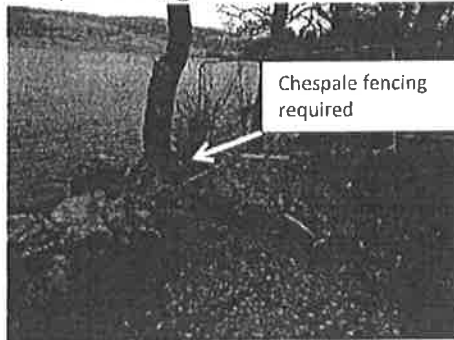
Venachar South (West)

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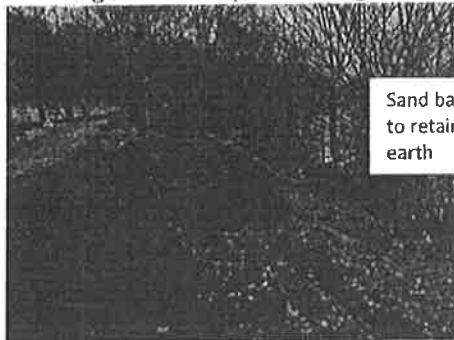
ECoW was informed that this would be completed within the next two days. Agreed that if it was to take longer, or the weather was to change to rougher conditions then sand bags would be put in place along the remaining area of 'unarmoured' section to prevent material entering loch.

2. Chespale fencing to be put around tree on the loch shore:



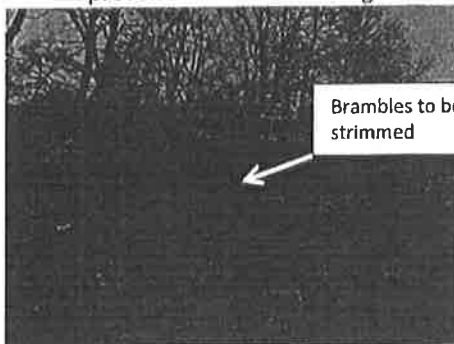
3. In agreement with the National Park Authority excavated earth has been deposited in a mound along the road site. This needs to be monitored to ensure that the loose earth does not start 'travelling' towards the loch. Action should be taken to retain the soil should it start to move towards the loch.

4. Sand bags should be placed along loch shore to prevent loose material moving towards loch.



Venachar South (Harbour)

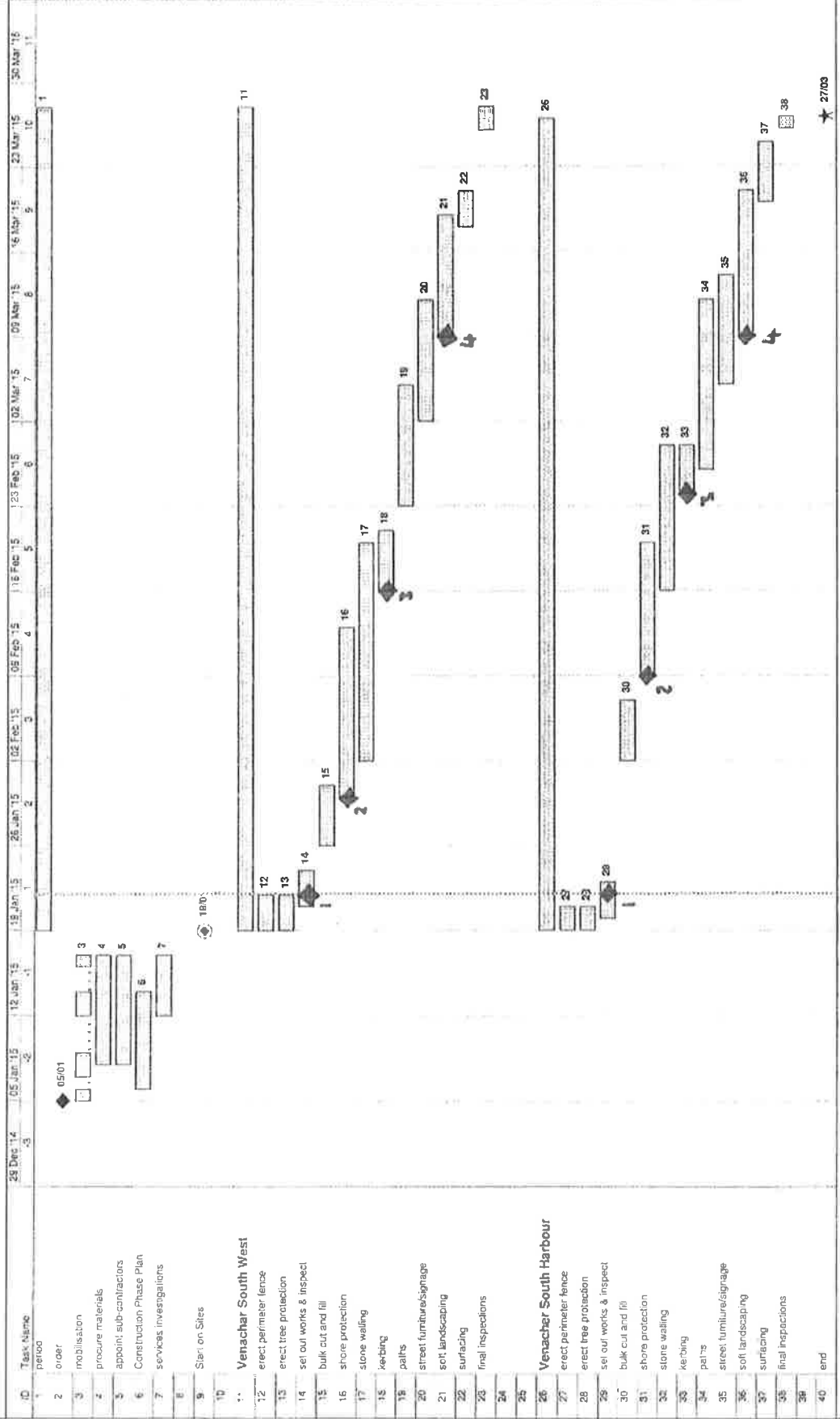
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[REDACTED]
Lead Surveyor (Ecological Clerk of Works), Peak Ecology Ltd
12th February 2015

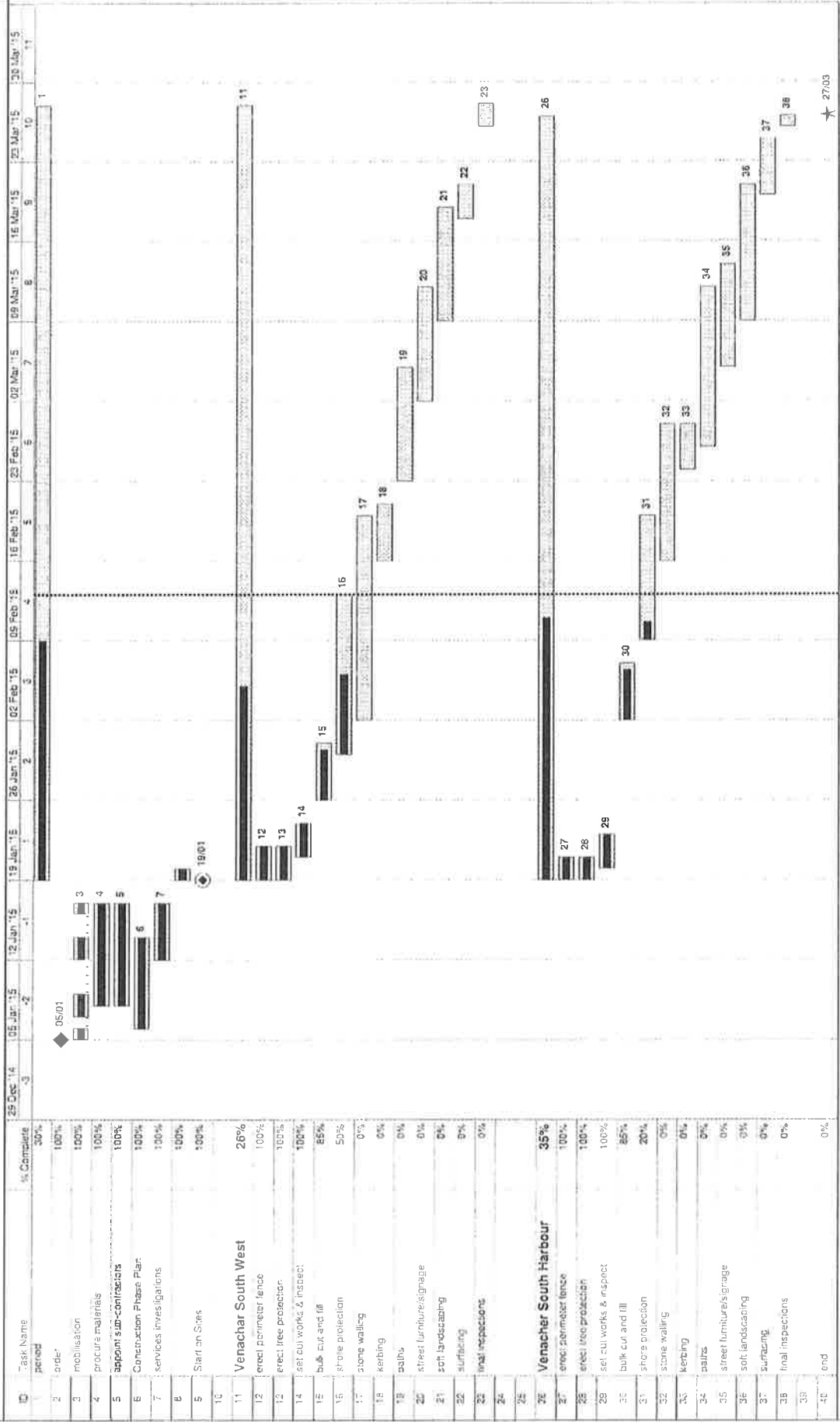
Peak Ecology Ltd, Dumfries & Galloway Office, Schiehallion, Hetland, Carrutherstown, Dumfries,
DG1 4JX. Tel: [REDACTED] Mob: [REDACTED] Email: [REDACTED]

5 Lochs Projects Phase 2



◆ KEY INTERVENTION POINTS

5 Lochs Projects
Phase 2 - Venachar South



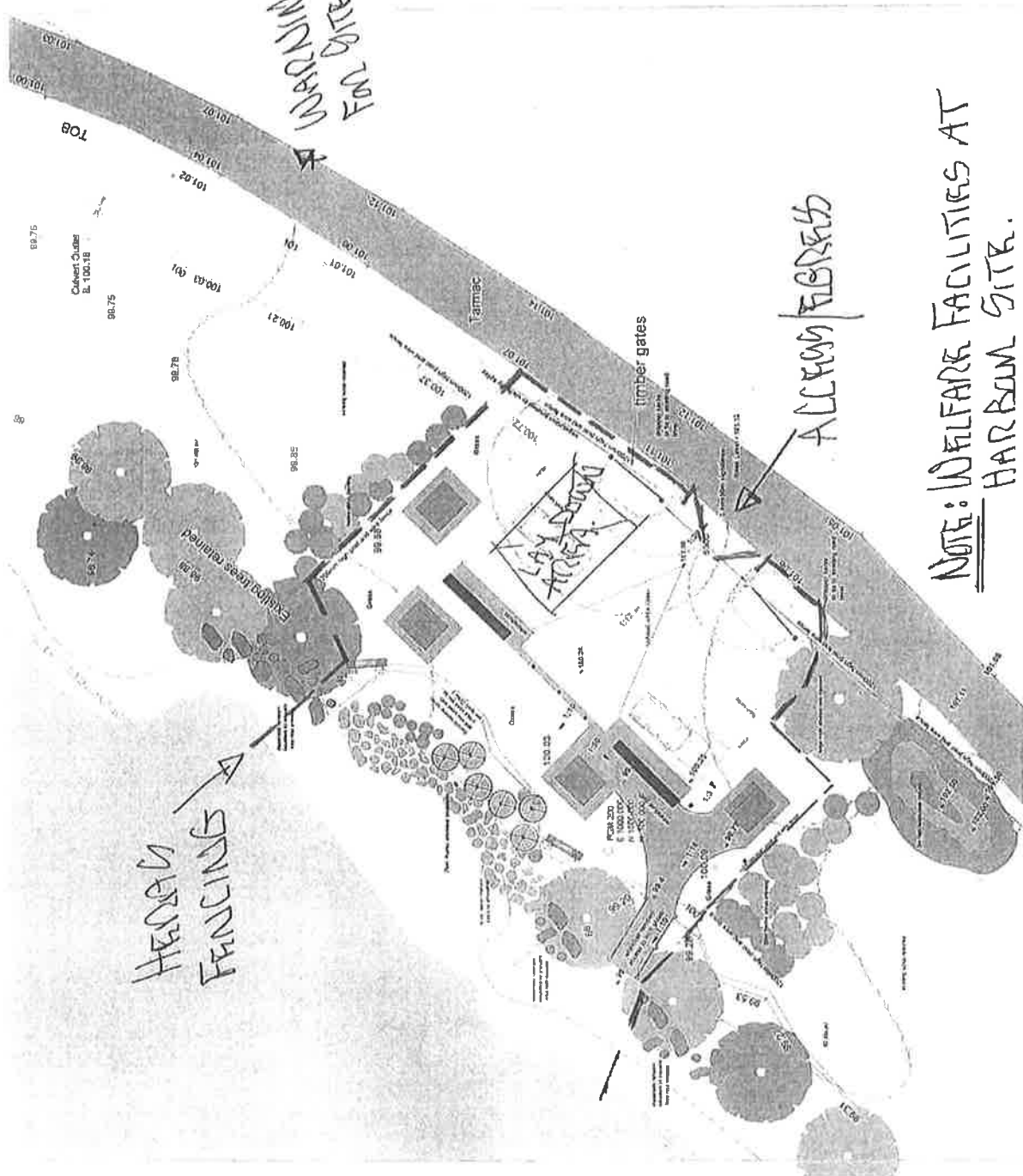


5 LOCHS - VENACHAN SCOT
 HARBOUR SITE
 SITE LAYOUT.
 577/54/HARBOR.

- ① DABIG UNIT - CONTAINMENT DIVINGS FROM WITHIN BARRIERS - RADIATION HOT + COOL WATER
- ② SITE OFFICE, FOR SIGN IN/OUT + INSTRUCTIONS
- ③ SECURE CONTAINER FOR MATERIALS
- ④ DEDICATED BUNDING FUEL POINT WITH SKILL KIT
- ⑤ MATERIAL LAY DOWN AREA.
- ⑥ SIGN ON ROADS REGARDING SITE FOOTING AHEAD



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 NY Auchincloss • Perthshire • PH11 1EL
 Tel: 01784 66001 • Fax: 01784 66002
 www.hadden.co.uk • info@hadden.co.uk



HARBOUR FACILITIES AT HARBOUR SITE

WARRING GONG
 FROM GATE FRONTAGE

ACCESS ROADS

NOTE: WAREHOUSE FACILITIES AT HARBOUR SITE.

5 LACHS - VENACHAC SOUTH
 WESTERN SITE
 SITE LAY OUT
 577/SK/P/WESTERN

HADDEN
 CONSTRUCTION LTD

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 Nr Auchtermoider • Perthshire • PH5 1EL
 Tel: 01754 660011 • Fax: 01754 660022
 www.hadden.co.uk • p.hadden@hadden.co.uk

NO.	DESCRIPTION	DATE	BY	REVISION
1	ISSUED FOR PERMIT	10/01/07
2	ISSUED FOR CONSTRUCTION	10/01/07
3	ISSUED FOR AS-BUILT	10/01/07



REVISION A - 9.02.15
 5 LOCKS - VENNACHAR SUIT
 HARBOUR SITE
 SITE LAYOUT.
 577/SKI/HARBOR.

- ① DAGING DUN IT - EASTERN BUILT BURNING ROOM WITH LOGS & RABBIT HOLE + CEDAR WOODEN
- ② SITE OFFICE, FUEL SIGN INPUT + INSTRUCTIONS
- ③ SECURE CONTAINER FOR MATERIALS
- ④ DEDICATED BUNDLED FUEL POINT WITH SKILL KIT
- ⑤ MATERIAL LAY DOWN AREA.
- ⑥ SIGNING AND ROAD WARNING SITE ENTRANCE AHEAD

1. The drawings are to be read in accordance with the notes on this sheet and the relevant specifications.

2. The drawings are to be read in accordance with the notes on this sheet and the relevant specifications.

3. The drawings are to be read in accordance with the notes on this sheet and the relevant specifications.

4. The drawings are to be read in accordance with the notes on this sheet and the relevant specifications.

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11. The drawings are to be read in accordance with the notes on this sheet and the relevant specifications.

12. The drawings are to be read in accordance with the notes on this sheet and the relevant specifications.

13. The drawings are to be read in accordance with the notes on this sheet and the relevant specifications.

14. The drawings are to be read in accordance with the notes on this sheet and the relevant specifications.

15. The drawings are to be read in accordance with the notes on this sheet and the relevant specifications.

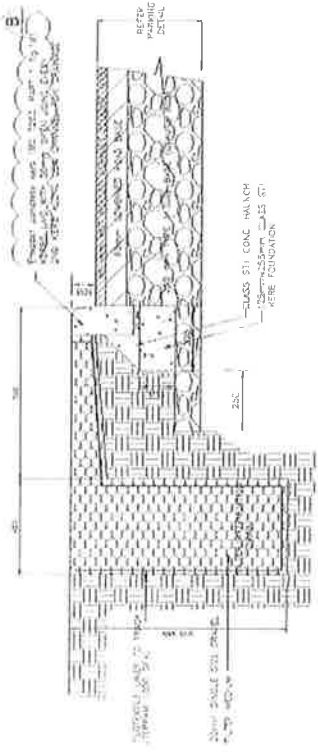
16. The drawings are to be read in accordance with the notes on this sheet and the relevant specifications.

17. The drawings are to be read in accordance with the notes on this sheet and the relevant specifications.

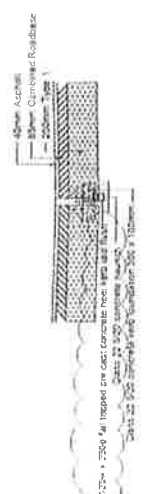
18. The drawings are to be read in accordance with the notes on this sheet and the relevant specifications.

19. The drawings are to be read in accordance with the notes on this sheet and the relevant specifications.

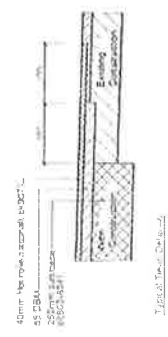
20. The drawings are to be read in accordance with the notes on this sheet and the relevant specifications.



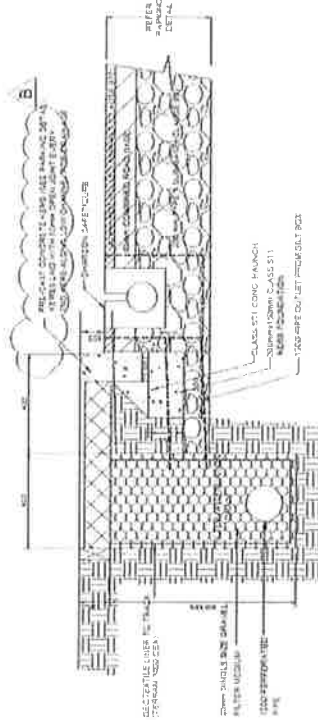
TYPICAL CAR PARK FILTER TRENCH DETAIL 1



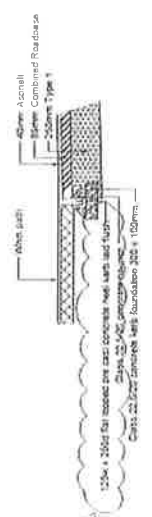
TYPICAL DELIMITATION KERB DETAIL 3



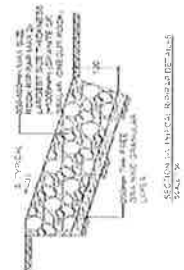
TYPICAL ASPHALT SPEED BULB DETAIL 2



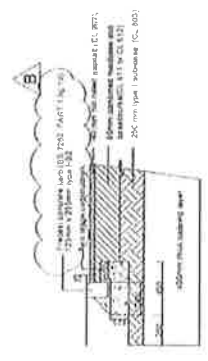
TYPICAL CAR PARK FILTER TRENCH DETAIL 2



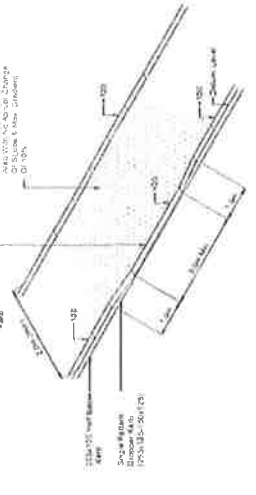
TYPICAL DELIMITATION KERB DETAIL 4



TYPICAL SURFACE WATER OUTFALL DETAIL 5



TYPICAL DROP KERB DETAIL 1



TYPICAL DROP KERB DETAIL 3

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CONSTRUCTION

SLUCHS SITES UPGRADES PHASE 2

TYPICAL CAR PARK DRAINAGE DETAILS

Scale: 1:50

Sheet: 20/14566-102

NOTES:

Refer to ASL detail drawings (D00) series and NBS specification for further information on kerbs, street furniture etc

Topsell and excavations

Site work shall be completed, especially cleared, shiftable and re-wed, all other site work material to be left on site at the project. Contractor to advise on volumes of site work materials once site clearance has commenced

Vegetation protection and removal

Contractor to identify areas with any existing vegetation and to mark appropriate for removal by Design Team/CA and on the basis of the above. The extent of vegetation and any material to be removed to be marked on site and removed prior to construction. Existing and future storm drains, paths and features to be protected. Contractor to advise on any additional protection and to provide appropriate details. Removal of vegetation to be limited to agreed on site. Trees and vegetation to be protected as agreed but require consent to be agreed on site

All remaining vegetation to be retained and in particular trees are to be protected in accordance with the specification and BS 5827. Tree protection plans to be submitted prior to works commencing. For agreement.

Protection of Ecology

Special trees or areas identified as having features suitable for nesting birds, invertebrates, plants and animals shall be protected. The extent of protection shall be agreed with the Design Team/CA and on the basis of the above. The extent of protection shall be marked on site and protected prior to construction.

As there are water courses on the site, the contractor shall ensure that any works to be undertaken do not cause contamination of suspended solids, siltation etc or loss of substrate to spawning ground. Spawning ground should be protected from the point of November to May inclusive.

The Contractor should provide method statements, for agreement, regarding the above prior to commencing works

Planting

Refer to schedule provided below. In addition, the following principles apply:
 All planted trees to have a single stake and tree shelter. Tree shelter to be 1.2m high, green in colour with a stake at shrubs to have double shelter. Green high stakes, green or colour with a stake.
 All trees to be planted in the ground, not in pots. The extent of planting shall be agreed with the Design Team/CA and on the basis of the above. The extent of planting shall be marked on site and protected prior to construction.
 Once defined the site to be planted with much, chopped brush from the site of adjacent sites, to 200mm deep radii as complete areas to be planted with much, chopped brush from the site of adjacent sites, to 200mm deep radii from an site or adjacent sites to 200mm deep, radius 250mm around each plant.
 All trees to be planted in the ground, not in pots. The extent of planting shall be agreed with the Design Team/CA and on the basis of the above. The extent of planting shall be marked on site and protected prior to construction.
 Where planting locations involving vegetation, the spacing to be increased to 2.0m per tree.
 Where planting locations involving vegetation, the spacing to be increased to 2.0m per tree.
 The planting schedule includes the species and percentages. The arrangement and exact location will be set out on site by the CA to suit site conditions.

Drainage and car park details

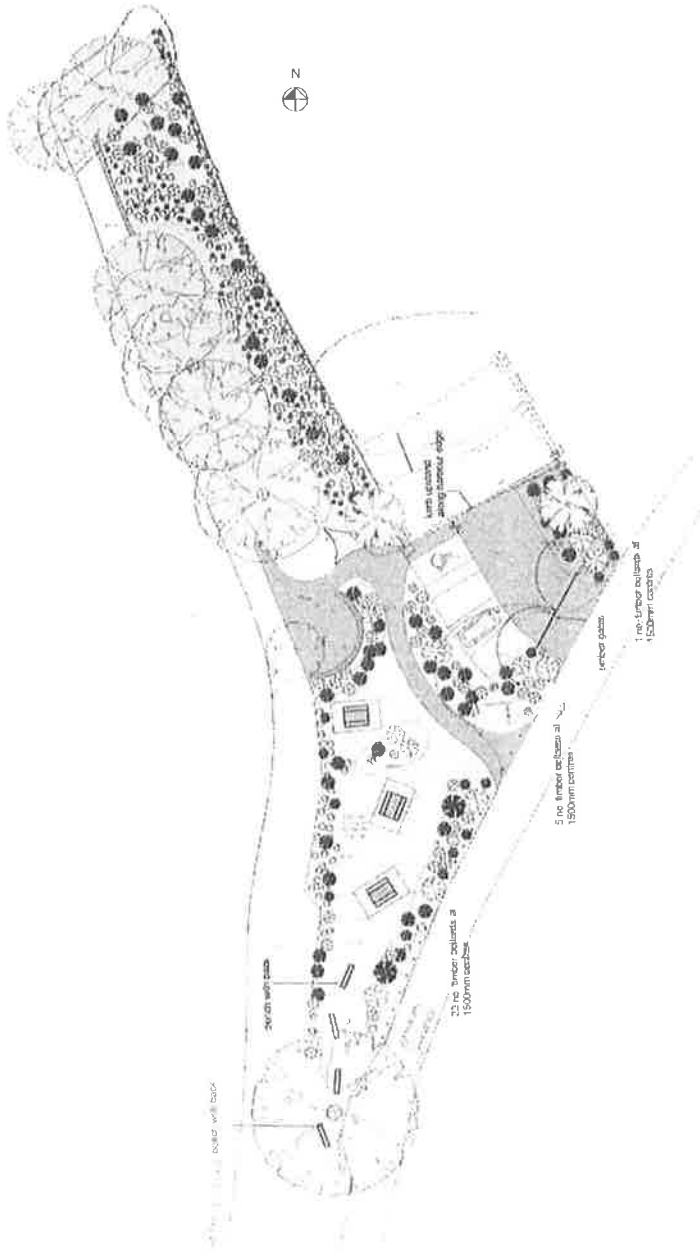
Refer to Halcrow Halcrow drawings for details of proposed finished car park level and drainage

Proposed Design Levels

Proposed finished levels are indicative and are relative to adjacent car park. Final finished levels are dependent on volumes of site work material available. Contractor to advise on volumes to be added above to agree levels. In addition the contractor may be required to assist in providing some additional level survey information to assist with final agreed design levels

Native trees and shrubs planting

No.	Species	Quantity	Notes
1	Apple Malus	100	100mm x 100mm x 100mm
2	Quince Cydonia	100	100mm x 100mm x 100mm
3	Malus	100	100mm x 100mm x 100mm
4	Malus	100	100mm x 100mm x 100mm
5	Malus	100	100mm x 100mm x 100mm
6	Malus	100	100mm x 100mm x 100mm
7	Malus	100	100mm x 100mm x 100mm
8	Malus	100	100mm x 100mm x 100mm
9	Malus	100	100mm x 100mm x 100mm
10	Malus	100	100mm x 100mm x 100mm
11	Malus	100	100mm x 100mm x 100mm
12	Malus	100	100mm x 100mm x 100mm
13	Malus	100	100mm x 100mm x 100mm
14	Malus	100	100mm x 100mm x 100mm
15	Malus	100	100mm x 100mm x 100mm
16	Malus	100	100mm x 100mm x 100mm
17	Malus	100	100mm x 100mm x 100mm
18	Malus	100	100mm x 100mm x 100mm
19	Malus	100	100mm x 100mm x 100mm
20	Malus	100	100mm x 100mm x 100mm

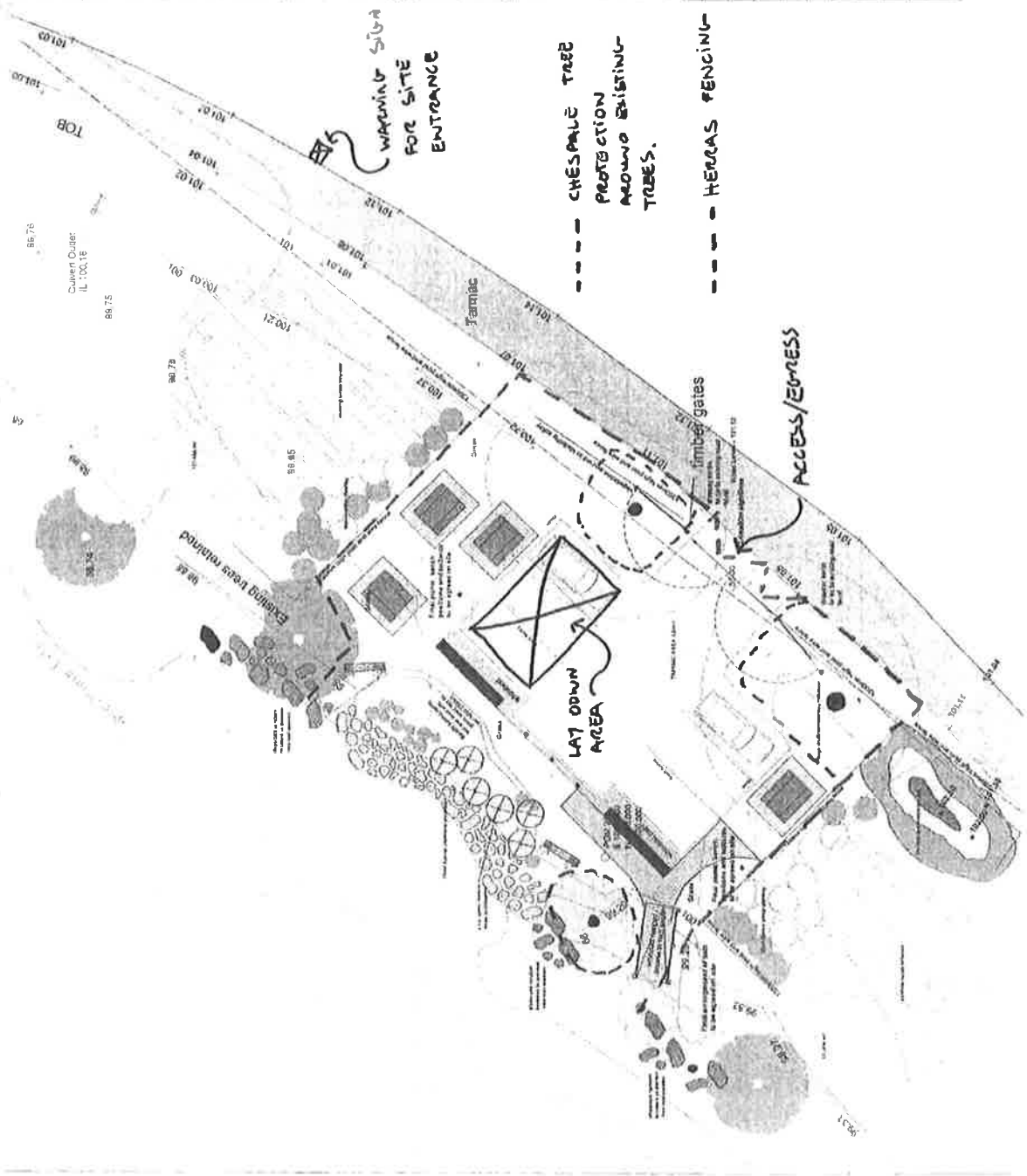


Austin-Smith: Lord
 ARCHITECTS
 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200

Project Information
 Project Name: [REDACTED]
 Client: [REDACTED]
 Date: [REDACTED]
 Scale: 1:1000
 Author: [REDACTED]
 Date: [REDACTED]

Revision History

No.	Description	Date
1	Issue for tender	10/10/2018
2	Revise to include [REDACTED]	15/10/2018
3	Revise to include [REDACTED]	20/10/2018
4	Revise to include [REDACTED]	25/10/2018
5	Revise to include [REDACTED]	30/10/2018
6	Revise to include [REDACTED]	05/11/2018
7	Revise to include [REDACTED]	10/11/2018
8	Revise to include [REDACTED]	15/11/2018
9	Revise to include [REDACTED]	20/11/2018
10	Revise to include [REDACTED]	25/11/2018
11	Revise to include [REDACTED]	30/11/2018
12	Revise to include [REDACTED]	05/12/2018
13	Revise to include [REDACTED]	10/12/2018
14	Revise to include [REDACTED]	15/12/2018
15	Revise to include [REDACTED]	20/12/2018
16	Revise to include [REDACTED]	25/12/2018
17	Revise to include [REDACTED]	30/12/2018
18	Revise to include [REDACTED]	05/01/2019
19	Revise to include [REDACTED]	10/01/2019
20	Revise to include [REDACTED]	15/01/2019



NOTES:
 Refer to ASL detail drawings Q190) XENCE and HUS modifications for further information on XENCE, STREET, UTILITIES, etc.

General and preparation:
 All work shall be in accordance with the City of Austin Standard Specifications for Public Works Construction, 2011 Edition, unless otherwise noted. All other work shall be in accordance with the City of Austin Standard Specifications for Public Works Construction, 2011 Edition, unless otherwise noted.

Vegetation protection and removal:
 All trees to be removed shall be marked with a red 'X' and a diameter measurement. All trees to be protected shall be marked with a green 'X' and a diameter measurement. All trees to be protected shall be marked with a green 'X' and a diameter measurement. All trees to be protected shall be marked with a green 'X' and a diameter measurement.

Professional seal:
 This plan has been prepared by a Professional Engineer, State of Texas, License No. 12345, and is valid for the project described herein. The Engineer's seal is located on the right side of the plan.

As built:
 The contractor shall provide as-built drawings of all work shown on this plan. The as-built drawings shall be submitted to the City of Austin for review and approval.

The Contractor shall provide:
 The Contractor shall provide all materials, labor, and equipment necessary for the completion of the project. The Contractor shall be responsible for obtaining all necessary permits and approvals from the City of Austin.

Planting:
 Refer to Schedule provided below. In addition, the following information applies to all trees to be planted:
 - All trees shall be planted in accordance with the City of Austin Standard Specifications for Public Works Construction, 2011 Edition, unless otherwise noted.
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Planting schedule:
 Refer to Schedule provided below. In addition, the following information applies to all trees to be planted:
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Item No.	Description	Quantity	Unit	Notes
1	Planting of 10" Caliper Live Oak	10	Each	See Schedule
2	Planting of 6" Caliper Live Oak	20	Each	See Schedule
3	Planting of 4" Caliper Live Oak	30	Each	See Schedule
4	Planting of 2" Caliper Live Oak	40	Each	See Schedule
5	Planting of 1" Caliper Live Oak	50	Each	See Schedule
6	Planting of 10" Caliper Live Oak	10	Each	See Schedule
7	Planting of 6" Caliper Live Oak	20	Each	See Schedule
8	Planting of 4" Caliper Live Oak	30	Each	See Schedule
9	Planting of 2" Caliper Live Oak	40	Each	See Schedule
10	Planting of 1" Caliper Live Oak	50	Each	See Schedule

Planting schedule:
 Refer to Schedule provided below. In addition, the following information applies to all trees to be planted:
 - All trees shall be planted in accordance with the City of Austin Standard Specifications for Public Works Construction, 2011 Edition, unless otherwise noted.
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REVISION B
VENACHAR SOUTH
WESTERN SITE.
SITE LAYOUT.

Revision No.	Description	Date
1	Initial Issue	10/15/2023
2	Revised	10/20/2023
3	Revised	10/25/2023
4	Revised	11/01/2023
5	Revised	11/05/2023
6	Revised	11/10/2023
7	Revised	11/15/2023
8	Revised	11/20/2023
9	Revised	11/25/2023
10	Revised	12/01/2023

Austin-Smith+Lord