

From: Vivien Emery
Sent: 08 August 2018 16:36
To: 'Mark Johnston'
Cc: Caroline Strugnell
Subject: West Riverside
Attachments: FurtherInfoLetter20180808.pdf; Interim West Riverside response.docx

Dear Mark

Please find attached our further information letter. As referred to within my letter I also attach our Tree and Woodland Advisors comments.

I look forward to meeting you on Monday.

Kind Regards
Vivien

Interim Response from Simon Franks, NPA Trees and Woodland Advisor

Reference Number: 2018/0133/PPP

Date 26-6-18

Further information required

Woodland removal

The applicant should provide details as to how the proposed woodland loss would be distributed between the different woodland areas.

The applicant should provide additional assessment to justify the proposed woodland removal in relation to each compartment.

There are no details of mitigation proposed to ensure the development does not negatively impact on the functionality of the forest habitat network for example details of maximum clearing size nor any reference to the details of the glade survey or how it has informed the extent or layout of proposed development.

Compensatory planting

The applicant should provide a proposal to provide compensatory planting to ensure there is no net loss of woodland within the National Park from their development and maintenance of the Forest Habitat Network in and around the development. Any onsite planting locations should be shown on a plan, with indicative planting densities and species mix.

[REDACTED]

From: Vivien Emery
Sent: 20 August 2018 10:41
To: 'Mark Johnston'
Cc: Caroline Strugnell
Subject: West Dunbartonshire Council
Attachments: Council 2018 - Dates.doc

Good Morning Mark

[REDACTED] from WDC planning has sent me the forthcoming dates for their Full Council meetings (see attached). You will see that at the moment there is no meeting scheduled for October. [REDACTED] will need to finalise her report 2-3 weeks before the meeting so if you wish it to be considered at their meeting in September you should submit the additional information requested as soon as possible.

Many Thanks
Vivien

Vivien Emery
Planning Officer
(Mon, Tues & Wed)

Loch Lomond & The Trossachs National Park
Direct: 01389 722619
www.lochlomond-trossachs.org
www.twitter.com/lomondtrossachs
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MEETINGS OF WEST DUNBARTONSHIRE COUNCIL – August to December 2018

DATE AND VENUE
Wednesday 29 AUGUST 2018 Clydebank @ 6 pm
Thursday 27 SEPTEMBER 2018 Clydebank @ 2 pm
Wednesday 28 NOVEMBER 2018 Dumbarton @ 2 pm
Wednesday 19 DECEMBER 2018 Dumbarton @ 6 pm

From: Caroline Strugnell
Sent: 22 August 2018 16:51
To: 'Mark Johnston'
Cc: Vivien Emery; Bob Cook
Subject: West Riverside - representation from Lomond Shores
Attachments: 180810 Representation obo Kemble Business Park LLP.PDF

Hi Mark

Thanks for the update just now. Please find attached the representation as discussed.

We look forward to receiving the note of the meeting possibly Monday/Tuesday next week but otherwise in due course.

Regards
Caroline

Caroline Strugnell MRTPI
Development Management Planner

Loch Lomond & The Trossachs National Park
Direct: 01389 722148
www.lochlomond-trossachs.org

[REDACTED]

From: [REDACTED]
Sent: 05 September 2018 11:08
To: James Paterson ([REDACTED]@lamingoland.co.uk)
[REDACTED]@lamingoland.co.uk
Cc: Stuart Mearns
Subject: FW: West Riverside - representation from Lomond Shores
Attachments: 180810 Representation obo Kemble Business Park LLP.PDF

Hi Jim

I picked up your phone message to Stuart regarding the representation from Lomond Shores. Please find attached a copy of the letter in question which was sent to Mark Johnstone at Peter Brett Associates. If you require anything further please let me know.

Kind regards

Deborah
PA to Director of Planning

From: Caroline Strugnell
Sent: 22 August 2018 16:51
To: 'Mark Johnston'
Cc: Vivien Emery; Bob Cook
Subject: West Riverside - representation from Lomond Shores

Hi Mark

Thanks for the update just now. Please find attached the representation as discussed.

We look forward to receiving the note of the meeting possibly Monday/Tuesday next week but otherwise in due course.

Regards
Caroline

Caroline Strugnell MRTPI
Development Management Planner

Loch Lomond & The Trossachs National Park
Direct: 01389 722148
www.lochlomond-trossachs.org

[REDACTED]

From: [REDACTED]@Glenfruin.co.uk>
Sent: 27 September 2018 13:02
To: Stuart Mearns
Cc: [REDACTED]@flamingoland.co.uk; Andy Miller
Subject: WEST RIVERSIDE DEVELOPMENT
Attachments: Woodbank Project Development Appraisal - 27-9-18.xlsx

Categories: To Note

Afternoon Stuart

In advance of our meeting tomorrow, Jim has asked myself to forward the attached information in specific relation to Wood bank

We require some assistance on the best way forward and how to direct our team accordingly. A detailed development viability appraisal was requested and we've prepared the attached.

As you will be aware through the pre PPIP presentations, our intention was always to retain the façade of the main house, whilst improving amenity significantly, and providing adjacent accommodation to support of the overall West Riverside proposals

The attached appraisal highlights a significant financial loss, as a standalone project and we appreciate that this alone is not justification for our intended design for this area. Of course these figures remain to be firmed up, and we're happy to review with yourselves with our QS present. Full restoration of the main house would only further impact on the figures.

It worth noting of the intention to both bring back the main house to a superb visual amenity in its own right, notwithstanding this however, we are refurbishing the listed outhouses to fully restore these, this perhaps has been lost in the dialogue

Look forward to further discussions tomorrow.

Kind Regards

[REDACTED]
Managing Director
Mobile [REDACTED]
www.glenfruin.co.uk



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From: Stuart Mearns
Sent: 26 October 2018 11:58
To: [REDACTED]
Subject: RE: West Riverside - SEPA Meeting

Hi Greg

Sorry for the delay. Stuart and I are still catching up following the holiday period so just needing to work through a few diary things. Monday 5th November won't work for Stuart as he is out all day with his Managers at an offsite meeting. Tuesday 6th looks okay?

Kind regards

From: [REDACTED] [mailto:[REDACTED]@scotent.co.uk]
Sent: 26 October 2018 11:51
To: Stuart Mearns
Subject: FW: West Riverside - SEPA Meeting

Hi Stuart,

Just following up on my email below. Can you confirm you availability and what time suits you best?

Please give me a call if you wish to discuss.

Thanks,

[REDACTED]
[REDACTED]
Project Manager - Business Infrastructure

Scottish Enterprise | www.scottish-enterprise.com

Scottish Development International | www.sdi.co.uk

Direct dial [REDACTED]

Follow Scottish Enterprise on LinkedIn

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From: [REDACTED]
Sent: 22 October 2018 12:21

To: Stuart Mearns
Subject: West Riverside - SEPA Meeting

Hi Stuart,

I am looking to arrange a meeting with [REDACTED] at SEPA (along with Iconic Leisure) to discuss their concerns at West Riverside.

Would you be available to attend a meeting in Glasgow on Monday 5th October? Feel free to suggest a time that best suits.

If not, can you provide a list of dates when you are available and I'll find one that suits

Thanks,

[REDACTED]

[REDACTED]

Project Manager - Business Infrastructure

Scottish Enterprise | www.scottish-enterprise.com

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Direct dial [REDACTED]

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Head office and contact details:

Atrium Court

50 Waterloo Street

Glasgow

G2 6HQ

Tel: +44(0)141 204 1111

Fax: +44(0)141 248 1600

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[REDACTED]

From: Deborah Spratt
Sent: 30 May 2019 10:23
To: Laura Baird
Subject: FW: West Riverside - SEPA Meeting

From: Stuart Mearns
Sent: 26 October 2018 14:58
To: [REDACTED]
Cc: Bob Cook; Vivien Emery
Subject: RE: West Riverside - SEPA Meeting

Hi [REDACTED]

I have discussed with Stuart and he said that it would be Bob / Vivien that would attend this meeting. I know that Bob is unavailable on the 5th as he is out all day with Stuart. Bob returns from leave on Monday so I will ask Bob / Vivien to be in touch to suggest some available dates.

Kind regards

[REDACTED]

From: Vivien Emery
Sent: 27 November 2018 15:04
To: 'Mark Johnston'
Subject: West Riverside

Hi Mark

Following our conversation a couple of weeks ago we have had some further contact with the wider team for West Riverside. This included a meeting with SEPA, TSL and Enviro Centre to discuss flooding and correspondence from Gillespies regarding the LVIA. To ensure we are all in agreement in relation to the additional information to be submitted, are you in a position yet to issue the action letter from our meeting in August?

Many Thanks
Vivien

Vivien Emery
Planning Officer
(Mon, Tues & Wed)

Loch Lomond & The Trossachs National Park
Direct: 01389 722619
www.lochlomond-trossachs.org
www.twitter.com/lomondtrossachs
www.facebook.com/lomondtrossachs

[REDACTED]

From: Mark Johnston [REDACTED]@peterbrett.com>
Sent: 11 December 2018 17:50
To: Vivien Emery; Caroline Strugnell
Cc: [REDACTED]@glenfruin.co.uk); Douglas McDonald
Subject: West Riverside and Woodbank House(1)
Attachments: Further information actions December 2018 .docx; Further information actions December 2018 .pdf

Dear Vivien,

I attach for your review, a note of the meeting of 13th August and within that, a suggested wording for a request for further information.

I would be grateful if you could give me a call in the morning to discuss.

MS Word version also attached to allow ease of comment.

Also enclosed on the last page is a response to a request from Stuart Mearns to Jim Paterson, to provide the proposed timeframes for submission of information. This is also reflected in the commentary on the processing agreement.

Many thanks,

Mark Johnston
Senior Associate

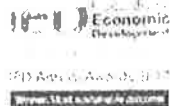
Tel: 0141 352 2360

[REDACTED]@peterbrett.com

160 West George Street, Glasgow, G2 2HG



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To: Loch Lomond & Trossachs National Park Authority

From: Peter Brett Associates on behalf of Flamingoland Ltd and Scottish Enterprise.

Date: 11th December 2018

Subject: **Extent of further information for West Riverside and Woodbank House planning application**

Following our meeting on 13th August it was agreed that we would write to LLTNPA to confirm the extent of Further information discussed at the meeting and now required by the Park Authority to move to a determination of the application.

General – Assessment of Maximum Development Parameters

PBA confirmed that the planning application and accompanying EIA for the proposed development was undertaken in accordance with the approach to the assessment of applications for planning permission in principle (PPiP) and multi-stage consent prescribed within the Town and Country Planning (Scotland) Environmental Impact Assessment Regulations 2011 as amended ('the applicable EIA Regulations'). The ES and wider PPiP application package sought to strike a balance between the relatively low threshold of information required for PPiP and the requirement to identify and address likely significant environmental effects through undertaking a robust EIA.

Paragraph 145 of Planning Circular 3/2011 (which accompanied the applicable EIA Regulations) and paragraph 139 of the more recent Planning Circular 1/2017 both state that the identification and assessment of likely environmental effects on the basis of "*development parameters*" should be sufficient within an Environmental Statement (ES) accompanying a PPiP application. Indeed, this approach is recommended in order to provide a robust basis for the determination of subsequent multi-stage consent applications. The use of maximum parameters also correlates with the 'Rochdale Envelope approach' advocated by the Institute for Environmental Management and Assessment (IEMA)¹ and the UK Government's Planning Inspectorate², as it allows for the assessment of reasonable worst case environmental effects where the detailed design of a development cannot yet be defined. PBA regularly adopt the Rochdale Envelope approach to undertake a proportionate and robust assessment of likely environmental effects from proposed outline and 'in principle' schemes where detailed designs have not yet been produced.

PBA therefore undertook the EIA and prepared the ES for the proposed development on the basis of a suite of identified 'maximum parameters' and the Rochdale Envelope approach, as confirmed in paragraph 3.2.3 of the ES. The maximum parameters were specified on ES Figure 3.1 – Parameters Plan. In all cases, these parameters define the **maximum** consenting envelope applied for in the PPiP application; they do not correspond with fixed building numbers or dimensions, all of which will be subject to further detailed design within the bounds of this maximum consenting envelope. In relation to maximum building heights, these were identified as maximum parameters solely to allow a proportionate assessment of likely landscape and visual effects through representative massing studies within a landscape and visual impact assessment (ES Chapter 12 – LVIA).

A grant of planning permission in principle does not confer permission for development to the maximum extent described in the proposals. There is still a requirement to apply for and receive permission for approval of matters specified in conditions (AMSC). I.e. the detailed stage of

¹ IEMA EIA Quality Mark (April 2013) – *EIA coordinators and the Rochdale Envelope*: <https://transform.iema.net/article/eia-coordinators-and-rochdale-envelope>

² PINS (July 2018) – *Guidance Note 9 (Version 3): Using the Rochdale Envelope*: <https://infrastructure.planninginspectorate.gov.uk/wp-content/uploads/2013/05/Advice-note-9.-Rochdale-envelope-web.pdf>



planning permission, post PPIp. At that stage it is incumbent on the applicant to prove that what is then being applied for can be accommodated on site.

To be compliant, AMSC application(s) must remain within the bounds of the maximum consenting envelope granted in the PPIp. Providing that the maximum consenting envelope of the PPIp is not exceeded, the actual building numbers, dimensions and detailed design proposed at AMSC stage may be lower than the scale of development approved in principle at the earlier PPIp stage. The point is that granting permission at AMSC for lesser quantum of development than the maximum parameter originally envisaged in the PPIp application, and tested in the EIA, would still be consistent with the PPIp and could lawfully be approved.

We trust that this adequately clarifies the matter and that, subject to receipt of the further information requested below, the planning authority may proceed to determine the application.

It is suggested that the following wording could form the text of a formal request for additional information.

Request for further information

Trees & Woodland

1. The applicant is requested to liaise with the LLTNP woodland officer to provide more information on the Woodland and Tree Survey report as follows:
 - a. The applicant is to explain the glade analysis in more detail and demonstrate the areas that can accommodate lodges, including photos and other evidence where appropriate;
 - b. The applicant is to amend and reissue tree plans to include a description of what the individual trees are, as opposed to generic groupings;
 - c. The applicant is to provide plans showing the better quality 'core areas' of woodland (LEPO vs Ancient etc) and reference the glade locations and the strategy for each area of development to be consistent with the Design and Access Statement;
 - d. The applicant is to include any available information on the extent of Bluebell areas;
 - e. The applicant is to clarify and if necessary provide further information on the extent of proposed compensatory planting;
 - f. Where appropriate, the further information response should cross reference the existing information contained in the relevant parts of the DAS and EIA in order to clarify the landscape strategy and the extent of embedded mitigation for trees e.g. stilted foundations for lodges etc.

Landscape

The massing study approach is considered acceptable as opposed to the more detailed requirement for photomontages, given the PPIp application. The image quality is a consideration and the LLTNP officers are to advise whether the Council's rules on file size can be relaxed to improve the resolution of submitted images and massing studies.

1. The applicant is to provide the following additional information
 - a. Applicant to try and lighten some of the existing photographs as they appear dark on some PDFs;
 - b. Applicant to lighten or darken the colour of development blocks (depending on the backdrop) shown in the massing studies in order to add clarity to the images;
 - c. Applicant to provide wirelines to supplement the existing Massing Study visuals in order to illustrate the proposals without existing tree cover;
 - d. Applicant to consider showing building floors on the block images;
 - e. Applicant to provide a further massing study from the shop units at Loch Lomond Shores;
 - f. Applicant to include the mass and height of the monorail in the relevant massing studies / wireframes;



- g. Applicant to clarify the modelled dimensions of the proposed budget accommodation at Station Square and relate these to the dimensions contained in the parameters plan;
2. The applicant is to consider whether the Special Landscape Qualities commentary of the LVIA Appendix 12.3 underplays local impacts, and if necessary provide an amended Appendix 12.3;
3. The applicant is to review the proposals for accommodation on the promontory (location 3c of the parameters plan) and consider whether these have been adequately described in the application, particularly in chapter 12 of the ES (LVIA). If necessary, an amended Chapter 12 and accompanying appendices should be provided.
4. The applicant is to liaise with LLTNP to ascertain the location and extent of existing open space allocations and review whether these have been adequately considered in the EIA. If necessary, an amended Chapter 12 and accompanying appendices is to be provided.

Cultural heritage

Setting of heritage assets

Although HES have no objections to development on a national basis, LLTNP take a local approach and consider that further information on the setting of heritage assets is needed.

1. The applicant is requested to contact the Park Authority's built heritage advisor to discuss the scope of additional information required to adequately describe the impact on setting of the following heritage assets:
 - a. Woodbank House;
 - b. The Winch House;
 - c. Balloch Pier;
 - d. Station Square.

Woodbank House

The applicant is to contact LLTNP's built heritage advisor to discuss the proposals, and to provide the following information

1. The applicant is to provide further objective assessment of the key characteristics of Woodbank House;
2. The applicant is to clarify the intended extent of façade retention, and provide drawings and illustrative material as appropriate;
3. The applicant is to provide indicative layouts to clarify the proposals for reconstruction and reuse of existing ancillary buildings at Woodbank house. This should include diagrammatic drawings to illustrate proposals for the Stables Block, Bothy and other existing ruined and derelict buildings.
4. The applicant is to liaise with LLTNP's built heritage advisor to discuss the proposals for Woodbank House façade retention and the proposed enabling development with reference to LDP historic environment Policy 1(b) and 1(c). A costed options appraisal may be required to support the proposals;

Station Square development and hotel/apartment/waterpark development

The applicant is to provide some cross sections through the development at Station Square and Pier Head to show the relative height and mass of the proposals in the context of existing buildings.

Traffic and parking

The applicant is to review the provision of parking required to serve the development and clarify the total number of spaces proposed in each of the proposed character areas. The applicant should also clarify whether there is any reliance on existing parking to serve the development, and if so clarify the location and number. Where remote parking is proposed to serve any of the proposed uses, this is to be described and illustrated.

Flooding

1. The applicant is to liaise with SEPA to clarify their stance and potentially arrange a tripartite meeting with applicant, the NPA and SEPA;
2. The applicant is to give further consideration to the inclusion of the Boardwalk along the riverside within the development as described in the Charrette Report. *Please note at the meeting held 20th Nov SEPA stated they will not approve Boardwalk but they will look favourably at the upgrade of the existing riverside pathway.*

Water

1. The applicant is requested to respond to Scottish Water's requested for further information on the Pre-Development Enquiry (PDE) and to notify LLTNP when this has occurred.

Access

1. The applicant is requested to confirm that public access will be maintained to the woodland and riverside areas of the site, and that local and national walking and cycle routes that currently pass through the development site can continue to do so post development.
2. The applicant is requested to clarify public access arrangements to the pier head area post development.

Bats – clarification letter (subject to Area 10 answers on transects)

1. The applicant is requested to clarify the potential for bat roosts within the existing mature trees and clarify whether it is proposed to retain these trees;
2. The applicant is requested to provide bat roost assessment and transect survey results for Area 10 (staff servicing area).

Cross boundary matters with West Dunbartonshire Council

West Dunbartonshire Council have asked for clarification on a number of planning policy matters. A copy of the consultation response from WDC will be provided to the applicants who are requested to respond to the points raised.

Phasing

The applicant is requested to provide an outline phasing programme including infrastructure delivery.

Processing Agreement

The applicant is requested to respond to this request for further information by 21st December 2018 or such other period as may be agreed in writing between the parties. At this point it is envisaged that the planning authority will issue a decision on the planning application within a period of 3 months following receipt of the further information. The applicant is requested to confirm their acceptance to these timeframes by return.

Land ownership

The applicant is advised that part of the application site at the Slipway is within the ownership of the National Park. A copy of the land registry extracts will be provided. The applicant is requested to update and resubmit the land ownership certificates.

Timeline of documents and information:

Date	Author	Document
By December	14 th Anderson Bell & Christie	Revised pier head slipway and parking layouts and arrangements for public access to this area.
	Anderson Bell & Christie	Diagrammatic layouts for redevelopment of Woodbank House
	Anderson Bell & Christie	Proposals for Self-catering accommodation on Woodbank House grounds
	Anderson Bell & Christie	Revised Riverside Walkway
	Gillespies	LVIA Addendum containing update massing studies and wirelines
	Envirocentre	Letter containing further information on Bats
	Envirocentre	Updated Woodland report including Appendices
By December	21 st Anderson Bell & Christie	Woodbank House - indicative layouts for ancillary buildings
	Anderson Bell & Christie	Cross sections through the development at Station Square and Pier Head
	Anderson Bell & Christie	Revised Parameters Plan and Design Statement including information on phasing
	Peter Brett Associates	Parking statement clarifying proposed parking arrangements and allocations
	Peter Brett Associates	Response to Scottish Water PDE questions, (Copied to NPA)
	Peter Brett Associates	Clarification letter confirming principles of public access during construction and operation.
TBC	Envirocentre	Flood Risk Assessment Addendum

[REDACTED]

From: Vivien Emery
Sent: 12 December 2018 15:31
To: 'Mark Johnston'
Cc: [REDACTED]@glenfruin.co.uk; [REDACTED]@glenfruin.co.uk); Douglas McDonald; Bob Cook; Caroline Strugnell
Subject: RE: West Riverside and Woodbank House

Dear Mark

Thank you for your e-mail and attached letter. I will consider the points outlined within your letter and circulate internally to our wider team. The format of your letter makes it difficult to confirm which points in my further information letter dated 8 August 2018 you are willing to address and those which you are not. I would be grateful if you could provide an amended letter that outlines your response under each paragraph/bullet point within my letter. This will make it much easier to cross-reference. Where you are not intending to provide the information that we have requested this should be clearly stated (there are a number of points within your letter that seem quite ambiguous). In these instances we will assess the proposal based upon the information that we have to date.

I note your comments on the assessment of maximum development parameters. We are not questioning the reason for identifying them, however, the Environmental Statement should contain sufficient information that assess the likely significant effects of these parameters. The parameters do not only define a maximum consenting envelope but also specify maximum numbers. You make reference to paragraph 145 of Planning Circular 3/2011 and will therefore note that it also states that:

"If sufficient information is given with the application for planning permission (whether an application for planning permission in full, or for planning permission in principle), it ought to be possible for the authority to determine whether the EIA obtained at that stage will take account of all potential environmental effects likely to follow as consideration of an application proceeds through the multi-stage process."

We are of the view that the information provided with the EIA is not sufficient to enable us to assess the environmental effects or assess the proposal against Local Development Plan policies. In particular you will note that we requested an indicative layout of the lodges and houses. I can see no reference to this point within your letter and I would be grateful if you could confirm whether you intend to provide this.

It is also noted that there appears to be no reference to the provision of financial information relating to justifying the enabling development. Can you also confirm if you intend to provide this.

The two points above are considered to be fundamental in assessing the application. There may also be other key points to raise and once you submit an amended letter, as requested above, I will be able to provide a more detailed response.

I am now on leave until 7th January and in my absence, Bob Cook will be dealing with any further correspondence received before then. I would therefore be grateful if you could send your amended letter to Bob and copy to me.

Kind Regards
Vivien

[REDACTED]

From: James Paterson <[REDACTED]@flamingoland.co.uk>
Sent: 14 December 2018 11:12
To: Stuart Mearns
Cc: [REDACTED]
Subject: Re: West Riverside and Woodbank House | Major planning applications - Loch Lomond & The Trossachs National Park

Thank you for the update Stuart,
[REDACTED] (ccd) emailed to arrange a catch up with you, I have a meeting to attend 5:30pm on Monday 17th
[REDACTED] and could get there to meet with you earlier, say 4:30pm?

Jim

On Thu, 13 Dec 2018 at 17:07, Stuart Mearns <stuart.mearns@lochlomond-trossachs.org> wrote:
Jim,

For awareness, updated text on our website. We will be copying this to the community council.

Regards

Stuart

<https://www.lochlomond-trossachs.org/planning/planning-applications/major-planning-applications/west-riverside-woodbank-house/>

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Loch Lomond & The Trossachs National Park Authority
National Park Headquarters
Carrochan
Carrochan Road
Balloch G83 8EG
Tel 01389 722600 Fax 01389 722633
www.lochlomond-trossachs.org

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[REDACTED]

From: Bob Cook
Sent: 20 December 2018 13:59
To: 'Mark Johnston'
Cc: Vivien Emery; Stuart Mearns
Subject: RE: West Riverside and Woodbank House

Thanks Mark. There is obviously quite a bit of information there and the team (other than myself) are now on leave for the Christmas break (office shut down until 3rd Jan). We will review first thing in the new year and give you our comments.

All the best

Bob

Bob Cook
Planning Manager
Development Management

Loch Lomond & The Trossachs National Park

Direct: 01389 722631
www.lochlomond-trossachs.org

From: Mark Johnston [REDACTED@peterbrett.com]
Sent: 20 December 2018 09:17
To: Bob Cook; Stuart Mearns
Cc: James Paterson; Gary McGregor; Douglas McDonald
Subject: West Riverside and Woodbank House

Dear Stuart,

Further to your conversation with Jim Paterson yesterday morning, I am attaching, in draft, the following information from Anderson Bell & Christie:

File name	Extent of change
1139 - Balloch Pierhead- Public Parking Proposals_181219	The parking arrangements at the Pierhead
1139 - Balloch Riverside Walkway_181219	The proposals for riverside walkway and what that does to the developable area at the riverside
1139 - West Riverside - Woodbank Lodges Sketch Layout_181219	Proposals for self-catering accommodation at Woodbank house
1139 - Woodbank House Conservation Diagrams_181219 A4	Proposals for apartments within Woodbank House
1139 - Woodbank House Resi Option Updated_181219	Proposals for apartments within Woodbank House
1139_PL(0)100 Station Square Sections_181219	Sections through the Pierhead and Station Square showing the relationship with existing buildings

1139_PL(0)200 Pierhead Sections_181219	Sections through the Pierhead and Station Square showing the relationship with existing buildings
1139_Woodbank House_Ancillary Buildings Feasibility Study_181219	Proposals for reconstruction and reuse of the ancillary buildings at Woodbank House

We would welcome your informal comments on these documents before we pull together a package of these and other supporting documentation for consideration as part of the planning application.

They are accessible here: <https://we.tl/t-DcQ8ebJDeF>


To aid your understanding, I've also attached a schedule highlighting the changes between the attached material and what was submitted for planning.

The final attachment is a copy of the letter from Vivien dated 8th August, but with our comments at the end of each section noting the nature of the proposed formal response.

I'm around today if you wish to discuss. I can be reached at the number below.

Kind regards,

Mark Johnston
Senior Associate

Tel: 0141 352 2360
@peterbrett.com
 160 West George Street, Glasgow, G2 2HG



PBA has joined the Stantec family, find out more at peterbrett.com.



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Applied for	Now proposed	Change
Refurbished tourist information building;	Refurbished tourist information building;	No Change
60-bedroom Apart-hotel;	60-bedroom Apart-hotel;	No Change
32-bedspace budget accommodation;	32-bedspace budget accommodation;	No Change
Up to 105 self-catering lodges; Zone 3a – 43 Zone 3b – 32 Zone 3c – 1 Zone 3d – 28 Total – 104 – we rounded up to 105 for assessment	Up to 124 Self-catering lodges Zone 3a – 43 Zone 3b – 32 Zone 3c – 1 Zone 3d – 28 Zone 12 – 19 Total -124	Zone 3a – No Change Zone 3b – No Change Zone 3c – No Change Zone 3d – No Change Zone 12 + 19
20 private dwellings; Zone 12 – 20 houses	21 private houses Zone 12 – 6 houses Zone 13 – 15 Apartments	+ 1 private dwelling
Façade retention of Woodbank House	Refurbishment / reconstruction of Woodbank House to accommodate up to 15 private apartments.	Change in Woodbank House Strategy
900m ² brewery;	900m ² brewery;	No Change
Leisure / pool / water park area up to approximately 2,500m ² ;	Leisure / pool / water park area up to approximately 2,500m ² ;	No Change
Restaurants / Cafe & Retail areas up to 1,100m ² in total;	Restaurants / Cafe & Retail areas up to 1,100m ² in total;	No Change
Visitor reception areas & hub building up to approximately 2,000m ² ;	Visitor reception areas & hub building up to approximately 2,000m ²	No Change
External activity areas including tree top walk, events/ performance areas, children's play areas, monorail, forest adventure rides, picnic / play areas;	External activity areas including tree top walk, events/ performance areas, children's play areas, monorail, forest adventure rides, picnic / play areas;	No Change
Staff and service area of up to approximately 900m ² ;	Staff and service area of up to approximately 900m ² ;	No Change
Associated parking (up to 320 additional spaces), landscaping and infrastructure development works; and	Will need to take account of 1. Revisions at Pier Head; 2. Additional parking for apartments within Woodbank House; 3. Additional parking for additional lodges at Woodbank House	TBC
Access	Access	No Change



8 August 2018

Flamingo Land Limited & Scottish Enterprise
c/o Mark Johnston
Peter Brett Associates
160 West George Street
Glasgow
G2 2HG

Dear Mark

Application Number: 2018/0133/PPP

Development Proposed: The erection and operation of a tourism and leisure led mixed use development including hotel, bunkhouse accommodation and self-catering holiday lodges; self catering boathouse accommodation; residential development; leisure and recreational facilities including swimming pool, water park, visitor reception and education/interpretation facilities; hot food/café restaurant uses; brewery; ancillary uses including retail; façade retention of Woodbank House and conversion of existing outbuildings; public realm enhancements including public square improvements, footpaths and cycleways; external activity areas including forest adventure rides, tree top walkway, monorail, events/performance areas, picnic areas and play areas; staff and service areas; landscaping; new access from Ben Lomond Way and Pier Road; and site development infrastructure (including SUDS, and parking).

Location: Land At Pier Road, Ben Lomond Way And Old Luss Road, Known As West Riverside And Woodbank House, Balloch

Thank you for submitting the above application for consideration. The majority of consultations have now been received and an initial assessment of the proposal has been undertaken. Under the provisions of Section 23 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 I am writing to advise that additional information is required.

Please note that the extent of additional information requested is in part, a result of the very specific development parameters that are being sought. While details regarding heights, scale and density could in some instances be conditioned as a matter specified in conditions (if the application were to be approved), you are seeking approval for specific building heights and unit numbers within your parameters plan. Consequently the Environmental Statement should contain sufficient information that assess the likely significant effects of the development parameters. Currently the information provided is not considered sufficient for us to assess likely significant effects or assess the proposals against relevant policies within the Local Development Plan.

The further information requested is summarised as follows:

Woodland

Consent is sought for a specific number of holiday lodges within wooded areas including the wooded edge of the River Leven, Drumkinnon Wood and Woodbank House. Whilst the principle of some development within these wooded areas may be acceptable, the scale of the development must be assessed against Natural Environment Policy 8 of the Local Development Plan as well as the Scottish Governments Control of Woodland Removal Policy. To enable us to make that assessment the following information is required:

- Details as to how the proposed woodland loss would be distributed between the different woodland areas;
- The core areas of woodland for retention should be mapped (along with species list) and areas of bluebell should be target noted. Our ecologist/woodland advisor would welcome a discussion to agree the scope of this work.
- Details of compensatory planting (shown on a plan) to demonstrate there is no net woodland loss.

I have attached our Tree and Woodland Officer's response as this outlines the further information requirements in more detail.

As referred to in my e-mail of 19 June the document named "Tree and Woodland survey" appears incomplete. Please submit the final document.

Applicant's response:

Following the meeting of 13th August, Envirocentre have prepared an updated woodland assessment and summary report that is to be submitted to the NPA. The documents will include the following:

- a. Further explanation of the glade analysis demonstrating the areas that can accommodate lodges, including photos and other evidence where appropriate;
- b. Amended tree plans to include a description of what the individual trees are, as opposed to generic groupings;
- c. Plans showing the better quality 'core areas' of woodland (LEPO vs Ancient etc) and referencing the glade locations and the strategy for each area of development consistent with the Design Statement;
- d. Further commentary on the extent of Bluebell areas;
- e. A list of mitigation measures including commentary on compensatory planting;
- f. Cross reference to the information contained in the relevant parts of the DAS and EIA in order to clarify the landscape strategy and the principles of design relevant to woodland e.g. stilted foundations for lodges etc.

Landscape Large areas of the application site are sensitive in landscape terms and from the information provided it is not possible to fully assess the likely significant environmental effects on the landscape. The following additional information is therefore required:

- A Landscape and Visual Assessment (LVIA) that considers proposed tree loss. The "vegetated ZTV" includes existing vegetation but not trees/woodland that will require to be removed to allow development. Photomontages with and without proposed tree cover should be submitted along with an updated assessment that considers the landscape and visual impact of the development with associated woodland loss (please note that this is relevant to all parts of the site).

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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- Mono-Rail – Please confirm the anticipated overall height of the mono-rail and provide a photomontage that shows the height of the mono-rail in relation to existing trees and to buildings (at Station Square).
- Landscape Capacity – You are seeking consent for a specific number of dwellings/chalets within the site and you should therefore demonstrate that each part of the site has the capacity to sensitively accommodate the number of units proposed (along with associated infrastructure and parking). The landscape capacity assessment can be informed by the conclusions of your LVIA but should also take account of proposed tree loss (both within and adjacent to these sites), proximity to trees, heights of proposed buildings and other existing constraints. It should be accompanied by an indicative layout plan of the proposed chalets and dwellings (as requested during our pre-application discussions). Our Landscape Advisors would welcome the opportunity to discuss and advise on the scope of this work.
- Photomontages – Maximum heights are given for a number of the proposed buildings however the landscape and visual impact of these building heights cannot be fully assessed from the information provided. Whilst it is noted that paragraph 12.2.47 of Volume 1 of the ES states that “as this is currently only a Planning Permission in Principle the visualisations produced focus on the likely mass of the buildings within the Proposed Development and are not intended to be photo-realistic interpretations.”, as you are seeking consent for buildings of specific heights, these heights should be more accurately reflected within the massing study photomontages (or alternative photomontages/ section plans). If it helps I can provide you with examples of other applications (within other Authority areas) where a high quality of information relating to viewpoints showing the massing of proposed buildings was provided (please note that a sectional elevation at Station Square and at the Pierhead would be particular useful). For Station Square photomontages or cross-sections through the site should be submitted that accurately show the height of proposed new buildings in relation to existing and proposed (i.e. Sweeney’s Cruises) buildings. Sections should demonstrate the height of existing buildings in relation to the Visitor Information Centre and dwellings and flats located directly to the west. Similarly, at the Pierhead, photomontages/cross-sections should show the height of the proposed new buildings in relation to existing buildings (namely the Slipway, Winch House, Drumkinnon Tower and Loch Lomond Shores Retail Development). These should also demonstrate the distance of the proposed buildings from the beach and listed Winch House. Where buildings are to have a variety of building heights this should be reflected in the information provided. As indicated above the photomontages provided should show proposed tree loss.
- Additional viewpoints – there has been no assessment of the proposed development from Drumkinnon tower (including existing viewing area) or the retail development at Loch Lomond Shores. These are both main receptors for this area.
- Special Landscape Qualities (SLQ) Assessment – this assessment considers impact on the National Park as a whole however it should also consider local impacts (for example at the Pierhead the beach provides an opportunity to enjoy the loch shore experience as part of the SLQ’s).
- Boathouse – there appears to be no detailed assessment of the landscape/visual impact of the proposed boathouse or a justification for the boathouse with regard to relevant LDP policies.

Applicant’s response:

Following the meeting of 13th August, Gillespies have prepared an LVIA addendum to

- Review the assessment of the proposed Woodbank House boathouse accommodation;
- Ascertain extent and location of existing open space allocations and review whether likely impacts on these allocations have been considered; and

- Review the Special Landscape Qualities (SLQ) assessment from the EIA.

In addition, Gillespies have updated the landscape character assessment (EIA Appendix 12.5) Massing Studies to:

- Improve clarity via higher resolution and lighter settings.
- Include wirelines for every view to show the development in a bare earth situation (ie w/o vegetation)
- Include a further viewpoint 02 that covers the massing and wireline for the requested locations

These documents will be submitted to the NPA in support of the planning application.

Cultural Heritage

The proposal raises a number of issues relating to cultural heritage and a summary of additional information required to fully assess the environmental effects in this regard is summarised below.

Impact on Setting of Heritage Assets

A more detailed analysis regarding some of the heritage assets including the impact of the proposal on their setting should be provided – this is particularly relevant in relation to Woodbank House, The Winch House, Balloch Pier and Station Square. Further guidance on defining and analysing setting can be found in Historic Scotland's guidance Managing Change in the Historic Environment: Setting. Our built heritage advisor would also be happy to advise further on the scope of this work. This work should inform the landscape capacity studies referred to above.

Applicant's response:

The proposals for development at Woodbank House have been substantially revised as noted below. The additional sections at the pier head and station square by Anderson Bell & Christie provide further information on the relationship of the proposals to the existing Winch House, Balloch Pier and Station Square. It is noted that Historic Environment Scotland have not objected to the proposals for development in close proximity to these Grade-A listed structures, and that Headland Archaeology have considered all assets within their assessment (EIA Appendix 13). It is therefore proposed that the additional sections and detail provided will give sufficient information to allow assessment of the proposals.

Woodbank House

- The Barham Glen Architects Inspection Report provides some additional information to compliment that of the Structural Inspection Report. The submitted Design Statement refers to this Barham Glen Report as being an 'outline conservation report'; however, it seems limited on heritage appraisal/assessment with respect to Woodbank House. The application submission would benefit from further information objectively assessing and reporting on the significance/key characteristics of the heritage assets of Woodbank House and providing an objective assessment of the heritage impacts or benefits of the development proposals on that asset.
- The documents submitted have a number of conflicting statements relating to the proposals at Woodbank House and the full extent of the façade retention is not clear. Further clarity is required on the proposals for Woodbank House and similarly those of Woodbank House Stables/Outbuildings and any other remains of walled garden/glasshouses to the rear of Woodbank House. Details that explain more clearly (in outline at least) the proposed doughtakings/demolitions/extensions, the proposed final appearance of the retained structure (including window/door openings) and also details of any proprietary façade

retention system and where this would be located. It is considered that a level of detail in this regard is required at this stage to be able to understand and assess the acceptability of the principle of what is being proposed (including the financial justification for the enabling housing).

- On the basis of the information submitted, the application does not appear to meet the requirements and criteria set out in LDP Historic Environment Policy 1(b) to justify substantial demolition of the remaining structure of this Category A listed building or associated buildings. Similarly there is insufficient information to justify support under Historic Environment Policy 1(c) for the proposed extent of enabling development (20 houses) to support financing of what appears to be the substantial demolition with preservation of the east façade of Woodbank House only and conversion of part of the stables. An options appraisal is required to demonstrate why the extant structure of Woodbank House, as the principal listed building on the site, cannot be retained, reconstructed (where required) and reused to meet the aforementioned policies.
- The extent of enabling works seems excessive in relation to the works proposed to listed Woodbank House. The proposal for enabling development to secure works to Woodbank House & associated listed buildings, requires further detailed financial justification and supporting information. This is necessary in order to justify the extent of enabling development proposed (and profit return resulting from this) to overcome any resultant conservation deficit from these works. We require further financial information that provides more detail and specific breakdown of the costs (including those costs relating to the proposed demolitions) for all of the existing buildings on the site and how the returns/profit from the housing might offset the conservation cost deficit.
- Subject to the outcome of the enabling justification (i.e. what is the minimal development required to secure the long-term future of the building) you should provide indicative layouts/scale of the proposed housing and the proposed visitor accommodation within the grounds of Woodbank House. The impacts of the proposed siting/layout on the setting of Woodbank House should then be assessed in more detail.

Applicant's response:

- Following the meeting of 13th August, the proposals for work to Woodbank House and within the grounds have been altered. A reconstruction and insertion of new accommodation within Woodbank house is now proposed, although this is conceptual at present, given the status of the Planning Permission in Principle.
- Anderson, Bell & Christie have prepared an additional document in this regard which will include further detail for:
 - Woodbank House – diagrammatic layouts for redevelopment including up to 15 private residential units;
 - Proposals for self-catering lodges within the grounds of Woodbank House. There is a change in that the original proposals for 20 private residences have now become 19 self-catering lodges and 6 private residences.
 - Indicative layouts for the refurbishment of ancillary buildings at Woodbank house.
- A financial analysis has been prepared by our client's Cost Consultants Brown & Wallace and will be submitted in support of the application. It will detail extent of development required to finance the works to Woodbank House and attendant structures.

Station Square development & Hotel/Apartment/Water Park Development

Further assessment and detailing of the height and scale of existing buildings in these locations and comparison with the indicative height and scale of proposed buildings (see reference to Photomontages/cross-sections as outlined within the landscape section above) should be provided. An assessment of the potential impact that these proposals might have on the setting

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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

of nearby listed buildings, and other local cultural heritage assets (e.g. Winch House, Balloch Pier, Tullichewan Hotel and Balloch Old Station building) should be provided.

Applicant's response:

Following the meeting of 13th August, additional sections have been prepared to illustrate the maximum proposed building envelope in terms of the height and scale of buildings at Station Square and the Pier Head.

Traffic/Parking

Neither West Dunbartonshire Roads or Transport Scotland have raised any issues in relation to the proposals. We have met with representatives from WDC Roads and requested that they further confirm that the transport assessment is robust based on the proposed parameters and that the parking proposed (in relation to the proposed parameters) meets their standards. I will let you know when this further advice is received.

Paragraph 3.2.25 of the Planning Statement confirms that a total of 330 spaces will be provided across the site (excluding Woodbank House) – this is 97 net additional spaces discounting the existing 233 spaces that currently exist at Balloch Pier and the Old Station. Please confirm if the proposed provision includes the 44 displaced Park and Ride Spaces requested by WDC or consider the potential impacts of the loss of existing parking associated with the Slipway or Maid of the Loch? Can you please provide a parking plan showing the numbers of parking spaces proposed in each area and distribution across the site (to ensure that a sufficient number of parking spaces are provided in the locations it will be required to service the uses). Please also demonstrate that the areas shown for parking have capacity for the numbers proposed (to ensure we can be satisfied that no additional parking within the site will be required).

Please give consideration and respond to the comments contained within the consultation response received from ScotRail which can be viewed on the on-line file.

Applicant's response:

Following the meeting of 13th August, PBA are preparing an updated parking analysis and will submit this to address the questions raised above.

Flooding

As outlined within my e-mail of 2 July 2018 SEPA has objected to the proposal and has requested further information. I understand that your consultants have been in touch with SEPA and I would be grateful if you could keep me updated of progress.

Applicant's response:

Following the meeting of 13th August, additional discussions have been held with SEPA. A statement is being prepared by Envirocentre which will be submitted to the NPA for consideration. It will set out the content and outcomes of discussions that have been held with SEPA.

Water

As previously indicated Scottish Water has requested further information from you relating to the Pre Development Enquiry. They will not be able to provide us with a detailed consultation response until this information has been provided. I would be grateful if you could let me know when this has been submitted to Scottish Water.

Applicant's response:

PBA will write to Scottish Water providing them with additional information in order to progress the PDE. This will be copied to the NPA when it is sent.

Access

A number of popular paths and walking routes exist within the site. Clarification regarding public access would be helpful, particularly along the beach at the Pierhead (where no footpath seems to be proposed) and within and adjacent to the chalet sites along the Riverfront and within Drumkinnon Wood. Whilst the supporting information states that public access will be maintained it is noted that Section 6.2 of the Design Statement states that within the chalet areas "semi-public access track with discrete attractive signage to discourage public access" is proposed. Can you please clarify? I note it is stated that the proposed boathouse would not impede public access to the nearby promontory, however please confirm if public access along this part of the loch shore would be maintained?

There are no details of specific improvements to pedestrian/cycle routes outwith the site. Please clarify your intentions in this regard.

As has been previously highlighted a priority outcome of the Balloch Charrette was providing a Riverside walkway along the River Leven. SEPA has indicated that some options for a walkway may be acceptable and I would welcome further discussion on this matter at our meeting.

Applicant's response:

The applicant will be preparing a response confirming that the existing popular walking paths and routes through the site will either remain open to the public during construction and operation, or will be replaced by similar footpaths in the same locations - for example a new Riverside Walkway.

Bats

A transect survey has been undertaken but this does not determine the trees which have bat roost potential. At this stage, it will be necessary for you to identify areas of woodland that contain trees (i.e. semi-mature/mature trees) which may have bat roost potential (please note that this work is required to be carried before the end of September). At any MSC stage it would then be necessary to identify those trees to be felled and survey them for bat roost potential (and include species of bat and numbers). Please note no initial assessment or transect survey work appears to have been carried out for the area of woodland that is proposed to accommodate the staff servicing area (Area 10) and this should be covered in the work referred to above.

Applicant's response:

Following the meeting of 13th August, Envirocentre have prepared a clarification letter that addresses the points above. This will be submitted to the NPA.

Cross-Boundary Issues with West Dunbartonshire Council

As outlined in my e-mail of 2 July WDC Planning has requested further information prior to considering the proposals at their Full Council. Please confirm when you intend to submit this information (please note given their timescales it is now unlikely the proposals will be presented at their August Meeting).

Applicant's response:

We note that West Dunbartonshire Council have now made their comments on the application. It is not therefore proposed to address this point.

Phasing

It would be helpful at this stage to have an idea of your proposed phasing (including any infrastructure delivery).

Applicant's response:

A phasing schedule will be included, describing phasing by reference to the character areas and elements within.

Section 75

We are currently considering the scope of any potential legal agreement. As advised at the pre-application stage, clarity on your proposed approach to any developers contributions would be preferable (including any intentions to support/contribute funds for a co-ordinated approach with other partners in relation to Station square Public realm improvements). As previously advised there is an expectation that your client will pay our solicitors expenses in relation to any Section 75 Agreement and independent specialist advice considered necessary to assess the proposals (i.e. we may require an appraisal of the financial information submitted to justify the enabling the development). You requested to discuss this at our next meeting.

Applicant's response:

The scope of any section 75 contribution will be discussed between our client and the NPA. We are not in a position to comment on this at the current time.

Processing Agreement

On receipt of the above information, re-consultation and advertisement of the proposals will be necessary. We can discuss likely timescales and the updating of the Processing Agreement at our meeting. With regards to the additional information provided please provide 3 hard copies and confirm the cost of obtaining copies (required for the public advert).

Applicant's response:

Noted. We expect to be in a position to submit information shortly and would expect that a period of 3 months from the date of receipt of information will be appropriate to determine the application.

Land Ownership

As previously advised part of the application site at the Slipway is within the ownership of the National Park. Can you please send me an updated Land Ownership Certificate as well as notifying Emma Yendell our Estates Manager of the proposal.

Applicant's response:

Following the meeting of 13th August, it was agreed that the NPA would forward the details of the extent of land within the National Park. We await this confirmation from your Estates Department, but confirm that we will issue updated land ownership certificates when it is received.

I look forward to discussing the above at our meeting of the 13th August. Please note that following our initial discussions there may be requests for additional information.

Yours sincerely

Vivien Emery

Development Management Planner

Tel: 01389 722619

Email: vivien.emery@lochlomond-trossachs.org

[REDACTED]

From: Vivien Emery
Sent: 09 January 2019 13:15
To: 'Mark Johnston'
Cc: Stuart Mearns; Bob Cook
Subject: RE: West Riverside and Woodbank House


Dear Mark

Thank you for the additional information submitted on 20th December. I will provide a full response to your letter early next week however I wanted to highlight a couple of points.

- I can see no reference to providing a landscape capacity assessment or indicative layout drawings (which should be to scale). Please note that this information is considered essential for us to assess whether the number of units you are seeking can be accommodated within the site. If you require further advice on the scope of this work our Landscape Adviser would be happy to assist.
- The information requested by West Dunbartonshire Council Planning (and forwarded to yourself on 2 July 2018) remains outstanding and should be submitted.

I will be in touch again next week however in the meantime I would be grateful if you could advise me when you are intending to submit all remaining outstanding information.

Kind Regards
Vivien



From: Vivien Emery
Sent: 15 January 2019 17:17
To: 'Mark Johnston'
Cc: Bob Cook; Douglas McDonald
Subject: WRS Annotated Letter
Attachments: FI Letter Annotated 15-01-2019.pdf; Photomontage Example (Edinburgh).pdf; SNH Wire Frame Example.docx

Dear Mark

Please find attached a copy of our response to your letter of 20th December. The comments principally relate to outstanding information rather than the merits of the proposal.

There are a number of matters that we feel have still not been addressed. As discussed earlier it would be helpful to have an initial meeting with yourself to discuss the outstanding information. Following that discussion it may then be useful to organise further meetings with your consultants and our internal specialist advisers.

I look forward to hearing from you.

Kind Regards
Vivien

Vivien Emery
Planning Officer
(Mon, Tues & Wed)

Loch Lomond & The Trossachs National Park
Direct: 01389 722619
www.lochlomond-trossachs.org
www.twitter.com/lomondtrossachs
www.facebook.com/lomondtrossachs



8 August 2018

Flamingo Land Limited & Scottish Enterprise
c/o Mark Johnston
Peter Brett Associates
160 West George Street
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Dear Mark

Application Number: 2018/0133/PPP

Development Proposed: The erection and operation of a tourism and leisure led mixed use development including hotel, bunkhouse accommodation and self-catering holiday lodges; self catering boathouse accommodation; residential development; leisure and recreational facilities including swimming pool, water park, visitor reception and education/interpretation facilities; hot food/café restaurant uses; brewery; ancillary uses including retail; façade retention of Woodbank House and conversion of existing outbuildings; public realm enhancements including public square improvements, footpaths and cycleways; external activity areas including forest adventure rides, tree top walkway, monorail, events/performance areas, picnic areas and play areas; staff and service areas; landscaping; new access from Ben Lomond Way and Pier Road; and site development infrastructure (including SUDS, and parking).

Location: Land At Pier Road, Ben Lomond Way And Old Luss Road, Known As West Riverside And Woodbank House, Balloch

Thank you for submitting the above application for consideration. The majority of consultations have now been received and an initial assessment of the proposal has been undertaken. Under the provisions of Section 23 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 I am writing to advise that additional information is required.

Please note that the extent of additional information requested is in part, a result of the very specific development parameters that are being sought. While details regarding heights, scale and density could in some instances be conditioned as a matter specified in conditions (if the application were to be approved), you are seeking approval for specific building heights and unit numbers within your parameters plan. Consequently the Environmental Statement should contain sufficient information that assess the likely significant effects of the development parameters. Currently the information provided is not considered sufficient for us to assess likely significant effects or assess the proposals against relevant policies within the Local Development Plan.

The further information requested is summarised as follows:

Woodland

Consent is sought for a specific number of holiday lodges within wooded areas including the wooded edge of the River Leven, Drumkinnon Wood and Woodbank House. Whilst the principle of some development within these wooded areas may be acceptable, the scale of the development must be assessed against Natural Environment Policy 8 of the Local Development Plan as well as the Scottish Governments Control of Woodland Removal Policy. To enable us to make that assessment the following information is required:

- Details as to how the proposed woodland loss would be distributed between the different woodland areas;
- The core areas of woodland for retention should be mapped (along with species list) and areas of bluebell should be target noted. Our ecologist/woodland advisor would welcome a discussion to agree the scope of this work.
- Details of compensatory planting (shown on a plan) to demonstrate there is no net woodland loss.

I have attached our Tree and Woodland Officer's response as this outlines the further information requirements in more detail.

As referred to in my e-mail of 19 June the document named "Tree and Woodland survey" appears incomplete. Please submit the final document.

Applicant's response:

Following the meeting of 13th August, Envirocentre have prepared an updated woodland assessment and summary report that is to be submitted to the NPA. The documents will include the following:

- a. Further explanation of the glade analysis demonstrating the areas that can accommodate lodges, including photos and other evidence where appropriate;
- b. Amended tree plans to include a description of what the individual trees are, as opposed to generic groupings;
- c. Plans showing the better quality 'core areas' of woodland (LEPO vs Ancient etc) and referencing the glade locations and the strategy for each area of development consistent with the Design Statement;
- d. Further commentary on the extent of Bluebell areas;
- e. A list of mitigation measures including commentary on compensatory planting;
- f. Cross reference to the information contained in the relevant parts of the DAS and EIA in order to clarify the landscape strategy and the principles of design relevant to woodland e.g. stilted foundations for lodges etc.

NPA (15/01/2019): The glade analysis and other additional assessments should also include impact of proposed access tracks as well as the lodges on the woodland.

There must be clear proposals for both mitigation of impact on the woodland and compensatory planting for woodland loss provided

Landscape Large areas of the application site are sensitive in landscape terms and from the information provided it is not possible to fully assess the likely significant environmental effects on the landscape. The following additional information is therefore required:

- A Landscape and Visual Assessment (LVIA) that considers proposed tree loss. The “vegetated ZTV” includes existing vegetation but not trees/woodland that will require to be removed to allow development. Photomontages with and without proposed tree cover should be submitted along with an updated assessment that considers the landscape and visual impact of the development with associated woodland loss (please note that this is relevant to all parts of the site).
- Mono-Rail – Please confirm the anticipated overall height of the mono-rail and provide a photomontage that shows the height of the mono-rail in relation to existing trees and to buildings (at Station Square).
- Landscape Capacity – You are seeking consent for a specific number of dwellings/chalets within the site and you should therefore demonstrate that each part of the site has the capacity to sensitively accommodate the number of units proposed (along with associated infrastructure and parking). The landscape capacity assessment can be informed by the conclusions of your LVIA but should also take account of proposed tree loss (both within and adjacent to these sites), proximity to trees, heights of proposed buildings and other existing constraints. It should be accompanied by an indicative layout plan of the proposed chalets and dwellings (as requested during our pre-application discussions). Our Landscape Advisors would welcome the opportunity to discuss and advise on the scope of this work.
- Photomontages – Maximum heights are given for a number of the proposed buildings however the landscape and visual impact of these building heights cannot be fully assessed from the information provided. Whilst it is noted that paragraph 12.2.47 of Volume 1 of the ES states that “as this is currently only a Planning Permission in Principle the visualisations produced focus on the likely mass of the buildings within the Proposed Development and are not intended to be photo-realistic interpretations.”, as you are seeking consent for buildings of specific heights, these heights should be more accurately reflected within the massing study photomontages (or alternative photomontages/ section plans). If it helps I can provide you with examples of other applications (within other Authority areas) where a high quality of information relating to viewpoints showing the massing of proposed buildings was provided (please note that a sectional elevation at Station Square and at the Pierhead would be particular useful). For Station Square photomontages or cross-sections through the site should be submitted that accurately show the height of proposed new buildings in relation to existing and proposed (i.e. Sweeney’s Cruises) buildings. Sections should demonstrate the height of existing buildings in relation to the Visitor Information Centre and dwellings and flats located directly to the west. Similarly, at the Pierhead, photomontages/cross-sections should show the height of the proposed new buildings in relation to existing buildings (namely the Slipway, Winch House, Drumkinnon Tower and Loch Lomond Shores Retail Development). These should also demonstrate the distance of the proposed buildings from the beach and listed Winch House. Where buildings are to have a variety of building heights this should be reflected in the information provided. As indicated above the photomontages provided should show proposed tree loss.
- Additional viewpoints – there has been no assessment of the proposed development from Drumkinnon tower (including existing viewing area) or the retail development at Loch Lomond Shores. These are both main receptors for this area.
- Special Landscape Qualities (SLQ) Assessment – this assessment considers impact on the National Park as a whole however it should also consider local impacts (for example at

the Pierhead the beach provides an opportunity to enjoy the loch shore experience as part of the SLQ's).

- Boathouse – there appears to be no detailed assessment of the landscape/visual impact of the proposed boathouse or a justification for the boathouse with regard to relevant LDP policies.

Applicant's response:

Following the meeting of 13th August, Gillespies have prepared an LVIA addendum to

- Review the assessment of the proposed Woodbank House boathouse accommodation; NPA (15/01/2019): This should be provided along with a policy assessment and justification for the siting of boathouse accommodation at this location.
- Ascertain extent and location of existing open space allocations and review whether likely impacts on these allocations have been considered; and
- Review the Special Landscape Qualities (SLQ) assessment from the EIA.

In addition, Gillespies have updated the landscape character assessment (EIA Appendix 12.5) Massing Studies to:

- Improve clarity via higher resolution and lighter settings.
NPA (15/01/2019): The photomontages should represent the landscape context and the proposed development as accurately as is practical. Importantly, the photomontages should show the visual impacts that include the removal of trees. A number of the photomontages are of poor quality and do not accurately represent the proposal. Within the description of effects it is correctly concluded that within some areas there will be a high or very high magnitude of change however this is not reflected within the supporting visual information. I have attached an example of good quality photomontages submitted for a PPP application in Edinburgh. Whilst it is appreciated that this is a more urban context the principles are the same.
- Include wirelines for every view to show the development in a bare earth situation (ie w/o vegetation)
NPA (15/01/2019): I have also included some wireframes as an example of the standard that should be provided, particularly of development that is visible from Loch Lomond, Loch Lomond Shores and the River Leven.
- Include a further viewpoint 02 that covers the massing and wireline for the requested locations

These documents will be submitted to the NPA in support of the planning application.

NPA (15/01/2019): It is noted that no there is no reference to providing a landscape capacity assessment or indicative layout plans for the chalets/housing. Notional layout plans have been provided for area 3(a) and 12(a) however these should be submitted on a plan to scale. Scaled indicative layout plans should also be provided for the chalets at Drumkinnon Wood and to the rear of Woodbank House as well as the proposed 6 dwellings. Without a landscape capacity assessment or indicative layout plans we will be unable to fully assess the significance of the effects or assess the proposal against Local Development Plan policies.

Cultural Heritage

The proposal raises a number of issues relating to cultural heritage and a summary of additional information required to fully assess the environmental effects in this regard is summarised below.

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Impact on Setting of Heritage Assets

A more detailed analysis regarding some of the heritage assets including the impact of the proposal on their setting should be provided – this is particularly relevant in relation to Woodbank House, The Winch House, Balloch Pier and Station Square. Further guidance on defining and analysing setting can be found in Historic Scotland's guidance Managing Change in the Historic Environment: Setting. Our built heritage advisor would also be happy to advise further on the scope of this work. This work should inform the landscape capacity studies referred to above.

Applicant's response:

The proposals for development at Woodbank House have been substantially revised as noted below. The additional sections at the pier head and station square by Anderson Bell & Christie provide further information on the relationship of the proposals to the existing Winch House, Balloch Pier and Station Square. It is noted that Historic Environment Scotland have not objected to the proposals for development in close proximity to these Grade-A listed structures, and that Headland Archaeology have considered all assets within their assessment (EIA Appendix 13). It is therefore proposed that the additional sections and detail provided will give sufficient information to allow assessment of the proposals.

Woodbank House

- The Barham Glen Architects Inspection Report provides some additional information to compliment that of the Structural Inspection Report. The submitted Design Statement refers to this Barham Glen Report as being an 'outline conservation report'; however, it seems limited on heritage appraisal/assessment with respect to Woodbank House. The application submission would benefit from further information objectively assessing and reporting on the significance/key characteristics of the heritage assets of Woodbank House and providing an objective assessment of the heritage impacts or benefits of the development proposals on that asset.

NPA (15/01/2019): This information should be provided.

- The documents submitted have a number of conflicting statements relating to the proposals at Woodbank House and the full extent of the façade retention is not clear. Further clarity is required on the proposals for Woodbank House and similarly those of Woodbank House Stables/Outbuildings and any other remains of walled garden/glasshouses to the rear of Woodbank House. Details that explain more clearly (in outline at least) the proposed downtakings/demolitions/extensions, the proposed final appearance of the retained structure (including window/door openings) and also details of any proprietary façade retention system and where this would be located. It is considered that a level of detail in this regard is required at this stage to be able to understand and assess the acceptability of the principle of what is being proposed (including the financial justification for the enabling housing).
- On the basis of the information submitted, the application does not appear to meet the requirements and criteria set out in LDP Historic Environment Policy 1(b) to justify substantial demolition of the remaining structure of this Category A listed building or associated buildings. Similarly there is insufficient information to justify support under Historic Environment Policy 1(c)) for the proposed extent of enabling development (20 houses) to support financing of what appears to be the substantial demolition with preservation of the east façade of Woodbank House only and conversion of part of the stables. An options appraisal is required to demonstrate why the extant structure of Woodbank House, as the principal listed building on the site, cannot be retained, reconstructed (where required) and reused to meet the aforementioned policies.

- The extent of enabling works seems excessive in relation to the works proposed to listed Woodbank House. The proposal for enabling development to secure works to Woodbank House & associated listed buildings, requires further detailed financial justification and supporting information. This is necessary in order to justify the extent of enabling development proposed (and profit return resulting from this) to overcome any resultant conservation deficit from these works. We require further financial information that provides more detail and specific breakdown of the costs (including those costs relating to the proposed demolitions) for all of the existing buildings on the site and how the returns/profit from the housing might offset the conservation cost deficit.
- Subject to the outcome of the enabling justification (i.e. what is the minimal development required to secure the long-term future of the building) you should provide indicative layouts/scale of the proposed housing and the proposed visitor accommodation within the grounds of Woodbank House. The impacts of the proposed siting/layout on the setting of Woodbank House should then be assessed in more detail.

Applicant's response:

- Following the meeting of 13th August, the proposals for work to Woodbank House and within the grounds have been altered. A reconstruction and insertion of new accommodation within Woodbank house is now proposed, although this is conceptual at present, given the status of the Planning Permission in Principle.
- Anderson, Bell & Christie have prepared an additional document in this regard which will include further detail for:
 - Woodbank House – diagrammatic layouts for redevelopment including up to 15 private residential units;
 - Proposals for self-catering lodges within the grounds of Woodbank House. There is a change in that the original proposals for 20 private residences have now become 19 self-catering lodges and 6 private residences.
 - Indicative layouts for the refurbishment of ancillary buildings at Woodbank house.

NPA (15/01/2019): We are pleased to note that the proposals now propose the restoration and re-use of Woodbank House. The submitted Anderson Bell Christie Structural and Conservation Summary provides clarity on the proposed extent of downtakings/rebuilding proposed for the extant structure. The Initial Programme Study for the feasibility option of providing 15no. flats within a reconstructed Woodbank House, also provides clarity on the principle for the now revised proposals. However, with reference to our letter of 8th August further information is required to give clarity to the outline massing/elevational proposals - principally confirming the number of storeys/extent of extended footprint (if any) proposed for the 15 flats and retention of areas of key significance (as detailed in a Heritage Appraisal). I note that the visualisations included within the *Structural & Conservation Summary* show a façade with no roof. If this could be updated to show how this building might appear (in principle) from its key viewpoints this would help us in understanding that this is included in the PPP proposals for assessment.

- A financial analysis has been prepared by our client's Cost Consultants Brown & Wallace and will be submitted in support of the application. It will detail extent of development required to finance the works to Woodbank House and attendant structures.

NPA (15/01/2019): Please ensure that the financial information includes details of the returns from the now 6 private houses and how this might offset the conservation deficit i.e. that it details the justification for the enabling development.

Station Square development & Hotel/Apartment/Water Park Development

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Further assessment and detailing of the height and scale of existing buildings in these locations and comparison with the indicative height and scale of proposed buildings (see reference to Photomontages/cross-sections as outlined within the landscape section above) should be provided. An assessment of the potential impact that these proposals might have on the setting of nearby listed buildings, and other local cultural heritage assets (e.g. Winch House, Balloch Pier, Tullichewan Hotel and Balloch Old Station building) should be provided.

Applicant's response:

Following the meeting of 13th August, additional sections have been prepared to illustrate the maximum proposed building envelope in terms of the height and scale of buildings at Station Square and the Pier Head.

NPA (15/01/2019): Thank you for providing the additional sections. The sections provided are very useful however please note the following:

- Some buildings heights are shown from ground level and others from a datum point. Can the heights shown please be consistent to make them easily comparable.
- At the pierhead please also provide a section on a north-west/south-east axis.
- Sections should not show trees which are proposed to be removed.

Our Built Heritage Advisor has requested that this information should still be supplemented with a more detailed Heritage Appraisal of setting and Heritage Impact Assessment of proposals on the identified cultural assets.

Traffic/Parking

Neither West Dunbartonshire Roads or Transport Scotland have raised any issues in relation to the proposals. We have met with representatives from WDC Roads and requested that they further confirm that the transport assessment is robust based on the proposed parameters and that the parking proposed (in relation to the proposed parameters) meets their standards. I will let you know when this further advice is received.

Paragraph 3.2.25 of the Planning Statement confirms that a total of 330 spaces will be provided across the site (excluding Woodbank House) – this is 97 net additional spaces discounting the existing 233 spaces that currently exist at Balloch Pier and the Old Station. Please confirm if the proposed provision includes the 44 displaced Park and Ride Spaces requested by WDC or consider the potential impacts of the loss of existing parking associated with the Slipway or Maid of the Loch? Can you please provide a parking plan showing the numbers of parking spaces proposed in each area and distribution across the site (to ensure that a sufficient number of parking spaces are provided in the locations it will be required to service the uses). Please also demonstrate that the areas shown for parking have capacity for the numbers proposed (to ensure we can be satisfied that no additional parking within the site will be required).

Please give consideration and respond to the comments contained within the consultation response received from ScotRail which can be viewed on the on-line file.

Applicant's response:

Following the meeting of 13th August, PBA are preparing an updated parking analysis and will submit this to address the questions raised above.

NPA (15/01/2019): Noted

Flooding

As outlined within my e-mail of 2 July 2018 SEPA has objected to the proposal and has requested further information. I understand that your consultants have been in touch with SEPA and I would be grateful if you could keep me updated of progress.

Applicant's response:

Following the meeting of 13th August, additional discussions have been held with SEPA. A statement is being prepared by Envirocentre which will be submitted to the NPA for consideration. It will set out the content and outcomes of discussions that have been held with SEPA. SEPA meeting with Envirocentre on Monday (10th)

NPA (15/01/2019): Following your recent meeting with SEPA I look forward to hearing from you as soon as possible regarding your intentions for development at the Pierhead.

Water

As previously indicated Scottish Water has requested further information from you relating to the Pre Development Enquiry. They will not be able to provide us with a detailed consultation response until this information has been provided. I would be grateful if you could let me know when this has been submitted to Scottish Water.

Applicant's response:

PBA will write to Scottish Water providing them with additional information in order to progress the PDE. This will be copied to the NPA when it is sent.

NPA (15/01/2019): Noted

Access

A number of popular paths and walking routes exist within the site. Clarification regarding public access would be helpful, particularly along the beach at the Pierhead (where no footpath seems to be proposed) and within and adjacent to the chalet sites along the Riverfront and within Drumkinnon Wood. Whilst the supporting information states that public access will be maintained it is noted that Section 6.2 of the Design Statement states that within the chalet areas "semi-public access track with discrete attractive signage to discourage public access" is proposed. Can you please clarify? I note it is stated that the proposed boathouse would not impede public access to the nearby promontory, however please confirm if public access along this part of the loch shore would be maintained?

There are no details of specific improvements to pedestrian/cycle routes outwith the site. Please clarify your intentions in this regard.

As has been previously highlighted a priority outcome of the Balloch Charrette was providing a Riverside walkway along the River Leven. SEPA has indicated that some options for a walkway may be acceptable and I would welcome further discussion on this matter at our meeting.

Applicant's response:

The applicant will be preparing a response confirming that the existing popular walking paths and routes through the site will either remain open to the public during construction and operation, or will be replaced by similar footpaths in the same locations - for example a new Riverside Walkway.

NPA (15/01/2019): Please confirm if any improvements to pedestrian/cycle routes outwith the site are proposed.

Bats

A transect survey has been undertaken but this does not determine the trees which have bat roost potential. At this stage, it will be necessary for you to identify areas of woodland that contain trees (i.e. semi-mature/mature trees) which may have bat roost potential (please note

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that this work is required to be carried before the end of September). At any MSC stage it would then be necessary to identify those trees to be felled and survey them for bat roost potential (and include species of bat and numbers). Please note no initial assessment or transect survey work appears to have been carried out for the area of woodland that is proposed to accommodate the staff servicing area (Area 10) and this should be covered in the work referred to above.

Applicant's response:

Following the meeting of 13th August, Envirocentre have prepared a clarification letter that addresses the points above. This will be submitted to the NPA.

NPA (15/01/2019): Noted

Cross-Boundary Issues with West Dunbartonshire Council

As outlined in my e-mail of 2 July WDC Planning has requested further information prior to considering the proposals at their Full Council. Please confirm when you intend to submit this information (please note given their timescales it is now unlikely the proposals will be presented at their August Meeting).

Applicant's response:

We note that West Dunbartonshire Council have now made their comments on the application. It is not therefore proposed to address this point.

NPA (15/01/2019): WDC have not yet commented. Once the additional information they requested in July is received they will present a report on the proposal to their Members.

Phasing

It would be helpful at this stage to have an idea of your proposed phasing (including any infrastructure delivery).

Applicant's response:

A phasing schedule will be included, describing phasing by reference to the character areas and elements within.

NPA (15/01/2019): The phasing schedule should cover the development of all areas of the site. For Woodbank House it should refer to the phasing of the conversion of Woodbank House and ancillary buildings in relation to the proposed dwellings and holiday accommodation.

Section 75

We are currently considering the scope of any potential legal agreement. As advised at the pre-application stage, clarity on your proposed approach to any developers contributions would be preferable (including any intentions to support/contribute funds for a co-ordinated approach with other partners in relation to Station square Public realm improvements). As previously advised there is an expectation that your client will pay our solicitors expenses in relation to any Section 75 Agreement and independent specialist advice considered necessary to assess the proposals (i.e. we may require an appraisal of the financial information submitted to justify the enabling the development). You requested to discuss this at our next meeting.

Applicant's response:

The scope of any section 75 contribution will be discussed between our client and the NPA. We are not in a position to comment on this at the current time.

NPA (15/01/2019): It would be good to have an early discussion on the Heads of Terms of the Section 75 and confirmation that your client agrees to the principle of paying our solicitors legal fees in this regard (see my e-mail of 6 June 2018).

Processing Agreement

On receipt of the above information, re-consultation and advertisement of the proposals will be necessary. We can discuss likely timescales and the updating of the Processing Agreement at our meeting. With regards to the additional information provided please provide 3 hard copies and confirm the cost of obtaining copies (required for the public advert).

Applicant's response:

Noted. We expect to be in a position to submit information shortly and would expect that a period of 3 months from the date of receipt of information will be appropriate to determine the application.

Land Ownership

As previously advised part of the application site at the Slipway is within the ownership of the National Park. Can you please send me an updated Land Ownership Certificate as well as notifying Emma Yendell our Estates Manager of the proposal.

Applicant's response:

Following the meeting of 13th August, it was agreed that the NPA would forward the details of the extent of land within the National Park. We await this confirmation from your Estates Department, but confirm that we will issue updated land ownership certificates when it is received.

NPA (15/01/2019): Our legal advisor has indicated that title plans were provided at the pre-application stage however I will request that a further copy be sent to you.

I look forward to discussing the above at our meeting of the 13th August. Please note that following our initial discussions there may be requests for additional information.

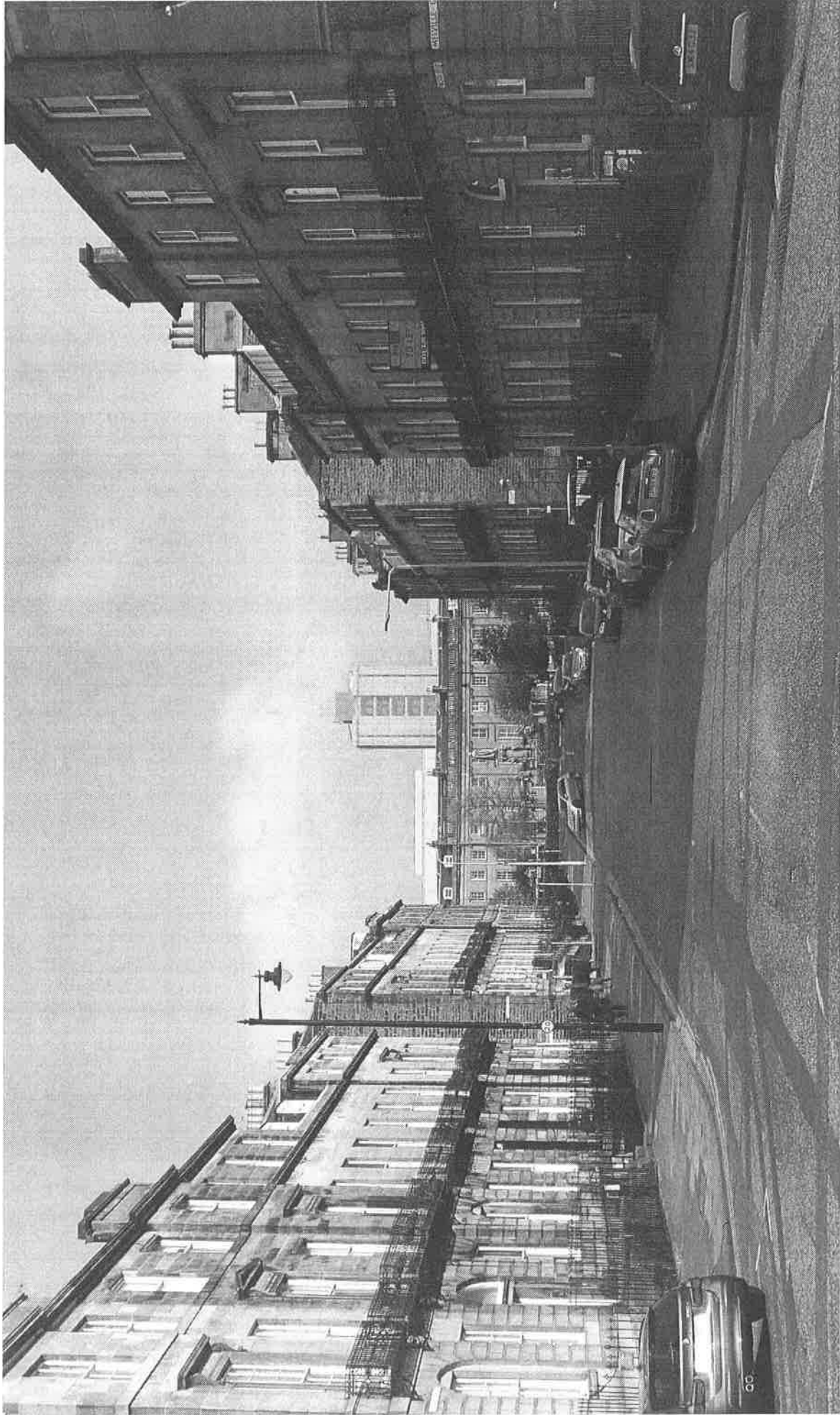
Yours sincerely

Vivien Emery

Development Management Planner

Tel: 01389 722619

Email: vivien.emery@lochlomond-trossachs.org



InsideFarrar

Date & Time: 02.05.17 17:26hrs
Location: 324295 673616

Camera Height:
Horizontal Field of View:
Viewing Distance:

Approx 1.8m
52°
400mm Printed at A3

Figure 16.8(vii)
Photomontage - Representative Viewpoint 15
Walker Street - Melville Street Junction

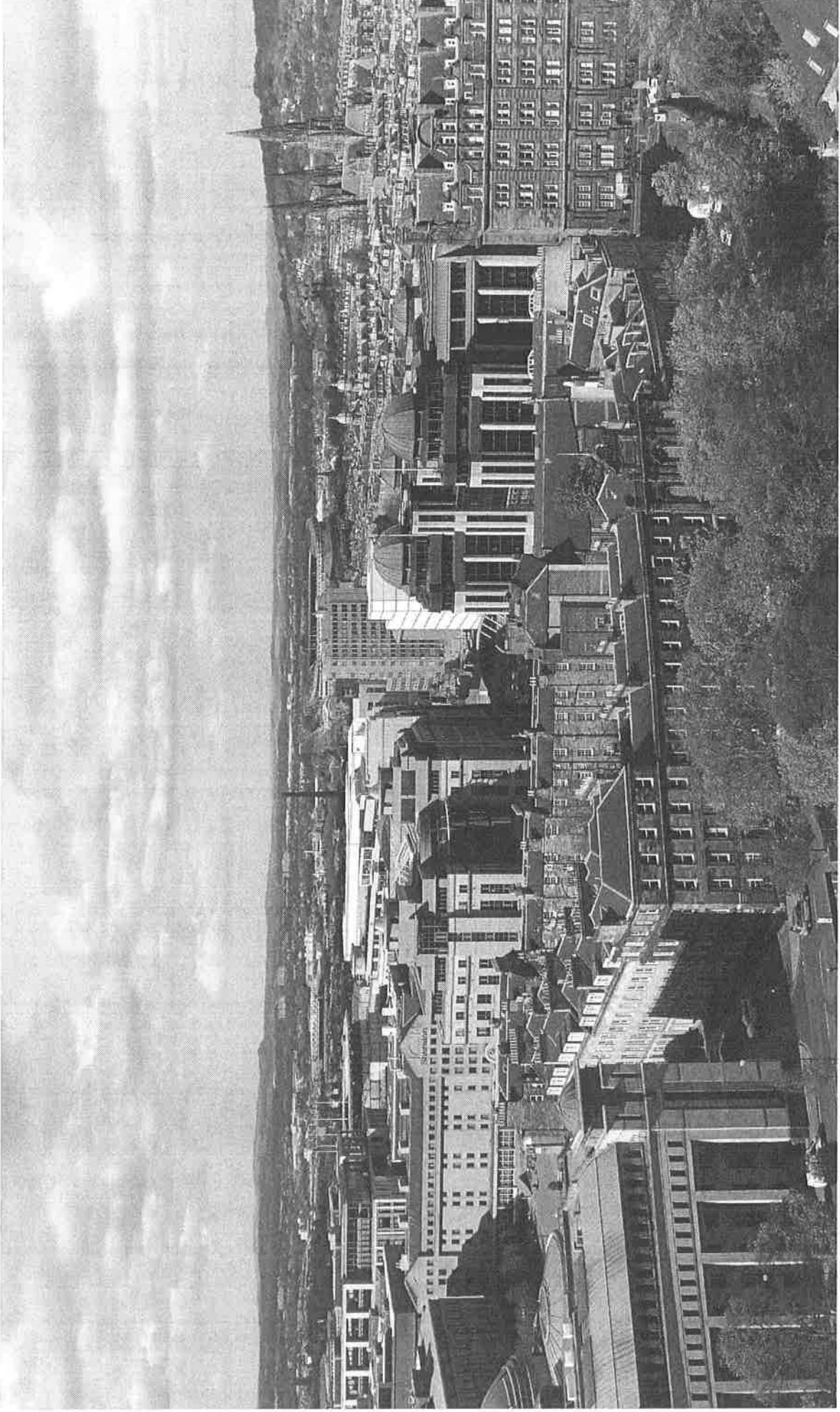
Further developed design



InsideFarrar

Exchange 2, Edinburgh

Supplementary Statement
Townscape and Visual
Key Viewpoints
VP16 Edinburgh Castle



Date & Time: 26.04.17 10:01hrs
Location: 325031 673521

Camera Height: Approx 1.8m
Horizontal Field of View: 52°
Viewing Distance: 400mm Printed at A3

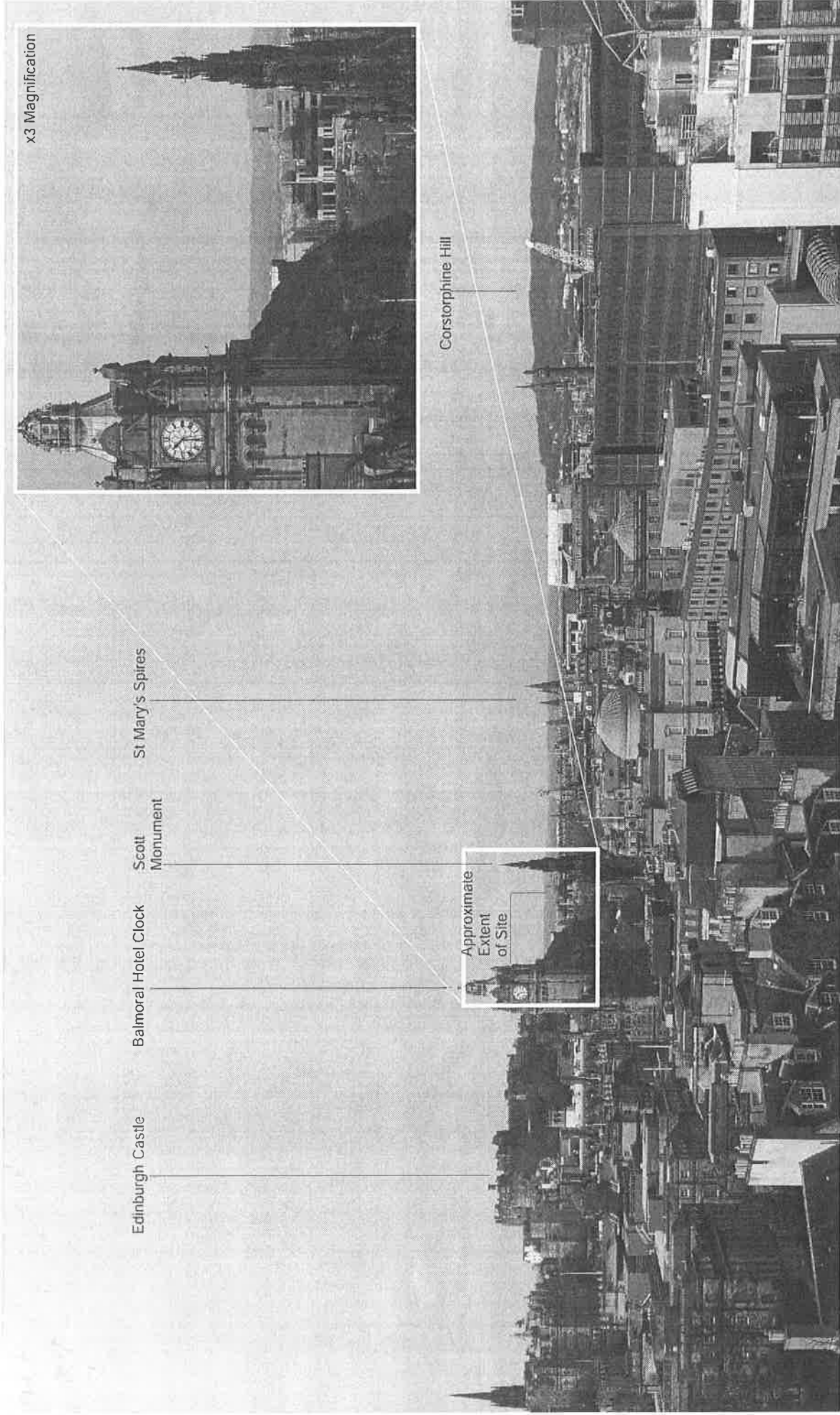
Figure 16.8(viii)
Photomontage - Representative Viewpoint 16
Edinburgh Castle Western Panorama
As submitted with PPP



insideFarrar

Exchange 2, Edinburgh

Supplementary Statement
Townscape and Visual
Key Viewpoints
VP17 Calton Hill



Date & Time: 18.04.17 10:19hrs
Location: 326151 674169

Camera Height: Approx 1.8m
Horizontal Field of View: 52°
Viewing Distance: 400mm Printed at A3

Figure 16.7(xvii)
Representative Viewpoint 17
Calton Hill - Observatory House



IronsideFarrar

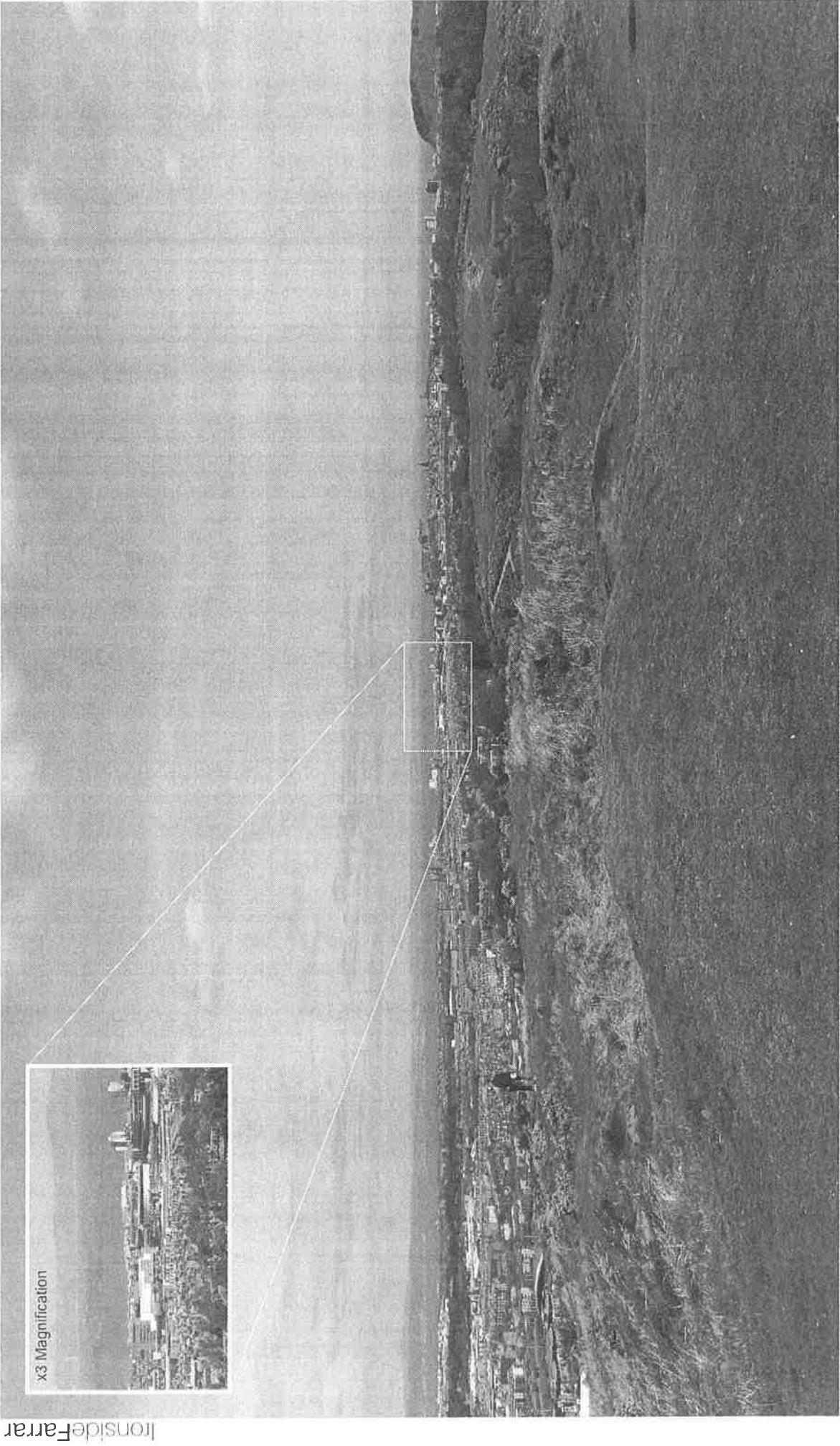
Exchange 2, Edinburgh

Supplementary Statement

Townscape and Visual

Key Viewpoints

VP22 Wester Craiglockhart



Inside Farrar

Date & Time: 23.04.17 12:06hrs
Location: 322826 670064

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Horizontal Field of View: 52°
Viewing Distance: 400mm Printed at A3

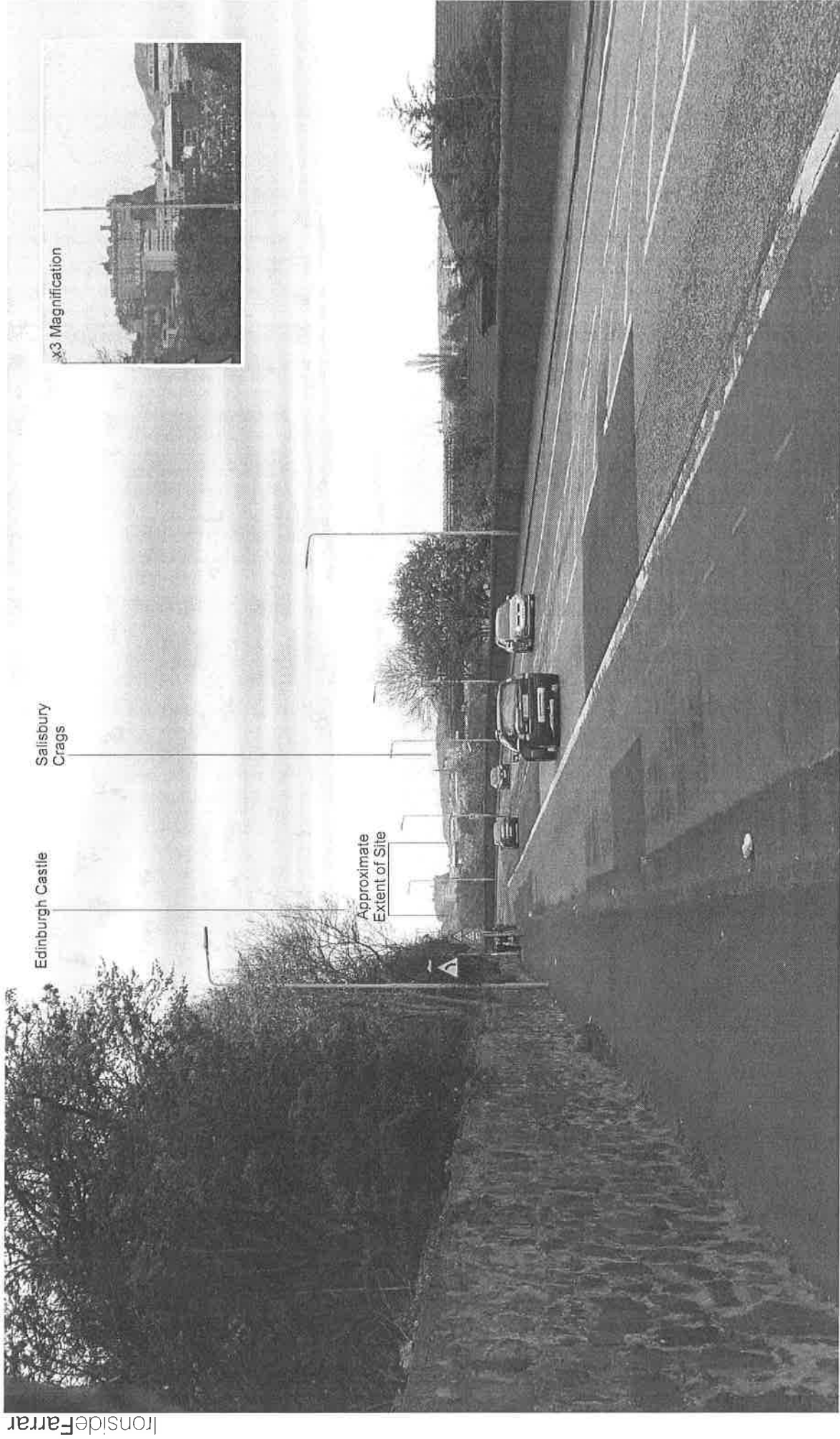
Figure 16.8(x)
Photomontage - Representative Viewpoint 22
Wester Craiglockhart Hill
As submitted with PPP



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Exchange 2, Edinburgh

Supplementary Statement
Townscape and Visual
Key Viewpoints
VP23 Corstorphine Road

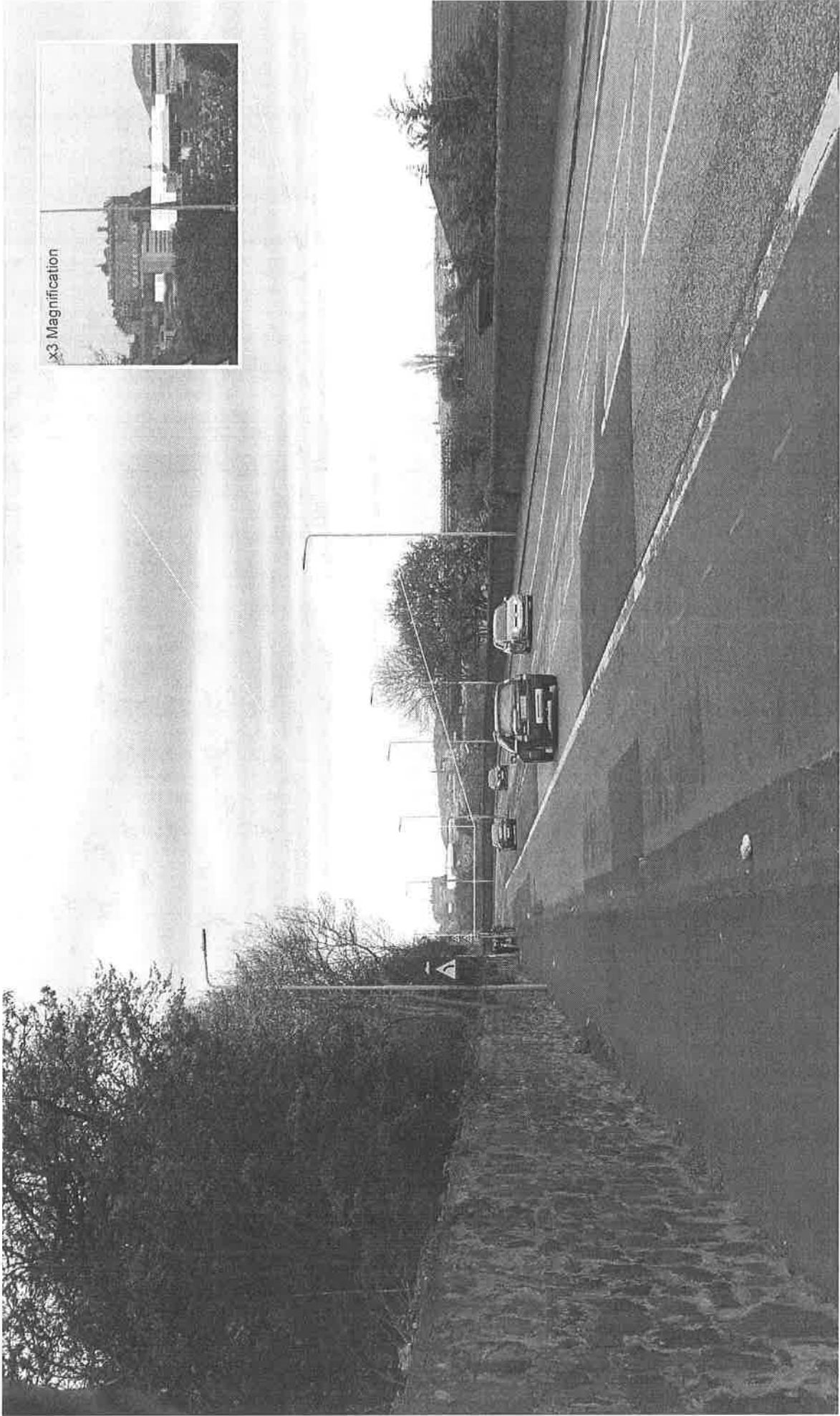


Inside Farrar

Date & Time: 19.04.17 18:29hrs
 Location: 321191 672896

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 Horizontal Field of View: 52°
 Viewing Distance: 400mm Printed at A3

Figure 16.7(xxiii)
 Representative Viewpoint 23
 Corstorphine Road near Zoo

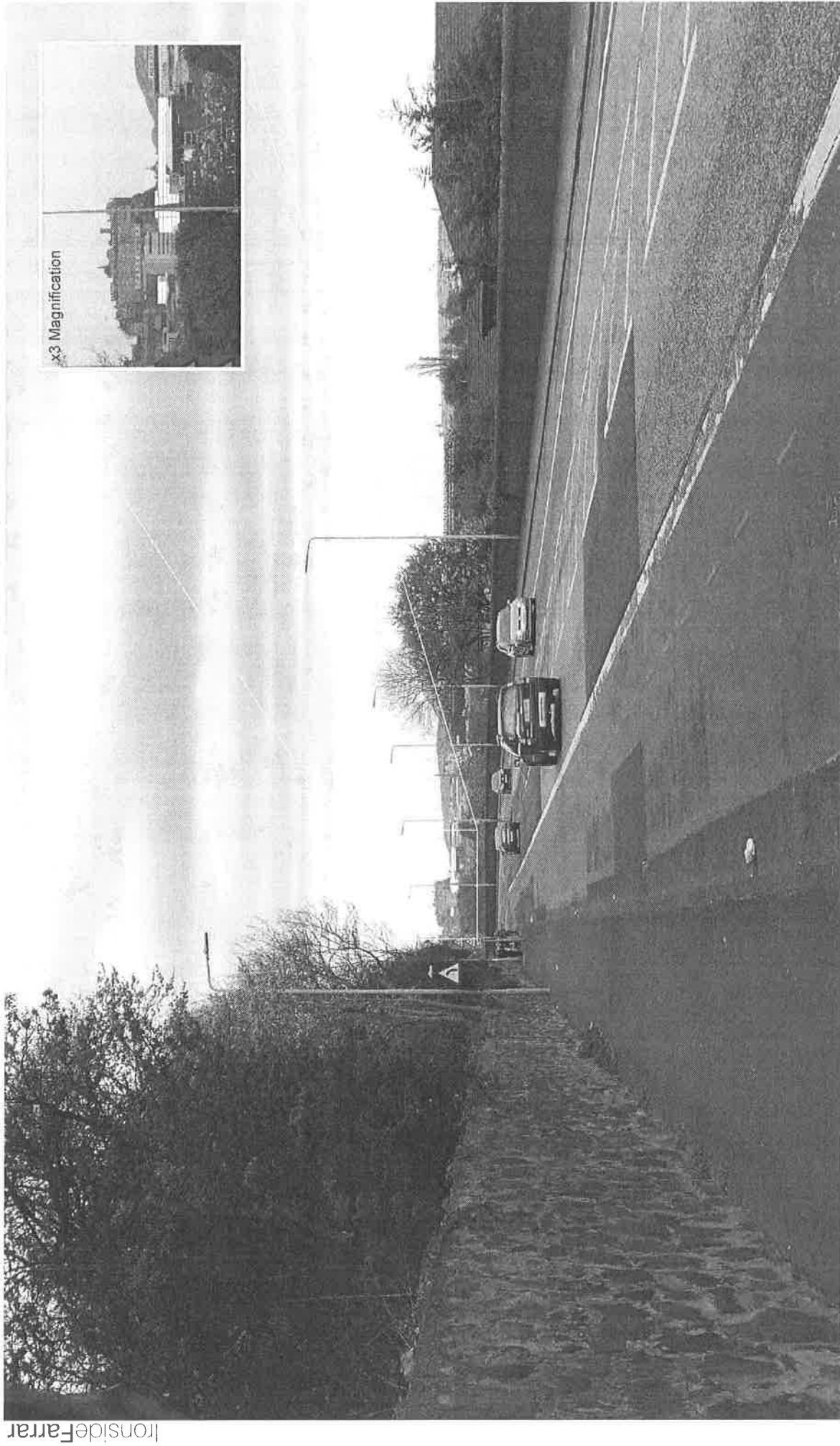


Inside Farrar

Date & Time: 19.04.17 18:29hrs
Location: 321191 672896

Camera Height: Approx 1.8m
Horizontal Field of View: 52°
Viewing Distance: 400mm Printed at A3

Figure 16.8(xi)
Photomontage - Representative Viewpoint 23
Corstorphine Road near Zoo
As submitted with PPP



InsideFarrar

Date & Time: 19.04.17 18:29hrs
Location: 321191 672896

Camera Height:
Horizontal Field of View:
Viewing Distance:

Approx 1.8m
52°
400mm Printed at A3

Figure 16.8(xi)
Photomontage - Representative Viewpoint 23
Corstorphine Road near Zoo
Further developed design



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Exchange 2, Edinburgh

Supplementary Statement
Townscape and Visual
Key Viewpoints
VP24 Corstorphine Hill



Inside Farrar

Date & Time: 19.04.17 18:11hrs
 Location: 321254 673533

Camera Height: Approx 1.8m
 Horizontal Field of View: 52°
 Viewing Distance: 400mm Printed at A3

Figure 16.7(xxiv)
 Representative Viewpoint 24
 Corstorphine Hill

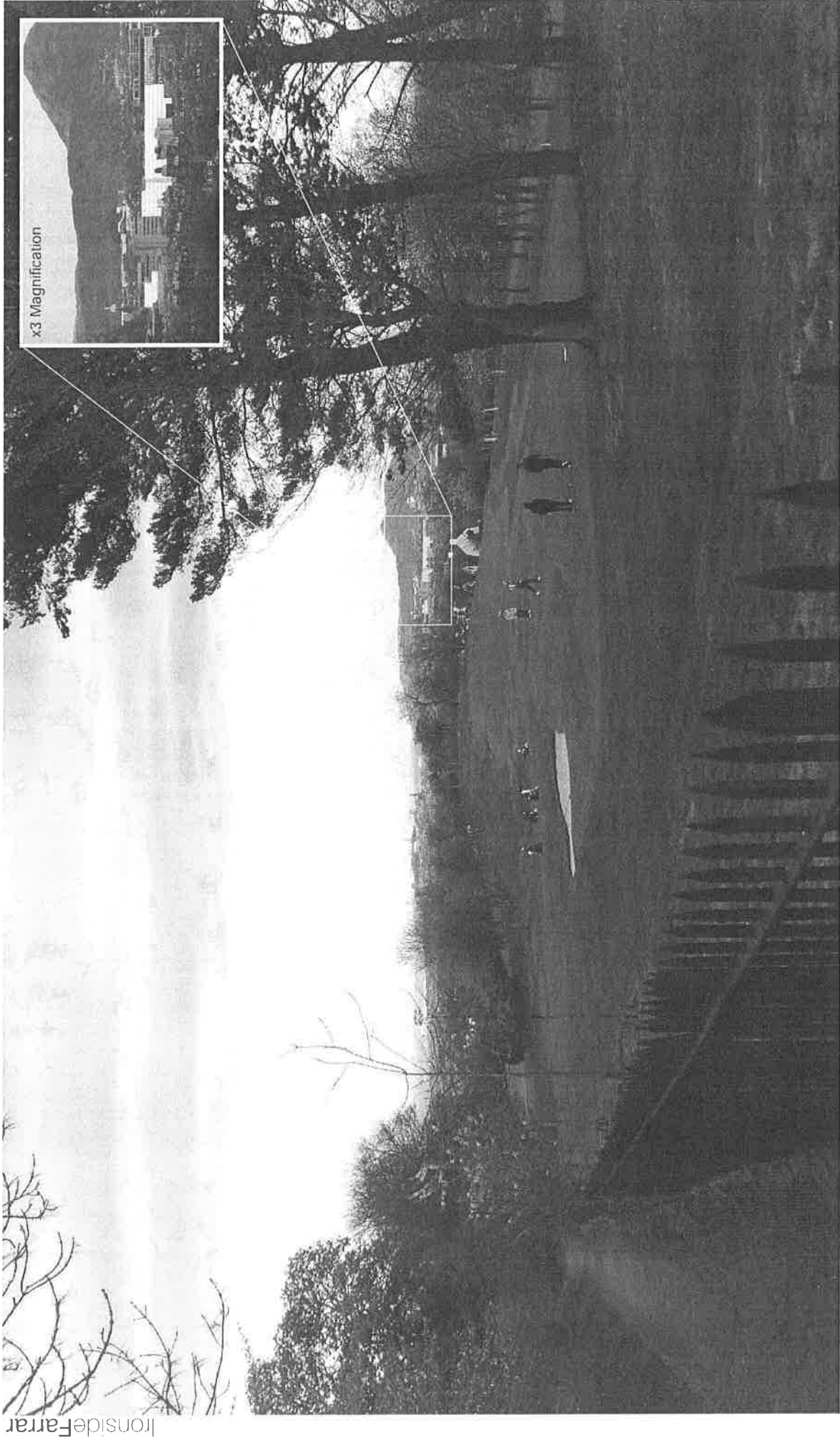


Inside Farrar

Date & Time: 19.04.17 18:11hrs
Location: 321254 673533

Camera Height: Approx 1.8m
Horizontal Field of View: 52°
Viewing Distance: 400mm Printed at A3

Figure 16.8(xii)
Photomontage - Representative Viewpoint 24
Corstorphine Hill
As submitted with PPP



Ironside Farrar

Date & Time: 19.04.17 18:11hrs
 Location: 321254 673533

Camera Height: Approx 1.8m
 Horizontal Field of View: 52°
 Viewing Distance: 400mm Printed at A3

Figure 16.8(xii)
Photomontage - Representative Viewpoint 24
Corstorphine Hill
 Further developed design



insideFarrar

Exchange 2, Edinburgh

Supplementary Statement
Townscape and Visual
Key Viewpoints
VP25 Carrick Knowe Tramline

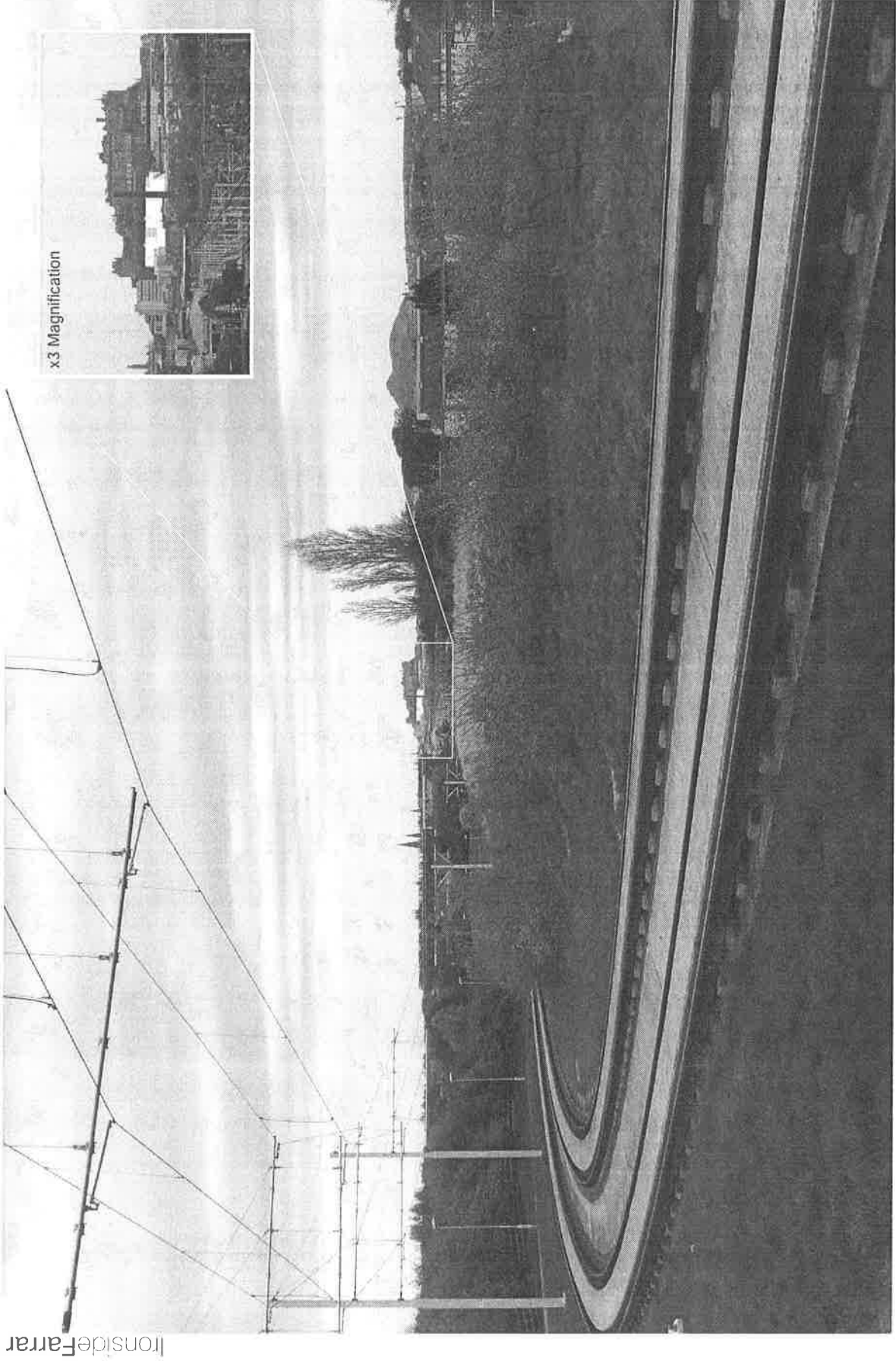


Inside Farrar

Date & Time: 19.04.17 18:50hrs
 Location: 320989 672060

Camera Height: Approx 1.8m
 Horizontal Field of View: 46.9°
 Viewing Distance: 400mm Printed at A3

Figure 16.7(xxv)
 Representative Viewpoint 25
 Carrick Knowe Tramline



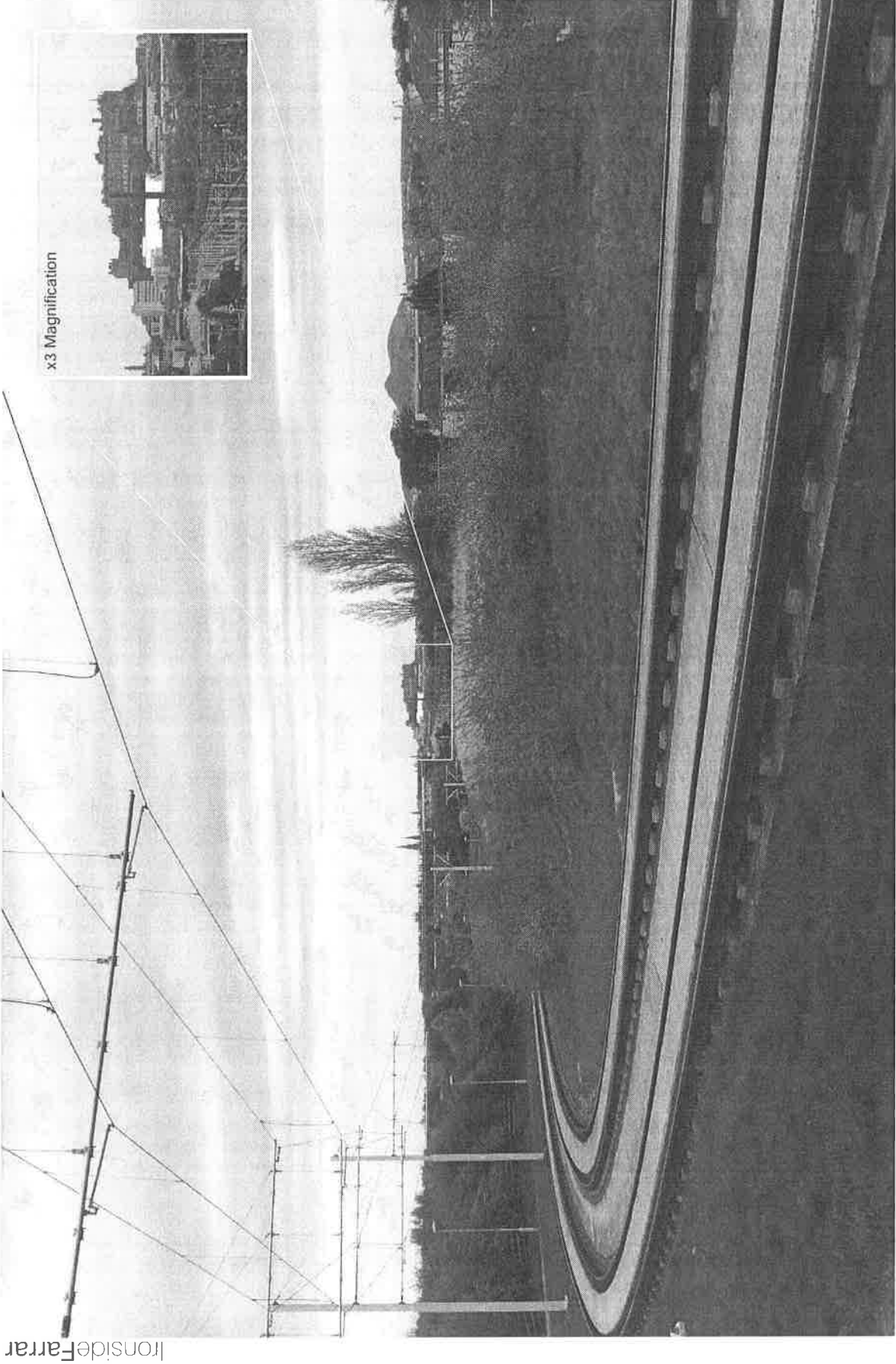
InsideFarrar

Date & Time: 19.04.17 18:50hrs
Location: 320989 672060

Camera Height:
Horizontal Field of View:
Viewing Distance:

Approx 1.8m
46.9°
400mm Printed at A3

Figure 16.8(xiii)
Photomontage - Representative Viewpoint 25
Carrick Knowe Tramline
As submitted with PPP



insiderFarrar

Date & Time: 19.04.17 18:50hrs
Location: 320989 672060

Camera Height: Approx 1.8m
Horizontal Field of View: 46.9°
Viewing Distance: 400mm Printed at A3

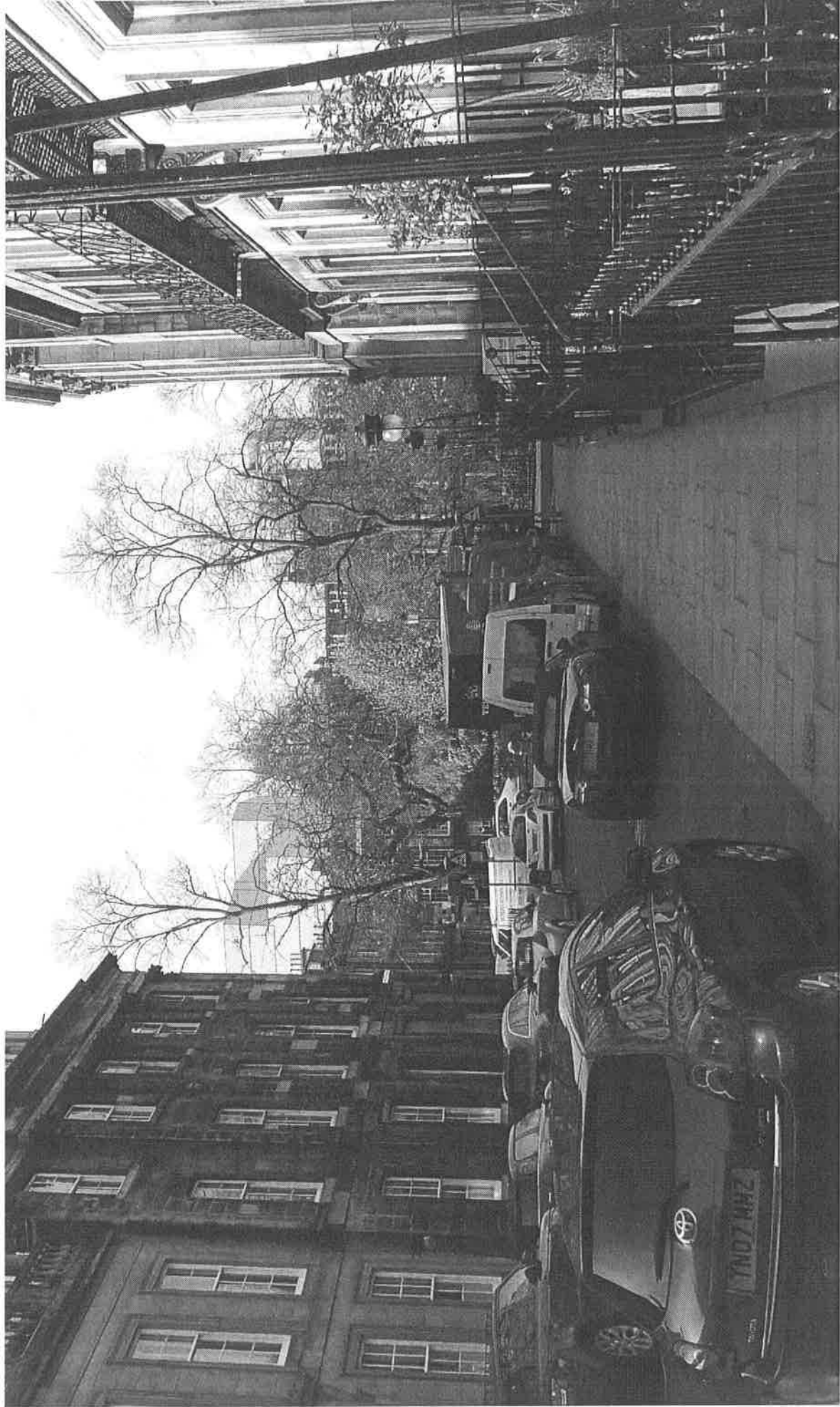
Figure 16.8(xiii)
Photomontage - Representative Viewpoint 25
Carrick Knowe Tramline
Further developed design



insideFarrar

Exchange 2, Edinburgh

Supplementary Statement
Townscape and Visual
Key Viewpoints
VP26 Rutland Street



Ironside Farrar

Date & Time: 18.04.17 08:23hrs
Location:

Camera Height:
Horizontal Field of View:
Viewing Distance:

Approx 1.8m
52°
400mm Printed at A3

Figure 16.8(x)
Photomontage - Representative Viewpoint 26
Rutland Street



Ironside **Farrar**

Exchange 2, Edinburgh

Supplementary Statement
Townscape and Visual
Key Viewpoints
VP27 Gardner's Crescent



Inside Farrar

Date & Time: 18.04.17 17:25hrs
Location:

Camera Height: Approx 1.8m
Horizontal Field of View: 52°
Viewing Distance: 400mm Printed at A3

Figure 16.8(iv)
Representative Viewpoint 27
Gardiners Crescent

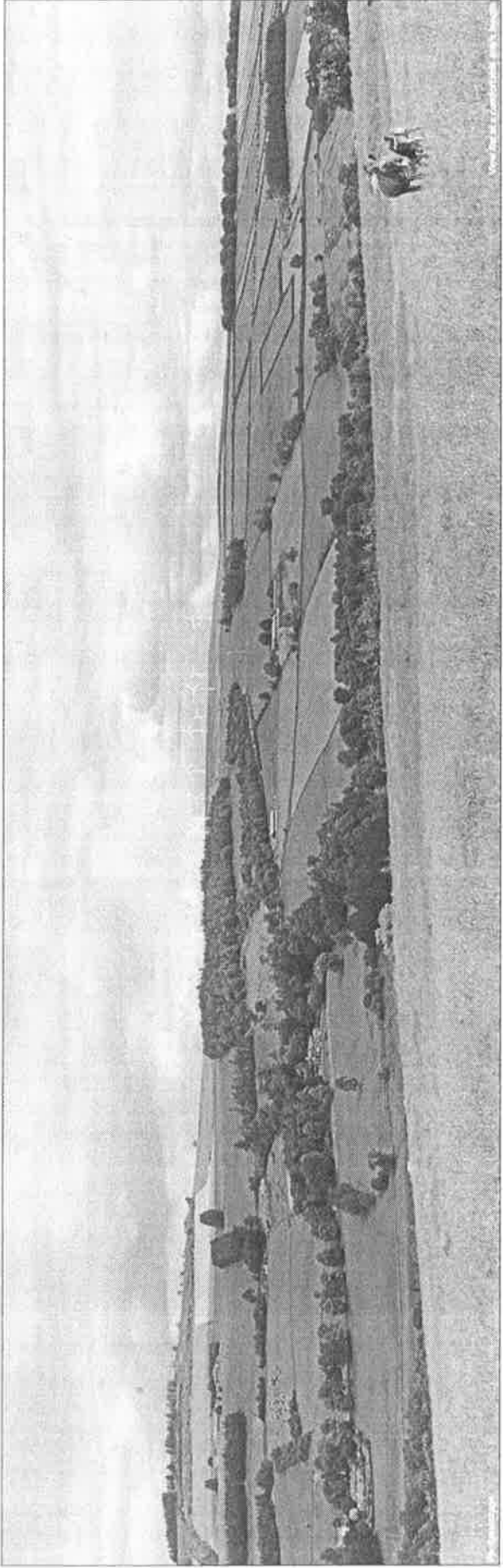
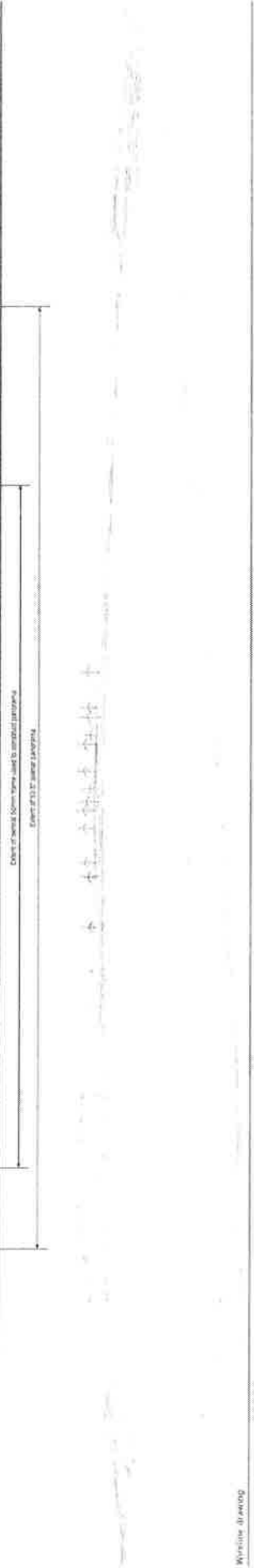
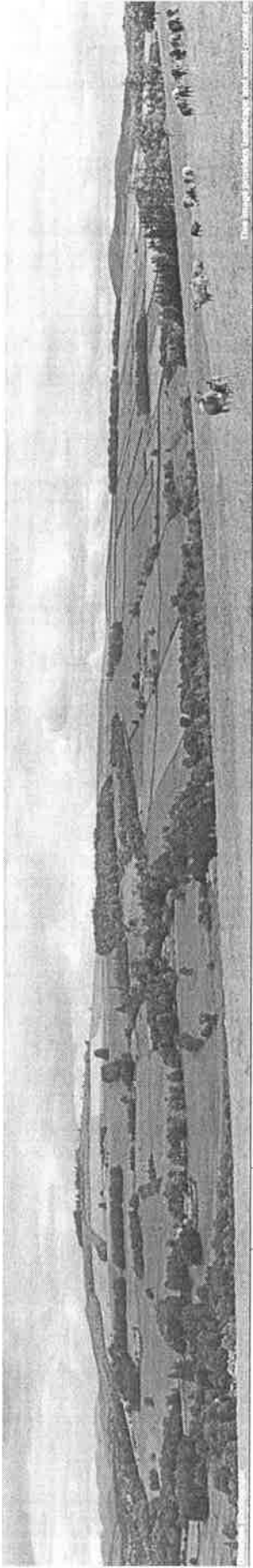


Figure 1: Viewpoint B, Carron Trail Old Millinery Road

Date: 15/08/2023
 Time: 10:30 AM
 Location: Carron Trail Old Millinery Road
 Photographer: [Name]
 Camera Model: [Model]
 Lens: [Lens]
 Focal Length: [Length]
 Aperture: [Aperture]
 Shutter Speed: [Speed]
 ISO: [ISO]



Myrtle drawing

Figure: Newpoint 8: Culoran Trail Old Military Road

Author	Project Name	Project Number	Project Date
Editor	Project Location	Project Status	Project Type
Reviewer	Project Description	Project Objectives	Project Results
Approver	Project Budget	Project Timeline	Project Risks

[REDACTED]

From: Vivien Emery
Sent: 16 January 2019 14:39
To: 'Mark Johnston'
Cc: Bob Cook; Deborah Spratt
Subject: RE: Meeting

Dear Mark

We would be available the afternoon of Tuesday 22nd at 2pm or Wednesday 30th at 3pm.

Please let me know if either of these dates suit.

Kind Regards
Vivien

From: Vivien Emery
Sent: 16 January 2019 11:42
To: 'Mark Johnston'
Cc: Bob Cook
Subject: Meeting

Dear Mark

Thanks for your message this morning. I have asked Stuarts PA to get back to me with some dates and I will be in touch as soon as I receive these.

Kind Regards
Vivien

Vivien Emery
Planning Officer
(Mon, Tues & Wed)

Loch Lomond & The Trossachs National Park

Direct: 01389 722619

www.lochlomond-trossachs.org

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[REDACTED]

From: Bob Cook
Sent: 17 January 2019 10:09
To: 'Mark Johnston'
Subject: RE: Meeting

Hi Mark – it would be Vivien, Stuart Mearns and myself.

Bob

From: Mark Johnston [REDACTED]@peterbrett.com]
Sent: 16 January 2019 15:30
To: Bob Cook
Subject: RE: Meeting

Bob,

I've just received Vivien's out of office. Are you able to advise on attendance in her absence?

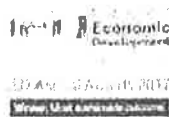
Many thanks,

Mark Johnston
Senior Associate

Tel: 0141 352 2360
[REDACTED]@peterbrett.com
160 West George Street, Glasgow, G2 2HG



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From: Mark Johnston
Sent: 16 January 2019 15:08
To: Vivien Emery
Cc: Bob Cook ; Deborah Spratt
Subject: RE: Meeting

Thanks Vivien, I'll get back to you as soon as I can. Can you advise who you expect to attend from the NPA? I'd like to ensure we don't overcook the attendance on our side if you are intending to keep it as tight as possible.

Thanks,

Mark Johnston
Senior Associate

Tel: 0141 352 2360

mark.johnston@peterbrett.com

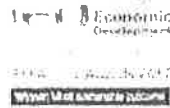
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PLANNING



[REDACTED]

From: Mark Johnston [REDACTED]@peterbrett.com>
Sent: 22 January 2019 17:44
To: Vivien Emery
Cc: Bob Cook; Deborah Spratt
Subject: RE: Meeting

Vivien,

Sorry for the delay in getting back to you. Please could we confirm for 30th January at 3pm?

I will advise of attendees as soon as I can, but we will be aiming to keep it to a small group.

Thanks,

Mark Johnston
Senior Associate

Tel: 0141 352 2360

[REDACTED]@peterbrett.com

160 West George Street, Glasgow, G2 2HG



[REDACTED]

From: Vivien Emery
Sent: 23 January 2019 10:57
To: 'Mark Johnston'
Subject: RE: Meeting

Mark

I can confirm next Wednesday at 3pm still suits and note that you will confirm attendees prior to the meeting.

Many Thanks
Vivien



From: Vivien Emery
Sent: 28 January 2019 14:49
To: 'Mark Johnston'
Subject: Meeting

Mark

Do you know who will be accompanying you to our meeting on Wednesday?

Many Thanks
Vivien

[REDACTED]

From: Vivien Emery
Sent: 29 January 2019 14:08
To: 'Mark Johnston'
Subject: RE: Meeting

Mark

[REDACTED] Thanks for your e-mail. I have since had a chat to Douglas about the meeting tomorrow and he can update you. See you tomorrow.

Many Thanks
Vivien

From: Mark Johnston [REDACTED]@peterbrett.com]
Sent: 29 January 2019 11:06
To: Vivien Emery
Subject: RE: Meeting

Vivien,

Sorry – [REDACTED]

Attending tomorrow will be:

[REDACTED] - Glenfruin
Jim Paterson - Flamingoland
Mark Johnston - PBA
Dougie McDonald - PBA
[REDACTED] - ABC
[REDACTED] - Envirocentre
[REDACTED] - Gillespies

Hope that's OK

Regards,

Mark Johnston
Senior Associate

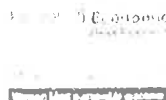
Tel: 0141 352 2360
[REDACTED]@peterbrett.com
160 West George Street, Glasgow, G2 2HG



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PLANNING



[REDACTED]

From: Vivien Emery
Sent: 30 January 2019 13:05
To: 'Mark Johnston'
Cc: [REDACTED]@gillespies.co.uk
Subject: RE: Meeting

Mark

Our room has the ability to connect to a projector if it is a windows computer (not a mac). IT have said the easiest way though is to bring the files on a stick or e-mail them beforehand (if less than 20mb).

Many Thanks
Vivien

[REDACTED]

From: Vivien Emery
Sent: 06 February 2019 14:35
To: 'Mark Johnston'
Cc: [REDACTED]@andersonbellchristie.com'; [REDACTED]; Bob Cook; Douglas McDonald
Subject: West Riverside

Mark

We made some progress today on the outstanding landscape and woodland information following a call with Fiona, myself and Simon from the National Park and [REDACTED] and [REDACTED]. We did not discuss the outstanding information relating to cultural heritage matters. I am not sure who within your team will be following this up with [REDACTED] our Built Environment adviser. Can they please send [REDACTED] an e-mail at [REDACTED]@lochlomond-trossachs.org and arrange a suitable time to discuss the outstanding issues (as highlighted within the further information letter).

I am on leave next week and hopefully we can catch up on my return to discuss timescales and the format of the further information submission.

Many Thanks
Vivien

Vivien Emery
Planning Officer
(Mon, Tues & Wed)

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Direct: 01389 722619
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[REDACTED]

From: Mark Johnston [REDACTED]@peterbrett.com>
Sent: 08 February 2019 12:46
To: Bob Cook; Vivien Emery
Cc: [REDACTED] Douglas McDonald
Subject: West Riverside - Proposed submission of information
Attachments: Meeting actions January '19 to NPA.docx

Bob, Vivien,

Further to our meeting last week, I have gone through the information submitted for planning and scheduled out where we propose to update the various documents to bring through the changes.

Our proposed submission of information is therefore set out in the attached schedule.

I would be grateful if you could comment on this or otherwise agree the proposed approach.

I will revert with timeframes following a project meeting being convened on Monday morning.

NB in addition to the enclosed we will also deal with the Scottish Water PDE enquiry.

Thanks,

Mark Johnston
Senior Associate

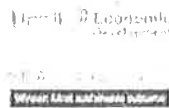
Tel: 0141 352 2360

[REDACTED]@peterbrett.com

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MEMO

To: NPA

From: Mark Johnston - PBA

Date: 31st January 2019

Job Number: 35854

Subject: West Riverside and Woodbank House - Items for submission as further information

Following a meeting with the NPA on 30th January, at which the proposed changes to the development were discussed, PBA had undertaken to schedule the documents required to be submitted to properly describe the changed development and provide the information requested by the NPA in their letter of 8th August 2018.

The information needs to be provided in a procedurally robust fashion, describing addenda and superseded documents as appropriate. This is to mitigate the risk of future challenge on procedural grounds.

The table below describes the documents submitted with the application and the requirements for update along with assigned actions.

	Description	Need for change?	Who
1.	Covering Letter	To include <ul style="list-style-type: none"> - Objectives and description of FL vision to correct misinformation - Structure of submitted information. - Planning justification for boathouse. 	FL and PBA
2.	Description of development	Yes, in covering letter	PBA
3.	Drainage assessment	No change	-
4.	PAC report	No Change	-
5.	Flood Risk Assessment	Yes – Additional letters and material provided by Envirocentre	Envirocentre
6.	Structural report Wood Bank House	No Change	-
7.	Conservation Architects report – Woodbank House	No Change	-
8.	Tree Survey	Yes – additional material provided by Envirocentre. Compensatory planting to be explained and outlined on plan and within DAS.	Envirocentre Envirocentre & Gillespies
9.	Planning Statement	No Change – description of development updated by covering letter	-
10.	WDC Policy analysis	PBA to discuss with Pamela Clifford and respond as required.	
11.	Transport Assessment	Yes - addendum to deal with parking provision, requirements and distribution	PBA

	Description	Need for change?	Who
12.	Design & Access Statement	Yes – updated DAS to supersede submitted version. To include additional sketches of pierhead etc. and layered constraints analysis that shows rationale for layout proposed in Drumkinnon Wood and other woodlands. Compensatory planting and narrative explaining rationale. ABC to lead this work supported by Gillespies.	ABC lead and Gillespies support
13.	Parameters Plan	Yes – updated to reflect new development layout and numbers	ABC
14.	Sections @ Pierhead and Station Square - not previously provided	Yes – as requested	ABC
15.	Layout – not previously provided	Indicative Masterplan	ABC
16.	Phasing plan – not previously provided.	Phasing Plan – NB could be a descriptive plan, setting areas of development against infrastructure provision rather than a time based or geography-based plan. This would provide max flexibility.	ABC and FL
17.	Woodbank House and attendant structures – not previously provided.	Plans and massing studies	ABC
18.	Financial Appraisal	Yes – to reflect new development format	FL and Brown & Wallace
19.	EIA	Yes – addendum required to update chapters as below. to be bound in a single volume and badged as an EIA addendum.	PBA
20.	1. Introduction	Yes – Updated description of development and purpose of document to describe which chapters have been modified as a result of changed plans	PBA
21.	2. Site and surrounding area	No Change	-
22.	3. The proposed development	No change – covered in the introduction	-
23.	4. Assessment methods	No Change	-
24.	5. legislative and planning Policy Context	No Change	-
25.	6. Ecology and Woodland	Yes, to reflect additional tree information, bats and bluebell analysis	Envirocentre
26.	7. Traffic and Transport	Yes, to include revised parking information	PBA

	Description	Need for change?	Who
27.	8. Noise and Vibration	No Change	-
28.	9. Air Quality	No Change	-
29.	10. Water Hydrology & Flood Risk	Yes, to reflect updated flood risk management and layout	Envirocentre
30.	11. Ground Conditions and geology	No Change	-
31.	12. LVIA	Yes – Revise chapter to reflect new layout and update massing studies to reflect changes and address LLTNP requests	Gillespies
32.	13. Archaeology and Heritage	To be discussed with Heritage Officer and Headland / Barham Glen to provide additional info if required.	PBA to confirm requirement with Heritage officer. Thereafter Action to BG / Headland.
33.	14. Socio-Economics	No Change	-
34.	15. Interactions	No Change	-
35.	16 – Schedule of Mitigation	Yes, to reflect changes to layout, and updated information on flooding, trees and ecology	PBA, Envirocentre

[REDACTED]

From: Bob Cook
Sent: 08 February 2019 17:44
To: 'Mark Johnston'
Cc: Vivien Emery
Subject: RE: West Riverside - Proposed submission of information

Thanks for that Mark.

[REDACTED] – I may be in the office
– may not..

I look forward to your further advice on timeframes following your Monday meeting and I will provide comment on the schedule at the earliest opportunity.

Regards

Bob

Bob Cook
Planning Manager
Development Management

Loch Lomond & The Trossachs National Park

Direct: 01389 722631
www.lochlomond-trossachs.org

[REDACTED]

From: Mark Johnston <[REDACTED]@peterbrett.com>
Sent: 15 February 2019 10:04
To: Bob Cook; Vivien Emery; Stuart Mearns
Cc: [REDACTED] Douglas McDonald
Subject: West Riverside - Timetable
Attachments: Meeting actions January '19 to NPA.docx

Bob, Vivien, Stuart,

Further to our meeting on 30th, we convened a team meeting on Monday this week to discuss and agree the work involved in pulling together a submission. It is our intention to provide the further information to you by 29th March.

On this basis, please could you advise of the timeframes for re-advertisement, comments period and possible committee dates for a decision?

Also if you had any thoughts or alterations on the schedule of information I sent through last Friday (attached again for reference), these would be appreciated as the team are currently working to that brief.

Many thanks,

Regards,

Mark Johnston
Senior Associate

Tel: 0141 352 2360

[REDACTED]@peterbrett.com

160 West George Street, Glasgow, G2 2HG



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[REDACTED]

From: Vivien Emery
Sent: 19 February 2019 12:13
To: "Mark Johnston"
Cc: [REDACTED]; Douglas McDonald; Bob Cook; Stuart Mearns
Subject: RE: West Riverside - Timetable

Mark

Thank you for sending a copy of the meeting actions. I have a few minor comments on a couple of the points as follows:

1. I presume the covering letter will include a summary of the main changes to the development proposal;
2. The addendum should include a more detailed assessment of how the proposal complies with LDP Policy Historic Environment Policy 1(c): Enabling Development. It should also assess the proposed boathouse against Open Space Policy 2. I will leave it up to you to decide which section to include these specific policy assessments;
3. Please check whether the proposed changes to Woodbank House (i.e. proposed flats and increase in number of chalets and reduction in number of houses) require the Socio-Economic Chapter to be updated.

If the additional information is submitted on the 29th March this is unlikely to give sufficient time for a pre-summer determination. I would strongly recommend the information is submitted by the 8th March. Please confirm whether this a timescale that you are able to meet.

Please give me a call if there is anything you wish to discuss.

Many Thanks
Vivien

[REDACTED]

From: James Paterson <[REDACTED]@flamingoland.co.uk>
Sent: 21 February 2019 17:09
To: Stuart Mearns
Subject: Fwd: Private confidential. West Riverside

Hi Stuart,
Enclosed boathouse email for your consideration.
Can we catch up on this and other points tomorrow?
Jim

----- Forwarded message -----

From: James Paterson <[REDACTED]@flamingoland.co.uk>
Date: Thu, 14 Feb 2019 at 11:48
Subject: Private confidential. West Riverside
To: Stuart Mearns <stuart.mearns@lochlomond-trossachs.org>

Hi Stuart,
I would like to discuss with you the phasing of the development and the enclosed points on the proposed boat house at the earliest opportunity, if you could please give me a call or let me know when would be convenient to call you.

Cheers

Jim

BOATHOUSE REQUIREMENTS

Market Positioning will be differentiated by the contemporary design, build quality, fitting out, furnishings and very special location.

This has to be recognised with a five star rating from Visit Scotland.

The concept is to provide a very high standard of self-catering accommodation that is targeted at the short breaks market.

The key selling point is its wonderful location on the shore of Loch lomond with tremendous views and access to the loch shore.

Having carried out a feasibility study which demonstrates the unique boathouse model is a valued attractor for the proposals, our objective is to ensure quality, space, exclusivity and remoteness remain guiding principles.

The rationale behind the boathouse is to:

- Meet the discerning customer demands and high expectations
- Appeal to a broader market
- Optimise the added attraction the boathouse will bring to the business.

To do this we will need to:

- Add alternative accommodation options
- Exploit the natural attributes of the location – thus adding a good cross section of different available accommodation options for people to choose from.

Our proposal is to develop this idea into visitor accommodation that will complement the proposed woodland lodges and apart hotel offering guests a different kind of experience.

Carefully located between the shore and the woodland behind: Footpath access • Space for 2 people only • Living area - sit, cook, eat • Sleeping space – perhaps integrated into the living area • Bathroom – or perhaps a wet-room • Deck • Barbecue space • Jetty.

The design concept is based on the idea of a boat house with jetty in front, it will be innovative, compact for people looking for something a little bit different – subtly placed to minimise the visual impact and enhance a feeling of remoteness.

The protection of the landscape and natural heritage may sometimes impose constraints on development, with careful planning and design the potential for conflict can be minimised and the potential for enhancement maximised.

Please see the following links showing Loch Tay boathouses and the Dipper boathouse which is an example of what we would like to achieve.

<https://www.lochtay.co.uk/accommodation/>

<https://www.youtube.com/watch?v=S5GTa2dhBZI>



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[REDACTED]

From: James Paterson <[REDACTED]@flamingoland.co.uk>
Sent: 22 February 2019 10:14
To: Stuart Mearns
Subject: Re: Private confidential. West Riverside

Ok will try for 1pm
Thanks
Jim

On Fri, 22 Feb 2019, 09:23 Stuart Mearns, <stuart.mearns@lochlomond-trossachs.org> wrote:

About 1pm would be better or after 4.

Regards

Stuart

From: James Paterson [mailto:[REDACTED]@flamingoland.co.uk]
Sent: 22 February 2019 07:51
To: Stuart Mearns
Subject: Re: Private confidential. West Riverside

Morning Stuart,

Would 12pm be good to call you?

Jim

On Fri, 22 Feb 2019 at 07:11, Stuart Mearns <stuart.mearns@lochlomond-trossachs.org> wrote:

Morning Jim,

Yes, let me know when suits.

Stuart



From: Vivien Emery
Sent: 25 February 2019 13:05
To: 'Mark Johnston'
Cc: Stuart Mearns
Subject: FW: West Riverside

Mark

Following our earlier conversation please see e-mail below outlining key priority areas relating to the drip feeding of further information. If this needs any clarification please give me a call.

Kind Regards
Vivien

From: Vivien Emery
Sent: 20 February 2019 14:33
To: Bob Cook; Stuart Mearns
Subject: West Riverside

Hi

Following our earlier conversation I would say that the priorities for the early submission of information would be the following:

1. Information requested by WDC Planning.
2. Tree and ecology information relating to Drumkinnon Wood (including indicative layout plan). The problem they might have in providing this quickly is that this work is covered by a number of different documents including Tree Survey, Design and Access Statement and EIA addendum.
3. Financial Appraisal to justify the enabling housing – submitting this earlier would give us more time to get an independent view of the appraisal (if we feel that this is needed).
4. Submission of new layout at Pierhead - to allow us to make an early assessment if this raises any new issues.

Thanks
Vivien

Vivien Emery
Planning Officer
(Mon, Tues & Wed)

Loch Lomond & The Trossachs National Park
Direct: 01389 722619
www.lochlomond-trossachs.org
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From: Vivien Emery
Sent: 27 February 2019 14:33
To: 'Mark Johnston'
Subject: West Riverside

Mark

As you will know we have a [blog](#) on our website relating to WRS. Just to let you know that we have updated it today confirming that the additional information is expected by the end of March.

Kind Regards
Vivien

Vivien Emery
Planning Officer
(Mon, Tues & Wed)

Loch Lomond & The Trossachs National Park

Direct: 01389 722619

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[REDACTED]

From: Vivien Emery
Sent: 04 March 2019 10:16
To: 'Mark Johnston'
Subject: FW: phone discussion - West Riverside & Woodbank House

Good Morning Mark

[REDACTED] advised me that he had a call with [REDACTED] Headland Archaeology last week. [REDACTED] asked if [REDACTED] could follow this up in writing. Please see a summary below of [REDACTED] request for further information. Can you please forward this to [REDACTED]

[REDACTED] is of the view that information in the information in the ES and Technical Appendix is not sufficient to enable us to fully assess the impact of the parameters of development on the following two key historic assets. We were therefore requesting submission of:

- *Heritage Statement for Woodbank House, Stables and outbuildings & for Winch House, Slipway:*
 - *An assessment and description of historical curtilage and setting of these sites;*
 - *A brief summary of architectural special interest of all these buildings*
 - *Identification of areas of high to low sensitivity for proposed development within and adjacent to these settings and heritage protection zones (i.e. areas of no development);*
- *Heritage Impact Assessment for Woodbank House, Stables and outbuildings & for Winch House, Slipway*
 - *An objective assessment of the relative heritage impact/effects of the proposed zones, numbers and indicative massing of development within, and adjacent to the curtilage and setting of Woodbank House, Stables & Outbuildings (i.e. all proposed lodges, residential and associated parking zones to fore and rear of Woodbank House and Stables) and Winch House & Slipway (i.e. all proposed Pierhead development proposed).*
 - *Proposed enhancements and mitigation to address any residual adverse impacts/effects of the proposed development.*

Many Thanks
Vivien

[REDACTED]

From: Stuart Mearns
Sent: 11 March 2019 08:57
To: 'James Paterson'
Subject: RE: West Riverside

Morning Jim,

I haven't had any further update on progress or some of the actions we discussed (outlined below).

I would appreciate an update and reassurance that you are still on track.

Thanks

Stuart

From: Stuart Mearns
Sent: 26 February 2019 11:17
To: 'James Paterson'
Subject: RE: West Riverside

Jim,

Further to our 'phone calls over the last few days, copied below are the areas that are recommended to be prioritised in the submission of information. This has been shared with Mark at PBA by my case officer.

Just to recap on a couple of the points we covered on our calls on Friday and yesterday;

Design freeze – you offered to share this with us, it would be helpful to see this early should there be any headline comment to highlight in addition to feedback provided to your team at the end of January meeting.

Timeline to determination – with your submission timeline for the outstanding additional information it will not be possible to determine the application before the summer. However, I am reassured by the updates/ information shared over the last 4 weeks that what we have requested by way of further information is now being prepared/finalised. I am agreeable to a potential determination target of late August, provided that can ensure appropriate notice periods etc after the summer holiday period.

The deadline of the end of March for the information remains a critical milestone however, and I would ask that every effort is made to try and bring this forward and certainly not run over. It does mean that the consultation period will straddle the Easter holiday period, which may impact on statutory consultees ability to respond within the prescribed timeline which we will need to consider.

Consultation – with this further delay in submission, I would strongly encourage you to provide opportunities to update interested parties and statutory consultees during the consultation. This should be done early in the consultation period and could take a variety of forms of communication, such as briefings, online information and meetings. While there is not a requirement for you to do so, it is in your interests to help consultees and others understand what the additional information submitted means in relation to the proposed development.

Proposed Boathouse – while we haven't had the opportunity to conclude our assessment on the application to date (given the outstanding information), in terms of the proposed boathouse, I could not support the principle of an accommodation use from what has been outlined to date.

Regards

[REDACTED]

From: Mark Johnston [REDACTED]@peterbrett.com>
Sent: 15 March 2019 17:00
To: Vivien Emery; Bob Cook; Stuart Mearns
Cc: James Paterson; [REDACTED] Douglas McDonald
Subject: West Riverside and Woodbank house
Attachments: Meeting actions January '19 to NPA.docx

Dear Vivien, Bob and Stuart,

I've just had a bounce back from your servers as the attachment was too large – my apologies if you get this twice.

Please find enclosed at the link below, the first tranche of further information for the planning application 18/0133/PPP at West Riverside and Woodbank House. This comprises

- A response to the policy questions posed by West Dunbartonshire Council
- Updated layouts, sections and illustrations of the pierhead area.

<http://simplesend.it/d/51a7af20e5484b76a5ed27d63cc13306df33f7fc534444>

I anticipate issuing you with the financial appraisal information next week, once it has undergone final review.

After that, the remaining elements from the list of items (attached again for convenience) are targeted for the last week in March and before 29th March. If particular items are ready before that, then we will submit them, but I'm not in a position to confirm that at this point.

Any questions, please give me a call.

Regards,

Mark Johnston
Senior Associate

Tel: 0141 352 2360

[REDACTED]@peterbrett.com

160 West George Street, Glasgow, G2 2HG



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PLANNING



[REDACTED]

From: Mark Johnston [REDACTED]@peterbrett.com>
Sent: 18 March 2019 10:04
To: Stuart Mearns
Cc: Vivien Emery; Bob Cook; James Paterson; [REDACTED] Douglas McDonald
Subject: RE: West Riverside and Woodbank house
Attachments: WDC Planning West Riverside.docx

Thanks Stuart,

I haven't sent it to WDC yet, as we don't have any formal item from them to reply to. We were only given the attached extract in a word document. Is the best thing for me to send it to [REDACTED] and copy the NPA team?

Thanks,

Mark Johnston
Senior Associate
Tel: 0141 352 2360
[REDACTED]@peterbrett.com
160 West George Street, Glasgow, G2 2HG

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

From: Stuart Mearns <stuart.mearns@lochlomond-trossachs.org>
Sent: 16 March 2019 09:59
To: Mark Johnston [REDACTED]@peterbrett.com>
Cc: Vivien Emery <vivien.emery@lochlomond-trossachs.org>; Bob Cook <bob.cook@lochlomond-trossachs.org>; James Paterson [REDACTED]@flamingoland.co.uk>; [REDACTED] [REDACTED]@Glenfruin.co.uk>; Douglas McDonald [REDACTED]@peterbrett.com>
Subject: Re: West Riverside and Woodbank house

Thanks Mark, we'll download on Monday and let you know if there any issues with this.

I take it you have also passed the WDC information direct to the Council?

Regards
Stuart

On 15 Mar 2019, at 16:59, Mark Johnston [REDACTED]@peterbrett.com<[mailto:\[REDACTED\]@peterbrett.com](mailto:[REDACTED]@peterbrett.com)>> wrote:

Dear Vivien, Bob and Stuart,

I've just had a bounce back from your servers as the attachment was too large – my apologies if you get this twice.

Please find enclosed at the link below, the first tranche of further information for the planning application 18/0133/PPP at West Riverside and Woodbank House. This comprises

- * A response to the policy questions posed by West Dunbartonshire Council
- * Updated layouts, sections and illustrations of the pierhead area.

<http://simplesend.it/d/51a7af20e5484b76a5ed27d63cc13306df33f7fc534444>

I anticipate issuing you with the financial appraisal information next week, once it has undergone final review.

After that, the remaining elements from the list of items (attached again for convenience) are targeted for the last week in March and before 29th March. If particular items are ready before that, then we will submit them, but I'm not in a position to confirm that at this point.

Any questions, please give me a call.

Regards,

Mark Johnston
Senior Associate
Tel: 0141 352 2360

@peterbrett.com<mailto:@peterbrett.com>

160 West George Street, Glasgow<<http://www.peterbrett.com/locations/glasgow/>>, G2 2HG
[cid:image001.png@01D453FC.9A235DA0]

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[cid:image008.png@01D453FC.9A235DA0] <<https://www.linkedin.com/company/peter-brett-associates>>
[cid:image004.jpg@01D4DB50.7C195A90]

[cid:image005.jpg@01D4DB50.7C195A90]

[Capture]

[cid:image007.jpg@01D4DB50.7C195A90]

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<Meeting actions January '19 to NPA.docx> Save paper and power - do you need to print this email or any attachments? If so please print double sided. Loch Lomond & The Trossachs National Park Authority National Park Headquarters Carrochan Carrochan Road Balloch G83 8EG Tel 01389 722600 Fax 01389 722633 www.lochlomond-trossachs.org

The information contained within this e-mail and in any attachments is confidential and may be privileged. If

Although this application is within the area administered by the Park Authority as Planning Authority it does have potential for wider implications/ impacts on the local area beyond the Park and in which this Council is Planning Authority.

Our main issues centre around traffic implications on the trunk and local road networks and the potential impact that the development could have on the vitality and viability of Alexandria Town Centre.

We have examined the documents submitted by the applicant as part of the application and note that the potential impacts on the wider area has not been fully considered. We therefore request that the applicant considers our key areas of concern as stated above. To help with this assessment, I would encourage the applicant to refer to the Development Plan Framework for the West Dunbartonshire area as Planning Authority which comprises Clydeplan (2017), the Adopted Local Plan (2010) and the Local Development Plan: Proposed Plan (2016).

The key policies relative to our areas of concern and within the development plans in force in West Dunbartonshire are as follows:

Clydeplan: Schedule 14 Strategic Scales of Development - this is an overarching policy and its relevance is in terms of any strategic issues in WDC area.

Adopted Local Plan 2010: GD1 - General Development Control which requires consideration to be given to potential impact on flood risk, traffic volumes and air quality

RET 1, RET 2 - Retail and Town Centre Strategy and Assessment
T1 - Sustainable Access

Local Development Plan (Proposed Plan)(2016): DS1 - general development - impact on flood risk, amenity, etc.

SC1 - Retail development

SD1 - Traffic - impact on the road network

I would be obliged if the above is addressed as a matter of urgency as this will inform our consultation response which will be put to the August Full Council meeting.

You will have received the consultation response from West Dunbartonshire Council Roads Services however I have asked them to give further consideration on the potential impact on the road network within WDC and whether the extend of the mitigation measures are acceptable. They will all take account of further information submitted by the applicant as requested.

I look forward to receiving the above information as requested,

[REDACTED]

From: Vivien Emery
Sent: 18 March 2019 12:34
To: 'Mark Johnston'
Cc: Bob Cook; James Paterson; [REDACTED] Douglas McDonald; Stuart Mearns
Subject: RE: West Riverside and Woodbank house

Mark

Thanks for your e-mail. I will send your response to WDC today.

Kind Regards
Vivien

[REDACTED]

From: Vivien Emery
Sent: 19 March 2019 17:06
To: 'Mark Johnston'
Subject: RE: West Riverside and Woodbank house

Mark

I have had a look through the information submitted and I was wondering if you could clarify if you intend to keep the wider Pierhead Area (i.e. the existing parking areas for the Slipway and the Maid) within the red line application site boundary. I appreciate that you are now proposing additional parking within area 6 but we need to give consideration to the wider visitor experience of users of this area (including of the proposed hotel). Your existing proposal makes reference to improving access to the Maid for pedestrians and cyclist together with improvements to the wider landscape setting. This was welcomed and we would like to see this area retained within the red line boundary. Can you please clarify.

We would be keen to see the indicative masterplan prior to your full submission of additional information. Can you please send me a copy?

I look forward to hearing from you.

Many Thanks
Vivien

[REDACTED]

From: Mark Johnston <[REDACTED]@peterbrett.com>
Sent: 25 March 2019 18:07
To: Vivien Emery
Subject: RE: West Riverside and Woodbank house

Vivien,

Sorry for the delay in responding.

I have discussed the Pierhead with Flamingoland and they are happy to leave the red line unchanged. It should be noted however that there will be no proposals for this area contained within the revised submission and no works are proposed.

I'm awaiting an undated copy of the indicative layout which I will send as soon as I have it.

In a separate email to follow will be a copy of the financial appraisal.

Please note I'm going to be out of contact tomorrow and Wednesday -- enforced isolation for a training course. If you need to discuss anything urgently can you get in touch either with Gary McGregor or Dougie McDonald?

Thanks,

Regards,

Mark Johnston
Senior Associate

Tel: 0141 352 2360

[REDACTED]@peterbrett.com

160 West George Street, Glasgow, G2 2HG



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From: Vivien Emery
Sent: 27 March 2019 10:23
To: 'Mark Johnston'
Subject: West Riverside and Woodbank house

Mark

Thanks for your reply. I have outlined below a few admin issues to consider when you are submitting your revised proposals.

- If possible please submit all additional information through the planning portal (as before maximum file size is 5MB). If submitting any additional information via e-mail please send it to planning@lochlomond-trossachs.org and cc myself (and ensure file sizes do not exceed 5MB).
- When submitting revised documents/plans that supercede existing ones, please give them the same file name and drawing reference (with revision number).
- An advert fee of £300 is required.
- Please confirm the cost for purchasing the EIA addendum (required for the advert).
- Please submit 4 hard copies of the additional information.
- All relevant landowners should be notified of the new description and new ownership certificates submitted.

If you have any questions on the above please give me a call.

Kind Regards
Vivien

[REDACTED]

From: Mark Johnston <[REDACTED]@peterbrett.com>
Sent: 27 March 2019 20:07
To: Stuart Mearns; Bob Cook; Vivien Emery
Cc: [REDACTED] Douglas McDonald
Subject: West Riverside - financial appraisal
Attachments: Woodbank Project Development Appraisal - 21st March 2019.xlsx; Woodbank Project Development Appraisal Summary - 21st March 2019.pdf

Dear Stuart, Bob and Vivien,

Please see attached a copy of the financial appraisal for West Riverside and Woodbank House.

As with the version submitted at the time of the application, this document is confidential and should not form part of the public record for the application.

The summary page is also included as a pdf.

Regards,

Mark Johnston
Senior Associate

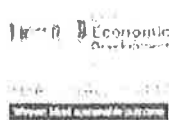
Tel: 0141 352 2360

[REDACTED]@peterbrett.com

160 West George Street, Glasgow, G2 2HG



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From: Mark Johnston [REDACTED]@peterbrett.com>
Sent: 27 March 2019 20:47
To: Stuart Mearns
Cc: Bob Cook; Vivien Emery; Gary McGregor; Douglas McDonald
Subject: RE: West Riverside - financial appraisal

Hi Stuart,

Yes that is still the intention. I'm finishing the ES addendum this evening and will review everything tomorrow with the intention of submitting on Friday as agreed.

Thanks,

Mark Johnston
Senior Associate

Tel: 0141 352 2360

[REDACTED]@peterbrett.com

160 West George Street, Glasgow, G2 2HG



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[REDACTED]

From: Mark Johnston <[REDACTED]@peterbrett.com>
Sent: 29 March 2019 16:14
To: Stuart Mearns; Bob Cook; Vivien Emery
Cc: Gary McGregor; Douglas McDonald; James Paterson; Rowena Statt
Subject: West Riverside Submission
Attachments: Covering Letter.pdf

Stuart, Bob, Vivien,

Just to confirm that the information has been uploaded via e-planning this afternoon as a submission of additional documents post application.

I attach the covering letter for your information (also uploaded).

We're just pricing the 4 printed copies with the printers at present and will revert once we know the price for a copy of the ES addendum.

I trust the above is in order.

Regards,

Mark Johnston
Senior Associate

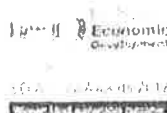
Tel: 0141 352 2360

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From: Vivien Emery
Sent: 01 April 2019 16:28
To: 'Mark Johnston'
Subject: RE: Bats and parking

Mark

Thanks for sending these through.

Kind Regards
Vivien

From: Mark Johnston [mailto:██████████@peterbrett.com]
Sent: 01 April 2019 16:16
To: Vivien Emery
Subject: Bats and parking

Vivien,

Further to our discussion, please see attached letter on the subject of bats and an updated parking strategy note.

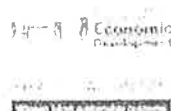
Regards,

Mark Johnston
Senior Associate

Tel: 0141 352 2360
██████████@peterbrett.com
160 West George Street, Glasgow, G2 2HG



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From: Vivien Emery
Sent: 01 April 2019 16:42
To: 'Mark Johnston'
Subject: RE: West Riverside Submission

Mark

Thanks for the submission of additional documents. As discussed there are a few points of clarification and I have summarised these below:

1. Red line boundary – the plan within the Parking Strategy states that 125 of the proposed parking spaces will be provided within the overspill parking area for LLS. All land required for the proposal should be included within the red line site boundary and the red line should therefore be amended accordingly.
2. It is noted that reference to phasing is included within the supporting letter and no other phasing plan/statement has been provided.
3. Scottish Water – I forgot to ask you if the Pre-Development Enquiry form has been submitted to Scottish Water?
4. We are in the process of putting all the supporting documents onto our public portal. As discussed it would make sense if the re-consultation/publicity of the additional information coincided with your clients own engagement with consultees and the community. Can you please let me know as soon as possible the scope of the proposed publicity and when it is due to take place.
5. I will send you a note of the amended description and you can re-notify all landowners accordingly (and submit a new land ownership certificate).
6. I understand that the 4 hard copies will sent to our offices later this week or early next week.

Kind Regards
Vivien

[REDACTED]

From: Vivien Emery
Sent: 02 April 2019 09:47
To: 'Mark Johnston'
Subject: RE: D&AS Schedule of changes

Mark

Very helpful thanks,

Kind Regards
Vivien

From: Mark Johnston [mailto:[REDACTED]@peterbrett.com]
Sent: 02 April 2019 09:31
To: Vivien Emery
Subject: D&AS Schedule of changes

Vivien,

To help you see where the changes are in the Design & Access Statement, ABC have produced the attached schedule.

Hope it helps with the review.

Regards,

Mark Johnston
Senior Associate

Tel: 0141 352 2360
[REDACTED]@peterbrett.com
160 West George Street, Glasgow, G2 2HG



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Revisions (29/03/19)

Section 1.1	Page 7	project description amended
Section 2.5	Page 17	Sweeney Cruises Planning Consent updated
Section 3.4	Pages 24 and 25	Additional woodland information added
Section 3.8	Page 28	Flood risk mapping updated
Section 6.2	Page 50	Existing landscape strategy diagram updated to reflect revised zoning
Section 6.2	Page 60	Proposed landscape diagram and annotation updated
Section 6.3	Pages 62 and 63	Text and diagrams updated to reflect revised zoning
Section 6.4	Pages 64 – 67	Further detail regarding woodland development strategies and compensatory planting
Section 6.5	Pages 68-69	Parameters plan updated
Section 7.1	Page 72	Location diagram amended
Section 7.2	Pages 75 -77	Text diagrams and illustrations updated
Section 7.3	Pages 80-81	Diagrams and text updated
Section 7.3	Pages 82-85	Artists impression updated; references to pierhead parking area removed
Section 7.4	Pages 86 – 87	Diagrams updated
Section 7.4	Page 89	Text amended – woodland ride image added
Section 7.5	Pages 92 & 93	General amendments
Section 7.5	Pages 94,96	Text and image captions amended
Section 8	Pages 101	Annotation amended

[REDACTED]

From: Mark Johnston [REDACTED]@peterbrett.com>
Sent: 02 April 2019 11:16
To: Vivien Emery
Subject: FW: PDE - G83 - Balloch - West Riverside Site - Ref 755265
Attachments: West Riverside - PDE Flows Calculations.docx

Vivien,

Please see below email sent to Scottish Water. I will let you know of any response we receive.

Regards,

Mark Johnston
Senior Associate

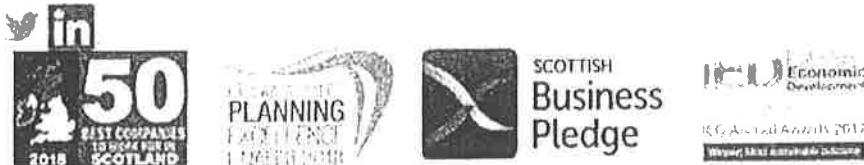
Tel: 0141 352 2360

[REDACTED]@peterbrett.com

160 West George Street, Glasgow, G2 2HG



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From: [REDACTED]
Sent: 02 April 2019 11:14
To: DevelopmentOperations@ScottishWater.co.uk
Cc: [REDACTED]@ScottishWater.co.uk; Douglas McDonald ; [REDACTED] ; Mark Johnston
Subject: PDE - G83 - Balloch - West Riverside Site - Ref 755265

[REDACTED]

G83 – Balloch, Loch Lomond – West Riverside Site
PDE Reference 755265




Many months ago a PDE was submitted to Scottish Water in relation to the above site. This is a multi-use development and the proposals are now taking shape. Scottish Water responded to the PDE application (Ref 755265) on 27th Dec 2017 requesting more detailed information, which we are now in a position to supply.

Therefore, please now find attached calculations in relation to sections 3.7 and 3.9 of the PDE form, which were requested in your above response.

I trust this is acceptable and would appreciate acknowledgement of receipt of this follow up.

Many Thanks and Kind regards,


Associate

Direct: 
Mobile: 
@peterbrett.com
Edinburgh



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West Riverside – Flow Calculations for users within Proposed Development

To be considered with PDE submission for the development

PDE Scottish Water Reference 755265

West Riverside, Balloch		West Riverside, Balloch	
Foul Discharge		Water Demand ⁴	
	Average 12hr	Average 12hr	Peak
Brewery	Flow (l/sec)	Flow (l/sec)	Peak
Details provided by brewery	0.150	0.175	1.167
Restaurant (Station Square)			
Estimate 250 covers/day			
F&Ls ² = Pre-prepared food 25 l/covers			
250 covers x 25 l = 6250 l/day	0.072	0.086	
Assume 12 hr day; 6250 l/12 hours	0.144	0.17	0.518
Restaurant (Pierhead)			
Estimated 500 covers/day			
F&Ls ² = Pre-prepared food 25 l/covers			
500 covers x 25 l = 12500 l/day	0.145	0.174	
Assume 12 hr day; 12500 l/12 hrs	0.29	0.35	1.044
Hostel/Budget Accommodation			
32 beds			
F&Ls ² = students accom = 100/person			
32 beds x 100 l/day = 3,200 l/day	0.037	0.044	0.133
Tourist Office			
F&Ls = Office no canteen = 100 l/person			
Estimate 6 staff = 600 l/day	0.007	0.008	0.025
Forest Lodges			
F&Ls = holiday camp chalet resident			
227 l/person and lodges are for 4 people			
Area 3a - 43 lodges			
Area 3b - 32 lodges			
Area 3d - 28 lodges			
Additional lodges - 22 lodges			
Total 125 lodges			
125 lodges x 4 people x 227 = 113,500 l/day	1.314	1.577	4.729

Apart Hotel		Apart Hotel	
F&Ls = Hotel 250 l/person			
60 beds = say 90 people			
90 people x 250 l = 22500 l/day	0.260	0.781	
Water Park²			
Estimate 500 users/day ²			
Based on 10 l/person ²	0.058	0.174	
Showers 40 l/person ²	0.231	0.694	
Staff Service area			
F&Ls - office - no canteen			
Estimate of 15 staff			
50l/person = 750 l/day	0.009	0.026	
Residential			
27 residences (6 houses & 21 aparts) at average 4 persons / house			
Assume 200l/person/day			
27 houses x 4 persons x 200l = 21,600 l/day	0.250	0.750	
Total Discharge (litres/sec)		Average	Peak ³
		2.533	8.800
Notes:			
1 Peak flows normally assumed as 3 times average flow.			
2 F&Ls 4 = British Water Code of Practice; Flows & Loads 4			
3 Water Park;			
4 Drain down by individual agreement			
		n/a	n/a
Water Park			
Demand = 5/4 x discharge			
1.2 x 0.058	0.069	0.208	
Showers 40/per x 1.2	0.278	0.833	
Staff Service area			
Estimate of 15 staff			
Demand = (5/4) x 750 l/day	0.011	0.031	
Residential			
27 residences at average 4 persons per house			
Assume 200l/person/day			
Demand = (5/4) x 16,000 l/day	0.300	0.900	
Total Demand (litres/sec)		Average	Peak
		3.035	10.526
Notes:			
5 Generally based on demand being 5/4 of discharge - from PDE guidance			
6 Source Brewers & Licensed Retailers Association, 1998 value			

[REDACTED]

From: Vivien Emery
Sent: 02 April 2019 12:39
To: 'Mark Johnston'
Subject: RE: West Riverside and Woodbank house

Many thanks
Vivien

From: Mark Johnston [mailto:[REDACTED]@peterbrett.com]
Sent: 02 April 2019 12:38
To: Vivien Emery
Subject: RE: West Riverside and Woodbank house

Hi Vivien – yes that is correct.

Mark Johnston
Senior Associate

Tel: 0141 352 2360
[REDACTED]@peterbrett.com
160 West George Street, Glasgow, G2 2HG



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From: Vivien Emery
Sent: 02 April 2019 12:37
To: Mark Johnston
Subject: RE: West Riverside and Woodbank house

Mark

I am assuming that all information/documents submitted on 15 March also form part of your re-submission however please let me know if this is not correct.

Kind Regards
Vivien

From: Mark Johnston [mailto:[REDACTED]@peterbrett.com]
Sent: 15 March 2019 17:00
To: Vivien Emery; Bob Cook; Stuart Mearns
Cc: James Paterson; [REDACTED]; Douglas McDonald
Subject: West Riverside and Woodbank house



From: Vivien Emery
Sent: 02 April 2019 18:08
To: 'Mark Johnston'
Cc: Bob Cook
Subject: RE: West Riverside Submission

Mark

I can confirm that the amended description will be as follows:

The erection and operation of a tourism and leisure led mixed use development including hotel, bunkhouse accommodation and self-catering holiday lodges; erection of boathouse for storage and water based recreation,; residential development; leisure and recreational facilities including swimming pool, water park, visitor reception and education/interpretation facilities; hot food/café restaurant uses; brewery; ancillary uses including retail; conversion and extension of Woodbank House to flats and conversion of existing outbuildings to self-catering accommodation; public realm enhancements including public square improvements, footpaths and cycleways; external activity areas including forest adventure rides, tree top walkway, monorail, events/performance areas, picnic areas and play areas; staff and service areas; landscaping; new access from Ben Lomond Way and Pier Road; and site development infrastructure (including SUDS, and parking).

As discussed can you please re-notify owners and send me a new ownership certificate.

I think it would be helpful for your covering letter to include the new description. There are some other points in the letter that would be useful to discuss and I will call you next week. I am now on leave until next Tuesday. Can you please copy Bob into any correspondence and please keep him updated regarding your clients proposed publicity arrangements.

Kind Regards
Vivien

[REDACTED]

From: James Paterson <[REDACTED]@flamingoland.co.uk>
Sent: 03 April 2019 10:44
To: Stuart Mearns
Subject: Fwd: Loch lomond
Attachments: Weber Shandwick Loch Lomond Timeline.docx

Follow Up Flag: Follow up
Flag Status: Completed

Good morning Stuart,
I attach a recently received draft timeline which we have under review and would be grateful for any feedback you may have in advance of our meeting with Webber Shandwick tomorrow.

Cheers
Jim



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[REDACTED]

From: James Paterson [REDACTED]<[REDACTED]@flamingoland.co.uk>
Sent: 03 April 2019 19:50
To: Stuart Mearns
Subject: Re: Loch lomond

Thank you for the update and response, I will hopefully get back to you shortly with a progress report.
Jim

On Wed, 3 Apr 2019 at 17:25, Stuart Mearns <stuart.mearns@lochlomond-trossachs.org> wrote:

Hi Jim,

We would be intending in making the new information available week beginning the 15th April (probably on the 16th). Notifications to consultees would be issued at that point. We are going to update our website to that effect tomorrow morning.

It looks like your draft timelines mean that your comms will be later than this date? For example, I note that your new website isn't going to be live until the end of this Month.

My recommendation to date has been to provide the opportunity for briefings/meetings/events with the community, statutory consultees etc. I don't see any reference to this. It would be best to identify dates early in the consultation period to help with the preparation of consultation responses.

As we have discussed, it is important that those interested in the application are able to access easy to understand information on how this new submission relates to that already submitted, so it is good to see consideration of that.

If your timelines can be brought forward, on the above aspects, that would be worth considering.

Hope this is helpful,

Stuart

[REDACTED]

From: Vivien Emery
Sent: 09 April 2019 17:18
To: 'Mark Johnston'
Subject: RE: West Riverside Submission
Attachments: Supporting information-Cover letter from agent.rtf

Mark

I can confirm that we have received the 4 hard copies thanks. The remaining outstanding issues are summarised as follows:

- Submission of new ownership certificate;
- Receipt of £300 advert fee;
- Confirmation of cost to purchase hard copies of the additional information (required for advert);
- Update on your clients proposed publicity arrangements;
- Updated plans which show amended site boundary (to include existing LLS overspill parking area).

The following plans should be updated:

- Location Plan
- Site Location Plan
- Site Location Plan with ownership annotated
- Parameters Plan
- Sketch Masterplan

One hard copy of these amended plans should be submitted;

- I have made a number of suggested changes to your cover letter (to avoid any confusion relating to the proposed changes) which is attached. It would also be useful to discuss a few other minor points and I will try and give you a call tomorrow.

We are hoping to re-notify/consult/publicise on the proposed changes on Monday of next week so I would be grateful if we could receive this information as soon as possible.

Kind Regards
Vivien

[REDACTED]

From: Vivien Emery
Sent: 09 April 2019 18:32
To: 'Mark Johnston'
Subject: RE: West Riverside Submission

Mark

The original information included a general statement about use of existing parking areas and this was one of the reasons that we requested a parking strategy. It is now clear that the overspill parking is required to facilitate the development. We always ask for access roads and parking areas to be included as part of the red line application site and this is in line with advice contained within Circular 3/2013 Development Management Procedures. We are therefore requesting that the red line application site boundary be amended.

Happy to discuss tomorrow.

Kind Regards
Vivien

From: Mark Johnston [mailto:[REDACTED]@peterbrett.com]
Sent: 09 April 2019 17:39
To: Vivien Emery
Subject: RE: West Riverside Submission

Thanks Vivien,

We'll remedy the outstanding points tomorrow.

Re the red line. We are not proposing any works in this area and it is already outlined in blue on the submitted location plans – copy attached for reference. It was always the intention to use this car park and in that respect nothing has changed. We feel that in the context of the Regulations, the current delineation in red / blue is appropriate and remains valid for the purposes of this application, which does not propose any works in the car park area.

Can you let me have your thoughts on the above before we proceed?

Thanks,

Mark Johnston
Senior Associate

Tel: 0141 352 2360
[REDACTED]@peterbrett.com
160 West George Street, Glasgow, G2 2HG



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