

Parameters plan



Zone	Area	Proposed Use(s)	Key Parameters																																
Zone A: Station Square	1	Mixed Use: Food & Drink, Entertainment and Budget Accommodation	<ul style="list-style-type: none"> Brewery (max height 13m, 1200 sqm total floor area including 300 sqm pub) Restaurant (max height - 9m, floor area 150 sqm) Amphitheatre - temporary tented structure (max height 8m; capacity - Flamingo Land to advise) Budget accommodation (32 max bed spaces, 12m max height) 																																
	2	Tourist Information Services and Public Realm	<ul style="list-style-type: none"> Refurbished tourist office to include bike hire, commercial and site management uses Enhanced public square adjacent to tourist office 																																
Zone B: Riverfront	3a	Woodland with Forest Lodges and Recreational Facilities	<ul style="list-style-type: none"> Up to max No. 43 single storey forest lodges within woodland Picnic, BBQ and Play Areas in woodland pockets Path network (incorporates John Muir Way (JMW) as part of new/enhanced riverside walkway) 																																
	4a	Managed Woodland with SUDs	<ul style="list-style-type: none"> Existing woodland retained and managed 2 SUDs attenuation areas: <ul style="list-style-type: none"> Area 1 - treatment of surface water from upgraded section of Pier Road and adjacent car park. Area 2 - treatment of surface water from Pierhead destination 																																
Zone C: Pierhead	5	Pierhead Visitor Destination	<ul style="list-style-type: none"> Apart Hotel (max 60 bedrooms, height varies with a maximum of 24m) Water Park (max 24m height of structures) Restaurant/Bar (max 150 sqm, incorporated into apartotel/water park) Visitor Hub (indoor rides, storage & office uses, height varies but max 24m) 																																
	6	Visitor attraction and carpark	<ul style="list-style-type: none"> Details subject to future planning 																																
	7	Multi-User Public Realm	<ul style="list-style-type: none"> High quality hard landscape public realm with capacity for temporary visitor attraction uses 																																
Zone D: Drumkinnon Wood & Bay	8	Woodland Visitor Attractions	<ul style="list-style-type: none"> Children's Play Area Adventure themed rides and walkways (all installations below tree canopy, max height at entry points up to 12m) Targeted development to retain and improve existing woodland Retention of above ground Petroline pipeline infrastructure 																																
		Woodland with Forest Lodges	<ul style="list-style-type: none"> Up to max No. 32 single storey forest lodges within woodland Path network 																																
		Site Entrance Building(s)	<ul style="list-style-type: none"> Security, management & ticketing (5m max height above adjacent car park) 																																
	4b	Managed Woodland	<ul style="list-style-type: none"> New pedestrian path networks Existing woodland retained and managed 																																
	10	Staff & Service Area	<ul style="list-style-type: none"> Deliveries, storage, management, welfare and security uses (8m max height) 																																
Zone E: Woodbank	3c	Boathouse	<ul style="list-style-type: none"> A boathouse c.95m² for storage of equipment and operation of water-based activities 																																
	11	Buffer Zone	<ul style="list-style-type: none"> 12m stand-off between existing dwellings at Drumkinnon Gate and proposed development No development 																																
	12	Residential	<ul style="list-style-type: none"> Up to No.6 low density residential dwellings 																																
	13	Heritage	<ul style="list-style-type: none"> Woodbank House conserved and converted into 15 no new flats Woodbank House ancillary buildings (including stables and bothy) conserved and converted into 6 no new self catering holiday properties Woodland planting extended 																																
	3d	Visitor Accommodation	<ul style="list-style-type: none"> 19 no larger lodges within existing field Path network 15 no Woodland bothies 16 no woodland lodges 																																
Overarching Components		New Car Parking	<table border="1"> <thead> <tr> <th colspan="2">WOODBANK PARKING SPACES</th> </tr> <tr> <th>Location</th> <th>No.</th> </tr> </thead> <tbody> <tr> <td>Woodbank (beside 19 no larger lodges)</td> <td>38</td> </tr> <tr> <td>Woodbank House (15 flats)</td> <td>23</td> </tr> <tr> <td>Woodbank (residential)</td> <td>12</td> </tr> <tr> <td>Woodbank (ancillary buildings - 6 no holiday accom)</td> <td>11</td> </tr> <tr> <td>Woodbank (15 no woodland bothies)</td> <td>23</td> </tr> <tr> <td>Woodbank (16 no larger woodland lodges)</td> <td>32</td> </tr> <tr> <td>WOODBANK TOTAL</td> <td>139</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="2">WEST RIVERSIDE PARKING SPACES</th> </tr> <tr> <th>Location</th> <th>No.</th> </tr> </thead> <tbody> <tr> <td>Staff and services area</td> <td>34</td> </tr> <tr> <td>Pierhead accessible parking</td> <td>24</td> </tr> <tr> <td>Pierhead woodland parking</td> <td>85</td> </tr> <tr> <td>Station Square</td> <td>109</td> </tr> <tr> <td>WEST RIVERSIDE TOTAL</td> <td>252</td> </tr> </tbody> </table>	WOODBANK PARKING SPACES		Location	No.	Woodbank (beside 19 no larger lodges)	38	Woodbank House (15 flats)	23	Woodbank (residential)	12	Woodbank (ancillary buildings - 6 no holiday accom)	11	Woodbank (15 no woodland bothies)	23	Woodbank (16 no larger woodland lodges)	32	WOODBANK TOTAL	139	WEST RIVERSIDE PARKING SPACES		Location	No.	Staff and services area	34	Pierhead accessible parking	24	Pierhead woodland parking	85	Station Square	109	WEST RIVERSIDE TOTAL	252
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	* * *	Site Vehicular/Boat Access Points	<ul style="list-style-type: none"> 10 no vehicular access points 1 no boat access point 																																
	--->	Indicative Pedestrian/cycle linkages (capable of use by emergency vehicles)	<ul style="list-style-type: none"> As drawing 																																
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	●	Monorail	<ul style="list-style-type: none"> Station Square to Pierhead through Zones A, B and C (max height 3.5m rising to 5.5m above vehicular access roads) Monorail Stations in Zone A at ground level & Zone C in Apart-Hotel Monorail alignment subject to detailed design 																																