

Appendix 3 Parameters Plan and Enlarged Extracts

National Park Authority Special Board Meeting West Riverside and Woodbank House 16 September 2024

Paper for decision



Parameters Plan

	Preposed Use(s)	Kay Parameters			
	Illived Use: Food & Drink, Emertainneent and Budget Accommodation	Browery inter height Tim, 13(3) oper total floor and including 380 styr public Restaurant inter height – Bm, Boor asias 150 spmi Archinopolare response tempolare asias fistioners Height Bm; capacity tempolare and to donale Budget accommodation (32 max bed spaces, 12m mes height)			
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Ī	Visitor attraction and carpark	 Details subject to future planning 			
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	Ancient Woodland Boundary	LEPO Boundary - Area Designated Ancient Woodland			
	SUDa	Proposed Sustainable Drainage Systems SUE	34		
	Managed Woodland	Existing paths upgraded Eviding exception stated and mentant			
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Zone	Area	Proposed Use(s)	Key Parameters
Zone A: Station Square	1	Mixed Use: Food & Drink, Entertainment and Budget Accommodation	 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	 Refurbished tourist office to include bike hire, commercial and site management uses Enhanced [public square adjacent to tourist office
	3a	Woodland with Forest Lodges and Recreational Facilities	 Up to max No. 42 single Storey Woodland Lodges within woodland Picnic, BBQ and Play Areas in woodland pockets Path network
Zone B: Riverside *Existing Boat Moorings	4a	Managed Woodland with SUDs	 Existing woodland retained and managed 2 SUDS attenuation areas: Area 1 – treatment of surface water from upgraded section of Pier Road and adjacent car park. Area 2 – treatment of surface water from reconfigured Pierhead Destination
*Reduced heights at Pierhead Development Zone C: Pierhead	5	Pierhead Visitor Destination	 Apart Hotel (max 60 bedrooms, approx. Floor Area - 3065m2, Max Height 10.5m) Leisure pool / Waterpark (approx. Floor Area - 2500m2, Max height 10.5m) Restaurant/Bar (max 150 sqm, incorporated into aparthotel/water park) Visitor Hub (indoor rides, storage & office uses,
	6	Visitor attraction and carpark	Details subject to future planning
	7	Multi-User Public Realm	 High quality hard landscape public realm with capacity for temporary visitor attraction uses.Small scale kiosks for visitor experience s (eg. cafe)

	8	Ancient Woodland Boundary	LEPO Boundary - Area Designated Ancient
		SUDs	Proposed Sustainable Drainage Systems Sl
Zone D: Boathouse &			
Staff Area	4b	Managed Woodland	 Existing paths upgraded Existing woodland retained and managed
		Staff & Service Area	Area 10 Staff Accomodation and Parking Removed
	3c	Boathouse	 A boathouse c95 sqm for storage of equipment an water- based activities
	4b	Managed Woodland	 Existing woodland retained and managed
Zone E: Woodbank	13	Heritage	 Woodbank House conserved and converted into up to 15 Ho subject to other necessary consents Woodbank House Ancillary buildings (including stables and to converted into 6no. new self catering hoilday properties sub consents. Woodland planting extended
WOOUDallk	3d	Visitor Accommodation	 Up to 37 new Countryside Lodges within existing field Path network Up to 25 new Woodland Lodges within woodland (Woodland Bothies Removed)

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SUDs
and operation of
5 Holiday Apartments
nd bothy) conserved and subject to other necessary

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	New Car Parking	New Car Parking	WOODBANK PARKING SPACES	
			Location	
			Woodbank House Staff Parking Woodbank Lodges*	
			*See Zone E Woodbank Section for Lodge Quantities	
			WEST RIVERSIDE PARKING SPACES	
			Location	
Overarching			Staff and services area (Area 10 Accomodation Removed) Pierhead Woodland Parking	
Components		Riverside Parking (43 Lodges)		
(Internal access, utilities and drainage to be			Station Square Parking	
confirmed at detailed design stage)			Station Square & Riverside Parking LOMOND BANKS TOTAL PARKING SPACES	
	<mark>**</mark>	Site Vehicular/Boat Access Points	 9 no vehicular access points 1 no boat access point 	
		Indicative Pedestrian/cycle linkages (capable of use by emergency vehicles)	As drawing	
	11	Indicative Pedestrian/ cycle linkages (blue) John Muir Way (orange)	As drawing	
		Monorail	 Station Square to Pierhead through Zones A, B and C 3.5m rising to 5.5m above vehicular access roads) Monorail Stations in Zone A at ground level & Zone C Monorail alignment subject to detailed design 	

