Appendix 3
Parameters Plan and Enlarged Extracts

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

Paper for decision

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Drawing No AL(0)005 Rev O
Scale 1:1250
Client: Flamingo Land
20 02 2023

Parameters Plan

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 580 sqm pub) • Restaurant (max height – 9m, floor area 150 sqm) • Ample theatre - temporary tensile structure (max height 9m; capacity - Flamingo Land to advise) • Budget accommodation (52 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
Zone B: Riverside *Existing Boat Moorings	3a	Woodland with Forest Lodges and Recreational Facilities	• Up to max No. 43 single Storey Woodland Lodges within woodland • Picnic, BBQ and Play Areas in woodland pockets • Path network

	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 80 bedrooms approx. Floor Area - 3060m2, Max Height 19.9m) • Leisure pool (Waterpark (approx. Floor Area - 2530m2, Max height 10.5m) • Restaurant/Bar (max 150 sqm, incorporated into apart hotel/Leisure 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 i.e. cafe)
Zone D: Boathouse & Staff Area	8	Ancient Woodland Boundary	LEPO Boundary - Area Designated Ancient Woodland
		SUDs	Proposed Sustainable Drainage Systems SUDs
	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 (58 sqm for storage of equipment and operation of water based activities.
Zone E: Woodbank	4b	Managed Woodland	• Existing woodland retained and managed
	10	Heritage	• Woodbank House conserved and converted into up to 16 Holiday Apartments subject to other necessary consents • Woodbank House Ancillary buildings (including stables and laundry) conserved and converted into 8no. new self catering holiday properties subject to other necessary consents • Woodland planting extended
	3d	Visitor Accommodation	• Up to 37 new Countryside Lodges within existing field • Path network • Up to 26 new Woodland Lodges within woodland Woodland Bothies Removed)
Overarching Components (Internal access, utilities and drainage to be confirmed at detailed design stage)		New Car Parking	WOODBANK PARKING SPACES Location / No. Woodbank House: 25 Staff Parking: 27 Woodbank Lodges*: 81 WOODBANK TOTAL: 133 *See Zone E Woodbank Section for Lodge Quantities WEST RIVERSIDE PARKING SPACES Location / No. Staff and services area (Area 10 Accomodation Removed): 0 Pierhead/Woodland Parking: 102 Riverside Parking (63 Lodges): 43 Station Square Parking: 93 Station Square & Riverside Parking: 136 LOMOND BANKS TOTAL PARKING SPACES: 372
		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
		Indicative Pedestrian/ cycle linkages (blue) John Muir Way (orange)	• As drawing
		Monorail	• Station Square to Pierhead through Zones A, B and C (max height 3.8m rising to 6.8m above vehicular access route) • Monorail Stations in Zone A at ground level & Zone C in Apart Hotel • Monorail alignment subject to detailed design

4a
3c
D
6
5
C
4a
7
3a
4b
B
4b
11
4a
4a
1
A
1
2
4b
D
Area 10 Staff
Accom.
Removed

D
D
4b
4b
Area 10 Staff Accom. Removed
Woodland Bothies Removed
3d
4b
E
4b
3d
3d
4b
3d

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
Zone B: Riverside *Existing Boat Moorings	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

	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)

Zone D: Boathouse & Staff Area	8	Ancient Woodland Boundary	LEPO Boundary - Area Designated Ancient Woodland
		SUDs	Proposed Sustainable Drainage Systems SUDs
	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 and operation of water- based activities
Zone E: Woodbank	4b	**Managed Woodland**	o Existing woodland retained and managed
	13	**Heritage**	• Woodbank House conserved and converted into up to 15 Holiday Apartments subject to other necessary consents • Woodbank House Ancillary buildings (including stables and bothy) conserved and converted into 6no. new self catering hoilday properties subject to other necessary consents. • Woodland planting extended
	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)

Overarching Components *(Internal access, utilities and drainage to be confirmed at detailed design stage)*		**New** Car **Parking**	WOODBANK PARKING SPACES Location / No. Woodbank House 25 Staff Parking 27 Woodbank Lodges* 81 WOODBANK TOTAL 133 *See Zone E Woodbank Section for Lodge Quantities WEST RIVERSIDE PARKING SPACES Location / No. Staff and services area (Area 10 Accomodation Removed) 0 Pierhead Woodland Parking 103 Riverside Parking (43 Lodges) 43 Station Square Parking 93 Station Square & Riverside Parking 136 LOMOND BANKS TOTAL PARKING SPACES 372
	**	**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
		Indicative Pedestrian/ cycle linkages (blue) John Muir Way (orange)	• As drawing
		Monorail	• 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