



Loch Lomond & The Trossachs National Park Authority
Carrochan
Carrochan Road
Balloch
G83 8EG

Ref: EIR 2025-020
14/07/2025

REQUEST UNDER FREEDOM OF INFORMATION (SCOTLAND) ACT 2002

We refer to your request for information, received by email on 19 June 2025. The information you have requested is environmental information, as defined in Regulation 2 of the Environmental Information (Scotland) Regulations 2004 (EIRs). We have therefore applied the exemption in section 39(2) of FOISA and dealt with your request under the EIRs alone.

Your specific requests and the Park Authority's response are provided below.

Your Request

Following the article in the Daily Record about Derek Mackay advising Flamingo Land please provide me with:

- a) Any information the LLTNPA holds about contact with Derek Mackay from when he was Minister for Local Government and Planning (from 7th Dec 2011 to November 2014) - emails, notes of any meeting etc**
- b) Any information the LLTNPA holds about contact with Derek Mackay since his resignation from the Scottish Government on 6th February 2020 - emails, notes of any meetings etc - or references to him by Flamingo Land and their agents.**

Our Response

- a) The only information we hold involving contact with Derek Mackay is a briefing document for a ministerial visit which took place on 11 June 2013. We have included the briefing document document and the related appendices in our response below.
- b) Loch Lomond and The Trossachs National Park Authority does not hold any information of contact with Derek Mackay since his resignation as a Scottish Government Minister. Therefore, under exemption 12(4)(a) we must advise that this information is not held.

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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Yours sincerely

**Information Management
Loch Lomond and the Trossachs National Park Authority**

Review Procedure

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

- Send your request for review in writing, setting out in full the reasons why you are requesting a review.
- Submit your review request within 40 working days of either the date on which you received a response from the Authority or the date by which you should have received a response under the terms of the Freedom of Information (Scotland) Act 2002, whichever is the later.
- address your review request to:

Information Manager
Loch Lomond & The Trossachs National Park Authority
National Park Headquarters
Carrochan
Carrochan Road
Balloch
G83 8EG
E-mail: info@lochlomond-trossachs.org

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

If you are not satisfied with the response to your request for review, you can contact the Scottish Information Commissioner, the independent body which oversees the Freedom of Information (Scotland) Act 2002, at:

Scottish Information Commissioner
Kinburn Castle
Doubledykes Road
St Andrews
Fife
KY16 9DS
Tel: 01334 464610
Website: www.itspublicknowledge.info
E-mail: enquiries@itspublicknowledge.info

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Ministerial Briefing

Derek Mackay, Minister for Local Government & Planning

Tuesday 11 June 2013

12 noon - 2.15pm

National Park Headquarters, Carrochan, Balloch, G83 8EG

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Appendix 1 & 2 : Fuller biographies for [REDACTED] and [REDACTED]
Appendix 3 / 4 / 5 : Forest Holidays Site images

DIRECTIONS

Travel to:

Loch Lomond & The Trossachs National Park Headquarters

Carrochan

Carrochan Road

Balloch

G83 8EG

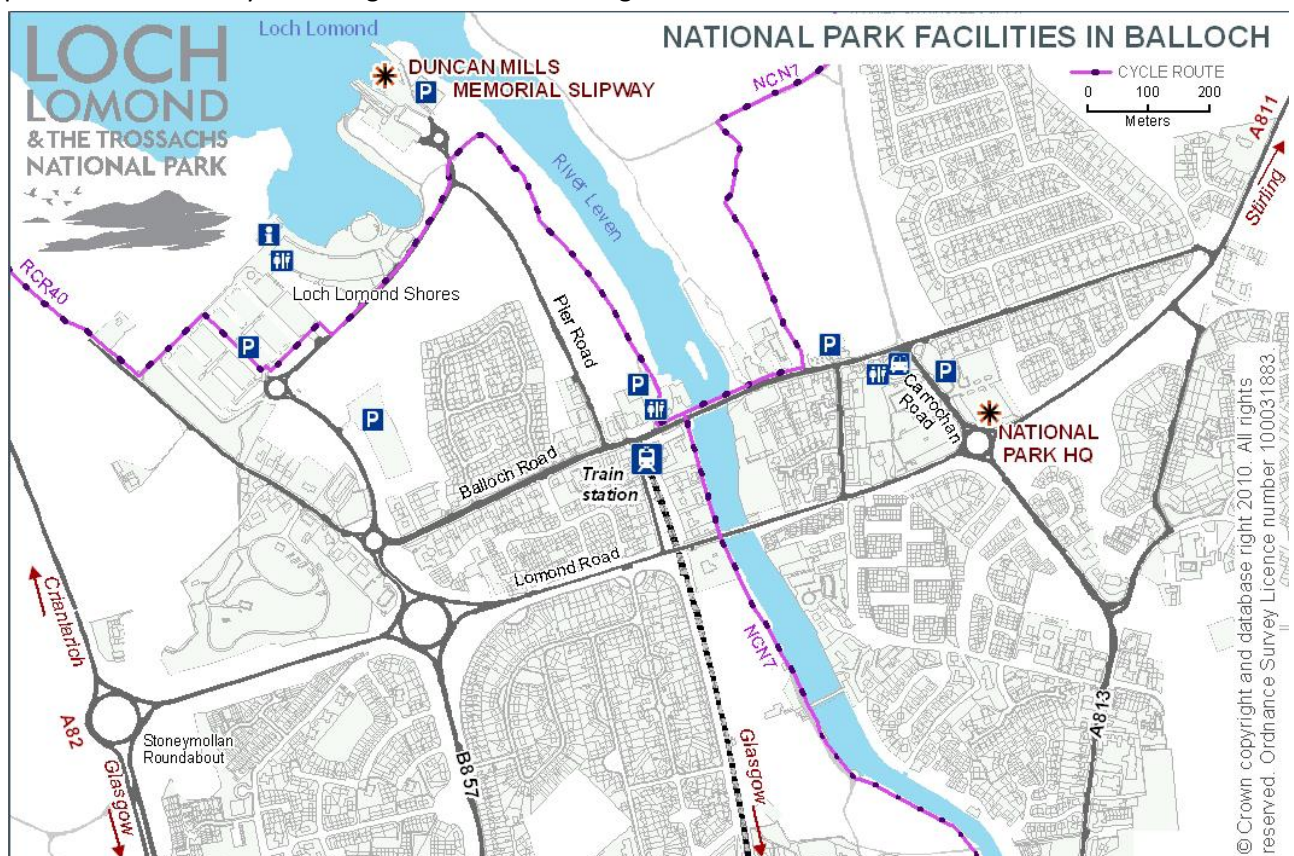
Switchboard 01389 722600

Car

From Glasgow, Edinburgh and the south take the M8 to Junction 30 then M898, continue on A898 sign-posted Erskine Bridge. Branch left merging into the A82 sign-posted Crianlarich. Leave the A82 turning right at the Stonymollan roundabout, straight on at next roundabout then left at the next roundabout; building and car park are immediately on the right. Travel time from central Glasgow approximately 40 minutes.

From the North (West side Loch Lomond) take the A82 turn left at the Stonymollan roundabout then as above.

From the East (East side Loch Lomond), at Stirling take A811 to Balloch. Stay on A811 (do not take turn into village) at first roundabout in Balloch turn right and building and car park are immediately on the right. Time from Stirling 50 minutes.



ATTENDEES

Mr Derek MacKay, Minister for Local Government & Planning

Mr [REDACTED] Assistant Chief Planner

Ms [REDACTED] Assistant Private Secretary

Mrs Linda McKay, Convener, LLTTNP

Mr Gordon Watson, Director of Operations, LLTTNP

Mr [REDACTED] Project Developer, Antonine Developments

Mr [REDACTED] Development Team, Antonine Developments

Mr [REDACTED] Director, Archial

Mr [REDACTED] Associate, Archial

Mr [REDACTED] Head of Communities, Recreation and Tourism, Forestry Commission Scotland

Mr [REDACTED] Forest Holidays Operations Director / Site Manager

PROGRAMME

Midday Depart National Park Headquarters for drive to Arrochar

Travel with: Linda McKay, Convener
Gordon Watson, Director of Operations

Ministerial car to follow

Discuss: NPF3 and Loch Lomond & The Trossachs National Park Authority

12.30PM Tourism planning on the ground - Ben Arthur Development Site Visit, Arrochar

Meet with [REDACTED] Project Developer and Brian Lees, Development Team, Antonine Developments + [REDACTED] and [REDACTED] Architects from Archial

Photocall

1.10PM Tourism planning – evolution on the ground – Forest Holidays Site

Lunch at Forest Holidays Forest Retreat Cafe with [REDACTED] Head of Communities, Recreation and Tourism, Forestry Commission Scotland and [REDACTED] Forest Holidays Operations Director / Site Manager

Photocall

2.00PM Minister to depart in Ministerial car for Glasgow Airport

BIOGRAPHIES

Linda McKay, Convener, Loch Lomond & the Trossachs National Park Authority

Linda is Principal of Forth Valley College, which was formed after the merger of Clackmannan College and Falkirk College in 2005. She began her academic career in 1976 teaching Languages at Moray College and went on to become Assistant Principal at Dundee College, Depute Principal at Glenrothes College and then in 1999 took up post of Principal at Falkirk College.

Linda was a member of the SFC/SDS Skills Committee until very recently and is a founder member of the Goodison Group in Scotland. Linda was appointed to the Board of Loch Lomond & The Trossachs National Park Authority in October 2010 and was elected Convener in February 2011.

Linda has recently accepted an invitation to be a member of the Commission for Developing Scotland's Young Workforce which will engage senior figures in the world of business and education in re-examining the purpose of vocational education in future.

Linda was awarded an MBE in 2000 for services to the Police. In her spare time, her hobbies include travel, hill walking and photography.

Gordon Watson, Director of Operations, Loch Lomond & the Trossachs National Park Authority

Gordon is Director of Operations overseeing all aspects of Rural Development, Planning, Conservation and Visitor Experience for the National Park Authority. Between 1999 and 2002, Gordon worked on the establishment of Loch Lomond and The Trossachs National Park, including as a new planning authority. Notable achievements have included the Carrick Resort development which has been recognised by Scottish and UK RTPI Planning Awards. More recently, has seen the securing of a £70m inward investment, Ben Arthur Resort development at the former MOD Torpedo Range in Arrochar. The proposed comprehensive development comprises; A 130 bed 5 star hotel / 250 Berth Marina/chandlery/cafe facilities / 16 luxury residential properties / 36 fractional apartments. Gordon is also working closely with Scottish Canals, other National Agencies and Scottish Ministers on a National Scottish Scenic Routes Initiative to promote and develop Scotland's scenic drives and viewpoints. He is also responsible for the National Park's sustainable tourism and community development functions which incorporate the Park's RTPI-Commended Community Futures initiative.

Gordon has led significant initiatives to engage private businesses in improving the tourism product in the Park co-ordinating private and public investment. He has worked with the larger tourism businesses in the Park to establish a Destination Group to drive tourism activity and investment. He also plays a key role in working jointly with Transport Scotland on the sensitive upgrade of the A82 and other trunk roads in the Park. Initiatives have included establishing a scheduled Waterbus network on Loch Lomond (now extended to Loch Katrine) and investing in new public infrastructure on busy lochside sites, long distance routes and in towns and villages. Gordon oversees a £1m plus annual capital programme and he also oversees the Park's work encouraging sensitive hydro energy projects.

[REDACTED]

FES is currently involved in major investment in recreation and tourism infrastructure to boost tourism at Galloway Forest Park (Kirkcubright/Glentworth/ Clatteringshaws centres), Queen Elizabeth Forest Park (The Lodge at Aberfoyle), Tay Forest Park (Queensview). This follows the major redevelopment in Tweed Valley Forest Park at Glentworth Peel. Some of these current developments are supported by Scottish Government 'shovel ready' investment as are major works on the West Highland Way and Great Glen Way.

FCS is also a shareholder in the Forest Holidays Joint Venture which operates high quality forest cabins exclusively on the forest estate across Britain. This includes two sites in Scotland at Arrochar and Strathgryre, both located in the Loch Lomond and Trossachs National Park. Forest Holidays have worked closely with the Park and FCS to deliver new development at Arrochar involving the construction of a total of 40 cabins on a former campsite representing a capital investment of £5 million. Further developments are being considered at Strathgryre and Glenmore. Forest Holiday developments are regarded as prime examples of sustainable tourism developments within forests which meet the aims of both the Park and FCS in terms of the nature and quality of the build and are also highly successful in business terms (90% occupancy) whilst boosting the local visitor economy.

FES are currently exploring in conjunction with local authorities further development opportunities on Scotland's national forest estate through the preparation of masterplans covering sites at Leanachan Forest (Nevis Range), Glentworth Peel and Glenmore. Further potential may exist where there are gaps in tourism infrastructure in other localities such as Aberfoyle, Dumfries and Galloway, Moray coast, Inverness and Skye.

The contribution which Scotlands' forests already make together with development opportunities as described above is recognised in the draft NFP3 and also in the related tourism development plan being assembled by VisitScotland.

BEN ARTHUR RESORT, ARROCHAR – SUMMARY

1. The site comprises a former MOD torpedo range site which has been lying derelict for many decades at the head of Loch Long.
2. The Loch Lomond and The Trossachs National Park Local Plan, adopted in late 2011, presents a planning vision for tourism to transform Arrochar and Tarbet into a more significant tourism destination linked to water based tourism.
3. The former MOD Torpedo Range is identified as a strategic tourism inward investment opportunity.
4. The planning application which fully responded to this vision came forward during 2012.
5. The proposed comprehensive development comprises;
 - A 130 bed 5 star hotel
 - 250 Berth Marina/chandlery/cafe facilities
 - 16 luxury residential properties,
 - 36 fractional apartments,
6. The project represents an initial £70m inward investment. The projected economic benefits of the project are;
 - **300 jobs** (260 on-site and 40 off-site) full-time equivalent staff.
 - generates **economic wealth in the local economy of £9.8m every year**
 - generates **disposable income (wages) of £5.6m every year**
 - bring in **c.100,000 visitors** to the Park which generates additional expenditure of **£2.9m in the economy** every year
 - **210 one-off construction jobs**
 - From construction period - generate **new economic wealth of £13.2m**
 - From construction period - generate **disposable income (wages) of £6.9m**
7. The planning application will be determined by the NPA Planning and Access Committee on 28th January, 2013, less than 4 months since the EIA was submitted.
8. The development is fully funded subject to planning and that works are proposed to begin on site within weeks of the consent being released.
9. The resort will be developed in a single phase and hopes to welcome its first customers in early 2015.
10. This represents a high level of confidence to commit to such a significant investment demonstrating how the quality of Scotland's environment can be a generator for growth.
11. Websites
<http://www.wyndham.com>
<http://www.cnmarinas.com>

ARDGARTEN FOREST HOLIDAYS SITE, nr ARROCHAR

1. Located on the western shore of Loch Long, approx. 4.5 kilometres to the west of Arrochar, the site is situated on a low lying delta feature of the adjacent River Croe. The site is accessed from the A83 Trunk Road.
2. At the time of the initial planning application the site operated as a Forestry Commission touring caravan/camping site and contained no chalets.
3. Subsequently leased to “Forest Holidays” tourism operators who submitted the following planning applications for re-development of the tourism site.
 - Permission approved in 2008 (subject to Section 75 legal agreement) for the erection of 28no. timber holiday chalets on part of the site
 - Section 75 clauses required that the site be retained in single ownership; and restricted periods of occupation to holiday occupancy only.
 - Design and layout negotiations between applicants and planning authorities led to a much improved scheme.
 - Chalet design – 1 bed, 2 bed and 3 bed chalets suspended on short piles; grey tile clad asymmetric pitched roofs with deep overhanging eaves; timber clad walls (dark oak colour) – simple, light-touch structures.
4. Following approval and implementation of permission, site operated with dual use of chalets and touring caravans/camping pitches.
 - Permission approved in 2012 to remove all remaining touring caravan/camping pitches and develop the remainder of the site with 13no. additional timber cabins of the same design bringing the total to 41no. chalets
 - Layout negotiations between applicants and planning authority led to a much improved scheme with reduction in potential tree impacts and avoidance of potential flood risk issues
 - Updated occupation restriction to cover the whole site in line with current policy approach
 - Permission approved to amend the existing Section 75 agreement to ensure that only single entity management of the site was addressed in the legal agreement and all other elements discharged
 - Landscaping scheme for the whole site currently being reviewed and once agreed will be implemented to further assimilate the chalets with their surroundings. “Dark Sky” friendly external lighting approved.

- Example of planning authority, developers and planning agents working together to produce a quality scheme that reflects the aims of the National Park and carried out within short timescales.
5. Chalet site due to re-open this year.

Profile: [REDACTED] Director

Contact

Archial Architects

Education

Qualifications

Memberships

Key Projects Include:

Ben Arthur Resort, Arrochar

New hotel marina and residences on spectacular site in the middle of the Loch Lomond & Trossachs National Park; currently at Design Stage E.

Overall Experience



Profile: [Redacted]

Contact

Archial Architects

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Education

[Redacted]

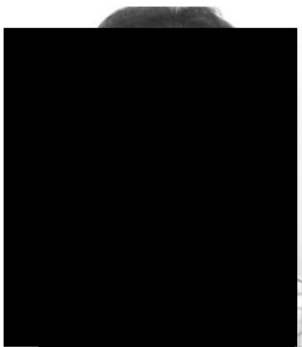
[Redacted]

Qualifications

[Redacted]

Memberships

[Redacted]



Key Projects Include:

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[Redacted project details]

Overall Experience

[Redacted experience details]



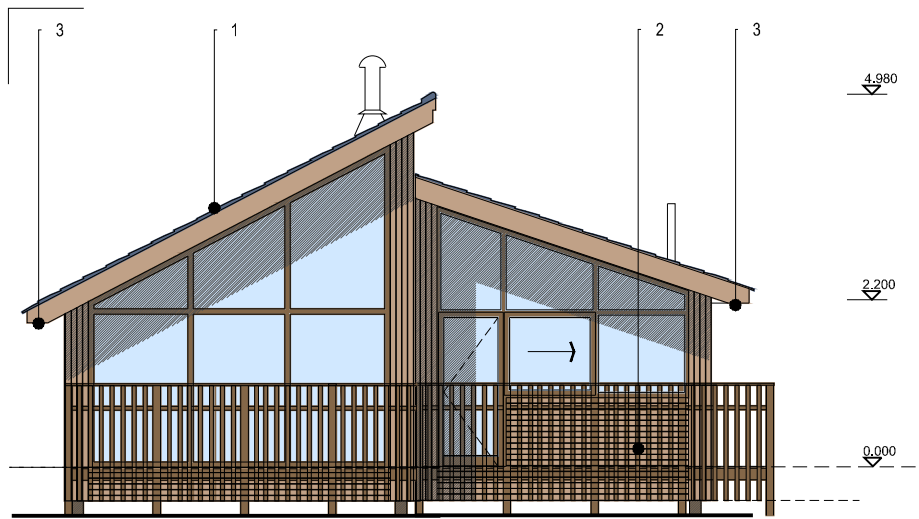


CGI 05 - 5 Years

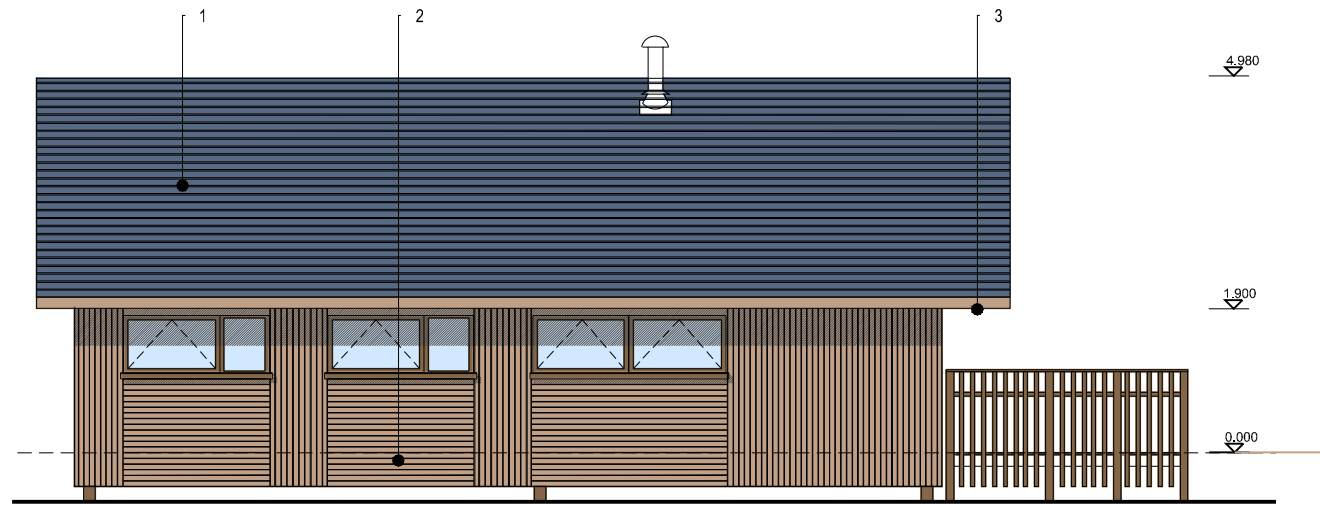


CGI 05 - 20 Years

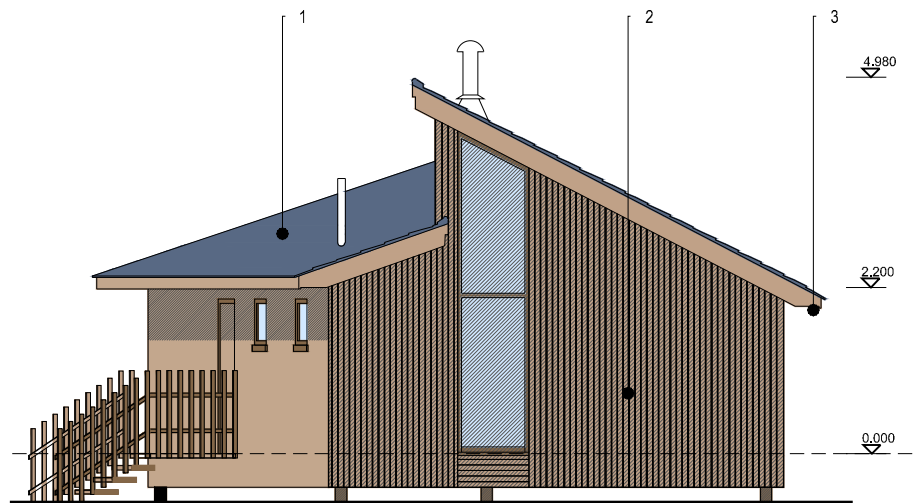




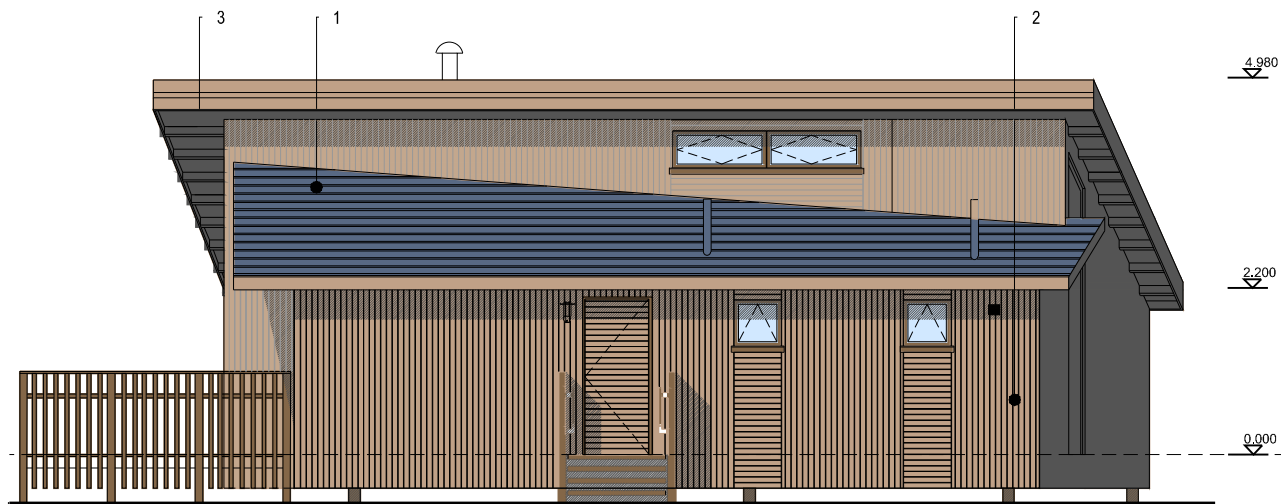
1 Elevation 1
Scale: 1:100 (A3)



2 Elevation 2
Scale: 1:100 (A3)

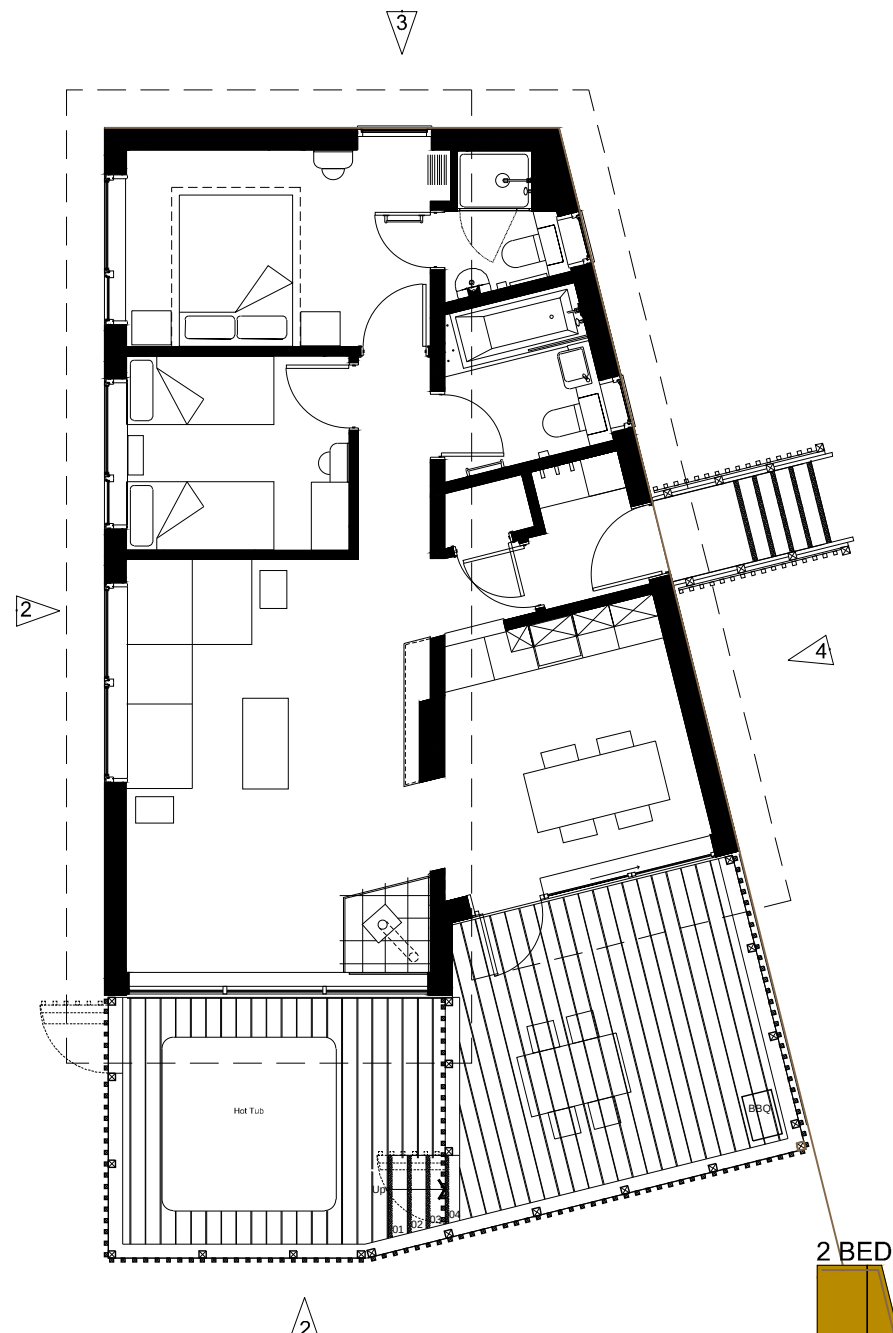


3 Elevation 3
Scale: 1:100 (A3)



4 Elevation 4
Scale: 1:100 (A3)

GROSS INTERNAL AREA = 69m²



5 Ground Floor Plan
Scale: 1:100 (A3)

Do not scale from drawing.

Date Drawn Check Description

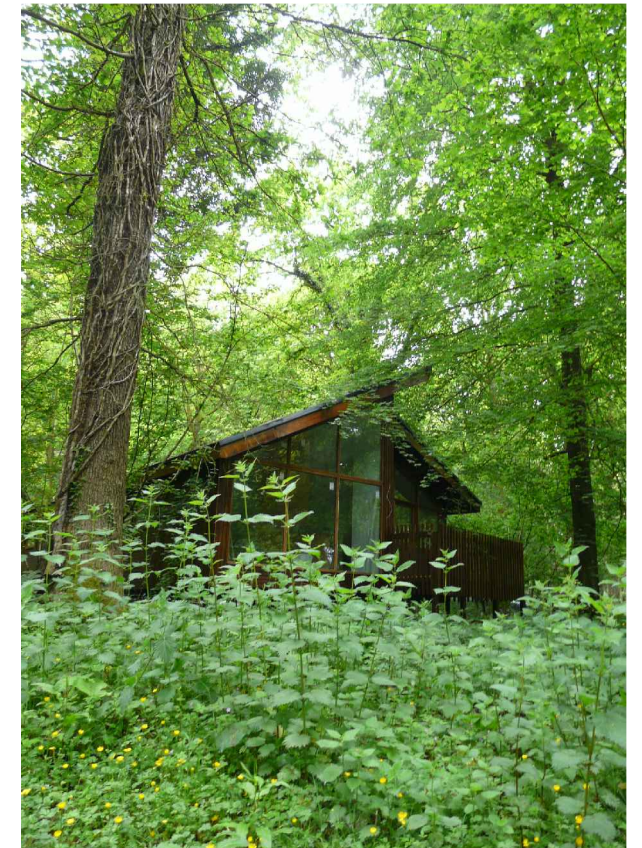
Re

MATERIALS / FINISHES

- 1. ROOF**
Sandtoft clay interlocking roof tiles on 18.5° pitch roof. 'Cassius' antique slate effect.
- 2. EXTERNAL WALL**
External tongue and grooved timber cladding (Organically treated 75x18 mm) to be stained with Sadolin Ultra, colour: Dark Oak or other similar approved. Cladding laid vertically above and below window and door locations.
- 3. 500mm deep treated TIMBER EAVES** without gutters.



6 Front Elevation View 1
Scale: n/a



7 Front Elevation View 2
Scale: n/a

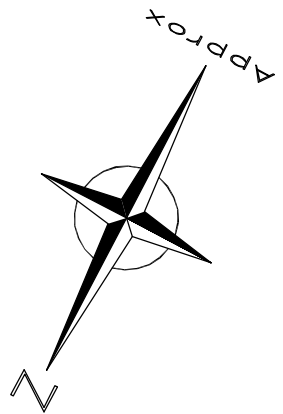
Holder Mathiasarchitec

Forest Holidays
Generic Cabins

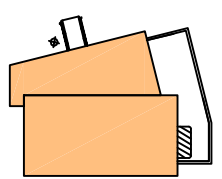
Job No.
3520 (S1)
Dwg No. Re
PL(00)019

Title
2-Bed Cabin. Plan, Elevations and Photos
Date Drawn Check Status Scale
19/06/12 NC IG Planning 1:100 @ A3
London: 020 7287 0735 Cardiff: 029 2049 8681 www.holdermathias.co.uk

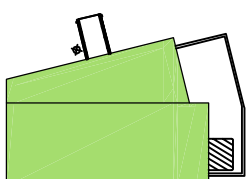
Rev/No	Revision note	Date
A	NOTES ADDED	18.10.12
B	NOTES ADDED	08.11.12
C	FEL ADDED	30.11.12
D	MINOR AMENDMENTS	03.01.13
E	MINOR AMENDMENTS	08.01.13
F	MINOR AMENDMENTS	14.01.13
G	MINOR AMENDMENTS	11.02.13



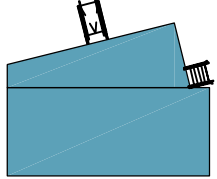
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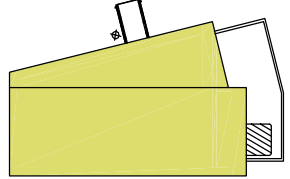
1 Bed Cabin (1 storey)



2 Bed Cabin (1 storey)



2 Bed Cabin DDA Accessible (1 storey)



3 Bed Cabin (1 storey)

Schedule of Cabins:

Gold 1 bed	: 4no.	Silver 3 bed	: 9no.
DDA 1 bed	: 1no.	Gold 2 bed	: 9no.
Silver 2 bed	: 9no.	Gold 3 bed	: 12no.
Total			: 41no.

B: As Built Cabins

R: Cabins approved under previous planning permission, now re-positioned.

A: Cabin approved under previous planning permission, position unchanged.

Cabin numbering key:

22
3 G S
Beds/Garage/handling

