



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

Ref: EIR 2025-016
Date 01 August 2025

REQUEST UNDER FREEDOM OF INFORMATION (SCOTLAND) ACT 2002

We refer to your request for access to information, which we received by email on 6th 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 processed your four-part request under the EIRs alone.

Part 1 – Communications and Correspondence

With regards to Planning Reference 2022/0157/PPP, you have asked us to provide:

- a) *All correspondence (including emails, internal memos, meeting notes, and letters) exchanged with Flamingo Land Ltd., its representatives, consultants, or legal agents from January 2021 to present.*
- b) *All inter-agency communications between your organisation and other public bodies regarding the development (e.g., Scottish Government ↔ Scottish Enterprise ↔ LLTNPA).*

Our Response:

We confirm that we hold records of correspondence between the National Park Authority and the applicant's agent. We also hold relevant correspondence between us and other agencies. This correspondence is enclosed, subject to the redactions and exclusions explained below:

- Third Party Personal Data
 - Certain personal data, including email addresses, phone numbers and names, has been redacted under Regulation 11(2) of the EIRs, because disclosure of this information would contravene the data protection principles outlined in the UK GDPR.

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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- The exception for personal data is absolute and does not require a public interest test.
- Information Relating to Ongoing Process
 - Some information has been withheld because it directly concerns the ongoing appeal against the refusal of this planning application, which is currently being considered by the Scottish Government.
 - This information is exempt under Regulation 10(5)(b), which allows withholding where disclosure would adversely affect the course of justice or the ability of a public authority to conduct a fair inquiry. It is our view that disclosure at this stage could prejudice the integrity and fairness of the ongoing process.
 - We have applied the public interest test and concluded that, while there is a public interest in transparency around high profile planning applications, the public interest in protecting the fairness of the process outweighs the public interest in disclosure at this time.

Part 2 – Environmental & Planning Assessments

With regards to Planning Reference 2022/0157/PPP, you have asked us to provide:

- a) *All documentation related to Environmental Impact Assessments (EIAs), flood risk analysis, woodland impact assessments, and biodiversity studies submitted or reviewed.*
- b) *Any internal or third-party critiques, concerns, or requests for revision relating to environmental risks (including ancient woodland loss, carbon impact, and climate adaptation).*

Our Response:

Some material relevant to this part of your request is provided in the attached bundle. Where it is not provided in the attached bundle, it is publicly available via our online planning portal. You can access this information by clicking the following link and searching using the application reference number:

<https://eplanning.lochlomond-trossachs.org/OnlinePlanning>

As this information is already publicly available, it is exempt from disclosure under Regulation 6(1)(b) of the EIRs.

Part 3 – Governance & Decision-Making

With regards to Planning Reference 2022/0157/PPP, you have asked us to provide:

- a) Meeting minutes, agendas, attendance records, and briefing materials from internal meetings where the Flamingo Land proposal was discussed.
- b) Legal advice, risk assessments, or policy guidance used to determine your organisation's stance or actions regarding the application.

Our Response:

Some material relating to meetings held in relation to this application is provided in the attached bundle of documents. However, agendas, meeting papers and minutes from our Planning and Access Committee and Board meetings are publicly available on our website at the below link. These are therefore exempt from disclosure under Regulation 6(1)(b) of the EIRS.

<https://www.lochlomond-trossachs.org/park-authority/our-board-committees/meetings/>

The application was processed in accordance with the relevant statutory planning frameworks, the Local Development Plan, and other material considerations as required by the planning legislation. More information about this can be found here:

<https://www.lochlomond-trossachs.org/planning/national-planning-framework-4/>

Formal procedures for determining the application were approved by our Board on 16 July 2024 and are publicly available at the following link:

https://www.lochlomond-trossachs.org/wp-content/uploads/2024/07/Proposed-Procedures-for-Determining-Planning-Application-2022.0157.PPP_.pdf

Part 4 – Public Interest & Representation

With regards to Planning Reference 2022/0157/PPP, you have asked us to provide:

- a) A summary or categorisation of public objections or representations, including how they were logged, reviewed, and weighed in the decision-making process.
- b) Any internal discussion, policy, or strategy documents dealing with reputational risk or public opposition relating to this development.”

Our Response:

All representations made in relation to this application are publicly available via a search of our planning portal (per link provided below). The information held in relation to the remainder of this part of your request is also publicly available and may be found here:

<https://www.lochlomond-trossachs.org/lomondbanksmeeting/>

We do hold records of limited correspondence that falls within the scope of part (b) of this request. This correspondence relates to the preparation of responses to enquiries from the media. However, as this correspondence is between the Park Authority and its external legal counsel, we are withholding it under Regulation 10(5)(b) of the EIRs.

Having considered the public interest test, we have concluded that the public interest in maintaining the confidentiality of legally privileged advice outweighs the public interest in disclosure.

Right to Review

If you are unhappy with our response, you have the right to ask us to review the way we have handled your request. Further information on our review procedure is provided in the attached sheet.

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

From: [REDACTED]
To: [planningemail - Loch Lomond](#)
Cc: [Stuart Mearns](#); [REDACTED] [DPEA@gov.scot](#)
Subject: 2022/0157/PPP Lomond Banks
Date: 20 December 2024 16:49:51
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)

Dear Sirs

I can confirm that an appeal against the refusal of planning application 2022/0157/PPP (Lomond Banks) by Loch Lomond and The Trossachs National Park Authority on 25 September 2024 (date of decision notice) has been formally submitted to the Department of Planning and Environmental Appeals (DPEA) this afternoon.

Kind regards,

[REDACTED]

[REDACTED] MRTPI
Senior Associate - Planning

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +44 (0)141 [REDACTED]

Mobile: +44 (0)739 [REDACTED]

[REDACTED] [stantec.com](#)



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From: [REDACTED]
To: [REDACTED]
Cc: [Stuart Mearns](#); [REDACTED] [committeeclerk](#); [REDACTED]
Subject: RE: 2022/0157/PPP Lomond Banks
Date: 19 September 2024 14:40:39
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[image007.png](#)

Hi [REDACTED]
Is it possible to get a link to the recording of Mondays Board Meeting please?
Kind regards,

[REDACTED] MRTPI
Senior Associate - Planning
5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY
Direct: +44 (0)141 [REDACTED]
Mobile: +44 (0)739 [REDACTED]
[stantec.com](#)



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From: [REDACTED]
Sent: Wednesday, September 11, 2024 11:02 AM
To: [REDACTED]; [REDACTED]
Cc: Stuart Mearns; [REDACTED]; [committeeclerk](#)
Subject: RE: 2022/0157/PPP Lomond Banks

Hi [REDACTED]
Speaker requests are being put to the Convener this afternoon for decision, I'm happy to provide an update for you following that.
Best,

[REDACTED]
Corporate Performance Manager
Loch Lomond & The Trossachs National Park
Direct: 01389 [REDACTED]
Mobile: 07890 [REDACTED]
www.lochlomond-trossachs.org
www.twitter.com/lomondrossachs
www.facebook.com/lomondrossachs

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From: [REDACTED] <[\[REDACTED\]@stantec.com](#)>
Sent: 11 September 2024 10:24
To: [REDACTED] <[\[REDACTED\]@lochlomond-trossachs.org](#)>; [REDACTED]

<[REDACTED]@lochlomond-trossachs.org>

Cc: Stuart Mearns <stuart.mearns@lochlomond-trossachs.org>; [REDACTED]
[REDACTED] <[REDACTED]@lochlomond-trossachs.org>; committeeclerk
<committeeclerk@lochlomond-trossachs.org>

Subject: 2022/0157/PPP Lomond Banks

Hi [REDACTED] and [REDACTED]

In advance of next Monday's hearing and determination, are you in a position to confirm numbers and who are registered to speak for and against the proposal.

Can you also confirm it remains 5 minutes per presentation?

In terms of our presentation, it will be myself and [REDACTED] from Streets UK who will speak.

We will have a team behind us to answer potential questions from the Board. They include [REDACTED]

[REDACTED] Development Director of Lomond Banks; [REDACTED] of Glenfruin Developments Ltd (Development partner for Lomond Banks); [REDACTED] of Gillespie Macandrew LLP (Legal advisor to Lomond Banks). Should any of this change I will advise.

Look forward to hearing from you.

Kind regards,

[REDACTED] MRTPI

Senior Associate - Planning

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +44 (0)141 [REDACTED]

Mobile: +44 (0)739 [REDACTED]

[REDACTED] [stantec.com](mailto:[REDACTED]@stantec.com)



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From: [REDACTED]
To: [REDACTED]
Subject: Lomond Promise signed
Date: 12 September 2024 17:25:53
Attachments: [Lomond Promise.pdf](#)

Hi [REDACTED]

An oversight on our part was sending you an unsigned version of the Lomond Promise back in December 2022.

I have attached the signed version which the client had on file since December 2022. Can this be verbally reported at the hearing on Monday please?

Kind regards

[REDACTED]

Sent from [Outlook for iOS](#)

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From: [REDACTED]
To: [REDACTED] [Samantha Stubbs](#)
Cc: [Stuart Mearns](#); [REDACTED]
Subject: 2022/0157/PPP Lomond Banks
Date: 11 September 2024 16:24:54
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)

Hi [REDACTED] and Samantha

It has come to my attention that the Save Loch Lomond group are planning to record the hearing and determination on Monday afternoon. Given the Standing Orders do not allow for this and will be live streamed anyway thought best to make you aware.

Kind regards,

[REDACTED]

[REDACTED] MRTPI
Senior Associate - Planning

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +44 (0)141 [REDACTED]

Mobile: +44 (0)739 [REDACTED]

[REDACTED] [stantec.com](#)



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From: [REDACTED]
To: [REDACTED]
Cc: [Stuart Mearns](#); [REDACTED]; [REDACTED] [Samantha Stubbs](#)
Subject: RE: 2022/0157/PPP Lomond Banks
Date: 30 August 2024 12:45:46
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)

Many thanks [REDACTED] and more than happy to help Samantha.

Kind regards,

[REDACTED] MRTPI

Senior Associate - Planning

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +44 (0)141 [REDACTED]

Mobile: +44 (0)739 [REDACTED]

[REDACTED] [stantec.com](#)



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From: [REDACTED]
Sent: Friday, August 30, 2024 12:40 PM
To: [REDACTED]
Cc: Stuart Mearns; [REDACTED]; [REDACTED]; Samantha Stubbs
Subject: RE: 2022/0157/PPP Lomond Banks

Hi [REDACTED] – if I can put you in touch with Samantha Stubbs - cc'd here – who is leading the preparation of our own risk assessments both for the site visit and the meeting itself. She can explain the arrangements that are being made – and has a small ask of yourselves, as applicant, regarding some preparations for the visit to the Woodbank part of the site.

Best regards

[REDACTED]

Planning Manager - Delivery

Loch Lomond & The Trossachs National Park

www.lochlomond-trossachs.org

www.twitter.com/lochlomondtrossachs

www.facebook.com/lochlomondtrossachs

From: [REDACTED] <[\[REDACTED\]@stantec.com](mailto:[REDACTED]@stantec.com)>

Sent: 30 August 2024 11:10

To: [REDACTED] <[\[REDACTED\]@lochlomond-trossachs.org](mailto:[REDACTED]@lochlomond-trossachs.org)>

Cc: Stuart Mearns <stuart.mearns@lochlomond-trossachs.org>; [REDACTED]

<[\[REDACTED\]@lochlomond-trossachs.org](mailto:[REDACTED]@lochlomond-trossachs.org)>; [REDACTED]

<[\[REDACTED\]@lochlomond-trossachs.org](mailto:[REDACTED]@lochlomond-trossachs.org)>

Subject: RE: 2022/0157/PPP Lomond Banks

Hi [REDACTED]

I am required to do a risk assessment for the 16th September and need to ask what security measures will be in place for both the site visit and determination hearing?

For example, at the WDC committee meeting last April, I recall there being a couple of police officers being present.

Let me know if you can what will be in place for the 16th.

Kind regards,

[REDACTED]

[REDACTED] MRTPI
Senior Associate - Planning
5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY
Direct: +44 (0)141 [REDACTED]
Mobile: +44 (0)739 [REDACTED]
[REDACTED] [stantec.com](mailto:[REDACTED]@stantec.com)



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From: [REDACTED] <[REDACTED]@[lochlomond-trossachs.org](mailto:[REDACTED]@lochlomond-trossachs.org)>

Sent: Tuesday, August 27, 2024 11:54 AM

To: [REDACTED] <[REDACTED]@[stantec.com](mailto:[REDACTED]@stantec.com)>

Cc: Stuart Mearns <stuart.mearns@lochlomond-trossachs.org>; [REDACTED]

<[REDACTED]@[lochlomond-trossachs.org](mailto:[REDACTED]@lochlomond-trossachs.org)>; [REDACTED]

<[REDACTED]@[lochlomond-trossachs.org](mailto:[REDACTED]@lochlomond-trossachs.org)>

Subject: RE: 2022/0157/PPP Lomond Banks

Thanks [REDACTED] – much appreciated

Planning Manager - Delivery
Loch Lomond & The Trossachs National Park
www.lochlomond-trossachs.org
www.twitter.com/lomondtrossachs
www.facebook.com/lomondtrossachs

From: [REDACTED] <[REDACTED]@[stantec.com](mailto:[REDACTED]@stantec.com)>

Sent: 27 August 2024 09:20

To: [REDACTED] <[REDACTED]@[lochlomond-trossachs.org](mailto:[REDACTED]@lochlomond-trossachs.org)>

Cc: Stuart Mearns <stuart.mearns@lochlomond-trossachs.org>; [REDACTED]

<[REDACTED]@[lochlomond-trossachs.org](mailto:[REDACTED]@lochlomond-trossachs.org)>; [REDACTED]

<[REDACTED]@[lochlomond-trossachs.org](mailto:[REDACTED]@lochlomond-trossachs.org)>

Subject: RE: 2022/0157/PPP Lomond Banks

Hi [REDACTED]

Permission to access the site is fine.

The barrier at Woodbank House has been forced open and will be locked again shortly. However, we will have someone in attendance on the day to open the barrier and allow vehicular access onto the gravel turning area.

Kind regards,

[REDACTED] MRTPI
Senior Associate - Planning
5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY
Direct: +44 (0)141 [REDACTED]
Mobile: +44 (0)739 [REDACTED]
[REDACTED] [stantec.com](mailto:[REDACTED]@stantec.com)



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From: [REDACTED] <[REDACTED]@[lochlomond-trossachs.org](mailto:[REDACTED]@lochlomond-trossachs.org)>

Sent: Friday, August 23, 2024 4:34 PM

To: [REDACTED] <[REDACTED]@[stantec.com](mailto:[REDACTED]@stantec.com)>

Cc: Stuart Mearns <stuart.mearns@lochlomond-trossachs.org>; [REDACTED]

<[REDACTED]@[lochlomond-trossachs.org](mailto:[REDACTED]@lochlomond-trossachs.org)>; [REDACTED]

<[REDACTED]@[lochlomond-trossachs.org](mailto:[REDACTED]@lochlomond-trossachs.org)>

Subject: RE: 2022/0157/PPP Lomond Banks

Thanks [REDACTED] – I will pick that up with our Proper Officer – and I cc him here for early awareness to make appropriate arrangements.
If I can make a further ask relative to the Member's site visit on the morning of the 16th September.

We are currently making preparations - including risk assessment. We envisage that the route will incorporate Woodbank.

With this in mind, can you first confirm we have the applicant's permission (as landowner) to access the site and, assuming this would not be an issue, secondly, whether there are any arrangements that would need to be made in advance and/or specific considerations or requirements as regards public access?

Our initial plan is to bring Members to the site by vehicle, pulling onto the gravelled turning area inside the (unlocked) swing barrier. Then Members would be led by staff on foot, through the field gate up the main drive and around the east side of Woodbank house - then around its south side façade, staying on the existing paths (keeping distance from the buildings). Then returning the same way. Members of the public may also be in attendance although we do not know how many at this time.

In appreciation of your confirmation

Best regards

[REDACTED]
[REDACTED]
Planning Manager - Delivery
Loch Lomond & The Trossachs National Park
www.lochlomond-trossachs.org
www.twitter.com/lomondtrossachs
www.facebook.com/lomondtrossachs

From: [REDACTED] <[REDACTED]@stantec.com>
Sent: Thursday, August 22, 2024 4:54 PM
To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Cc: Stuart Mearns <stuart.mearns@lochlomond-trossachs.org>; [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Subject: RE: 2022/0157/PPP Lomond Banks

Hi [REDACTED]

All very helpful and appreciated.

One thing has been mentioned by the team is whether there is a room we can use following determination to allow us to wait until all objectors have departed? Probably more of a question for committee services.

Kind regards,

[REDACTED] MRTPI
Senior Associate - Planning
5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY
Direct: +44 (0)141 [REDACTED]
Mobile: +44 (0)739 [REDACTED]
[\[REDACTED\]@stantec.com](mailto:[REDACTED]@stantec.com)



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From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Sent: Thursday, August 22, 2024 12:27 PM
To: [REDACTED] <[REDACTED]@stantec.com>

Cc: Stuart Mearns <stuart.mearns@lochlomond-trossachs.org>; [REDACTED]

<[REDACTED]lochlomond-trossachs.org>

Subject: RE: 2022/0157/PPP Lomond Banks

Hi [REDACTED]

Further to [REDACTED] last note on this, we are just about to progress to publish a framework of guidance on the key dates in the lead up to the determination meeting - and also guidance notes on the process that site visit and meeting (including the hearing) requires to follow. I attach a PDF to give you early notice before it goes on our website. Hopefully, this answers most of your procedural questions.

Picking up some of the others :

5 minutes remains the presentation timing – but questioning by Members obviously can extend much longer.

Yes, you can have a small team on the stand to help answer specific questions.

Our own advisors on specific areas will be available for Members questions also.

I hope this helps. If you wish to have a meeting to cover any aspect of the process, this can be arranged.

Best regards

[REDACTED]

Planning Manager - Delivery

Loch Lomond & The Trossachs National Park

www.lochlomond-trossachs.org

www.twitter.com/lomondtrossachs

www.facebook.com/lomondtrossachs

From: [REDACTED] <[REDACTED]lochlomond-trossachs.org>

Sent: Thursday, August 15, 2024 8:41 AM

To: [REDACTED] <[REDACTED]stantec.com>

Cc: [REDACTED] <[REDACTED]lochlomond-trossachs.org>; Stuart Mearns <stuart.mearns@lochlomond-trossachs.org>

Subject: Re: 2022/0157/PPP Lomond Banks

Hi [REDACTED]

We are working on arrangements and will be issuing a document in the next couple of weeks that should answer your queries.

Also, for your awareness, I attach a solicitor representation concerning land ownership at Woodbank.

Regards

[REDACTED]

[REDACTED]

MRTPI

Senior Planner (Development Management)

Loch Lomond & The Trossachs National Park

Direct: 01389 [REDACTED]

www.lochlomond-trossachs.org

[REDACTED]

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From: [REDACTED] <[REDACTED]@stantec.com>
Sent: 13 August 2024 10:55
To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Cc: [REDACTED] <[REDACTED]@stantec.com>
Subject: RE: 2022/0157/PPP Lomond Banks

Hi [REDACTED]

Hope you are well? I have reviewed the procedures from your Hearings Advice Note, and I wished to clarify a few things please and advise the client.

- Site Visit – Will this also take place on 16 September? I assume this for Members and Planning Department only.
- Those allowed to speak, at the Hearing, will it remain at 5 minutes for each presentation?
- Will the running order of speakers remain in line with the advice note?
 - Applicant/Agent – are we also allowed to have our experts in the background to answer technical questions from Members?
 - Statutory Consultees – will there be any attending and speaking?
 - Community Council
 - Objectors/Supporters – will it remain 5 minutes for each and just one presentation on behalf of all objectors and supporters?
- Member debate – Will LLTNPA have internal advisors (trees, landscape, ecology, access) to answer questions from members? Are consultees from WDC (transport, flood risk etc.) invited to attend and be asked questions?

Look forward to hearing from you on the above.

Kind regards,

[REDACTED]

[REDACTED] MRTPI

Senior Associate - Planning

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +44 (0)141 [REDACTED]

Mobile: +44 (0)739 [REDACTED]

[REDACTED] [stantec.com](#)



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From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Sent: Tuesday, July 16, 2024 11:08 AM

To: [REDACTED] <[REDACTED]@stantec.com>
Cc: [REDACTED] <[REDACTED]@stantec.com>
Subject: 2022/0157/PPP Lomond Banks - announcement

Hi [REDACTED]

For awareness we have this morning published a paper confirming the date when a decision will be made on the application (16th September).

The website major application page has been updated accordingly with a link to the paper: [16 September 2024 National Park Authority Board Meeting - Here. Now. All of us. - Loch Lomond & The Trossachs National Park \(lochlomond-trossachs.org\)](#)

A press release will also be issued later today.

Regards

[REDACTED]

[REDACTED] MRTPI

Senior Planner (Development Management)

Loch Lomond & The Trossachs National Park

Direct: 01389 [REDACTED]

www.lochlomond-trossachs.org

[REDACTED] You can best contact me via 01389 [REDACTED] or
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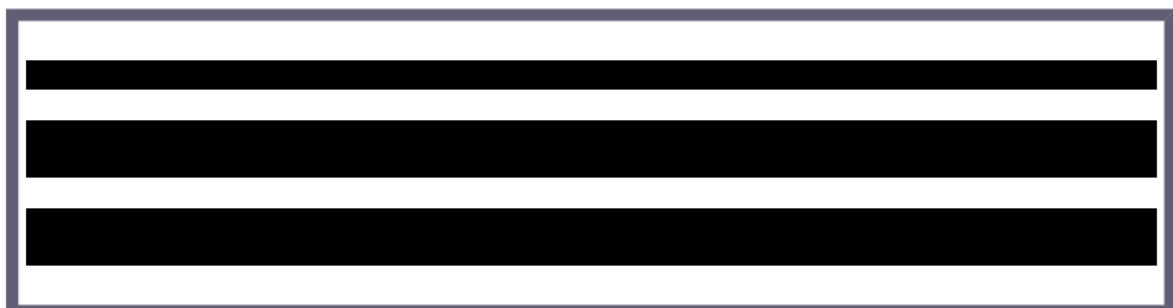
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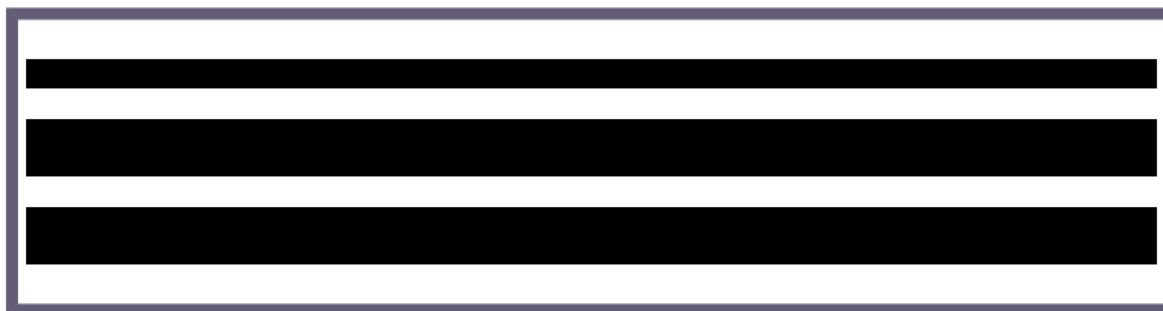
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From: [REDACTED]
To: [REDACTED]
Cc: [Stuart Mearns](#); [REDACTED]
Subject: RE: 2022/0157/PPP Lomond Banks
Date: 22 August 2024 16:54:19
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)

Hi [REDACTED]

All very helpful and appreciated.

One thing has been mentioned by the team is whether there is a room we can use following determination to allow us to wait until all objectors have departed? Probably more of a question for committee services.

Kind regards,

[REDACTED] MRTPI
Senior Associate - Planning
5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY
Direct: +44 (0)141 [REDACTED]
Mobile: +44 (0)739 [REDACTED]
[stantec.com](#)



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From: [REDACTED]
Sent: Thursday, August 22, 2024 12:27 PM
To: [REDACTED]
Cc: Stuart Mearns ; [REDACTED]
Subject: RE: 2022/0157/PPP Lomond Banks

Hi [REDACTED]

Further to [REDACTED] last note on this, we are just about to progress to publish a framework of guidance on the key dates in the lead up to the determination meeting - and also guidance notes on the process that site visit and meeting (including the hearing) requires to follow. I attach a PDF to give you early notice before it goes on our website. Hopefully, this answers most of your procedural questions.

Picking up some of the others :

5 minutes remains the presentation timing – but questioning by Members obviously can extend much longer.

Yes, you can have a small team on the stand to help answer specific questions.

Our own advisors on specific areas will be available for Members questions also.

I hope this helps. If you wish to have a meeting to cover any aspect of the process, this can be arranged.

Best regards

[REDACTED]
Planning Manager - Delivery
Loch Lomond & The Trossachs National Park
www.lochlomond-trossachs.org
www.twitter.com/lomondrossachs
www.facebook.com/lomondrossachs

From: [REDACTED] <[\[REDACTED\]@lochlomond-trossachs.org](mailto:[REDACTED]@lochlomond-trossachs.org)>
Sent: Thursday, August 15, 2024 8:41 AM
To: [REDACTED] <[\[REDACTED\]@stantec.com](mailto:[REDACTED]@stantec.com)>

Cc: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; Stuart Mearns
<stuart.mearns@lochlomond-trossachs.org>

Subject: Re: 2022/0157/PPP Lomond Banks

Hi [REDACTED]

We are working on arrangements and will be issuing a document in the next couple of weeks that should answer your queries.

Also, for your awareness, I attach a solicitor representation concerning land ownership at Woodbank.

Regards

[REDACTED]

[REDACTED] MRTPI

Senior Planner (Development Management)

Loch Lomond & The Trossachs National Park

Direct: 01389 [REDACTED]

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From: [REDACTED] <[REDACTED]@stantec.com>

Sent: 13 August 2024 10:55

To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>

Cc: [REDACTED] <[REDACTED]@stantec.com>

Subject: RE: 2022/0157/PPP Lomond Banks

Hi [REDACTED]

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- Site Visit – Will this also take place on 16 September? I assume this for Members and Planning Department only.
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Look forward to hearing from you on the above.

Kind regards,

[REDACTED]

[REDACTED] MRTPI

Senior Associate - Planning

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

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Mobile: +44 (0)739 [REDACTED]

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From: [REDACTED] <[REDACTED]@[lochlomond-trossachs.org](mailto:[REDACTED]@lochlomond-trossachs.org)>

Sent: Tuesday, July 16, 2024 11:08 AM

To: [REDACTED] <[REDACTED]@[stantec.com](mailto:[REDACTED]@stantec.com)>

Cc: [REDACTED] <[REDACTED]@[stantec.com](mailto:[REDACTED]@stantec.com)>

Subject: 2022/0157/PPP Lomond Banks - announcement

Hi [REDACTED]

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A press release will also be issued later today.

Regards

[REDACTED]

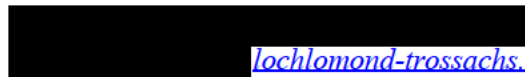
[REDACTED] MRTPI

Senior Planner (Development Management)

Loch Lomond & The Trossachs National Park

Direct: 01389 [REDACTED]

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 2022/0157/PPP Lomond Banks - announcement
Date: 22 July 2024 09:52:03
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)

Thanks [REDACTED]

I checked in last week and advised the client and wider project team of the date and press release.

Kind regards,

[REDACTED]

[REDACTED] MRTPI
Senior Associate - Planning

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY
Direct: +44 (0)141 [REDACTED]
Mobile: +44 (0)739 [REDACTED]
[stantec.com](#)



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From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Sent: Tuesday, July 16, 2024 11:08 AM
To: [REDACTED] <[REDACTED]@stantec.com>
Cc: [REDACTED] <[REDACTED]@stantec.com>
Subject: 2022/0157/PPP Lomond Banks - announcement

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[REDACTED]

[REDACTED] MRTPI

Senior Planner (Development Management)

Loch Lomond & The Trossachs National Park

Direct: 01389 [REDACTED]

www.lochlomond-trossachs.org

[REDACTED] You can best contact me via 01389 [REDACTED]
or [REDACTED] lochlomond-trossachs.org National Park Authority staff can reach
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1JU Tel: 01494 526240 and the company is registered in England as registration number 01188070.

From: [REDACTED]
To: [REDACTED]
Cc: [Stuart Mearns](#); [REDACTED]
Subject: RE: 2022/0157/PPP Lomond Banks
Date: 19 June 2024 16:54:24
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)

Hi [REDACTED]

Many thanks for the feedback.

I can confirm that it is not the intention to submit further details in relation to flood risk and SEPA. What has been submitted to date is considered to be in more detailed than what is normally required for an 'In Principle' application. Should the application be approved further details will still need to be submitted as part of an ASMC application and assessed by both LLTNPA and SEPA.

I also have a few further procedural questions.

In terms of the process and committee/board meetings, does the application go to the Board only or does it need to go to the Planning & Access Committee for determination? I had a quick look at the recent changes to your standing orders and was not sure which committee it should be going to.

Can you confirm please?

If it does go to the Board for determination, will it be like WDC Full Council, and the Planning & Access Committee used as a pre-determination meeting?

Finally, is it still the intention to hold a one-off board/committee meeting with no other applications on the agenda?

Look forward to hearing from you.

Kind regards,

[REDACTED] MRTPI
Senior Associate - Planning
5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY
Direct: +44 (0)141 [REDACTED]
Mobile: +44 (0)739 [REDACTED]
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From: [REDACTED]
Sent: Monday, June 17, 2024 10:02 AM
To: [REDACTED]
Cc: Stuart Mearns ; [REDACTED] ; [REDACTED]
Subject: Re: 2022/0157/PPP Lomond Banks
Hi [REDACTED]

Thank you for your email and apologies for the delay in responding.

In answer to your procedural questions, yes our position on NPF4 Policy 22a exceptions will be confirmed when our report to the Board is published.

We believe that the response from SEPA dated 05 June is their final position assuming that the applicant will not be providing any further information or response that you would wish us and/or SEPA to consider.

Finally, you are correct that there is unlikely to be a determination during the Scottish school holidays (end of June to mid-August) however we will be moving to determination as soon as is practicably possible thereafter.

Regards

MRTPI

Senior Planner (Development Management)

Loch Lomond & The Trossachs National Park

Direct: 01389

www.lochlomond-trossachs.org

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From: <> stantec.com

Sent: 06 June 2024 11:28

To: <> lochlomond-trossachs.org

Cc: Stuart Mearns <stuart.mearns@lochlomond-trossachs.org>;

<> lochlomond-trossachs.org; <>

<> stantec.com

Subject: 2022/0157/PPP Lomond Banks

Hi

We are in receipt of SEPA's consultation response dated 5th June 2024 and are pleased to note that SEPA do not have an objection to the principle of development at West Riverside and Station Square provided LLTNP consider that the proposal complies with the exceptions stated within NPF4 Policy 22a parts i-iv. SEPA advise that certain mitigation as proposed to date is also acceptable provided LLTNP agree that the site meets the exceptions criteria.

We understand that LLTNP's position on NPF4 Policy 22a will be confirmed when your report is drafted for presentation to the Board. Can you confirm this remains the case?

We are fully aware of the information that will be required by SEPA and can confirm that this can/will be submitted at the AMSC Stage should the PPIp be approved. As this is an 'In Principle' application, we do not know the exact numbers and locations of structures at West Riverside yet and confirm therefore that SEPA will have the opportunity to assess this detailed information at the appropriate stage of the planning process. Further FRA work will help determine the exact details for West Riverside and Station Square.

This would appear to be the final consultation response to allow you to progress the application to determination. Can you confirm this is your understanding also?

If so, can you advise when this would be likely to happen. We are aware that there is unlikely to be a determination during the Scottish school holidays (end of June to mid-August).

Kind regards,

MRTPI

Senior Associate - Planning

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +44 (0)141 [REDACTED]

Mobile: +44 (0)739 [REDACTED]

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From: [REDACTED]
To: [REDACTED]
Cc: [planningemail - Loch Lomond](mailto:planningemail@lochlomond-trossachs.org)
Subject: RE: 2022/0157/PPP
Date: 12 June 2024 11:05:38
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)

Many thanks for the clarification and confirmation. Much appreciated [REDACTED]

Kind regards,

[REDACTED] MRTPI
Senior Associate - Planning
5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY
Direct: +44 (0)141 [REDACTED]
Mobile: +44 (0)739 [REDACTED]
stantec.com



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From: [REDACTED]
Sent: Wednesday, June 12, 2024 10:53 AM
To: [REDACTED]
Cc: [planningemail - Loch Lomond](mailto:planningemail@lochlomond-trossachs.org)
Subject: Re: 2022/0157/PPP
Hi [REDACTED]

As of today 799 people have made representations with 746 objecting and 46 in support (the rest neither for or against). Please note this figure may include organisations (although not consultees).

NB the figure tally on the portal was frozen as of 7th September 2022 due to a GDPR update. There's a note on the portal to that effect however we have since removed the incorrect figures for the avoidance of doubt.

Regards

[REDACTED]

[REDACTED] MRTPI

Senior Planner (Development Management)

Loch Lomond & The Trossachs National Park

Direct: 01389 [REDACTED]

www.lochlomond-trossachs.org

[REDACTED] You can best contact me via 01389 [REDACTED] or
[REDACTED] lochlomond-trossachs.org National Park Authority staff can reach me via
Teams.

For more information about our planning services please visit [Planning - Here. Now. All of us. - Loch Lomond & The Trossachs National Park \(lochlomond-trossachs.org\)](http://Planning-Here.Now.All.of.us.-LochLomond&TheTrossachsNationalPark(lochlomond-trossachs.org)). Information on how to respect, protect and enjoy the National Park can be found in our latest [advice to visitors](#).

From: [REDACTED] <[REDACTED]@stantec.com>
Sent: 12 June 2024 10:20
To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Cc: planningemail - Loch Lomond <[REDACTED]@lochlomond-trossachs.org>
Subject: 2022/0157/PPP

Hi [REDACTED]

Hope you are well?

Are you able to confirm the number of reps submitted to the planning portal please and their breakdown (objection & support) please? The numbers are not available on the portal anymore. I had it at 455 letters of objection and 31 letters of support up to 6 May. There are a number of media queries and we are wanting to make sure we are quoting the same numbers as LLTNPA as you may also be asked the same questions.

Kind regards,

[REDACTED]
[REDACTED] MRTPI
Senior Associate - Planning
5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY
Direct: +44 (0)141 [REDACTED]
Mobile: +44 (0)739 [REDACTED]
[REDACTED]@stantec.com



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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED] [Planning South](#)
Subject: RE: 2022/0157/PPP Lomond Banks
Date: 21 May 2024 11:56:19
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Hi [REDACTED]

Many thanks for the email. We will review and respond as soon as possible.

Can I ask that [REDACTED] is also sent the email please (if not already) as there are a few things below that are not quite in line with what was offered by [REDACTED] at our meeting on 25 April?

Also, can I check the last response please as it does not seem to reflect the question?

Kind regards,

[REDACTED] MRTPI

Senior Associate - Planning

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +44 (0)141 [REDACTED]

Mobile: +44 (0)739 [REDACTED]

[REDACTED] [stantec.com](#)



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From: [REDACTED]
Sent: Monday, May 20, 2024 5:17 PM
To: [REDACTED]
Cc: [REDACTED] ; Planning South ; [REDACTED]
Subject: RE: 2022/0157/PPP Lomond Banks

OFFICIAL

[REDACTED]

Thank you for inviting further comment on the above application. Many of the queries are for LLTNP to answer, however we have provided comments on some of the points raised in Stantec's letter of 11 April 2024. We are, and remain, amenable to further meetings regarding this site, however it appears that in this letter that none of the technical points in relation to updated flood modelling raised in our letter of 5 April 2024 have been addressed, we need at least some response to our technical points before we attend a further meeting. We note that the applicant considers this to be a matter for the detailed design stage. SEPA would welcome LLTNP's views on this matter before considering this further. To clarify the 'in principle' query below, we do not object to the principle of the site being developed, on the provision that LLTNP classify the site as an exception under Policy 22a, however SEPA consider that further technical detail is needed at this stage to ascertain what development may be able to take place. All points below are in relation to Stantec's letter of 11 April 2024 unless stated otherwise. Titles from that letter are bolded and italicised below for ease of reference.

Paragraph 4: SEPA's approach to the application of Parts i – iv is to rely on the advice of the Planning Authority as decision-maker. The Planning Authority have not confirmed their view

that Part iv applies.

With regards to the statement that 'no stilts or pillars are proposed' on the 'Flood Extents and Mitigation Plan' (available on the planning portal), cross section A-A shows a chalet on stilts. This is where SEPA formed this view from. The same plan is provided at the end of this letter, which shows a stilted chalet. If the chalets are not to be stilted we would expect plans be changed to reflect this.

In any event, it is also noted that SEPA's Position Statement: Elevated buildings in areas of flood risk (September 2023) does not preclude the use stilts or pillars if NPF4 Policy 22 is complied with.

To clarify, this is on the proviso that all criteria are met which is made up of both those criteria stated in Policy 22 Exception 4 and those in SEPA Elevated Structures guidance.

Criteria 3 of SEPA guidance states – 'Proposals must not create an island of development (i.e., development must adjoin developed areas outwith the flood risk area)'.

This proposal involves buildings adjoining 'made-up/ raised ground' within the flood risk area, rather than buildings being connected to land out with the flood risk area.

The glossary of our Elevated Structures guidance goes on to define an island of development as: *Buildings located above the design flood level but surrounded by lower ground at flood risk on all sides not directly connected to areas outwith the flood risk area. To avoid doubt, the inclusion of a raised walkway does not stop a layout being considered an island of development.*

What is proposed here are new 'raised earth' walkways within the flood risk area rather than raised walkways constructed of wood or metal. However, they may still be considered as creating an island of development for every chalet proposed.

Paragraph 1.2 advises that in accordance with NPF4 Policy 22a, sites suitable for the development of elevated buildings must be identified through the development planning process.

It is our position that certain flood risk mitigation can only be acceptable when they come through a local plan, for example Landraising and Comp' Storage under SPP7/SPP. Similarly, in Version 1 (Jan 2022) of our SEPA Elevated Structures guidance we stated:

Sites suitable for the development of elevated buildings are best identified through the development planning process, where the need to manage flood risk rather than avoid it can be considered alongside and balanced with other policy and placemaking considerations.

In our latest version of the Elevated Structures guidance (Sept 2023), we reiterate the above, yet emphasizing what is said in Policy 22 of NPF4, as below:

In accordance with Policy 22, sites suitable for the development of elevated buildings must be identified through the development planning process, where the need to manage flood risk rather than avoid it can be considered alongside and balanced with other policy and placemaking considerations.

Paragraphs 1.8 and 1.9 refer to the proposed paths may need to be raised 600mm higher than the current suggestion of 200 year + climate change flood level (10.65 AOD)

If 600mm can be added to the raised paths without widening the base of the paths then that is noted. We agree that more detailed modelling would have to be undertaken at the detailed design stage should PPiP be granted.

Paragraphs 1.10 and 1.11 refers to more modelling being required without the existing informal defences (riverside embankment) being in place.

SEPA agree that box culverts may be better than pipes - however, this is indeed matters for a detailed stage if (and only if) PPiP can be granted by LLTNP

I trust the above is of use.

Please let me know if you have any further queries.

Kind Regards,

██████████ | Unit Manager – Planning South

Scottish Environment Protection Agency

☎ 01698 ██████████

@ ██████████ [sepa.org.uk](mailto:██████████@sepa.org.uk)

📍 Angus Smith Building | 6 Parklands Avenue | Eurocentral | Holytown |
North Lanarkshire | ML1 4WQ

OFFICIAL

From: ██████████ <██████████@stantec.com>

Sent: Tuesday, May 14, 2024 5:28 PM

To: ██████████ <██████████@sepa.org.uk>

Cc: ██████████ <██████████@lochlomond-trossachs.org>

Subject: FW: 2022/0157/PPP Lomond Banks

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Hi ██████████

Whilst both ██████████ and ██████████ are off work and on leave respectively, I just wanted to send on the email from ██████████ in LLTNPA regarding the draft Note of Meeting held on 25 April. Not sure if you have seen this or not. At the end of the email, it is suggested that ██████████ may wish to clarify SEPAs position.

Let me know if you need anything from Stantec?

Kind regards,

██████████

██████████ MRTPI

Senior Associate - Planning

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +44 (0)141 ██████████

Mobile: +44 (0)739 ██████████

██████████ [stantec.com](mailto:██████████@stantec.com)



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From: ██████████ <██████████@lochlomond-trossachs.org>

Sent: Tuesday, May 14, 2024 8:34 AM

To: ██████████ <██████████@stantec.com>; Stuart Mearns <stuart.mearns@lochlomond-trossachs.org>; ██████████ <██████████@lochlomond-trossachs.org>; ██████████

<██████████@sepa.org.uk>; ██████████ <██████████@sepa.org.uk>; ██████████

<██████████@glenfruin.co.uk>; ██████████ <██████████@stantec.com>; ██████████

██████████ <██████████@stantec.com>

Subject: Re: 2022/0157/PPP Lomond Banks

Hi ██████████

Thanks for the note which generally captures the discussions although perhaps not all the details. We would highlight that the note captures potential procedural points on handling additional information however it does not reflect our comment that we will be moving to the assessment and in turn, determination following the close of the current notification / re-consultation process.

We note SEPA's position of 'no objection in principle' - we understand that this would be on the premise that it is concluded that the Policy 22a iv exception applies. [REDACTED] may wish to clarify.

Regards

[REDACTED] MRTPI

Senior Planner (Development Management)

Loch Lomond & The Trossachs National Park

Direct: 01389 [REDACTED]

www.lochlomond-trossachs.org

[REDACTED] You can best contact me via 01389 [REDACTED] or [\[REDACTED\]@lochlomond-trossachs.org](mailto:[REDACTED]@lochlomond-trossachs.org) National Park Authority staff can reach me via Teams.

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From: [REDACTED] <[REDACTED]@stantec.com>

Sent: 01 May 2024 11:41

To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; Stuart Mearns <stuart.mearns@lochlomond-trossachs.org>; [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; [REDACTED] <[REDACTED]@sepa.org.uk>; [REDACTED] <[\[REDACTED\]@sepa.org.uk](mailto:[REDACTED]@sepa.org.uk)>; [REDACTED] <[REDACTED]@sepa.org.uk>; [REDACTED] <[REDACTED]@glenfruin.co.uk>; [REDACTED] <[REDACTED]@stantec.com>; [REDACTED] <[REDACTED]@stantec.com>

Subject: RE: 2022/0157/PPP Lomond Banks

Morning all,

Following last weeks meeting to discuss Lomond Banks, please find attached a Draft Note of the Meeting.

Can you please review and confirm your approval? If there are any changes required please let me know.

Kind regards,

[REDACTED] MRTPI

Senior Associate - Planning

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +44 (0)141 [REDACTED]

Mobile: +44 (0)739 [REDACTED]

[REDACTED] stantec.com



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From: [REDACTED]

Sent: Thursday, April 25, 2024 10:43 AM

To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>;

stuart.mearns@lochlomond-trossachs.org; [redacted] <[redacted]@lochlomond-trossachs.org>;
[redacted] <[redacted]@sepa.org.uk>; [redacted] <[redacted]@sepa.org.uk>; [redacted]
<[redacted]@glenfruin.co.uk>; [redacted] <[redacted]@stantec.com>; [redacted]
[redacted] <[redacted]@stantec.com>

Subject: 2022/0157/PPP Lomond Banks

Morning all,

In advance of this afternoons meeting to discuss Lomond Banks, please find attached the agenda to help aid the discussion.

See you at 2.30.

Kind regards,



MRTPI

Senior Associate - Planning

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +44 (0)141 [redacted]

Mobile: +44 (0)739 [redacted]

[redacted]@stantec.com



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[REDACTED]

[REDACTED]

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From: [REDACTED]
To: [REDACTED] [Stuart Mearns](#); [REDACTED] [REDACTED] [REDACTED] [sepa.org.uk](#)
Subject: RE: 2022/0157/PPP Lomond Banks Note of Meeting 25 04 24
Date: 08 May 2024 14:35:38
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[Lomond Banks Note of Meeting 25 04 24.docx](#)

Afternoon all,

Can you advise if the Note of our Meeting on 25 April is acceptable please? I have attached it again for ease of review.

Kind regards,

[REDACTED]

[REDACTED] MRTPI
Senior Associate - Planning

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY
Direct: +44 (0)141 [REDACTED]
Mobile: +44 (0)739 [REDACTED]
[REDACTED] [stantec.com](#)



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From: [REDACTED]
Sent: Wednesday, May 1, 2024 11:41 AM
To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>;
'stuart.mearns@lochlomond-trossachs.org' <stuart.mearns@lochlomond-trossachs.org>; [REDACTED]
[REDACTED] <[REDACTED]@lochlomond-trossachs.org>; [REDACTED] <[REDACTED]@sepa.org.uk>;
[REDACTED]@sepa.org.uk' <[REDACTED]@sepa.org.uk>; [REDACTED]
<[REDACTED]@glenfruin.co.uk>; [REDACTED] <[REDACTED]@stantec.com>; [REDACTED]
[REDACTED] <[REDACTED]@stantec.com>
Subject: RE: 2022/0157/PPP Lomond Banks

Morning all,

Following last weeks meeting to discuss Lomond Banks, please find attached a Draft Note of the Meeting.

Can you please review and confirm your approval? If there are any changes required please let me know.

Kind regards,

[REDACTED]

[REDACTED] MRTPI

Senior Associate - Planning

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +44 (0)141 [REDACTED]

Mobile: +44 (0)739 [REDACTED]

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From: [REDACTED]

Sent: Thursday, April 25, 2024 10:43 AM

To: [REDACTED] <[REDACTED]lochlomond-trossachs.org>;
stuart.mearns@lochlomond-trossachs.org; [REDACTED] <[REDACTED]lochlomond-trossachs.org>;
[REDACTED] <[REDACTED]sepa.org.uk>; [REDACTED] <[REDACTED]sepa.org.uk>; [REDACTED]
<[REDACTED]glenfruin.co.uk>; [REDACTED] <[REDACTED]stantec.com>; [REDACTED]
[REDACTED] <[REDACTED]stantec.com>

Subject: 2022/0157/PPP Lomond Banks

Morning all,

In advance of this afternoons meeting to discuss Lomond Banks, please find attached the agenda to help aid the discussion.

See you at 2.30.

Kind regards,

[REDACTED]

[REDACTED] MRTPI
Senior Associate - Planning

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +44 (0)141 [REDACTED]

Mobile: +44 (0)739 [REDACTED]

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1JU Tel: 01494 526240 and the company is registered in England as registration number 01188070.

From: [REDACTED]
To: [REDACTED] [Stuart Mearns](#); [REDACTED] [REDACTED] [sepa.org.uk](#); [REDACTED]
Subject: RE: 2022/0157/PPP Lomond Banks
Date: 01 May 2024 11:42:06
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[Lomond Banks Note of Meeting 25.04.24.docx](#)

Morning all,

Following last weeks meeting to discuss Lomond Banks, please find attached a Draft Note of the Meeting.

Can you please review and confirm your approval? If there are any changes required please let me know.

Kind regards,

[REDACTED]

[REDACTED] MRTPI
Senior Associate - Planning

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +44 (0)141 [REDACTED]

Mobile: +44 (0)739 [REDACTED]

[REDACTED] [stantec.com](#)



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Please consider the environment before printing this email.

From: [REDACTED]
Sent: Thursday, April 25, 2024 10:43 AM
To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>;
stuart.mearns@lochlomond-trossachs.org; [REDACTED] <[REDACTED]@lochlomond-trossachs.org>;
[REDACTED] <[REDACTED]@sepa.org.uk>; [REDACTED]@sepa.org.uk; [REDACTED]
<[REDACTED]@glenfruin.co.uk>; [REDACTED] [REDACTED]@stantec.com>; [REDACTED]
[REDACTED] <[REDACTED]@stantec.com>
Subject: 2022/0157/PPP Lomond Banks

Morning all,

In advance of this afternoons meeting to discuss Lomond Banks, please find attached the agenda to help aid the discussion.

See you at 2.30.

Kind regards,

[REDACTED]

██████████ MRTPI
Senior Associate - Planning

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +44 (0)141 ██████████

Mobile: +44 (0)739 ██████████

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From: [planningemail - Loch Lomond](#)
To: [REDACTED]
Subject: RE: 2022/0157/PPP - Stantec Submission 12 04 24
Date: 29 April 2024 16:38:02
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)

Good afternoon, [REDACTED]

Thank you for your email.

Apologies for this oversight, this has now been redacted.

Kind Regards

Planning Support Team
Loch Lomond & The Trossachs National Park

www.lochlomond-trossachs.org
www.twitter.com/lomondtrossachs
www.facebook.com/lomondtrossachs

From: [REDACTED] <[REDACTED]@stantec.com>
Sent: 29 April 2024 16:32
To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; planningemail - Loch Lomond <planning@lochlomond-trossachs.org>
Subject: 2022/0157/PPP - Stantec Submission 12 04 24

Hi [REDACTED]

I note my submission of 12 April 2024 is on the portal, which is great. Can I ask that my signature is redacted though please?

Kind regards,

[REDACTED]

[REDACTED] MRTPI
Senior Associate - Planning

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY
Direct: +44 (0)141 [REDACTED]
Mobile: +44 (0)739 [REDACTED]
[stantec.com](#)



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From: [REDACTED]
To: [REDACTED]; [Stuart Mearns](#); [REDACTED]; [REDACTED]; [REDACTED]
Subject: RE: 2022/0157/PPP Lomond Banks
Date: 25 April 2024 13:32:02
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)

Hi [REDACTED]

It is mainly about next steps and to discuss how we move forward. Our Hydrologist, [REDACTED] will be attending and there may be some things that need to be taken back to your technical officers. I am happy for this to happen.

Kind regards,



MRTPI

Senior Associate - Planning

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +44 (0)141 [REDACTED]

Mobile: +44 (0)739 [REDACTED]

[REDACTED] [stantec.com](#)



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From: [REDACTED]
Sent: Thursday, April 25, 2024 11:32 AM
To: [REDACTED]; [REDACTED]; stuart.mearns@lochlomond-trossachs.org; [REDACTED];
[REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]
Subject: RE: 2022/0157/PPP Lomond Banks

OFFICIAL

Hi [REDACTED]

Thanks for the agenda. My understand was that today was about the next steps in the process rather than discussions on technical matters. Whilst I can outline the SEPA position, I can't address technical details in relation to the West Riverside FRA if that is what is required today. Unfortunately, our technical officers are not available due to other work commitments. Obviously, I will take a back any points which need to be clarified further.

Regards,



OFFICIAL

From: [REDACTED] <[\[REDACTED\]@stantec.com](#)>
Sent: Thursday, April 25, 2024 10:43 AM
To: [REDACTED] <[\[REDACTED\]@lochlomond-trossachs.org](#)>;
stuart.mearns@lochlomond-trossachs.org; [REDACTED] <[\[REDACTED\]@lochlomond-trossachs.org](#)>;
[REDACTED] <[\[REDACTED\]@sepa.org.uk](#)>; [REDACTED] <[\[REDACTED\]@SEPA.org.uk](#)>; [REDACTED]
[REDACTED] <[\[REDACTED\]@glenfruin.co.uk](#)>; [REDACTED] <[\[REDACTED\]@stantec.com](#)>;
[REDACTED] <[\[REDACTED\]@stantec.com](#)>
Subject: 2022/0157/PPP Lomond Banks

CAUTION: This email originated from outside the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Morning all,

In advance of this afternoons meeting to discuss Lomond Banks, please find attached the agenda to help aid the discussion.

See you at 2.30.

Kind regards,

[REDACTED]

MRTPI

Senior Associate - Planning

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +44 (0)141 [REDACTED]

Mobile: +44 (0)739 [REDACTED]

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From: [REDACTED]
To: [REDACTED]
Subject: RE: 2022/0157/PPP Lomond Banks
Date: 23 April 2024 15:39:30
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)

Hi [REDACTED]
2.30 on Thursday is fine. Presume on Teams?
Can you invite [REDACTED] [REDACTED] [REDACTED] ([stantec.com](mailto:[REDACTED]@stantec.com)) our Hydrologist and [REDACTED] ([glenfruin.co.uk](mailto:[REDACTED]@glenfruin.co.uk)) on behalf of the applicant please?
Kind regards,

[REDACTED] MRTPI
Senior Associate - Planning
5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY
Direct: +44 (0)141 [REDACTED]
Mobile: +44 (0)739 [REDACTED]
[\[REDACTED\]@stantec.com](mailto:[REDACTED]@stantec.com)



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From: [REDACTED]
Sent: Monday, April 22, 2024 11:55 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: 2022/0157/PPP Lomond Banks

Hi again [REDACTED]
Further to my email of Friday last week, if you wish to meet with us and SEPA we could offer this Thursday afternoon (25th). Suggest 2:30-3:30pm?
Regards
[REDACTED]

[REDACTED] MRTPI
Senior Planner (Development Management)
Loch Lomond & The Trossachs National Park
Direct: 01389 [REDACTED]

www.lochlomond-trossachs.org

[REDACTED] You can best contact me via 01389 [REDACTED] or [REDACTED] www.lochlomond-trossachs.org National Park Authority staff can reach me via Teams.

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latest [advice to visitors](#).

From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>

Sent: 19 April 2024 12:50

To: [REDACTED] <[REDACTED]@stantec.com>

Cc: [REDACTED] <[REDACTED]@stantec.com>

Subject: Re: 2022/0157/PPP Lomond Banks

Hi [REDACTED]

We are receptive to holding a meeting with a pre-agreed agenda hopefully sometime next week and I have been in contact with SEPA today to request their attendance. I await their confirmation on Monday that they are agreeable to attending a meeting with us and yourselves.

In terms of availability I am awaiting Stuart Mearns' diary for next week from his PA - but in the meanwhile are there any dates and/or times next week that are not suitable from your end and we will aim to work around those?

Also if you could let me know what specifically you would want to have on the agenda for discussion?

Regards

[REDACTED]

[REDACTED] MRTPI

Senior Planner (Development Management)

Loch Lomond & The Trossachs National Park

Direct: 01389 [REDACTED]

www.lochlomond-trossachs.org

[REDACTED] You can best contact me via 01389 [REDACTED] or
[REDACTED] lochlomond-trossachs.org National Park Authority staff can reach me
via Teams.

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From: [REDACTED] <[REDACTED]@stantec.com>

Sent: 12 April 2024 09:53

To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; planningemail - Loch Lomond <planning@lochlomond-trossachs.org>

Cc: [REDACTED] <[REDACTED]@sepa.org.uk>; [REDACTED]

<[REDACTED]@flamingoland.co.uk>; [REDACTED] <[REDACTED]@glenfruin.co.uk>; [REDACTED]

[REDACTED] <[REDACTED]@stantec.com>

Subject: RE: 2022/0157/PPP Lomond Banks

Hi [REDACTED]

Many thanks for your response to my email this week and many thanks for making all the submitted documents public on your portal.

We have prepared the attached response to SEPA's consultation response which I assume can now go onto the portal too.

I have copied [REDACTED] in also and once you have had an opportunity to review, we are still more than happy to meet to discuss. Next week would be ideal as would be in advance of WDC Full Council meeting on 24 April to ratify their consultation response.

Kind regards,

[REDACTED]

[REDACTED] MRTPI

Senior Associate - Planning

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +44 (0)141 [REDACTED]

Mobile: +44 (0)739 [REDACTED]

[REDACTED] [stantec.com](https://www.stantec.com)



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From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>

Sent: Thursday, April 11, 2024 5:30 PM

To: [REDACTED] <[REDACTED]@stantec.com>

Cc: [REDACTED] <[REDACTED]@stantec.com>

Subject: 2022/0157/PPP Lomond Banks

Hi [REDACTED]

Thank you for your email dated 8 April 2024 responding to SEPA's further consultation letter dated 5 April 2024. I note that the technical issues that SEPA have raised and their request for further information from you has been passed to the Applicant's hydrologist. As you will further note below it is important that we receive any further response to SEPA's letter - including from the Applicants hydrologist - as soon as possible.

I note you take issue with the Park Authority Planning Officers not at this stage being prepared to provide an opinion on the planning status of the Application site. Whether the NPF4 Policy 22 a) iv. exception applies involves a complex and important planning policy interpretation and assessment which requires examination and assessment of all the relevant evidence - including your Information Note on this topic. The planning status of the Application site is not therefore "simply be a statement of fact" (as you state) and it involves the exercise of planning judgement on the facts. It is not accepted that you or SEPA in raising this issue places a requirement or duty on Park Authority Planning Officers to reach a conclusion on this complex matter at this stage. That policy exception

(if it applies) also requires that proposals demonstrate that long term safety and resilience can be secured in accordance with SEPA's advice - that is why we have been seeking (over a considerable period of time) technical guidance from SEPA.

The Park Authority Planning Officers' assessment of the Application against NPF4 Policy 22 will be published in due course as part of the Planning Officers Report and Recommendation to the Park Authority Board.

As you are aware, a significant amount of additional environmental information concerning the EIAR and the Application has been submitted since last summer concerning roads and flood matters. We have held off publishing this for some considerable time whilst we sought to obtain clarity on these matters which has been reliant on information from the Applicant and advice from statutory consultees. The Park Authority are under a duty (under the EIA Regulations 2017) to publish, consult and renotify on this information and facilitate further representations to be made.

You may be aware that on 9 April this week we received the final consultation response from WDC Roads Authority. Considering we now have further consultation responses from both WDC and SEPA it is our intention to proceed with this regulatory requirement within the next two weeks. Once this exercise has been completed (including receipt of representations on that information) it is our intention to move relatively quickly to the preparation and publication of our Officer's Report and Recommendation on the Application.

Regards

[REDACTED]

[REDACTED] MRTPI

Senior Planner (Development Management)

Loch Lomond & The Trossachs National Park

Direct: 01389 [REDACTED]

www.lochlomond-trossachs.org

[REDACTED] You can best contact me via 01389 [REDACTED] or
[REDACTED] lochlomond-trossachs.org National Park Authority staff can reach me
via Teams.

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

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From: [REDACTED]
To: [REDACTED]
Subject: Lomond Banks Information
Date: 15 April 2024 12:37:02
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image007.png](#)
[Section 48 minute of agreement A82 Stoney-mollan TS+FLI_Redacted.pdf](#)

Hi [REDACTED]

Please find attached a copy of the Section 48 of the Roads Act agreement between the applicant and Transport Scotland regarding alignment and signalisation improvements to the Stoney-mollan Roundabout. The only information in have redacted is the figure agreed between Transport Scotland and Flamingo Land plus the signatures.

I will leave it to you to determine if it can or needs to be placed on your portal or not. WDC already have a copy of this and it assisted [REDACTED] in her committee report so that she could confirm to Councillors that a signed legal agreement is in place.

Kind regards,

[REDACTED]

[REDACTED] MRTPI
Senior Associate - Planning

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +44 (0)141 [REDACTED]

Mobile: +44 (0)739 [REDACTED]

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From: [REDACTED]
To: [REDACTED] [planningemail - Loch Lomond](#)
Cc: [REDACTED]
Subject: RE: 2022/0157/PPP Lomond Banks
Date: 12 April 2024 09:55:00
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[Stantec Response to LLTNPA 11_04_24 on SEPAs Feedback 05_04_24.pdf](#)

Hi [REDACTED]

Many thanks for your response to my email this week and many thanks for making all the submitted documents public on your portal.

We have prepared the attached response to SEPA's consultation response which I assume can now go onto the portal too.

I have copied [REDACTED] in also and once you have had an opportunity to review, we are still more than happy to meet to discuss. Next week would be ideal as would be in advance of WDC Full Council meeting on 24 April to ratify their consultation response.

Kind regards,

[REDACTED]

[REDACTED] MRTPI
Senior Associate - Planning

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY
Direct: +44 (0)141 [REDACTED]
Mobile: +44 (0)739 [REDACTED]
[REDACTED] [stantec.com](#)



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From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Sent: Thursday, April 11, 2024 5:30 PM
To: [REDACTED] <[REDACTED]@stantec.com>
Cc: [REDACTED] <[REDACTED]@stantec.com>
Subject: 2022/0157/PPP Lomond Banks

Hi [REDACTED]

Thank you for your email dated 8 April 2024 responding to SEPA's further consultation letter dated 5 April 2024. I note that the technical issues that SEPA have raised and their request for further information from you has been passed to the Applicant's hydrologist. As you will further note below it is important that we receive any further response to SEPA's letter - including from the Applicants

hydrologist - as soon as possible.

I note you take issue with the Park Authority Planning Officers not at this stage being prepared to provide an opinion on the planning status of the Application site. Whether the NPF4 Policy 22 a) iv. exception applies involves a complex and important planning policy interpretation and assessment which requires examination and assessment of all the relevant evidence - including your Information Note on this topic. The planning status of the Application site is not therefore “simply be a statement of fact” (as you state) and it involves the exercise of planning judgement on the facts. It is not accepted that you or SEPA in raising this issue places a requirement or duty on Park Authority Planning Officers to reach a conclusion on this complex matter at this stage. That policy exception (if it applies) also requires that proposals demonstrate that long term safety and resilience can be secured in accordance with SEPA’s advice - that is why we have been seeking (over a considerable period of time) technical guidance from SEPA.

The Park Authority Planning Officers’ assessment of the Application against NPF4 Policy 22 will be published in due course as part of the Planning Officers Report and Recommendation to the Park Authority Board.

As you are aware, a significant amount of additional environmental information concerning the EIAR and the Application has been submitted since last summer concerning roads and flood matters. We have held off publishing this for some considerable time whilst we sought to obtain clarity on these matters which has been reliant on information from the Applicant and advice from statutory consultees. The Park Authority are under a duty (under the EIA Regulations 2017) to publish, consult and renotify on this information and facilitate further representations to be made.

You may be aware that on 9 April this week we received the final consultation response from WDC Roads Authority. Considering we now have further consultation responses from both WDC and SEPA it is our intention to proceed with this regulatory requirement within the next two weeks. Once this exercise has been completed (including receipt of representations on that information) it is our intention to move relatively quickly to the preparation and publication our Officer’s Report and Recommendation on the Application.

Regards



[REDACTED] MRTPI

Senior Planner (Development Management)

Loch Lomond & The Trossachs National Park

Direct: 01389 [REDACTED]

www.lochlomond-trossachs.org

[REDACTED] You can best contact me via 01389
[REDACTED] or [REDACTED] lochlomond-trossachs.org National Park Authority
staff can reach me via Teams.

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Stantec UK Limited entity, the registered office is Kingsmead Business Park, London Road, High Wycombe, Buckinghamshire HP11
1JU Tel: 01494 526240 and the company is registered in England as registration number 01188070.

From: [REDACTED]
To: [REDACTED]; [Stuart Mearns](#); [REDACTED]
Cc: [REDACTED]
Subject: RE: 2022/0157/PPP Lomond Banks - Traffic & Transport, NPF4 Policy 22 & Previously Developed Land
Date: 08 April 2024 16:23:08
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Hi [REDACTED] and [REDACTED]

We have reviewed and digested the latest response from SEPA on 5 March 2024. We have passed the response to our Hydrologist for their advice and will respond in due course on the specific flood risk matters.

In the interim, I want to take the opportunity to provide feedback from a planning process and procedural perspective.

It is disappointing and frustrating that despite ongoing dialogue between SEPA and LLTNPA that the latest response does not appear to differ too much from the SEPA response of 12 months ago (29 March 2023) with the pivotal issue of the land use status of West Riverside still remaining unconfirmed.

The question raised by SEPA in March 2023 on Policy 22a - exceptions and compatibility may not have been the standard feedback from a key stakeholder as it involved a question being put to the determining authority.

However, it is a question on land use confirmation that only the respective Planning Authority should be answering. By not confirming the status of West Riverside it has resulted in a fundamental unresolved issue and causing a significant delay of the application process. We are nearing two years in the planning system.

The understanding is that LLTNPA does not have a procedure regarding key stakeholder questions such as this.

The question though has been asked plus is in the public domain and needs confirmation to allow the application to progress to determination. This needs to be done in advance of a committee report being drafted as any formal assessment of the proposal at report writing stage will still record that there is a SEPA objection on file. In August 2023, we submitted a detailed Information Note on the issue of Previously Developed Land. This was done to assist LLTNPA to review the question raised and provide confirmation to SEPA on the land use status of West Riverside.

It is considered that confirmation of West Riverside's land use status does not prejudice LLTNPA from formally assessing the application. Its status as previously developed land or not will simply be a statement of fact that will allow SEPA to review its position and the application formally assessed by LLTNPA to provide a recommendation for the board to determine.

@ [REDACTED] Can I ask if there are other development proposals in Scotland where this issue has been encountered in the past 12 months and if there are, how have they been dealt with/resolved?

As mentioned above we will respond on the specific flood risk issues once our Hydrologist has reviewed the latest information.

As ever, we are as ever more than happy to meet, either in person or via MS Teams to discuss how we can move forward. Please let me know if this acceptable and I will organise.

Look forward to hearing from both LLTNPA and SEPA by the end of the week please.

Kind regards,

[REDACTED] MRTPI

Senior Associate - Planning

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +44 (0)141 [REDACTED]

Mobile: +44 (0)739 [REDACTED]

[REDACTED] [stantec.com](#)



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From: [REDACTED]
Sent: Friday, April 5, 2024 4:28 PM
To: [REDACTED]; [REDACTED]; [REDACTED]; Stuart Mearns; [REDACTED]
Cc: [REDACTED]; [REDACTED]
Subject: Re: 2022/0157/PPP Lomond Banks - Traffic & Transport, NPF4 Policy 22 & Previously Developed Land

Hi [REDACTED]

This came through earlier today copied to [REDACTED] In summary, SEPA maintaining their holding objection pending flood modelling of the site without the riverside embankment.

Stuart Mearns is back from annual leave next week. I'll be discussing this latest development with him on his return.

We similarly understand that WDC are still intending to publish their report next week in advance of their meeting.

Regards

[REDACTED]

[REDACTED] MRTPI

Senior Planner (Development Management)

Loch Lomond & The Trossachs National Park

Direct: 01389 [REDACTED]

www.lochlomond-trossachs.org

[REDACTED] You can best contact me via 01389 [REDACTED] or
[REDACTED] lochlomond-trossachs.org National Park Authority staff can reach me
via Teams.

*For more information about our planning services please visit [Planning - Here. Now. All of us. - Loch Lomond & The Trossachs National Park \(lochlomond-trossachs.org\)](http://Planning-Here.Now.All.of.us.-LochLomond&TheTrossachsNationalPark(lochlomond-trossachs.org)).
Information on how to respect, protect and enjoy the National Park can be found in our
latest [advice to visitors](#).*

From: [REDACTED] <[REDACTED]@stantec.com>
Sent: 05 April 2024 15:36
To: [REDACTED] <[REDACTED]@stantec.com>; [REDACTED]
<[REDACTED]@lochlomond-trossachs.org>; [REDACTED] <[REDACTED]@sepa.org.uk>;
Stuart Mearns <stuart.mearns@lochlomond-trossachs.org>; [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Cc: [REDACTED] <[REDACTED]@flamingoland.co.uk>; [REDACTED] <[REDACTED]@glenfruin.co.uk>
Subject: RE: 2022/0157/PPP Lomond Banks - Traffic & Transport, NPF4 Policy 22 & Previously Developed Land

Good evening, all,

I know that there have been a number of leave commitments this week, but please could I ask for an update on Monday regarding progress in discussions between LLNTPA and SEPA?

I understand discussions have been progressing with WDC planning this week and that the committee report remains on target for presentation at the 24th April Council meeting.

Regards,

[REDACTED]
Planning Director

Tel: 0141 352 [REDACTED]

Mob: 07968 [REDACTED]

[REDACTED] [stantec.com](mailto:[REDACTED@stantec.com])

5th Floor, Lomond House, 9 George Square, [Glasgow](#), G2 1DY



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Please consider the environment before printing this email

From: [REDACTED] <[REDACTED]@stantec.com>

Sent: Friday, March 29, 2024 4:29 PM

To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; [REDACTED]

<[REDACTED]@sepa.org.uk>; stuart.mearns@lochlomond-trossachs.org; [REDACTED]

<[REDACTED]@lochlomond-trossachs.org>

Cc: [REDACTED] <[REDACTED]@flamingoland.co.uk>; [REDACTED]

<[REDACTED]@glenfruin.co.uk>; [REDACTED] <[REDACTED]@stantec.com>

Subject: RE: 2022/0157/PPP Lomond Banks - Traffic & Transport, NPF4 Policy 22 & Previously Developed Land

Hi [REDACTED] Stuart, [REDACTED] and [REDACTED]

There may be people on leave next week but for any who are not it would be appreciated if an update on discussions between LLTNPA and SEPA can be provided as soon as possible please.

We have been seeking an update for a number of weeks now and too date this has been very limited.

By way of an update, WDC Planning are planning to present their consultee recommendation to Full Council on 24 April.

Kind regards,

[REDACTED]

Kind regards,

[REDACTED]

[REDACTED] MRTPI

Senior Associate - Planning

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +44 (0)141 [REDACTED]

Mobile: +44 (0)739 [REDACTED]
[REDACTED] [stantec.com](mailto:[REDACTED]@stantec.com)



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Please consider the environment before printing this email.

From: [REDACTED]
Sent: Friday, March 22, 2024 4:57 PM
To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; [REDACTED] <[REDACTED]@sepa.org.uk>; 'stuart.mearns@lochlomond-trossachs.org' <stuart.mearns@lochlomond-trossachs.org>; [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Cc: [REDACTED] <[REDACTED]@flamingoland.co.uk>; [REDACTED] <[REDACTED]@glenfruin.co.uk>; [REDACTED] <[REDACTED]@stantec.com>
Subject: RE: 2022/0157/PPP Lomond Banks - Traffic & Transport, NPF4 Policy 22 & Previously Developed Land

Hi [REDACTED] Stuart, [REDACTED] and [REDACTED]

Many thanks for confirming that discussions between LLTNPA are ongoing. Can you provide an update on these discussions and a timescale for a response please?

Kind regards,

[REDACTED]

[REDACTED] MRTPI

Senior Associate - Planning

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +44 (0)141 [REDACTED]

Mobile: +44 (0)739 [REDACTED]
[REDACTED] [stantec.com](mailto:[REDACTED]@stantec.com)



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Please consider the environment before printing this email.

From: [REDACTED]
Sent: Friday, March 15, 2024 2:46 PM
To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; [REDACTED] <[REDACTED]@sepa.org.uk>; stuart.mearns@lochlomond-trossachs.org; [REDACTED] <[REDACTED]@lochlomond-trossachs.org>

Cc: [REDACTED] <[REDACTED]@flamingoland.co.uk>; [REDACTED] <[REDACTED]@glenfruin.co.uk>; [REDACTED] <[REDACTED]@stantec.com>
Subject: RE: 2022/0157/PPP Lomond Banks - Traffic & Transport, NPF4 Policy 22 & Previously Developed Land

Hi [REDACTED] Stuart, [REDACTED] and [REDACTED]

Can you please update me on discussions/progress between LLTNPA and SEPA on West Riverside? The client is seeking an update for our weekly meeting on Tuesday.

By way of an update on other matters is that we have an agreement in principle with WDC to help finance some improvements to the McDonalds roundabout. [REDACTED] has advised that she intends to bring her report to their planning committee on 17 April.

This means there is roughly a 2-week window for the West Riverside issue to be resolved in time to inform [REDACTED] committee report. There is also a need for the re-consultation exercise to be undertaken and concluded in advance of the WDC committee.

Please provide an update on progress to ensure there are no outstanding issues before the WDC committee meeting.

Kind regards,

[REDACTED]

[REDACTED] MRTPI

Senior Associate - Planning

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +44 (0)141 [REDACTED]

Mobile: +44 (0)739 [REDACTED]
[REDACTED]@stantec.com



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Please consider the environment before printing this email.

From: [REDACTED]
Sent: Friday, March 8, 2024 3:55 PM
To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; [REDACTED] <[REDACTED]@sepa.org.uk>
Cc: stuart.mearns@lochlomond-trossachs.org; [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; [REDACTED] <[REDACTED]@sepa.org.uk>; [REDACTED] <[REDACTED]@flamingoland.co.uk>; [REDACTED] <[REDACTED]@glenfruin.co.uk>; [REDACTED] <[REDACTED]@stantec.com>
Subject: RE: 2022/0157/PPP Lomond Banks - Traffic & Transport, NPF4 Policy 22 & Previously Developed Land

Hi [REDACTED] and [REDACTED]

Appreciate the acknowledgements at the beginning of the week to my email of 1 March.

Our client has requested a response to the email below. Can you advise please? We are to provide an update at our weekly meeting on Tuesday PM.

Look forward to hearing from you.

Kind regards,

[REDACTED]

[REDACTED] MRTPI

Senior Associate - Planning

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +44 (0)141 [REDACTED]

Mobile: +44 (0)739 [REDACTED]

[REDACTED] [stantec.com](mailto:[REDACTED]@stantec.com)



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Please consider the environment before printing this email.

From: [REDACTED] <[REDACTED]@stantec.com>

Sent: 01 March 2024 09:29

To: Stuart Mearns <stuart.mearns@lochlomond-trossachs.org>; [REDACTED]
<[REDACTED]@lochlomond-trossachs.org>; [REDACTED]
<[REDACTED]@lochlomond-trossachs.org>; [REDACTED]
<[REDACTED]@west-dunbarton.gov.uk>; [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>; [REDACTED]
<[REDACTED]@west-dunbarton.gov.uk>; [REDACTED]
<[REDACTED]@west-dunbarton.gov.uk>; [REDACTED]
<[REDACTED]@sepa.org.uk>

Cc: [REDACTED] <[REDACTED]@flamingoland.co.uk>; [REDACTED]
<[REDACTED]@glenfruin.co.uk>; [REDACTED] <[REDACTED]@stantec.com>

Subject: RE: 2022/0157/PPP Lomond Banks - Traffic & Transport, NPF4 Policy 22 & Previously Developed Land

Dear all,

Following the respective email communications below last year including detailed timeline of submissions, updates and communication it was agreed by the project team to contact all the respective parties involved in one email. Since the emails we have sought to engage with individual parties seeking updates and to resolve the outstanding issues and press for the application to be determined as soon as legislatively possible.

This engagement has had limited success, and the client has requested we seek formal updates from all parties and report back by CoB on Monday 4th March.

We are seeking updates on the following please:

Meeting held between LLTNPA and SEPA February 2024 including responsibility and timescales for responses plus any follow up discussions.

Our understanding is that LLTNPA are awaiting feedback from SEPA regarding the proposed flood risk mitigation including compensatory storage before LLTNPA will confirm their position on previously developed land. SEPA have advised that discussions are ongoing but there is no timescale to respond just yet..

- Meeting between LLTNPA and WDC 21 February 2024 to discuss the application.

Are you able to advise that the meeting took place, who attended and any potential feedback from it?

- Meeting held this week between LLTNPA Planners and/or any upcoming meetings with SEPA and WDC.
- With the exception of SEPA, you will all have been copied in on the Transport Technical Note submitted last week and hopefully an updated response by WDC Roads can be issued to LLTNPA quickly.

The submission of the Transport Technical Note should now mean that all the information submitted since September 2023 can and should be published on the LLTNPA Planning Portal to allow formal re-consultation with the required consultees take place and for any required neighbour notifications and adverts. For confirmation this includes the following documents:

- o Transport Technical Note – submitted 23 February 2024
- o Updated Flood Risk Information Note inc. Compensatory Storage – submitted 8 December 2023
- o Signed Letter of Undertaking between Transport Scotland and applicant to improve the Stoneyrollan Roundabout – submitted 10 November 2023
- o Ecology Re-Validation Survey - submitted 10 November 2023
- o Summer Traffic Assessment August 2023 – Submitted 25 September 2023
- o NPF4 Policy 22 and Previously Developed Land Information Note – submitted 19 September 2023

As evidenced above and below, there are a number of key decisions that need to be made by LLTNPA, WDC and SEPA to allow the application to progress. There is a domino effect that begins with LLTNPA and SEPAs discussions on NPF4 Policy 22 and Previously Developed Land before coming full circle to LLTNPA to determine the application. In addition to the SEPA discussion, WDC Roads final position also needs to be confirmed to allow WDC Planning to prepare its consultation response.

The application has been in the system and public domain since May 2022 as we consider that the submitted information is more than enough for this PPiP application to now be processed and determined. Can I therefore request updates related to the above questions and where things are with the application and outstanding issues. Can these updates be provided by 3pm on 4 March please?

Finally, just to advise and make you aware that we have received an invite to attend the Balloch and Haldane Community Council meeting on Tuesday 5 March 2024 to discuss the changes made to the application following its submission.

Look forward to receiving your updates and if there is anything you wish to discuss, the applicant and project team are available to meet in person or virtually.

Kind Regards



Traffic & Transport NPF4 Policy 22 & Previously Developed Land

From: [REDACTED]
Sent: Friday, December 22, 2023 12:15 PM
To: [REDACTED]
<[REDACTED]@west-dumbarton.gov.uk>
Cc: [REDACTED] <[REDACTED]@west-dumbarton.gov.uk>; [REDACTED] <[REDACTED]@west-dumbarton.gov.uk>; [REDACTED] <[REDACTED]@west-dumbarton.gov.uk>; [REDACTED] <stuart.mearns@lochlomond-trossachs.org>; [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; [REDACTED] <[REDACTED]@flamingoland.co.uk>; [REDACTED] <[REDACTED]@glenfruin.co.uk>; [REDACTED] <[REDACTED]@stantec.com>; [REDACTED] <[REDACTED]@stantec.com>
Subject: RE: 2022/0157/PPP Lomond Banks - Traffic & Transport

Hi [REDACTED]

Following discussion and agreement within the project team, we thought it would be helpful for all decision-making parties involved in the In Principle planning application for Lomond Banks to provide a timeline of documents submitted and feedback received in relation to traffic and transport issues. This is to ensure that those who are not involved in the project on a daily basis have the full timeline within one email and help aid further discussion and progression of the application to determination. There are a number of key decisions that need to be made by a number of bodies to allow the application to move towards determination. These key decisions are highlighted at the conclusion of this email.

The timeline in relation to numerous traffic and transport matters is as follows:

7 June 2022 – WDC Roads Consultation Response

WDC Roads issued a consultation response to LLTNPA in which 'No objection' to the application was confirmed. It was also confirmed that the scale and scope of the application was very similar to the previous application and as agreed with WDC Roads, the original Transport Assessment (TA) was used to model anticipated trip generation for the new application because as the current application was developed during the Pandemic which had lower background traffic levels. In order to provide robustness, an additional survey was undertaken in

From: [REDACTED]
Sent: Friday, December 8, 2023 12:23 PM
To: [REDACTED]
<[REDACTED]@lochlomond-trossachs.org>; [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; [REDACTED] <stuart.mearns@lochlomond-trossachs.org>
Cc: [REDACTED] <[REDACTED]@sepa.org.uk>; [REDACTED] <[REDACTED]@sepa.org.uk>; [REDACTED] <[REDACTED]@flamingoland.co.uk>; [REDACTED] <[REDACTED]@glenfruin.co.uk>; [REDACTED] <[REDACTED]@stantec.com>; [REDACTED] <[REDACTED]@stantec.com>
Subject: 2022/0157/PPP Lomond Banks - Flood Risk & Mitigation

Hi [REDACTED] and Stuart

Following discussion and agreement within the project team, we thought it would be helpful for all decision-making parties involved in the In Principle planning application for Lomond Banks to provide a timeline of documents submitted and feedback received in relation to the potential flood risk and mitigation at the West Riverside area of the proposed development site. This is to ensure that those who are not involved in the project on a daily basis have the full timeline within one email and help aid further discussion and progression of the application to determination. There are a number of key decisions that need to be made by a number of bodies to allow the application to move towards determination. These key decisions are highlighted at the conclusion of this email.

The timeline in relation to flood risk and mitigation is as follows:

Flood Risk Assessment

20 June 2023

Stantec provided an updated Flood Risk Assessment (FRA) in response to SEPA's updated consultation response on 30 March 2023 to proposed changes made to the indicative layout and some reduced accommodation numbers. Both of these documents are on the LLTNPA Planning Portal but are attached for ease of reference. SEPA reviewed the updated FRA and noted that the West Riverside development area now had the potential to flood in extreme events under updated modelled climate change allowances (20% to 49%).

28 July 2023

2022 to gauge existing traffic levels. As this was also lower than the original survey, this evidence backed up the assessment and rationale for using the data from the original TA.

17 August 2022 & 16 September 2022 – Parking comments by Lomond Shores and Ross Greer MSP

Following comments received from the owners of Lomond Shores and Ross Greer MSP regarding parking numbers a Parking and Signage Strategy (attached) was submitted to LLTNPA.

17 November 2022 – LLTNPA request for further information

A formal request for further information was issued by LLTNPA and is attached. Within it the following traffic and transport related requests were made:

- Clarification of the proposed car parking quantum; in particular, whether the stated quantum (ref. Tables 6.1 and 6.2 of the Transport Chapter of the EIA Report) has taken account of the pool/waterpark in addition to the separate quantum required for the 60-bed hotel (assuming this facility will be open to and visited by the wider public and not just hotel guests).
- Clarification that the 'Pierhead woodland parking' area will be sufficient to accommodate the proposed additional boat/trailer parking for Lomond Banks guests in addition to the hotel/waterpark. Information to indicate that the brown shaded areas on the parameters plan are sufficient to accommodate the quantum of parking required without encroachment into areas reserved for woodland.
- Please highlight the anticipated post-development uplift in vehicle numbers in absolute/number of vehicles terms: a. For vehicles entering and leaving Balloch as a whole; b. At Ben Lomond Way (noted as a 33% increase); c. Old Luss Road (North) (noted as 84% increase) and d. Pier Road (noted as a 29% increase).
- Please provide a clear, layperson's explanation of when and for how long the uplift will be experienced (i.e., weekday/weekend, peak hour maximum or

SEPA advised LLTNPA in their consultation response of 28th July 2023 (also on the planning portal and attached) that informal flood mitigation measures, such as proposed land and kerb raising, cannot be taken into account and would require the West Riverside area to be modified so that no development occurs in the identified flood risk areas. SEPA, however, did also advise LLTNPA that it would be prepared to review its position concerning the acceptability of flood risk mitigation measures and associated information requirements, if LLTNPA confirmed that, the development proposals at West Riverside met the "exceptions" criterion set out in **sub paragraph iv of NPF4 Policy 22 a) – Flood Risk and Water Management**

For clarification **NPF4 Policy 22 a) iv** advises that "development proposals at risk of flooding or in a flood risk area **will only be supported**" if they are for the following:

*"Redevelopment of **previously used sites in built up areas** where the LDP has identified a need to bring these into positive use and where proposals demonstrate that long term safety and resilience can be secured in accordance with relevant SEPA advice."*

Additionally, for development proposals meeting the above criteria **part iv**), advises that **where flood risk is managed at the site** rather than avoided.

Previously Developed Land

19 September 2023

The attached Information Note was submitted to LLTNPA on 19 September 2023 and provides our evidence that the West Riverside area of the proposed Lomond Banks site is **previously developed land** mainly from recent railway activity.

The note also confirmed that the site is located within the development boundary of Balloch **in a built-up area** and is surrounded on 3 sides by housing, a rail station, retail, and leisure uses. This evidence in combination with **the site being allocated in the previous local plan and current LDP** means that the proposed holiday lodge uses at West Riverside have in our opinion fully meet the exceptions **criteria iv of NPF4 Policy 22a**. Therefore, it is our opinion that the site is capable of being developed and brought back into positive use and in accordance with relevant SEPA standards and requirements.

The Information Note was provided as evidence to which LLTNPA should be in a position to confirm to SEPA on the status of land at West Riverside and

averaged across the day etc.) and how it will be experienced (i.e., will there be any increased delay or queueing?). It is important for the timing and duration of the main traffic impacts to be explained in relatable terms that can be understood by the public and this should be incorporated within the EIA NTS.

- Under Reg EIA Regs 26(4) noting the strong pattern of seasonal traffic variance within Balloch we request that you verify that the timing (year and month) of the traffic assessment survey work is an appropriate basis for assessment. Please provide further or additional evidence in support of your response. We are also seeking the further assistance of West Dunbartonshire Roads Authority in relation to this point.

The response to this Information Request was submitted to LLTNPA on 13 February 2023 and is detailed below and is also attached.

Also, in **November 2022** and following a meeting between WDC Roads and LLTNPA it was requested that a traffic assessment to reflect peak summer traffic. A summer traffic assessment was undertaken in August 2023 and is covered below.

6 December 2022 - Unilateral Voluntary Undertaking

On behalf of the applicant a Unilateral Voluntary Undertaking (UVU) known as the "Lomond Promise" was submitted to LLTNPA and is attached. It is available on the Lomond Banks website www.lomondbanks.com but is not on the LLTNPA planning portal. The Lomond Promise is a legal document that binds the applicant to vows made to the community at pre-application stage, and included providing sustainable transport measures such as :

- Green Travel Plan.
- Summer Traffic Survey to be carried out once operational.
- Provision of an electric hopper bus to serve the development.
- Investigate integrated bus/rail tickets options.
- Cyclescheme initiative for employees.
- Provision of electric buggies for customers within the site.

thereby allow SEPA the opportunity to review its position regarding development in the flood risk area and confirm whether the informal mitigation measures of land and kerb raising, would be permitted to be taken into account within the detailed design of the Lomond Banks proposals should it be approved.

October 2023

LLTNPA have not formally confirmed their position in relation to SEPAs question on NPF4 Policy 22a exceptions and the status of West Riverside as previously developed land. Following a conversation between LLTNPA with Stantec in early October, it was agreed that the LLTNPA would ask SEPA the question of:

Should it be determined the proposal meets the requirements of Policy 22a part iv), what would SEPAs position be?

17 November 2023

SEPA responded to the above question and advised in the attached email:

Should it be determined the proposal meets the requirements of Policy 22a part iv) then additional information would be required from the applicant:

The proposed individual (indicative) chalets will need to be raised above the flood risk level with safe egress and prevent an island of development. SEPA advised that significant redesign to tie the proposed chalets to higher ground and that the inclusion of a raised walkway, for example, would not stop it being considered an island of development. For clarification, a raised walkway has not been proposed by the applicant but rather a raised footpath linking to each chalet and providing access and egress on at least one elevation.

SEPA also advised that land raising to permanently elevate a site above the flood level could be acceptable but would have to be linked with appropriate compensatory storage to ensure there is no reduction in floodplain capacity and increased risk for others. SEPA therefore requested that the applicant needs to demonstrate this level of mitigation would be effective.

SEPA confirmed that informal measure such as raised kerbs and land will not be considered acceptable.

Flood Risk and Mitigation

8 December 2023

- Provision of signage and facilities for walkers and cyclists.

It came in response to issues raised by the community throughout the planning application process and it is aimed to reassure the local community that the applicant is committed to having a positive long-term impact on the area by being an active and responsible participant of the Balloch community.

25 January 2023

LLTNPA requested the following feedback from WDC Roads:

From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Sent: Wednesday, January 25, 2023, 10:03 AM
To: [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>
Cc: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; [REDACTED] <[REDACTED]@stantec.com>; [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>
Subject: Lomond Banks - WDC feedback on additional traffic information

Dear [REDACTED]

Happy New Year. I hope you're well. I understand from the agent for Lomond Banks that they are awaiting feedback from WDC Roads Authority on additional traffic information requested by us. I understand the submission of the package of information we have requested from them is pending your response. I would be grateful if you would therefore be able to give a timeframe for your providing your feedback to them in order that we may understand our timelines for moving the application forward.

Many thanks in advance,

Regards

[REDACTED]

[REDACTED] MRTPI

13 February 2023

In response to Further Information request by LLTNPA on 17 November 2023 a package of information (attached) was submitted to LLTNPA. It covered the following transport matters (in bold):

- An Addendum to the EIA Report (EIAR)
- A replacement EIA Non-Technical Summary (NTS)
- A summary table within the NTS highlighting the

Following SEPAs latest feedback of 17 November, please find attached the applicant's Information Note to demonstrate that proposed development at West Riverside can be delivered fully in line with NPF4 Policy 22 and SEPAs requirements.

A flood extents and mitigation plan of West Riverside (attached and within Information Note) has been prepared and identifies a number of areas where compensatory storage could be located. These locations have been identified to ensure there is no tree loss.

Because the application is In Principle and the proposed holiday lodge locations are indicative, the exact extents and locations of the compensatory storage would need to be determined at the detailed design stage once the number and layout of the holiday lodges is fixed, and a total volume of displaced flood water is established. At present the drawing indicates that there are sufficient locations to be able to provide the equivalent flood volume close to where it is lost.

With regards to the proposed footpath (in pink) which routes through the clearing and chalets, the proposal is that it will be constructed from earthworks and raised to at least the 1 in 200yr+CC level of 10.65mAOD. It will not be elevated above the floodplain on stilts, or a structure as was may have been thought by SEPA, and it will provide permanent access/egress route from the proposed chalets.

Within the attached Information Note it has been demonstrated how the proposal complies with NPF4 Policy 22 and how the criteria stipulated within Policy 22 will be met. The criteria are outlined below:

- **'it will be demonstrated by the applicant that all risks of flooding are understood and addressed'.**
- **'it will be demonstrated by the applicant that there is no reduction in floodplain capacity, increased risk for others, or a need for future flood protection schemes'.**
- **'the development remains safe and operational during floods.'**
- **'flood resistant and resilient materials and construction methods are used.'**
- **'future adaptations can be made to accommodate the effects of climate'**

‘receptors’, the ‘pre-mitigation significance of effects’, the ‘mitigation’ proposed and the ‘post-mitigation (residual) significance of effects’ for all EIAR chapters

- A revised Location Plan; Parameters Plan and Indicative Masterplan showing Area 10 now deleted and reduced scale of development at Woodbank.

- Plans showing areas of proposed woodland loss and retention and areas of proposed woodland net gain overlaid with the proposed development,

- **Clarification on parking numbers**

- **Anticipated post-development uplift in vehicle numbers.**

- Clarification of how the EIAR has assessed the significance of the effect of development on Woodbank House

- Route of the John Muir Way

- Confirmation that no enabling residential development is proposed.

- **Confirmation that the traffic assessment work was undertaken during an appropriate month of an appropriate year**

- Assessment of the proposed development against NPF4.

3 March 2023 – Stoney-mollan Roundabout & Transport Scotland

Members of the project team met with Jackie Baillie MSP to update her on progress of the planning application.

Jackie listened to all of the points but when it came to traffic she interjected. She summarised her position as being that the people of Balloch remained concerned about increased traffic and that the headline statistic that increases on a peak day amounting to only one to two extra cars per minute would not be taken seriously. It was reiterated that from a technical roads perspective there isn't a problem with the infrastructure and Lomond Banks impact on it. Whilst Jackie acknowledged that any existing transport problems isn't for Lomond Banks to solve, but the perception locally is that it will become worse, and that Lomond Banks need to be doing more than offering green transport initiatives in the Lomond Promise. Jackie suggested the Stoney-mollan roundabout northbound required improvement and this should be considered by Lomond Banks to help with.

Whilst Transport Scotland nor WDC Roads have

change.'

- ***'Additionally, for development proposals meeting criteria part iv), where flood risk is managed at the site rather than avoided these will also require:***

- *the first occupied/utilised floor, and the underside of the development if relevant, to be above the flood risk level and have an additional allowance for freeboard; and*
- *that the proposal does not create an island of development and that safe access/egress can be achieved.'*

Conclusion

As you may appreciate there has been a considerable amount of work prepared and submitted to the LLTNPA and reviewed by SEPA with detailed feedback over the past 9 months. The latest Information Note should be the final required submission and we are not aware of any other outstanding issues. As said at the start of this email, there are a number of key decisions that need to be made to allow the application to progress to determination in early 2024. They are as follows:

- LLTNPA to publish the latest Information Note on the Planning Portal and several other documents that have been submitted in the past few months (Universal Voluntary Undertaking known as Lomond Promise; Information Note on Previously Developed Land; Summer Traffic Assessment; Ecology Re-validation Survey) to allow for one single re-notification, re-consultation, re-advertisement of the application.
- LLTNPA to confirm its position on the status (previously developed land) of the land at West Riverside and whether it meets the exceptions stipulated in NPF4 Policy 22a.
- Should LLTNPA confirm that West Riverside is previously developed land, SEPA will need to formally respond on compliance with NPF4 Policy 22 and whether the proposed flood risk mitigation with compensatory storage is in line with their requirements.
- The formalisation of SEPA's position will allow West Dunbartonshire Council (WDC) to prepare its consultation response to the

raised any required roads solution it was acknowledged that the applicant would engage directly with Transport Scotland to discuss possible options. Following the 3 March meeting with Jackie Baillie the project team engaged directly with Transport Scotland to discuss Stoneyhall Roundabout. Over the following months it was agreed by Transport Scotland and Lomond Banks would finance the provision of traffic signals and revised kerb lines. These would be delivered by Transport Scotland. A signed Letter of Undertaking was submitted to Transport Scotland on 12 June 2023 for their review and agreement. A signed Letter of Undertaking (attached) was subsequently issued by Transport Scotland on 10 October 2023.

17 March 2023 – Summer Traffic Assessment

The following email was issued by WDC Roads seeking further clarification on Summer Traffic Assessment scope and the Parking and Signage Strategy.

From: [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>
Sent: 17 March 2023 14:52
To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Cc: [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>
Subject: 2022/0157/PPP - Lomond Banks Balloch Consultation

*Points of Further clarification / Outstanding Information
- The following points of clarification should be addressed:*

Dear [REDACTED]

I refer to your earlier emails in respect of the above application. I have underlined the further items we would seek clarification / confirmation on.

Upon receipt of these clarifications and confirmations we will endeavour to provide our definitive response ASAP thereafter.

I trust that this allows you to progress.

Best Regards

[REDACTED]

UNDERNOTE

Scope for Summer Traffic Assessment

- Confirmation of the Summer daily network peak hours and detail if these are different from the neutral month assessed.
- Transport Scotland Data highlights that summer

application, present their report to their Board and send their consultation response to LLTNPA.

- With all the above in place, this will allow LLTNPA to prepare its report and recommendation to committee for determination.

There is a domino effect that begins with LLTNPA confirming its position on status of West Riverside before coming full circle and determining the application. We have already mentioned our keenness to various parties about meeting (virtually) with LLTNPA, SEPA and WDC to discuss the above and attached to move things towards a determination early in 2024. As you can see I have copied SEPA, Flamingo Land and Stantec colleagues into the email. Ideally, we would like this meeting to be before the Christmas shutdown and as a team we have availability on the following dates:

- Tuesday 12 December to Friday 15 December
- Monday 18 December to Wednesday 20 December

I trust the above and attached is helpful and look forward to your response both in terms of availability to meet and how to progress the application.

Kind regards,

[REDACTED]

[REDACTED] MRTPI

Senior Associate Planner

5th Floor, Lomond House, 9 George Square,
Glasgow G2 1DY

Direct: +44 (0)141 [REDACTED]
[REDACTED]@stantec.com



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traffic is higher than neutral month.
Assessment/comparison of summer traffic volumes should be undertaken to allow an understanding of typical traffic conditions and any impacts on the road network considered within the TA. This should also include a comparison of current traffic volumes with the 2017 survey data.

- Consideration of the actual peak hours of the development should be provided alongside the review of summer peak traffic hours as outlined above to allow the impact of the development on the surrounding road network to be fully considered.

Parking and Signage Strategy

- More detail should be provided into how Travel Plan initiatives will be managed i.e., Travel Plan Co-ordinator
- Daily arrival departure profile should be provided along with a parking accumulation to allow understanding of parking levels and traffic movements throughout the day.
- Confirmation that other businesses have agreed to alter opening times to operate as overspill car parking.
- Confirmation on who will operate and manage the buggy buses.
- Appendix A provides details for Traffic Wardens (It is assumed these are Parking Attendants or Traffic Marshalls who will operate within the site). The information should be further expanded to a Traffic Management Plan, detailing locations of car parking, locations of "Wardens" and to where and for what reason traffic will be diverted to other car parks and by which route vehicles will have to take.

A detailed email response (attached) was submitted to LLTNPA and WDC Roads on **13 April 2023**.

16 May 2023 – Summer Traffic Assessment

Further comments (below) were issued by WDC Roads regarding the Summer Traffic Assessment Scope and the Parking and Signage Strategy.

From: [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>
Sent: Tuesday, May 16, 2023, 4:58 PM

To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Cc: [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>; [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>

Subject: FW: 2022/0157/PPP - Lomond Banks Balloch Consultation - WDC Transport

Hi [REDACTED]

Please find attached further comments from WDC Roads in relation to this planning application.

I trust this will allow you to progress.

Summer Traffic Assessment

Following internal discussions, we consider that the traffic data submitted should be updated to provide a contemporary indication of impacts of summer peak traffic volumes on the adjacent road network.

Parking and Signage Strategy

West Dunbartonshire Council Roads would look for a Framework Travel Plan to be submitted at this stage for review.

An understanding of how the car parking will operate will have a knock-on effect into how the surrounding junctions will operate. If daily departure profiles cannot be provided to allow an understanding of the parking levels and traffic movements throughout the day, a recommendation of further transport assessment requirements should be as a condition of consent.

The requirement for operation and management of buggy buses to transport guests around the site and negate the need for cars once guest have arrived should be a condition of planning consent.

Traffic Management Plan should be a condition of planning consent and should include detail on locations of car parking, locations of "Wardens" and to where and for what reason traffic will be diverted to other car parks and by which route vehicles will take.

Any requirement for a full Travel Plan and Traffic Management Plan to be submitted at this stage of the application as a requirement of the EIA would be a Planning consideration rather than a Roads consideration. WDC Roads would be happy to review any information that is provided should these full assessments be required.

Kind Regards

[REDACTED]

25 September 2023 – Summer Traffic Assessment

The attached Summer Traffic Assessment of August 2023 was submitted to LLTNPA and WDC Roads

were copied in the email submission. The scope of this assessment was agreed by both Transport Scotland and WDC Roads. In comparison to the 2017 surveys, the 2023 traffic surveys show a lower level of traffic recorded passing through the two junctions in both the weekday morning peak hour and Saturday peak hour. The recorded 2023 traffic flows recorded in the weekday evening peak hour are higher than the 2017 surveys for both junctions.

Overall, the assessment showed very little difference with the 2017 traffic surveys and that both the Stonymollan Roundabout and the McDonalds Roundabout will continue to operate with adequate reserve capacity with **no significant material traffic impact on their operation**. The results show that the existing roundabout junctions operate within capacity and will continue to operate within capacity with the addition of proposed development traffic in 2031 (opening year).

10 October 2023 – Stonymollan Roundabout & Transport Scotland

A signed Letter of Undertaking (attached) was issued by Transport Scotland and provides commitment from Lomond Banks to finance agreed improvements to A82/Stonymollan Roundabout. The financial contribution to Transport Scotland can be provided via a Section 96 Agreement of the Road Act should the application be approved.

13 November 2023 – Traffic & Transport update to Jackie Baillie MSP

Members of the project team met with Jackie Baillie MSP to update her on progress of the transport matters that she raised concern about in our xx March 2023 meeting. She was updated on the results of the submitted Summer Traffic Assessment carried out in August 2023 and confirmation of a signed off Letter of Undertaking between the applicant and Transport Scotland committing to a financial contribution to improve the A82 Stonymollan Roundabout..

13 November 2023 – McDonalds Roundabout

Following a conversation with [REDACTED] we were made aware of WDC Roads commissioning your Transport Consultants to carry an assessment of the Lomond Way/Old Luss Road/Balloch Road (McDonalds) Roundabout. In your email (below) of 23 November you confirmed that the team were assessing the recent traffic counts and as part of that assessment we are also reviewing the current operation of the roundabout, particularly during peak times, to determine if there are any measures that could improve the

movement round the roundabout.

From: [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>
Sent: Thursday, November 23, 2023, 5:18 PM
To: [REDACTED] <[REDACTED]@stantec.com>
Subject: RE: Lomond Banks proposal & Ben Lomond Way/Old Luss Road/Balloch Rod Roundabout Assessment

Hi [REDACTED]

Apologies for the delay in responding. The team are currently assessing the recent traffic counts and as part of that assessment we are also reviewing the current operation of the roundabout, particularly during peak times, to determine if there are any measures that could improve the movement round the roundabout. At peak times there is congestion in this location, and we are assessing what the impact on this congestion will be with the development trips.

Thanks,

[REDACTED]

From: [REDACTED] <[REDACTED]@stantec.com>
Sent: 14 November 2023 11:20
To: [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>
Subject: Lomond Banks proposal & Ben Lomond Way/Old Luss Road/Balloch Rod Roundabout Assessment

Hi [REDACTED]

Hope you are well?

As part of the above planning application, [REDACTED] advised recently that WDC Roads have commissioned Atkins to assess the Ben Lomond Way/Old Luss Road/Balloch Road Roundabout.

I have asked [REDACTED] if he can advise on the reason/rationale for this commission and what is the proposed outcome from it? I also asked what the expected timescale to complete. I have not had a response from [REDACTED] to date and was hoping you may be able to advise.

We are trying to get things lined up at present to allow both WDC Planning and LLTNPA Planning to prepare their respective committee papers and we met with Jackie Baillie yesterday to update her on the proposal. She is aware of the assessment being commissioned but is also keen to understand it more.

Let me know if you can provide an update.

Kind regards,

[REDACTED]

██████████ MRTPI

Senior Associate Planner

**12 December 2023 – Summer Traffic Assessment
& McDonalds Roundabout**

The following interim request for further information was submitted by WDC Roads to LLTNPA. It is assumed that this is on the back of the recent assessment of the McDonald Roundabout.

From: ██████████ <██████████@west-dunbarton.gov.uk>
Sent: 12 December 2023 17:53
To: planningemail - Loch Lomond
<planning@lochlomond-trossachs.org>
Cc: ██████████ <██████████@lochlomond-trossachs.org>
Subject: FW: Consultation Request Notification - 2022/0157/PPP - Summer Traffic Assessment

Hi

In response to the updated traffic assessment supplied by the Developer WDC Roads would provide the following response

- *A review of the traffic data shows that the 2023 data is higher in the PM peak, but lower in the AM and Saturday compared to the 2017 traffic flows.*
- *TRICS analysis of the uses has been undertaken. The assessment states that the peak development times have been used, however no evidence showing these as the peak times has been provided. Consultant to provide daily trip rates for each mode showing the peak hour of each use.*
- *The model has been calibrated correctly in relation to geometries and input traffic flow scenarios. A review of the traffic flows showed that on a number of approaches unequal lane usage was present. This would result in an over estimation of capacity. The model should be updated to a 'Lane Simulation model' due to the unequal lane usage as per the model user guide.*

Kind Regards

██████████

I have discussed these requests with our Transport Planners, and they have advised that they can be provided. We will look to submit the requested information early in January 2024.

Conclusion

As you may appreciate from the above timeline there has been a considerable amount of traffic and transport work requested, prepared, and submitted to the LLTNPA and reviewed by WDC Roads over the past 18 months. This as already mentioned is on the back that neither Transport Scotland nor WDC Roads have objected to the application. The commitments made by the applicant go beyond what is required to mitigate the impact of the proposal. The latest information request of 12 December should be the final required transport submission and we are not aware of any other outstanding transport issues. There is a need to progress the application. In summary the following traffic and transport information undertaken and submitted are as follows:

- Parking & Signage Strategy
- Unilateral Voluntary Undertaking –
Sustainable transport measures
- Further transport information requested by WDC Roads within the 13 February 2023 response to LLTNPA.
- Summer Traffic Assessment August 2023
- Signed Letter of Undertaking with Transport Scotland to improve the Stonymollan Roundabout

As said at the start of this email, there are a number of key decisions that need to be made by both LLTNPA and WDC (in bold) to allow the application to progress to determination in early 2024. They are as follows:

- LLTNPA to publish the information submitted over the past few months on the Planning Portal (Universal Voluntary Undertaking; Information Note on Previously Developed Land; **Summer Traffic Assessment**; Ecology Re-validation Survey) to allow for one single re-notification, re-consultation, and re-advertisement of the application.
- LLTNPA to confirm its position on the status (previously developed land) of the land at West Riverside to SEPA
- Should LLTNPA confirm that West Riverside is previously developed land, SEPA will need to formally respond on compliance with

NPF4 Policy 22 and whether the proposed flood risk mitigation with compensatory storage is in line with their requirements.

- **WDC Roads to submit a formal consultation response to LLTNPA on traffic and transport.**
- The formalisation of SEPAs position and **WDC Roads position will allow WDC Planning** to prepare its consultation response to the application, present their report to their Board and send their consultation response to LLTNPA.
- With all the above in place, this will allow LLTNPA to prepare its report and recommendation to committee for determination.

There is a domino effect that begins with LLTNPA before coming full circle and determining the application. Within this though **WDC Roads position** needs to be confirmed to allow WDC Planning to prepare its committee report and recommendation. We have mentioned our keenness to various parties about meeting (in person or virtually) with LLTNPA and WDC to discuss the application and to move things towards a determination early in 2024. As you can see I have copied [REDACTED] LLTNPA Planning, Flamingo Land and Stantec colleagues into the email. As a team we have availability to meet from 3 January onwards.

I trust the above and attached is a helpful timeline of traffic and transport work undertaken following submission of the planning application and look forward to your response both in terms of WDC availability to meet and how to progress the application.

Kind regards,

[REDACTED]

[REDACTED] MRTPI

Senior Associate Planner

5th Floor, Lomond House, 9 George Square,
Glasgow G2 1DY

Direct: +44 (0)141 [REDACTED]
[REDACTED] [stantec.com](https://www.stantec.com)





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[REDACTED] MRTPI

Senior Associate - Planning

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +44 (0)141 [REDACTED]

Mobile: +44 (0)739 [REDACTED]

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]; [Stuart Mearns](#); [REDACTED]
Subject: FW: 2022/0157/PPP Lomond Banks - Traffic & Transport, NPF4 Policy 22 & Previously Developed Land
Date: 06 March 2024 17:00:43
Attachments: [image005.png](#)
[image007.png](#)
[image012.png](#)
[image014.png](#)
[image016.png](#)
[image018.png](#)
[image024.png](#)
[image025.png](#)
[image026.png](#)
[image028.png](#)
[image029.png](#)
[image030.png](#)

Hi [REDACTED]

Please find below a link to the Junction 10 modelling files and raw survey data (including queue length data) that you requested.

☐ [Lomond Banks Junction 10 and Survey Data](#)

Please note that you will have until Friday to download the data before the link expires.

Kind regards,

[REDACTED]

[REDACTED] MRTPI

Senior Associate - Planning

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +44 (0)141 [REDACTED]

Mobile: +44 (0)739 [REDACTED]

[REDACTED] [stantec.com](#)



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From: [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>

Sent: Tuesday, March 5, 2024 5:15 PM

To: [REDACTED] <[REDACTED]@stantec.com>; stuart.mearns@lochlomond-trossachs.org; [REDACTED]

[REDACTED] <[REDACTED]@lochlomond-trossachs.org>; [REDACTED]

<[REDACTED]@lochlomond-trossachs.org>; [REDACTED] <[REDACTED]@west-

[dunbarton.gov.uk](#)>; [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>; [REDACTED]

<[REDACTED]@west-dunbarton.gov.uk>; [REDACTED] <[REDACTED]@sepa.org.uk>

Cc: [REDACTED] <[REDACTED]@flamingoland.co.uk>; [REDACTED]

<[REDACTED]@glenfruin.co.uk>; [REDACTED] <[REDACTED]@stantec.com>

Subject: 2022/0157/PPP Lomond Banks - Traffic & Transport, NPF4 Policy 22 & Previously Developed Land

[REDACTED]
Good evening, in [REDACTED] absence I've been asked to contact you regarding the provision of further information.

I refer to your points below, specifically the fourth {final} point regarding the Technical Note issued.

Our Consultants have asked that you provide the undernoted information at your earliest convenience;

"We would request that the following information is requested from Stantec.

- Junction 10 modelling Files for Stoneymollan roundabout and Old Luss Road roundabout;

and

- Any queue data or other information used for base junction model validation.”

Upon receipt of this information they anticipate that they will be in a position to respond within two weeks.

Thank you for your co-operation

Regards

[REDACTED]

From: [REDACTED] <[REDACTED]@stantec.com>

Sent: 01 March 2024 09:29

To: stuart.mearns@lochlomond-trossachs.org; [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>; [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>; [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>; [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>; [REDACTED] <[REDACTED]@sepa.org.uk>

Cc: [REDACTED] <[REDACTED]@flamingoland.co.uk>; [REDACTED] <[REDACTED]@glenfruin.co.uk>; [REDACTED] <[REDACTED]@stantec.com>

Subject: RE: 2022/0157/PPP Lomond Banks - Traffic & Transport, NPF4 Policy 22 & Previously Developed Land

Dear all,

Following the respective email communications below last year including detailed timeline of submissions, updates and communication it was agreed by the project team to contact all the respective parties involved in one email. Since the emails we have sought to engage with individual parties seeking updates and to resolve the outstanding issues and press for the application to be determined as soon as legislatively possible.

This engagement has had limited success, and the client has requested we seek formal updates from all parties and report back by CoB on Monday 4th March.

We are seeking updates on the following please:

- Meeting held between LLTNPA and SEPA February 2024 including responsibility and timescales for responses plus any follow up discussions.

Our understanding is that LLTNPA are awaiting feedback from SEPA regarding the proposed flood risk mitigation including compensatory storage before LLTNPA will confirm their position on previously developed land. SEPA have advised that discussions are ongoing but there is no timescale to respond just yet..

- Meeting between LLTNPA and WDC 21 February 2024 to discuss the application.

Are you able to advise that the meeting took place, who attended and any potential feedback from it?

- Meeting held this week between LLTNPA Planners and/or any upcoming meetings with SEPA and WDC.
- With the exception of SEPA, you will all have been copied in on the Transport Technical Note submitted last week and hopefully an updated response by WDC Roads can be issued to LLTNPA quickly.

The submission of the Transport Technical Note should now mean that all the information submitted since September 2023 can and should be published on the LLTNPA Planning Portal to allow formal re-consultation with the required consultees take place and for any required neighbour notifications and adverts. For confirmation this includes the following documents:

- Transport Technical Note – submitted 23 February 2024
- Updated Flood Risk Information Note inc. Compensatory Storage – submitted 8 December 2023
- Signed Letter of Undertaking between Transport Scotland and applicant to improve the Stonemollan Roundabout – submitted 10 November 2023
- Ecology Re-Validation Survey - submitted 10 November 2023

Summer Traffic Assessment August 2023 – Submitted 25 September 2023

- NPF4 Policy 22 and Previously Developed Land Information Note – submitted 19 September 2023

As evidenced above and below, there are a number of key decisions that need to be made by LLTNPA, WDC and SEPA to allow the application to progress. There is a domino effect that begins with LLTNPA and SEPAs discussions on NPF4 Policy 22 and Previously Developed Land before coming full circle to LLTNPA to determine the application. In addition to the SEPA discussion, WDC Roads final position also needs to be confirmed to allow WDC Planning to prepare its consultation response.

The application has been in the system and public domain since May 2022 as we consider that the submitted information is more than enough for this PPiP application to now be processed and determined. Can I therefore request updates related to the above questions and where things are with the application and outstanding issues. Can these updates be provided by 3pm on 4 March please?

Finally, just to advise and make you aware that we have received an invite to attend the Balloch and Haldane Community Council meeting on Tuesday 5 March 2024 to discuss the changes made to the application following its submission.

Look forward to receiving your updates and if there is anything you wish to discuss, the applicant and project team are available to meet in person or virtually.

Kind Regards

Traffic & Transport NPF4 Policy 22 & Previously Developed Land

From: [REDACTED]
Sent: Friday, December 22, 2023 12:15 PM
To: [REDACTED] <[REDACTED]west-dunbarton.gov.uk>
Cc: [REDACTED] <[REDACTED]west-dunbarton.gov.uk>; [REDACTED] <[REDACTED]west-dunbarton.gov.uk>; [REDACTED] <[REDACTED]west-dunbarton.gov.uk>; [REDACTED] <[REDACTED]west-dunbarton.gov.uk>; [REDACTED] <[REDACTED]stuart.mearns@lochlomond-trossachs.org>; [REDACTED] <[REDACTED]lochlomond-trossachs.org>; [REDACTED] <[REDACTED]lochlomond-trossachs.org>; [REDACTED] <[REDACTED]lochlomond-trossachs.org>; [REDACTED] <[REDACTED]flamingoland.co.uk>; [REDACTED] <[REDACTED]glenfruin.co.uk>; [REDACTED] <[REDACTED]stantec.com>; [REDACTED] <[REDACTED]stantec.com>

Subject: RE: 2022/0157/PPP Lomond Banks - Traffic & Transport

Hi [REDACTED]

Following discussion and agreement within the project team, we thought it would be helpful for all decision-making parties involved in the In Principle planning application for Lomond Banks to provide a timeline of documents submitted and feedback received in relation to traffic and transport issues. This is to ensure that those who are not involved in the project on a daily basis have the full timeline within one email and help aid further discussion and progression of the application to determination.

From: [REDACTED]
Sent: Friday, December 8, 2023 12:23 PM
To: [REDACTED] <[REDACTED]lochlomond-trossachs.org>; [REDACTED] <[REDACTED]lochlomond-trossachs.org>; [REDACTED] <[REDACTED]stuart.mearns@lochlomond-trossachs.org>
Cc: [REDACTED] <[REDACTED]sepa.org.uk>; [REDACTED] <[REDACTED]sepa.org.uk>; [REDACTED] <[REDACTED]flamingoland.co.uk>; [REDACTED] <[REDACTED]glenfruin.co.uk>; [REDACTED] <[REDACTED]stantec.com>; [REDACTED] <[REDACTED]stantec.com>

Subject: 2022/0157/PPP Lomond Banks - Flood Risk & Mitigation

Hi [REDACTED] and Stuart

Following discussion and agreement within the project team, we thought it would be helpful for all decision-making parties involved in the In Principle planning application for Lomond Banks to provide a timeline of documents submitted and feedback received in relation to the potential flood risk and mitigation at the West Riverside area of the proposed development site. This is to ensure that those who are not involved in the project on a daily basis have the full timeline within one email and help aid further discussion and progression of the application to determination. There are a number of key decisions that need to be made by a number of bodies to allow the application to move towards determination. These key decisions are highlighted at

There are a number of key decisions that need to be made by a number of bodies to allow the application to move towards determination. These key decisions are highlighted at the conclusion of this email.

The timeline in relation to numerous traffic and transport matters is as follows:

7 June 2022 – WDC Roads Consultation Response

WDC Roads issued a consultation response to LLTNPA in which 'No objection' to the application was confirmed. It was also confirmed that the scale and scope of the application was very similar to the previous application and as agreed with WDC Roads, the original Transport Assessment (TA) was used to model anticipated trip generation for the new application because as the current application was developed during the Pandemic which had lower background traffic levels. In order to provide robustness, an additional survey was undertaken in 2022 to gauge existing traffic levels. As this was also lower than the original survey, this evidence backed up the assessment and rationale for using the data from the original TA.

17 August 2022 & 16 September 2022 – Parking comments by Lomond Shores and Ross Greer MSP

Following comments received from the owners of Lomond Shores and Ross Greer MSP regarding parking numbers a Parking and Signage Strategy (attached) was submitted to LLTNPA.

17 November 2022 – LLTNPA request for further information

A formal request for further information was issued by LLTNPA and is attached. Within it the following traffic and transport related requests were made:

- *Clarification of the proposed car parking quantum; in particular, whether the stated quantum (ref. Tables 6.1 and 6.2 of the Transport Chapter of the EIA Report) has taken account of the pool/waterpark in addition to the separate quantum required for the 60-bed hotel (assuming this facility will be open to and visited by the wider public and not just hotel guests).*
- *Clarification that the 'Pierhead woodland parking' area will be sufficient to accommodate the proposed additional boat/trailer parking for Lomond Banks guests in addition to the hotel/waterpark. Information to indicate that the brown shaded areas on the parameters plan are*

the conclusion of this email.

The timeline in relation to flood risk and mitigation is as follows:

Flood Risk Assessment

20 June 2023

Stantec provided an updated Flood Risk Assessment (FRA) in response to SEPA's updated consultation response on 30 March 2023 to proposed changes made to the indicative layout and some reduced accommodation numbers. Both of these documents are on the LLTNPA Planning Portal but are attached for ease of reference. SEPA reviewed the updated FRA and noted that the West Riverside development area now had the potential to flood in extreme events under updated modelled climate change allowances (20% to 49%).

28 July 2023

SEPA advised LLTNPA in their consultation response of 28th July 2023 (also on the planning portal and attached) that informal flood mitigation measures, such as proposed land and kerb raising, cannot be taken into account and would require the West Riverside area to be modified so that no development occurs in the identified flood risk areas. SEPA, however, did also advise LLTNPA that it would be prepared to review its position concerning the acceptability of flood risk mitigation measures and associated information requirements, if LLTNPA confirmed that, the development proposals at West Riverside met the "exceptions" criterion set out in **sub paragraph iv of NPF4 Policy 22 a) – Flood Risk and Water Management**

For clarification **NPF4 Policy 22 a) iv** advises that "development proposals at risk of flooding or in a flood risk area **will only be supported**" if they are for the following:

*"Redevelopment of **previously used sites in built up areas** where **the LDP has identified a need to bring these into positive use** and where **proposals demonstrate that long term safety and resilience can be secured in accordance with relevant SEPA advice.**"*

Additionally, for development proposals meeting the above criteria **part iv)**, advises that **where flood risk is managed at the site** rather than avoided.

Previously Developed Land

19 September 2023

The attached Information Note was submitted to LLTNPA on 19 September 2023 and provides our evidence that the West Riverside area of the proposed Lomond Banks site **is previously**

sufficient to accommodate the quantum of parking required without encroachment into areas reserved for woodland.

- Please highlight the anticipated post-development uplift in vehicle numbers in absolute/number of vehicles terms: a. For vehicles entering and leaving Balloch as a whole; b. At Ben Lomond Way (noted as a 33% increase); c. Old Luss Road (North) (noted as 84% increase) and d. Pier Road (noted as a 29% increase).
- Please provide a clear, layperson's explanation of when and for how long the uplift will be experienced (i.e., weekday/weekend, peak hour maximum or averaged across the day etc.) and how it will be experienced (i.e., will there be any increased delay or queueing?). It is important for the timing and duration of the main traffic impacts to be explained in relatable terms that can be understood by the public and this should be incorporated within the EIA NTS.
- Under Reg EIA Regs 26(4) noting the strong pattern of seasonal traffic variance within Balloch we request that you verify that the timing (year and month) of the traffic assessment survey work is an appropriate basis for assessment. Please provide further or additional evidence in support of your response. We are also seeking the further assistance of West Dunbartonshire Roads Authority in relation to this point.

The response to this Information Request was submitted to LLTNPA on 13 February 2023 and is detailed below and is also attached.

Also, in **November 2022** and following a meeting between WDC Roads and LLTNPA it was requested that a traffic assessment to reflect peak summer traffic. A summer traffic assessment was undertaken in August 2023 and is covered below.

6 December 2022 - Unilateral Voluntary Undertaking

On behalf of the applicant a Unilateral Voluntary Undertaking (UVU) known as the "Lomond Promise" was submitted to LLTNPA and is attached. It is available on the Lomond Banks website www.lomondbanks.com but is not on the LLTNPA

developed land mainly from recent railway activity.

The note also confirmed that the site is located within the development boundary of Balloch **in a built-up area** and is surrounded on 3 sides by housing, a rail station, retail, and leisure uses. This evidence in combination with **the site being allocated in the previous local plan and current LDP** means that the proposed holiday lodge uses at West Riverside have in our opinion fully meet the exceptions **criteria iv of NPF4 Policy 22a**. Therefore, it is our opinion that the site is capable of being developed and brought back into positive use and in accordance with relevant SEPA standards and requirements.

The Information Note was provided as evidence to which LLTNPA should be in a position to confirm to SEPA on the status of land at West Riverside and thereby allow SEPA the opportunity to review its position regarding development in the flood risk area and confirm whether the informal mitigation measures of land and kerb raising, would be permitted to be taken into account within the detailed design of the Lomond Banks proposals should it be approved.

October 2023

LLTNPA have not formally confirmed their position in relation to SEPAs question on NPF4 Policy 22a exceptions and the status of West Riverside as previously developed land. Following a conversation between LLTNPA with Stantec in early October, it was agreed that the LLTNPA would ask SEPA the question of:

Should it be determined the proposal meets the requirements of Policy 22a part iv), what would SEPAs position be?

17 November 2023

SEPA responded to the above question and advised in the attached email:

Should it be determined the proposal meets the requirements of Policy 22a part iv) then additional information would be required from the applicant: The proposed individual (indicative) chalets will need to be raised above the flood risk level with safe egress and prevent an island of development. SEPA advised that significant redesign to tie the proposed chalets to higher ground and that the inclusion of a raised walkway, for example, would not stop it being considered an island of development. For clarification, a raised walkway has not been proposed by the applicant but rather a raised footpath linking to each chalet and providing access and egress on at least one elevation.

SEPA also advised that land raising to permanently

planning portal. The Lomond Promise is a legal document that binds the applicant to vows made to the community at pre-application stage, and included providing sustainable transport measures such as :

- Green Travel Plan.
- Summer Traffic Survey to be carried out once operational.
- Provision of an electric hopper bus to serve the development.
- Investigate integrated bus/rail tickets options.
- Cyclescheme initiative for employees.
- Provision of electric buggies for customers within the site.
- Provision of signage and facilities for walkers and cyclists.

It came in response to issues raised by the community throughout the planning application process and it is aimed to reassure the local community that the applicant is committed to having a positive long-term impact on the area by being an active and responsible participant of the Balloch community.

25 January 2023

LLTNPA requested the following feedback from WDC Roads:

From: [REDACTED]
<[REDACTED]@lochlomond-trossachs.org>
Sent: Wednesday, January 25, 2023, 10:03 AM
To: [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>
Cc: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; [REDACTED] <[REDACTED]@stantec.com>; [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>
Subject: Lomond Banks - WDC feedback on additional traffic information

Dear [REDACTED]
Happy New Year. I hope you're well. I understand from the agent for Lomond Banks that they are awaiting feedback from WDC Roads Authority on additional traffic information requested by us. I understand the submission of the package of information we have requested from them is pending your response. I would be grateful if you would therefore be able to give a timeframe for your providing your feedback to them in order that we may understand our timelines for moving the application forward.

Many thanks in advance,

Regards

[REDACTED]
[REDACTED] MRTPI

13 February 2023

elevate a site above the flood level could be acceptable but would have to be linked with appropriate compensatory storage to ensure there is no reduction in floodplain capacity and increased risk for others. SEPA therefore requested that the applicant needs to demonstrate this level of mitigation would be effective.

SEPA confirmed that informal measure such as raised kerbs and land will not be considered acceptable.

Flood Risk and Mitigation

8 December 2023

Following SEPAs latest feedback of 17 November, please find attached the applicant's Information Note to demonstrate that proposed development at West Riverside can be delivered fully in line with NPF4 Policy 22 and SEPAs requirements.

A flood extents and mitigation plan of West Riverside (attached and within Information Note) has been prepared and identifies a number of areas where compensatory storage could be located. These locations have been identified to ensure there is no tree loss.

Because the application is In Principle and the proposed holiday lodge locations are indicative, the exact extents and locations of the compensatory storage would need to be determined at the detailed design stage once the number and layout of the holiday lodges is fixed, and a total volume of displaced flood water is established. At present the drawing indicates that there are sufficient locations to be able to provide the equivalent flood volume close to where it is lost.

With regards to the proposed footpath (in pink) which routes through the clearing and chalets, the proposal is that it will be constructed from earthworks and raised to at least the 1 in 200yr+CC level of 10.65mAOD. It will not be elevated above the floodplain on stilts, or a structure as was may have been thought by SEPA, and it will provide permanent access/egress route from the proposed chalets. Within the attached Information Note it has been demonstrated how the proposal complies with NPF4 Policy 22 and how the criteria stipulated within Policy 22 will be met. The criteria are outlined below:

- **'it will be demonstrated by the applicant that all risks of flooding are understood and addressed'.**
- **'it will be demonstrated by the applicant that there is no reduction in floodplain capacity, increased risk for others, or a need for future flood protection schemes'.**
- **'the development remains safe and operational during floods.'**

In response to Further Information request by LLTNPA on 17 November 2023 a package of information (attached) was submitted to LLTNPA. It covered the following transport matters (in bold):

- An Addendum to the EIA Report (EIAR)
- A replacement EIA Non-Technical Summary (NTS)
- A summary table within the NTS highlighting the 'receptors', the 'pre-mitigation significance of effects', the 'mitigation' proposed and the 'post-mitigation (residual) significance of effects' for all EIAR chapters
- A revised Location Plan; Parameters Plan and Indicative Masterplan showing Area 10 now deleted and reduced scale of development at Woodbank.
- Plans showing areas of proposed woodland loss and retention and areas of proposed woodland net gain overlaid with the proposed development,
- **Clarification on parking numbers**
- **Anticipated post-development uplift in vehicle numbers.**
- Clarification of how the EIAR has assessed the significance of the effect of development on Woodbank House
- Route of the John Muir Way
- Confirmation that no enabling residential development is proposed.
- **Confirmation that the traffic assessment work was undertaken during an appropriate month of an appropriate year**
- Assessment of the proposed development against NPF4.

3 March 2023 – Stoney-mollan Roundabout & Transport Scotland

Members of the project team met with Jackie Baillie MSP to update her on progress of the planning application.

Jackie listened to all of the points but when it came to traffic she interjected. She summarised her position as being that the people of Balloch remained concerned about increased traffic and that the headline statistic that increases on a peak day amounting to only one to two extra cars per minute would not be taken seriously. It was reiterated that from a technical roads perspective there isn't a problem with the infrastructure and Lomond Banks impact on it. Whilst Jackie acknowledged that any existing transport problems isn't for Lomond Banks to solve, but the perception locally is that it will become worse, and that Lomond Banks need to be doing more than offering green transport initiatives in the Lomond Promise. Jackie suggested the Stoney-mollan roundabout northbound required improvement and his should

- **'flood resistant and resilient materials and construction methods are used.'**
- **'future adaptations can be made to accommodate the effects of climate change.'**
- **'Additionally, for development proposals meeting criteria part iv), where flood risk is managed at the site rather than avoided these will also require:**
- *the first occupied/utilised floor, and the underside of the development if relevant, to be above the flood risk level and have an additional allowance for freeboard; and*
- *that the proposal does not create an island of development and that safe access/egress can be achieved.'*

Conclusion

As you may appreciate there has been a considerable amount of work prepared and submitted to the LLTNPA and reviewed by SEPA with detailed feedback over the past 9 months. The latest Information Note should be the final required submission and we are not aware of any other outstanding issues. As said at the start of this email, there are a number of key decisions that need to be made to allow the application to progress to determination in early 2024. They are as follows:

- LLTNPA to publish the latest Information Note on the Planning Portal and several other documents that have been submitted in the past few months (Universal Voluntary Undertaking known as Lomond Promise; Information Note on Previously Developed Land; Summer Traffic Assessment; Ecology Re-validation Survey) to allow for one single re-notification, re-consultation, re-advertisement of the application.
- LLTNPA to confirm its position on the status (previously developed land) of the land at West Riverside and whether it meets the exceptions stipulated in NPF4 Policy 22a.
- Should LLTNPA confirm that West Riverside is previously developed land, SEPA will need to formally respond on compliance with NPF4 Policy 22 and whether the proposed flood risk mitigation with compensatory storage is in line with their requirements.
- The formalisation of SEPAs position will allow

be considered by Lomond Banks to help with. Whilst Transport Scotland nor WDC Roads have raised any required roads solution it was acknowledged that the applicant would engage directly with Transport Scotland to discuss possible options. Following the 3 March meeting with Jackie Baillie the project team engaged directly with Transport Scotland to discuss Stoneyhill Roundabout. Over the following months it was agreed by Transport Scotland and Lomond Banks would finance the provision of traffic signals and revised kerb lines. These would be delivered by Transport Scotland. A signed Letter of Undertaking was submitted to Transport Scotland on 12 June 2023 for their review and agreement. A signed Letter of Undertaking (attached) was subsequently issued by Transport Scotland on 10 October 2023.

17 March 2023 – Summer Traffic Assessment

The following email was issued by WDC Roads seeking further clarification on Summer Traffic Assessment scope and the Parking and Signage Strategy.

From: [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>

Sent: 17 March 2023 14:52

To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>

Cc: [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>

Subject: 2022/0157/PPP - Lomond Banks Balloch Consultation

Points of Further clarification / Outstanding Information -

The following points of clarification should be addressed:

Dear [REDACTED]

I refer to your earlier emails in respect of the above application. I have underlined the further items we would seek clarification / confirmation on.

Upon receipt of these clarifications and confirmations we will endeavour to provide our definitive response ASAP thereafter.

I trust that this allows you to progress.

Best Regards

UNDERNOTE

Scope for Summer Traffic Assessment

- Confirmation of the Summer daily network peak hours and detail if these are different from the neutral month assessed.
- Transport Scotland Data highlights that summer traffic is higher than neutral month.

West Dunbartonshire Council (WDC) to prepare its consultation response to the application, present their report to their Board and send their consultation response to LLTNPA.

- With all the above in place, this will allow LLTNPA to prepare its report and recommendation to committee for determination.

There is a domino effect that begins with LLTNPA confirming its position on status of West Riverside before coming full circle and determining the application. We have already mentioned our keenness to various parties about meeting (virtually) with LLTNPA, SEPA and WDC to discuss the above and attached to move things towards a determination early in 2024. As you can see I have copied SEPA, Flamingo Land and Stantec colleagues into the email. Ideally, we would like this meeting to be before the Christmas shutdown and as a team we have availability on the following dates:

- Tuesday 12 December to Friday 15 December
- Monday 18 December to Wednesday 20 December

I trust the above and attached is helpful and look forward to your response both in terms of availability to meet and how to progress the application.

Kind regards,

[REDACTED] MRTPI

Senior Associate Planner

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +44 (0)141 [REDACTED]

[REDACTED] [stantec.com](mailto:[REDACTED]@stantec.com)



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Assessment/comparison of summer traffic volumes should be undertaken to allow an understanding of typical traffic conditions and any impacts on the road network considered within the TA. This should also include a comparison of current traffic volumes with the 2017 survey data.

- *Consideration of the actual peak hours of the development should be provided alongside the review of summer peak traffic hours as outlined above to allow the impact of the development on the surrounding road network to be fully considered.*

Parking and Signage Strategy

- *More detail should be provided into how Travel Plan initiatives will be managed i.e., Travel Plan Co-ordinator*
- *Daily arrival departure profile should be provided along with a parking accumulation to allow understanding of parking levels and traffic movements throughout the day.*
- *Confirmation that other businesses have agreed to alter opening times to operate as overspill car parking.*
- *Confirmation on who will operate and manage the buggy buses.*
- *Appendix A provides details for Traffic Wardens (It is assumed these are Parking Attendants or Traffic Marshalls who will operate within the site). The information should be further expanded to a Traffic Management Plan, detailing locations of car parking, locations of “Wardens” and to where and for what reason traffic will be diverted to other carparks and by which route vehicles will have to take.*

A detailed email response (attached) was submitted to LLTNPA and WDC Roads on **13 April 2023**.

16 May 2023 – Summer Traffic Assessment

Further comments (below) were issued by WDC Roads regarding the Summer Traffic Assessment Scope and the Parking and Signage Strategy.

From: [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>

Sent: Tuesday, May 16, 2023, 4:58 PM

To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>

Cc: [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>; [REDACTED]

<[REDACTED]@west-dunbarton.gov.uk>

Subject: FW: 2022/0157/PPP - Lomond Banks Balloch
Consultation - WDC Transport

Hi [REDACTED]

Please find attached further comments from WDC Roads
in relation to this planning application.

I trust this will allow you to progress.

Summer Traffic Assessment

Following internal discussions, we consider that the
traffic data submitted should be updated to provide a
contemporary indication of impacts of summer peak
traffic volumes on the adjacent road network.

Parking and Signage Strategy

West Dunbartonshire Council Roads would look for a
Framework Travel Plan to be submitted at this stage for
review.

An understanding of how the car parking will operate will
have a knock-on effect into how the surrounding
junctions will operate. If daily departure profiles cannot
be provided to allow an understanding of the parking
levels and traffic movements throughout the day, a
recommendation of further transport assessment
requirements should be as a condition of consent.

The requirement for operation and management of
buggy buses to transport guests around the site and
negate the need for cars once guest have arrived should
be a condition of planning consent.

Traffic Management Plan should be a condition of
planning consent and should include detail on locations
of car parking, locations of "Wardens" and to where and
for what reason traffic will be diverted to other car parks
and by which route vehicles will take.

Any requirement for a full Travel Plan and Traffic
Management Plan to be submitted at this stage of the
application as a requirement of the EIA would be a
Planning consideration rather than a Roads
consideration. WDC Roads would be happy to review any
information that is provided should these full
assessments be required.

Kind Regards

[REDACTED]

25 September 2023 – Summer Traffic Assessment

The attached Summer Traffic Assessment of August
2023 was submitted to LLTNPA and WDC Roads
were copied in the email submission. The scope of
this assessment was agreed by both Transport
Scotland and WDC Roads. In comparison to the
2017 surveys, the 2023 traffic surveys show a lower
level of traffic recorded passing through the two
junctions in both the weekday morning peak hour
and Saturday peak hour. The recorded 2023 traffic
flows recorded in the weekday evening peak hour
are higher than the 2017 surveys for both junctions.
Overall, the assessment showed very little

difference with the 2017 traffic surveys and that both the Stonymollan Roundabout and the McDonalds Roundabout will continue to operate with adequate reserve capacity with no significant material traffic impact on their operation. The results show that the existing roundabout junctions operate within capacity and will continue to operate within capacity with the addition of proposed development traffic in 2031 (opening year).

10 October 2023 – Stonymollan Roundabout & Transport Scotland

A signed Letter of Undertaking (attached) was issued by Transport Scotland and provides commitment from Lomond Banks to finance agreed improvements to A82/Stonemollan Roundabout. The financial contribution to Transport Scotland can be provided via a Section 96 Agreement of the Road Act should the application be approved.

13 November 2023 – Traffic & Transport update to Jackie Baillie MSP

Members of the project team met with Jackie Baillie MSP to update her on progress of the transport matters that she raised concern about in our xx March 2023 meeting. She was updated on the results of the submitted Summer Traffic Assessment carried out in August 2023 and confirmation of a signed off Letter of Undertaking between the applicant and Transport Scotland committing to a financial contribution to improve the A82 Stonemollan Roundabout..

13 November 2023 – McDonalds Roundabout

Following a conversation with [REDACTED] we were made aware of WDC Roads commissioning your Transport Consultants to carry an assessment of the Lomond Way/Old Luss Road/Balloch Road (McDonalds) Roundabout. In your email (below) of 23 November you confirmed that the team were assessing the recent traffic counts and as part of that assessment we are also reviewing the current operation of the roundabout, particularly during peak times, to determine if there are any measures that could improve the movement round the roundabout.

From: [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>

Sent: Thursday, November 23, 2023, 5:18 PM

To: [REDACTED] <[REDACTED]@stantec.com>

Subject: RE: Lomond Banks proposal & Ben Lomond Way/Old Luss Road/Balloch Rod Roundabout Assessment
Hi [REDACTED]

Apologies for the delay in responding. The team are

currently assessing the recent traffic counts and as part of that assessment we are also reviewing the current operation of the roundabout, particularly during peak times, to determine if there are any measures that could improve the movement round the roundabout. At peak times there is congestion in this location, and we are assessing what the impact on this congestion will be with the development trips.

Thanks,

■

From: ■ <■@stantec.com>

Sent: 14 November 2023 11:20

To: ■ <■@west-dunbarton.gov.uk>

Subject: Lomond Banks proposal & Ben Lomond Way/Old Luss Road/Balloch Rod Roundabout Assessment
Hi ■

Hope you are well?

As part of the above planning application, ■
■ advised recently that WDC Roads have commissioned Atkins to assess the Ben Lomond Way/Old Luss Road/Balloch Road Roundabout.

I have asked ■ if he can advise on the reason/rationale for this commission and what is the proposed outcome from it? I also asked what the expected timescale to complete. I have not had a response from ■ to date and was hoping you may be able to advise.

We are trying to get things lined up at present to allow both WDC Planning and LLTNPA Planning to prepare their respective committee papers and we met with Jackie Baillie yesterday to update her on the proposal. She is aware of the assessment being commissioned but is also keen to understand it more.

Let me know if you can provide an update.

Kind regards,

■

■ MRTPI

Senior Associate Planner

12 December 2023 – Summer Traffic Assessment & McDonalds Roundabout

The following interim request for further information was submitted by WDC Roads to LLTNPA. It is assumed that this is on the back of the recent assessment of the McDonald Roundabout.

From: ■ <■@west-dunbarton.gov.uk>

Sent: 12 December 2023 17:53

To: planningemail - Loch Lomond

<planning@lochlomond-trossachs.org>

Cc: ■ <■@lochlomond-trossachs.org>

Subject: FW: Consultation Request Notification - 2022/0157/PPP - Summer Traffic Assessment

Hi

In response to the updated traffic assessment supplied by

the Developer WDC Roads would provide the following response

- *A review of the traffic data shows that the 2023 data is higher in the PM peak, but lower in the AM and Saturday compared to the 2017 traffic flows.*
- *TRICS analysis of the uses has been undertaken. The assessment states that the peak development times have been used, however no evidence showing these as the peak times has been provided. Consultant to provide daily trip rates for each mode showing the peak hour of each use.*
- *The model has been calibrated correctly in relation to geometries and input traffic flow scenarios. A review of the traffic flows showed that on a number of approaches unequal lane usage was present. This would result in an over estimation of capacity. The model should be updated to a 'Lane Simulation model' due to the unequal lane usage as per the model user guide.*

Kind Regards



I have discussed these requests with our Transport Planners, and they have advised that they can be provided. We will look to submit the requested information early in January 2024.

Conclusion

As you may appreciate from the above timeline there has been a considerable amount of traffic and transport work requested, prepared, and submitted to the LLTNPA and reviewed by WDC Roads over the past 18 months. This as already mentioned is on the back that neither Transport Scotland nor WDC Roads have objected to the application. The commitments made by the applicant go beyond what is required to mitigate the impact of the proposal. The latest information request of 12 December should be the final required transport submission and we are not aware of any other outstanding transport issues. There is a need to progress the application. In summary the following traffic and transport information undertaken and submitted are as follows:

- Parking & Signage Strategy
- Unilateral Voluntary Undertaking –
Sustainable transport measures
- Further transport information requested by WDC Roads within the 13 February 2023 response to LLTNPA.
- Summer Traffic Assessment August 2023
- Signed Letter of Undertaking with Transport

Scotland to improve the Stoney-mollan Roundabout

As said at the start of this email, there are a number of key decisions that need to be made by both LLTNPA and WDC (in bold) to allow the application to progress to determination in early 2024. They are as follows:

- LLTNPA to publish the information submitted over the past few months on the Planning Portal (Universal Voluntary Undertaking; Information Note on Previously Developed Land; **Summer Traffic Assessment**; Ecology Re-validation Survey) to allow for one single re-notification, re-consultation, and re-advertisement of the application.
- LLTNPA to confirm its position on the status (previously developed land) of the land at West Riverside to SEPA
- Should LLTNPA confirm that West Riverside is previously developed land, SEPA will need to formally respond on compliance with NPF4 Policy 22 and whether the proposed flood risk mitigation with compensatory storage is in line with their requirements.
- **WDC Roads to submit a formal consultation response to LLTNPA on traffic and transport.**
- The formalisation of SEPAs position and **WDC Roads position will allow WDC Planning** to prepare its consultation response to the application, present their report to their Board and send their consultation response to LLTNPA.
- With all the above in place, this will allow LLTNPA to prepare its report and recommendation to committee for determination.

There is a domino effect that begins with LLTNPA before coming full circle and determining the application. Within this though **WDC Roads position** needs to be confirmed to allow WDC Planning to prepare its committee report and recommendation. We have mentioned our keenness to various parties about meeting (in person or virtually) with LLTNPA and WDC to discuss the application and to move things towards a determination early in 2024. As you can see I have copied [REDACTED] LLTNPA Planning, Flamingo Land and Stantec colleagues into

the email. As a team we have availability to meet from 3 January onwards.

I trust the above and attached is a helpful timeline of traffic and transport work undertaken following submission of the planning application and look forward to your response both in terms of WDC availability to meet and how to progress the application.

Kind regards,

 MRTPI
Senior Associate Planner
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Glasgow G2 1DY
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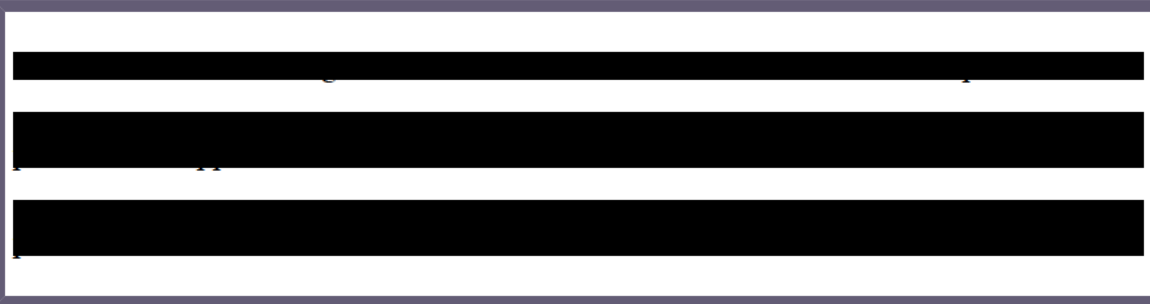
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From: [REDACTED]
To: [REDACTED]
Subject: Lomon Banks - SEPA
Date: 04 December 2023 16:16:56
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)

Hi [REDACTED]

I should have the updated response re SEPA this afternoon and I will send to you as soon as I have it. I have asked SEPA if we can meet once I have sent the updated response. I am looking to try and get this meeting later this week though prior to our Hydrologist going on paternity leave. Appreciate the time available to all is not great but would like to see what may be possible.

Kind regards,

[REDACTED]

[REDACTED] MRTPI
Senior Associate Planner

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY
Direct: +44 (0)141 [REDACTED]
[REDACTED] [stantec.com](https://www.stantec.com)



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From: [REDACTED]
To: [REDACTED]
Subject: Lomond Banks SEPA
Date: 27 November 2023 09:44:18
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)

Morning [REDACTED]

Following SEPAs latest advice I met with our Hydrologist and client at the end of last week to run through things and agree actions. As previously mentioned we do have a technical solution that addresses SEPAs requirements and would be keen to present these as soon as possible to both yourself and SEPA. In addition to this the client and Stantec is also keen to meet with Stuart and [REDACTED] and WDC [REDACTED] & [REDACTED]

We are therefore requesting a meeting between LLTNPA, WDC, SEPA, Stantec & Flamingo Land so we can discuss and progress the application to determination as early as possible in the new year.

The preference is for an in-person meeting if possible, but MS Teams is also acceptable. Can you confirm if the proposed meeting is acceptable and do you, [REDACTED] and Stuart have capacity over the next week or two? Our Hydrologist is due to go on paternity leave on Friday 8 December and keen to have the meeting before his departure.

From a transparency perspective, happy to have any in-person meeting minuted or Teams meeting recorded.

Let me know what you think and happy to chat about it.

Kind regards,

[REDACTED]

[REDACTED] MRTPI
Senior Associate Planner

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY
Direct: +44 (0)141 [REDACTED]
[REDACTED] [stantec.com](https://www.stantec.com)



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From: [REDACTED]
To: [REDACTED]
Subject: RE: 2022/0157/PPP Lomond Banks - Further SEPA Advice (Ref. 10993)
Date: 17 November 2023 12:12:19
Attachments: [image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)
[image019.png](#)
[image020.png](#)
[image021.png](#)
[image022.png](#)
[image023.png](#)
[image024.png](#)

Hi [REDACTED]

Many thanks and we will digest and discuss.

Appreciate you were on leave my I sent my email last week but can you advise when the information listed will appear on the portal?

Kind regards,

[REDACTED] MRTPI

Senior Associate Planner

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +44 (0)141 [REDACTED]

[REDACTED] [stantec.com](https://www.stantec.com)



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From: [REDACTED]
Sent: Friday, November 17, 2023 10:00 AM
To: [REDACTED]
Subject: Fw: 2022/0157/PPP Lomond Banks - Further SEPA Advice (Ref. 10993)

Dear [REDACTED]

Please see below further advice from SEPA in relation to your application and the matter of flood risk.

You will see that they advise further information is needed and that there is likely to be a consequent need for layout alterations in order to meet the NPF4 policy tests.

I will leave this with you for consideration. Once you've digested do let me know if we can anticipate further submissions and likely timeframes.

Regards

[REDACTED]

[REDACTED] MRTPI

Senior Planner (Development Management)

Loch Lomond & The Trossachs National Park

Direct: 01389 [REDACTED]

www.lochlomond-trossachs.org

[REDACTED] You can best contact me via 01389 [REDACTED] or [REDACTED] [lochlomond-trossachs.org](http://www.lochlomond-trossachs.org) National Park Authority staff can reach me via Teams.

For more information about our planning services at this time, please visit <https://www.lochlomond-trossachs.org/planning/coronavirus-covid-19-planning-services/>. Information on how to respect, protect and enjoy the National Park can be found in our latest [advice to visitors](#).

From: Planning South <Planning.South@sepa.org.uk>

Sent: 17 November 2023 09:05

To: [REDACTED] <[REDACTED]@[lochlomond-trossachs.org](http://www.lochlomond-trossachs.org)>

Cc: [REDACTED] <[REDACTED]@sepa.org.uk>; [REDACTED] <[REDACTED]@[lochlomond-trossachs.org](http://www.lochlomond-trossachs.org)>

Subject: RE: 2022/0157/PPP Lomond Banks - Further SEPA Advice (Ref. 10993)

OFFICIAL

Dear [REDACTED]

Town and Country Planning (Scotland) Acts

Erection and operation of a mixed-use tourism and leisure development

Land At Pier Road, Ben Lomond Way And Old Luss Road, Known As West Riverside And Woodbank House (Lomond Banks) Balloch

Thanks again for your further questions relating to the above development and apologies for the delay in getting back to you. We are now in a position to offer you the following advice on these matters.

Should it be determined the proposal meets the requirements of Policy 22a part iv) then additional information would be required by the applicant to demonstrate that:

- all risks of flooding are understood and addressed;
- there is no reduction in floodplain capacity, increased risk for others, or a need for future flood protection schemes;
- the development remains safe and operational during floods;
- flood resistant and resilient materials and construction methods are used; and
- future adaptations can be made to accommodate the effects of climate change.

Additionally, NPF4 states that for development proposals meeting criteria part iv, where flood risk is managed at the site rather than avoided, these will also require:

- the first occupied/utilised floor, and the underside of the development if relevant, to be above the flood risk level and have an additional allowance for freeboard; and

- that the proposal does not create an island of development and that safe access/egress can be achieved.

Policy 22a part iv) makes reference to relevant SEPA advice which in this case refers to our [Position Statement: Elevated buildings in area of flood risk](#) so that would also have to be considered and criteria met. This hasn't been referenced in the Stantec Information Note.

To develop the individual chalets as proposed, they would need to be raised up above the flood risk level. As it stands these would be an island of development (above the design flood level but surrounded by lower ground at flood risk on all sides) as they are not tied to higher ground with safe egress. Such an approach would require a significant redesign of the site to tie it to higher ground. The inclusion of a raised walkway, for example, would not stop it being considered an island of development.

With regards to the specific mitigation measures proposed, while land raising to permanently elevate a site above the flood level could be acceptable this would have to be linked with appropriate compensatory storage to ensure there is no reduction in floodplain capacity and increased risk for others. It is unclear what options are available to provide appropriate compensatory storage. This would need to be higher land than the level of the flood plain to be raised and connected to it, and capable of being lowered to the flood plain level. Appropriate technical flood risk information would also need to be provided in line with our [Technical Flood Risk Guidance for Stakeholders](#) to demonstrate this would be effective.

Kerbs are considered to be an informal structure (i.e. not promoted as a formal flood protection measure following the requirements of relevant legislation such as the Flood Prevention (Scotland) Act 1961 (as amended in 1997) and the Flood Risk Management (Scotland) Act 2009) which can wash out/ fail during a flood event. NPF4 Policy 22 states the protection offered by an existing formal flood protection scheme or one under construction can be taken into account when determining flood risk. Therefore, SEPA considers these informal structures do not have a bearing on our assessment of flood risk at the site.

Please note the guidance used by Stantec for the definition of built-up area is from our [Position on Development protected by a formal flood protection scheme \(PIN4\)](#). This is due to be updated following the publication of NPF4. We removed the definition of built-up area from our elevated buildings guidance (linked above) as it was considered this issue is not primarily for SEPA to advise on but rather a matter for the Planning Authority.

I trust these comments are of assistance - please do not hesitate to contact me if you require any further information.

Kind regards,

[Redacted]

[Redacted] | **Senior Planning Officer**

Scottish Environment Protection Agency



01698 [Redacted]



[Redacted] [sepa.org.uk](mailto:[Redacted]@sepa.org.uk)



Angus Smith Building | 6 Parklands Avenue | Eurocentral | Holytown |

North Lanarkshire | ML1 4WQ



sepa

Scottish Environment
Protection Agency
Buidheann Dìon
Àrainneachd na h-Alba

For the future of our environment

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From: [REDACTED]
To: [REDACTED]
Subject: Transport Scotland - Stoneymollan Roundabout Improvements Letter of Undertaking
Date: 10 November 2023 12:27:00
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[REDACTED]

Hi [REDACTED]

Please find attached the letter of undertaking by the applicant together with the acceptance letter from Transport Scotland's legal advisors that collectively set out the heads of terms for a Section 48 agreement of the Roads Act to provide improvements to the Stoneymollan Roundabout and commit both parties to enter into it.

Planning Circular 3/2012: planning obligations and good neighbour agreements (revised 2020) allows agreements that are entered into under mechanisms other than S75 to be elevated to the status of material considerations without the need for them to be seen to pass all the policy tests that are otherwise expected to be applied to S75 agreements.

This means that the S48 in itself is a relevant material planning consideration(s) that can be taken into account by LLTNPA in the determination of the application and if the PPiP is granted ahead of the S48 being entered into, then there should be an informative advising that it is expected that the S48 is put in place ahead of development commencing on site.

In addition to the above there have been a number of documents that have been submitted in the past few months to LLTNPA, these include:

- Lomond Promise – Universal Voluntary Undertaking (UVU)
- Updated Flood Risk Assessment
- NPF4 – Policy 22a Information Note on Previously Developed Land
- Summer Traffic Assessment
- Ecology Re-validation Survey

With all of the above submitted, this should now allow LLTNPA to upload most of it on the planning portal and allow for re-notification, re-consultation and re-advertising to now being done in one go.

Can you confirm what you will be making public on the portal and when the re-notification, re-advertising and re-consultation process will be undertaken and the timescales for responses, plus any fees required?

Happy to discuss if needed.

Kind regards,

[REDACTED]

[REDACTED] MRTPI
Senior Associate Planner

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY
Direct: +44 (0)141 [REDACTED]
[REDACTED] [stantec.com](#)



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From: [REDACTED]
To: [REDACTED]
Subject: 2022/0157/PPP Lomond Banks
Date: 10 November 2023 11:36:01
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)

Hi [REDACTED]

Please find attached the Ecology Revalidation Survey of Lomond Banks.

In summary, the revalidation provides assurance that the 2021 surveys remain valid for the current application with very little change on site. All species benefit from a walkover survey on 31 October 2023 and updated data for some species were also assessed.

Please can you advise when you will be able to publish on your planning portal/?

Kind regards,

[REDACTED]

[REDACTED] MRTPI
Senior Associate Planner

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +44 (0)141 [REDACTED]
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From: [REDACTED]
To: [REDACTED]
Subject: 2022/0157/PPP Lomond Banks
Date: 10 October 2023 12:30:54
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)

Hi [REDACTED]

Following last weeks helpful catch-up a few updates plus questions for you.

Lomond Promise – We have reviewed, and it does not refer to a summer traffic assessment to be undertaken. It does refer to summer surveys following opening of facilities. On this basis the Lomond Promise does not require to be updated.

Summer Traffic Assessment – Can you provide the date given to WDC to respond to the assessment?

SEPA and NPF4 Policy 22 – Can you provide a date when you plan to discuss with [REDACTED] and Stuart and look to engage formally with SEPA?

Transport Scotland & Stoneymollan Roundabout – I now have a letter from Transport Scotland's legal rep confirming agreement to a Section 48 Agreement of the Roads Act. I will forward shortly.

Ecology Surveys – I have a fee from our Ecologist to re-validate the ecology surveys. I just need a timescale from them, and I can advise you of an expected submission date.

Look forward to hearing from you as I need update the applicant on timescales.

Kind regards,

[REDACTED]

[REDACTED] MRTPI
Senior Associate Planner

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY
Direct: +44 (0)141 [REDACTED]
[REDACTED] [stantec.com](https://www.stantec.com)



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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 2022/0157/PPP Lomond Banks - Summer Traffic Assessment
Date: 25 September 2023 11:38:29
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[REDACTED]

Hi [REDACTED]

Please find attached the requested Summer Traffic Assessment for the Lomond Banks proposal in Balloch. I have copied both [REDACTED] and [REDACTED] in WDC as the original request for this was from WDC.

In the attached you will see that Area D of the Proposed Parameters Plan refers to 700sqm of employee space. Whilst the Parameters Plan has deleted this have kept this in within the Summer Traffic Assessment as the proposed quantum of floor space will be subsumed into the other areas and there will be no net difference in terms of traffic impact.

As per my email last week regarding the response to SEPA, happy to have a meeting if needed to discuss once you, [REDACTED] and [REDACTED] have reviewed.

Kind regards,

[REDACTED]

[REDACTED] MRTPI
Senior Associate Planner

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY
Direct: +44 (0)141 [REDACTED]
[REDACTED] [stantec.com](https://www.stantec.com)



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From: [REDACTED]
To: [REDACTED]
Subject: 2022/0157/PPP Lomond Banks
Date: 19 September 2023 17:10:33
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[Stantec Information Note to SEPA Consultation Response 19.09.23.docx](#)

Hi [REDACTED]

Please find attached our response to SEPA's consultation response of 28 July 2023. In it SEPA requested that the Planning Authority confirm whether development in the West Riverside Area would meet the NPF4 Policy 22a exceptions. If the exceptions are met SEPA advised that it will review its position regarding flood risk in the West Riverside area of the proposed Lomond Banks development site.

The attached information note provides irrefutable evidence that the West Riverside area of the proposed Lomond Banks is:

- previously developed land mainly from railway activity.
- located within the development boundary of Balloch in a built-up area surrounded on 3 sides by housing, a rail station, retail and leisure use.
- allocated in the previous local plan and current LDP.

This means that the proposed holiday lodge uses at West Riverside fully meet criteria iv of NPF4 Policy 22a and the site is capable of being developed and brought back into positive use in accordance with relevant SEPA standards.

Once you had an opportunity to digest and discuss internally, we would be happy to arrange a meeting if required and to discuss how to progress the application to determination. Would you be able to confirm when you have formally consulted SEPA and what timescale you have given them to respond?

With regards to the outstanding transport queries, we should have our formal response (Summer Traffic Assessment) with you in the next few days and will be submitted to allow re-consultation with WDC Roads.

Trust the above and attached is helpful and if you have any queries please call.

Kind regards,

[REDACTED]

[REDACTED] MRTPI
Senior Associate Planner

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +44 (0)141 [REDACTED]

[REDACTED] [stantec.com](https://www.stantec.com)



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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Traffic Surveys
Date: 04 August 2023 14:14:16
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)

Hi [REDACTED]

The surveys are getting carried out at:

- A82/Stoneymollan Roundabout
- A811/Old Luss Road Roundabout

These junctions were agreed with WDC and Transport Scotland in advance of the work.

Kind regards,

[REDACTED]

[REDACTED] [REDACTED] MRTPI
Senior Planner

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY
Direct: +44 (0)141 352 [REDACTED]
[REDACTED] [stantec.com](#)



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From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Sent: Friday, August 4, 2023 1:01 PM
To: [REDACTED] <[REDACTED]@stantec.com>
Cc: [REDACTED] <[REDACTED]@stantec.com>
Subject: Traffic Surveys

Hi [REDACTED]

Please could you confirm which junctions within Balloch are being subject to the traffic surveys (yesterday and tomorrow). Stuart Mearns is asking in anticipation of queries.

If you could please let me know as soon as possible and ideally before close on Monday.

Thanks

[REDACTED]

██████████ MRTPI
Senior Planner (Development Management)

Loch Lomond & The Trossachs National Park

Direct: 01389 ██████████

www.lochlomond-trossachs.org

██ You can best contact me via 01389 ██████████
or ██████████ www.lochlomond-trossachs.org National Park Authority staff can reach
me via Teams.

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From: [REDACTED]
To: [REDACTED] west-dunbarton.gov.uk; [REDACTED]
Cc: [REDACTED]
Subject: Lomond Banks Traffic & Transport
Date: 21 July 2023 10:11:02
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[Traffic and Transport Note for WDC Roads.pdf](#)

[REDACTED] [REDACTED]

In response to your comments seeking more detail on parking and traffic management within the proposed Lomond Banks development site please find attached a document containing detail on measures Flamingo Land intend to implement when the proposed development is operational. Traffic and transport have been covered in various different documents and submissions to the National Park so for ease the attached summarises the content of these in one place and provides some further details on the measures Flamingo Land would employ to minimise any traffic impact.

We note it was requested that a Framework Travel Plan be submitted at this stage for review. We consider it would be premature to provide any more detail beyond what is included in Chapter 8 of the Transport Assessment, the 'Outline Travel Plan', and information provided in Section 2.3 of the Parking and Signage Strategy. If consent is granted, we expect provision of a Travel Plan will be conditioned and a full travel plan will be developed and submitted for approval at the appropriate point in the design process.

We trust the attached note is of use and please do let us know if you require any further information.

Kind regards,

[REDACTED]

[REDACTED] [REDACTED] [MRTPI](#)
Senior Planner

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +44 (0)141 352 [REDACTED]

[REDACTED] stantec.com



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From: [REDACTED]
To: [REDACTED]
Subject: Updated FRA
Date: 30 June 2023 09:47:55
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)

Morning [REDACTED]

The FRA was uploaded on eplanning on 20 June by our graduate planner but for some unknown reason they did not click on submit.

It is now submitted and [REDACTED] in SEPA is aware of the delay too.

Kind regards,

[REDACTED]

[REDACTED] MRTPI
Senior Associate Planner

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY
Direct: +44 (0)141 [REDACTED]
[REDACTED] [stantec.com](https://www.stantec.com)



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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Lomond Banks - SEPA meeting 28 April 2023 - Minutes and Actions
Date: 02 May 2023 12:32:10
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[Lomond Banks SEPA Meeting Note - 28.04.23.docx](#)

Dear all

Thanks for attending the MS Teams call on Friday to discuss the Lomond Banks proposal.

Please find attached the minutes and actions from the meeting. Please review and advise on any changes required.

Kind regards,

[REDACTED]

[REDACTED] MRTPI
Senior Associate Planner

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +44 (0)141 [REDACTED]
[REDACTED] [stantec.com](https://www.stantec.com)



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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Lomond Banks - SEPA meeting 28 April
Date: 27 April 2023 14:36:34
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[REDACTED]

Hi [REDACTED] and [REDACTED]

In advance of tomorrow's meeting to discuss the Lomond Banks proposal we have prepared the following observations/questions to aid the discussion.

-

- We acknowledge that the climate change uplift of 20% has now been superseded, and we will update the calculations within the submitted Flood Risk Assessment (FRA) to determine the estimated peak flood levels for the 200yr+49% event.
- Clarification is requested on why the position appears to have changed with regards to this uplift allowance following SEPA's previous consultation response in July 2022. As we know, NPF4 has been adopted in February 2023 and SEPA's guidance has been updated to refer to this change, however the climate change allowances within SEPA's guidance document has not changed from 49% and the methodology and flood levels within the submitted FRA remain the same.
- Prior to updating estimated flood levels, we seek agreement on the approach for calculating these levels.
We propose to use the method previously included within the submitted FRA to relate the peak river flows with peak water levels, as detailed in Appendix D of the FRA (attached) . The 200yr flows were generated using three methods - WINFAP single-site analysis, WINFAP pooled analysis and the FSR rainfall-runoff analysis – and it is proposed to use these figures to generate flows for the 200yr+49% CC event. Will this methodology be acceptable to SEPA for estimating updated peak flood levels?

In terms of an agenda for tomorrow I recommend the following.

- 1: Introductions
- 2: SEPA holding objection - summary
- 3: NPF4
- 4: Current SEPA guidance
- 5: Proposed land uses within Lomond Banks
- 6: Required Updates to FRA
- 7: Methodology to be used
- 8: Timescales to prepare and submit updated information
- 9: AOB

Let me know if you have anything you wish to add to the above.

Look forward to meeting you tomorrow.

Kind regards,

[REDACTED]

[REDACTED] MRTPI
Senior Associate Planner

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +44 (0)141 [REDACTED]

[REDACTED] stantec.com



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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Lomond Banks
Date: 25 April 2023 14:58:19
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)

Hi [REDACTED] and [REDACTED]
Apologies, had a rough week off with Covid.
Is Friday 28 April after 10.30 still okay to meet? I have asked [REDACTED] to confirm if that is okay for him too.
Kind regards,

[REDACTED] MRTPI
Senior Associate Planner
5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY
Direct: +44 (0)141 [REDACTED]
[\[REDACTED\]@stantec.com](#)



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From: [REDACTED]
Sent: 20 April 2023 14:25
To: [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]
Cc: [REDACTED]
Subject: Re: Lomond Banks

Hi All
If Thursday (am) [REDACTED] has another meeting at 11 - so would need to be before then. Friday after 10:30 is fine for us both at the moment.
Regards
[REDACTED]

From: [REDACTED] <[\[REDACTED\]@sepa.org.uk](mailto:[REDACTED]@sepa.org.uk)>
Sent: 20 April 2023 12:34
To: [REDACTED] <[\[REDACTED\]@lochlomond-trossachs.org](mailto:[REDACTED]@lochlomond-trossachs.org)>; [REDACTED]
<[\[REDACTED\]@stantec.com](mailto:[REDACTED]@stantec.com)>; [REDACTED] <[\[REDACTED\]@sepa.org.uk](mailto:[REDACTED]@sepa.org.uk)>; [REDACTED]
<[\[REDACTED\]@stantec.com](mailto:[REDACTED]@stantec.com)>
Subject: RE: Lomond Banks

OFFICIAL

Hi there,
As it stands, next Thursday (am) or Friday (am – after 10:30) would suit both [REDACTED] & I fine.
Kind regards,

[REDACTED]
[REDACTED]
Senior Planning Officer
Scottish Environment Protection Agency (SEPA)

email: planning.south@sepa.org.uk

mobile: 07918 [REDACTED]

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From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>

Sent: 20 April 2023 10:37

To: [REDACTED] <[REDACTED]@sepa.org.uk>; [REDACTED] <[REDACTED]@stantec.com>; [REDACTED] <[REDACTED]@sepa.org.uk>; [REDACTED] <[REDACTED]@stantec.com>

Subject: Re: Lomond Banks

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Hi All

In terms of [REDACTED] availability for a re-scheduled meeting next week, Wednesday pm and Thursday pm or Friday (am/pm) are looking most free at the moment.

Regards

[REDACTED]

[REDACTED] MRTPI

Development Management Planner

Loch Lomond & The Trossachs National Park

Direct: 01389 [REDACTED]

www.lochlomond-trossachs.org

[REDACTED] You can best contact me via 01389 [REDACTED] or [REDACTED] [\[REDACTED\]@lochlomond-trossachs.org](mailto:[REDACTED]@lochlomond-trossachs.org) National Park Authority staff can reach me via Teams.

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From: [REDACTED] <[REDACTED]@sepa.org.uk>

Sent: 19 April 2023 09:00

To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; [REDACTED] <[REDACTED]@stantec.com>; [REDACTED] <[REDACTED]@sepa.org.uk>; [REDACTED] <[REDACTED]@stantec.com>

Subject: RE: Lomond Banks

OFFICIAL

Morning [REDACTED] [REDACTED]

We'll get back to you regarding alternative dates / times. In the meantime, if you do have an opportunity to consider your queries / questions it would be helpful to see these. We'd be happy to provide you with some advice in writing initially.

You may also be interested to hear we have just published an updated version of our Climate change allowances for flood risk assessment in land use planning guidance following the adoption of NPF4. This is available here: <https://www.sepa.org.uk/media/594168/climate-change-guidance.pdf>.

Kind regards,

██████████
██████████
Senior Planning Officer
Scottish Environment Protection Agency (SEPA)
email: planning.south@sepa.org.uk
mobile: 07918 ██████████

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From: ██████████ <██████████@lochlomond-trossachs.org>

Sent: 19 April 2023 08:46

To: ██████████ <██████████@stantec.com>; ██████████ <██████████@sepa.org.uk>; ██████████
██████████ <██████████@sepa.org.uk>; ██████████ <██████████@stantec.com>

Subject: Re: Lomond Banks

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Hi ██████████

I have availability all next week so am happy to slot in whenever ██████████ and your team can re-schedule.

Regards

██████████ MRTPI
Development Management Planner
Loch Lomond & The Trossachs National Park
Direct: 01389 ██████████

www.lochlomond-trossachs.org

██████████ You can best contact me via 01389 ██████████ or
██████████ lochlomond-trossachs.org National Park Authority staff can reach me via Teams.

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From: ██████████ <██████████@stantec.com>

Sent: 19 April 2023 08:42

To: [REDACTED] <[REDACTED]@sepa.org.uk>; [REDACTED]@sepa.org.uk
<[REDACTED]@sepa.org.uk>; [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; [REDACTED] <[REDACTED]@stantec.com>

Subject: Lomond Banks

Hi all

I am needing to postpone tomorrow's meeting [REDACTED]

[REDACTED] I also note that [REDACTED] is tentatively scheduled to attend. It would be preferable to have both flood risk experts in attendance so can I suggest rescheduling for next week.

Can each provide some options for a meeting next week please?

Regards

[REDACTED]

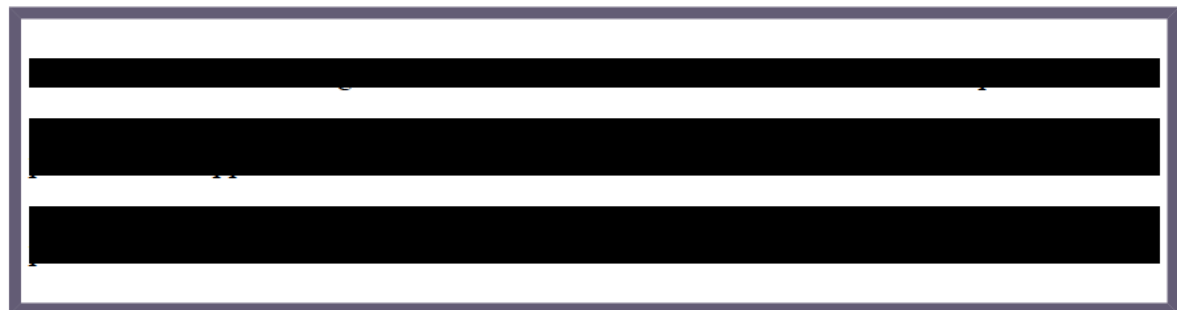
Sent from [Outlook for iOS](#)

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From: [REDACTED]
To: [REDACTED] west-dunbarton.gov.uk
Cc: [REDACTED]
Subject: 2022/0157/PPP - Lomond Banks Balloch Consultation - WDC Transport
Date: 13 April 2023 11:26:13
Attachments: [image002.png](#)
[image006.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[REDACTED]

Hi [REDACTED] & [REDACTED]

We have reviewed the interim response from WDC Roads Authority and provided the following answers to each question in blue text below. More than happy to discuss further if required.

Scope for Summer Traffic Assessment

- Confirmation of the Summer daily network peak hours and detail if these are different from the neutral month assessed.

The attached provides a summary of the surveyed traffic flows at three junctions (same junctions as listed in our Summer Traffic Assessment Scope). Although the traffic flows are sometimes higher for the Thursday - August survey in comparison with the Thursday - September survey, the traffic flows in the September - Saturday have the highest traffic flows for all three junctions. Our traffic assessment in the submitted Transport Assessment therefore provides the most robust traffic assessment with the highest traffic flows.

- Transport Scotland Data highlights that summer traffic is higher than neutral month. Assessment/comparison of summer traffic volumes should be undertaken to allow an understanding of typical traffic conditions and any impacts on the road network considered within the TA. This should also include a comparison of current traffic volumes with the 2017 survey data.

Although daily traffic flows are higher during a summer month in comparison with a neutral month, the information shows that the peak hour flows are very similar. In terms of the 2017 data used, we did have traffic surveys carried out in November 2021, which showed that the 2017 traffic flows were higher than any pandemic figures. The attached Technical Note, which was submitted to WDC in December 2021, shows that the difference at the A82 Stoneymollan roundabout junction was over 1,000 less vehicles during the Saturday peak hour. We therefore based our traffic assessment, included in our Transport Assessment, based on the 2017 traffic flows and also applied a factor to reflect an opening year of 2030. This provided what we considered to be a very robust assessment.

- Consideration of the actual peak hours of the development should be provided alongside the review of summer peak traffic hours as outlined above to allow the impact of the development on the surrounding road network to be fully considered.

To provide a further level of robustness, we could test the junctions based on the 2017 peak hour Saturday traffic flows and add the development trip generation based on 85th percentile peak hour trip rates. The road network peak hour and development peak hour will be used, even if they may not coincide, which again provides a further level of robustness. This was covered in the Summer Traffic Assessment Scope that was submitted to WDC on 7 December and submitted with the planning application resubmission to the Parks Authority on 13 February 2023. Please let us know if you

consider this to be still required and we will look to progress this.

Parking and Signage Strategy

- More detail should be provided into how Travel Plan initiatives will be managed i.e Travel Plan Co-ordinator.

The current application is for planning permission in principle. Normally a planning condition would be appended to any consent requiring the Travel Plan to be agreed prior to occupation of the development. The applicant is happy to provide a travel plan at the appropriate stage of the development.

- Daily arrival departure profile should be provided along with a parking accumulation to allow understanding of parking levels and traffic movements throughout the day.

The current application is for planning permission in principle. Full details on the proposed parking provision will be provided as part of any detailed application when the exact quantum of development is more fully known.

- Confirmation that other businesses have agreed to alter opening times to operate as overspill car parking.

Other businesses at Lomond Shores are aware of the applicants parking requirements at this stage of the application and that no overspill parking or alteration of opening times will be required. As above, full details on the proposed parking provision will be provided as part of any detailed application, when the exact quantum of development is more fully known.

- Confirmation on who will operate and manage the buggy buses.

The applicant, Flamingo Land Ltd will operate and manage the buggy buses to transport guests around the site and negate the need for cars once guests have arrived.

- Appendix A provides details for Traffic Wardens (It is assumed these are Parking Attendants or Traffic Marshalls who will operate within the site). The information should be further expanded to a Traffic Management Plan, detailing locations of car parking, locations of "Wardens" and to where and for what reason traffic will be diverted to other carparks and by which route vehicles will have to take.

Normally a planning condition would be appended to any consent requiring the Traffic Management Plan to be agreed prior to occupation of the development. The applicant is happy to provide this at the appropriate stage of the development.

Kind regards,

[Redacted]

[Redacted] MRTPI

Senior Associate Planner

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +44 (0)141 [Redacted]

[Redacted] [stantec.com](https://www.stantec.com)



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From: [Redacted] <[Redacted]@[lochlomond-trossachs.org](mailto:[Redacted]@lochlomond-trossachs.org)>

Sent: 20 March 2023 14:15

To: [REDACTED] <[REDACTED]@stantec.com>

Subject: Fw: 2022/0157/PPP - Lomond Banks Balloch Consultation

dear [REDACTED]

Please see below interim response from WDC Roads Authority for your attention.

Regards

[REDACTED]

[REDACTED] MRTPI

Development Management Planner

Loch Lomond & The Trossachs National Park

Direct: 01389 [REDACTED]

www.lochlomond-trossachs.org

[REDACTED] You can best contact me via 01389 [REDACTED] or
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Teams.

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From: [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>

Sent: 17 March 2023 14:52

To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>

Cc: [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>

Subject: 2022/0157/PPP - Lomond Banks Balloch Consultation

Points of Further clarification / Outstanding Information

The following points of clarification should be addressed:

Dear [REDACTED]

I refer to your earlier emails in respect of the above application.

I have underlined the further items we would seek clarification / confirmation on.

Upon receipt of these clarifications and confirmations we will endeavour to provide our definitive response
ASAP thereafter

I trust that this allows you to progress.

Best Regards

[REDACTED]

UNDERNOTE

Scope for Summer Traffic Assessment

- Confirmation of the Summer daily network peak hours and detail if these are different from the neutral month assessed.
- Transport Scotland Data highlights that Summer traffic is higher than neutral month.
Assessment/comparison of Summer traffic volumes should be undertaken to allow an understanding of typical traffic conditions and any impacts on the road network considered within the TA. This should also include a comparison of current traffic volumes with the 2017 survey data.
- Consideration of the actual peak hours of the development should be provided alongside the review of

summer peak traffic hours as outlined above to allow the impact of the development on the surrounding road network to be fully considered.

Parking and Signage Strategy

- More detail should be provided into how Travel Plan initiatives will be managed i.e Travel Plan Co-ordinator
- Daily arrival departure profile should be provided along with a parking accumulation to allow understanding of parking levels and traffic movements throughout the day
- Confirmation that other businesses have agreed to alter opening times to operate as overspill car parking
- Confirmation on who will operate and manage the buggy buses
- Appendix A provides details for Traffic Wardens (It is assumed these are Parking Attendants or Traffic Marshalls who will operate within the site). The information should be further expanded to a Traffic Management Plan, detailing locations of car parking, locations of "Wardens" and to where and for what reason traffic will be diverted to other carparks and by which route vehicles will have to take.

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 2022/0157/PPP Lomond Banks Balloch
Date: 06 April 2023 16:52:03
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)

Hi [REDACTED]

Many thanks for the suggested dates. Have spoken with [REDACTED] and she is happy to attend also.

[REDACTED] is on leave but [REDACTED] can attend. [REDACTED] produced the most recent FRA so well placed to answer technical flooding questions.

How does Thursday 20 April at 2pm sound? If okay I will send a teams invite. We will put together some questions and circulate in advance of the meeting.

Kind regards,

[REDACTED] MRTPI

Senior Associate Planner

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +44 (0)141 [REDACTED]

[REDACTED] [stantec.com](#)



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From: [REDACTED]
Sent: 06 April 2023 09:57
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 2022/0157/PPP Lomond Banks Balloch
OFFICIAL

Morning [REDACTED]

Thanks for getting in touch. We'd be happy to meet to discuss our response but request that [REDACTED] from LLTNP be invited and join too (if available). It would also be really helpful if you can clarify the points you require support / clarification on so we have awareness in advance and can make the best use of all of our time.

Unfortunately, due to upcoming leave and public holidays the earliest date we can offer is the 20th April (PM – avoiding 3 – 3:30pm). The following would also work for us 21st (AM or PM avoiding 12 – 2), 24th (PM after 2) or 26th (PM after 2). All going well I'll be joined by my colleague [REDACTED] from our flood risk team.

Kind regards,

[REDACTED]
[REDACTED]
Senior Planning Officer

Scottish Environment Protection Agency (SEPA)

email: planning.south@sepa.org.uk

mobile: 07918 [REDACTED]

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From: [REDACTED] <[REDACTED]@stantec.com>
Sent: 04 April 2023 15:59
To: Planning South <Planning.South@sepa.org.uk>
Cc: [REDACTED] <[REDACTED]@stantec.com>
Subject: 2022/0157/PPP Lomond Banks Balloch

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FAO [REDACTED]

Hi [REDACTED]

We are in receipt of your consultation response to the above proposal in Balloch. To help us understand the response a bit better would it be possible to meet (via MS Teams) and discuss/agree what is required.

I would look to bring our hydrologist to any meeting, and you may wish to do the same.

Can you advise on availability over the next two weeks, and I will look to set up the meeting?

Look forward to hearing from you.

Kind regards,

[REDACTED]

[REDACTED] MRTPI

Senior Associate Planner

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +44 (0)141 [REDACTED]

[REDACTED] [stantec.com](mailto:[REDACTED]@stantec.com)



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From: [REDACTED]
To: [REDACTED]
Subject: RE: Re-consultation on Planning Application - 2022/0157/PPP - SEPA Response (Ref. 8343)
Date: 30 March 2023 16:10:40
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)

Hi [REDACTED]
That is what I expected but was asked to ask the question.
Kind regards,

[REDACTED] MRTPI
Associate Planner
5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY
Direct: +44 (0)141 [REDACTED]
[\[REDACTED\]@stantec.com](#)



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From: [REDACTED]
Sent: 30 March 2023 16:06
To: [REDACTED]
Subject: Re: Re-consultation on Planning Application - 2022/0157/PPP - SEPA Response (Ref. 8343)

Hi [REDACTED]
We don't formally 'close' the consultation period. The adverts and notices have to include a date for response as per the regulations but it is our normal practice to continue to accept representations beyond that period up until the point that a determination is made.

Regards

[REDACTED]
[REDACTED] MRTPI
Development Management Planner
Loch Lomond & The Trossachs National Park
Direct: 01389 [REDACTED]

www.lochlomond-trossachs.org

[REDACTED] You can best contact me via 01389 [REDACTED] or
[REDACTED] www.lochlomond-trossachs.org National Park Authority staff can reach me via Teams.

*For more information about our planning services at this time, please visit
<https://www.lochlomond-trossachs.org/planning/coronavirus-covid-19-planning-services/>.
Information on how to respect, protect and enjoy the National Park can be found in our latest [advice to visitors](#).*

From: [REDACTED] <[REDACTED]@stantec.com>

Sent: 30 March 2023 15:54

To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>

Subject: RE: Re-consultation on Planning Application - 2022/0157/PPP - SEPA Response (Ref. 8343)

Hi [REDACTED]

I have forwarded the response to our Hydrologist and will advise you when I have feedback from them. Whilst on, can I ask about the public consultation time period? I appreciate it did not close for last years submission but can I ask if it will close this time as per the adverts?

Kind regards,

[REDACTED]

[REDACTED] MRTPI

Associate Planner

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +44 (0)141 [REDACTED]

[REDACTED]@stantec.com



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From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>

Sent: 30 March 2023 15:15

To: [REDACTED] <[REDACTED]@stantec.com>

Subject: FW: Re-consultation on Planning Application - 2022/0157/PPP - SEPA Response (Ref. 8343)

Hi [REDACTED]

Please see attached a holding objection from SEPA. I'd be grateful if you're able to give me some indication of the timeframe for responding with the requested information.

Regards

[REDACTED]

From: Planning South <Planning.South@sepa.org.uk>

Sent: 29 March 2023 15:50

To: planningemail - Loch Lomond <planning@lochlomond-trossachs.org>; [REDACTED]

<[REDACTED]@lochlomond-trossachs.org>

Subject: RE: Re-consultation on Planning Application - 2022/0157/PPP - SEPA Response (Ref. 8343)

OFFICIAL

Hi [REDACTED]

Thanks for consulting us on the supplementary information submission in relation to the above planning application. Please find our response attached which provides updated flood risk advice following the adoption of National Planning Framework 4 (NPF4). In short, we request an updated Flood Risk Assessment be submitted with an appropriate allowance for climate change. If you have any questions, please let us know.

Kind regards,

[REDACTED]

[REDACTED]

Senior Planning Officer
Scottish Environment Protection Agency (SEPA)
email: planning.south@sepa.org.uk
mobile: 07918 [REDACTED]

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

From: planning@lochlomond-trossachs.org <planning@lochlomond-trossachs.org>

Sent: 23 February 2023 15:31

To: Planning South <Planning.South@sepa.org.uk>

Subject: Re-consultation on Planning Application - 2022/0157/PPP

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[trossachs.org%2Fdisclaimer&data=05%7C01%7Cplanning.south%40sepa.org.uk%7C6eb104955e594bc36e1508db15b2f0ab%7C5cf26d65cf464c72ba827577d9c2d7ab%7C0%7C0%7C638127630505945650%7CUnknown%7CTWFpbGZsb3d8eyJWlloiMC4wLjAwMDAiLCJQIjoiV2luMzliLjB7Til6lk1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=33EBv8PJcXEakNZbZTmJ%2Fmmvvg0jMUsmvoakXWpDMWAI%3D&reserved=0](https://eur01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.lochlomond-trossachs.org%2Fdisclaimer&data=05%7C01%7Cplanning.south%40sepa.org.uk%7C6eb104955e594bc36e1508db15b2f0ab%7C5cf26d65cf464c72ba827577d9c2d7ab%7C0%7C0%7C638127630505945650%7CUnknown%7CTWFpbGZsb3d8eyJWlloiMC4wLjAwMDAiLCJQIjoiV2luMzliLjB7Til6lk1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=33EBv8PJcXEakNZbZTmJ%2Fmmvvg0jMUsmvoakXWpDMWAI%3D&reserved=0) and is intended only for the use of the individual or entity to which it is addressed.

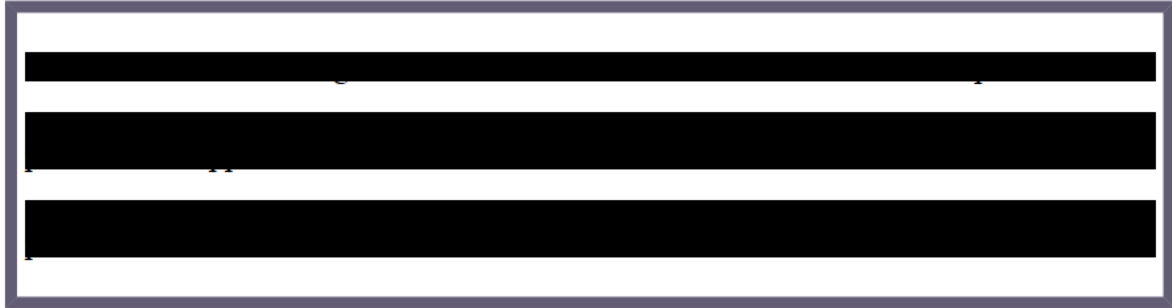
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