

From: [REDACTED]
To: [REDACTED]
Subject: 2022/0157/PPP Lomond Banks
Date: 13 March 2023 11:05:23
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[REDACTED]

Hi [REDACTED]

Hope all is well?

Please find attached a draft Processing Agreement for your review.

It would be good to have a discussion about committee dates as the application needs to go to both WDC and your board for decisions.

I will be catching up with [REDACTED] this week to discuss when we can get it to the WDC committee. I will let you know of the outcome of this.

Would there be a preference for LTTNPA to hold a special meeting with no other applications on the agenda?

Where would you look to hold it?

Look forward to hearing from you.

Kind regards,

[REDACTED] MRTPI

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: Lomond Banks Application - Planning Portal
Date: 07 March 2023 16:16:20
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image007.png](#)
[image008.png](#)

Thanks [REDACTED] I've just had a look and it is back working now.

Kind regards,

[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]
Sent: 07 March 2023 16:09
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Lomond Banks Application - Planning Portal

Hi [REDACTED]

It's working for me? Maybe just a blip? Try again and if it is still not working I'll get our IT department to look into it.

[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] [lochlomond-trossachs.org](#) National Park Authority staff can reach me via Teams.

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From: [REDACTED] <[REDACTED]@stantec.com>
Sent: 07 March 2023 14:45
To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Cc: [REDACTED] <[REDACTED]@stantec.com>
Subject: Lomond Banks Application - Planning Portal

H [REDACTED]

I have just tried to view the Lomond Banks application on the LLTNP website planning portal but no documents are showing – see snap below. Were you aware and do you know when documents will be available to view again?

Planning – Application Summary

[Help with this page](#)

2022/O157/PPP | Erection and operation of a mixed-use tourism and leisure development including refurbished tourist information building; up to 60-bedroom apartment hotel; up to 32-bedspace budget hotel; up to 104 no. self-catering holiday lodges; restoration and redevelopment/conversion of Woodbank House and attendant listed structures for up to 21 self-catering holiday apartments (subject to other necessary consents); leisure pool, waterpark, spa; restaurants, hot food cafe and retail areas; craft brewery including pub; visitor reception area and hub building; external activity areas including areas for event and performance, play, picnic and barbeque; monorail; staff service and welfare accommodation; transport infrastructure; associated access and parking; landscaping and utilities infrastructure works | Land At Pier Road, Ben Lomond Way And Old Luss Road, Known As West Riverside And Woodbank House (Lomond Banks) Balloch

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[Make a comment](#)

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Details Comments Constraints (88) Documents (0) Related Cases (6) Map

Summary Further Information Contacts Important Dates

Reference	2022/O157/PPP
Alternative Reference	100557178-001
Application Received	Mon 16 May 2022
Application Validated	Wed 25 May 2022
Address	Land At Pier Road, Ben Lomond Way And Old Luss Road, Known As West Riverside

Thanks,

 MRTPI

Senior Planner

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

Direct: +44 (0)141 352 

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From: [REDACTED]
To: [REDACTED]
Cc: [planningemail - Loch Lomond](#); [REDACTED]
Subject: RE: 2022/0157/PPP - PUBLICATION
Date: 23 February 2023 11:32:56
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

Hi [REDACTED]

Responses to your queries below:

1. We have stitched the woodland plan together to make it more legible and is attached.
2. Planning Statement has been updated and is attached.
3. Nothing required regarding the buffer removed from the Parameters Plan.
4. Table 6.9 on page 110 of the EIA Report addendum summarises the approximate scale of woodland removal and compensatory planting for each area expressed as a net loss or gain of tree cover:

	Area	Existing	Loss	Proposed/Possible	Gain	Net (Ha)
A	Station area	n/a		n/a		0
B	Riverside West of Pier Road	0.73		0.39		-0.34
B	Riverside East of Pier Road	3.26		3.57		+0.31
C	Pierhead		0.83		0.00	-0.83
D	Ben Lomond Way (West)		n/a		n/a	0
D	Boathouse		minimal		minimal	0
E	Woodbank		0.37		1.64	+1.27
	TOTAL					+0.41

Parking figures – Whilst the application is a PPiP and will be firmed up at the detailed stage the following calculations have been applied:

- 1.5 spaces for larger lodges
 - 1 space per smaller lodge
 - Parking spaces for commercial uses are based on floorspace proposed, WDC parking standards and apply the levels of parking based on these.
 - Tables 6.1 and 6.2 of the Transport Assessment covers the proposed figures and the calculations.
5. An Indicative Masterplan which is referred to in various reports but hasn't yet been submitted is now attached.

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](#)



Better Together, Even If We're Apart. [Read more](#) about Stantec's COVID-19 response, including remote working and business continuity measures.

From: [REDACTED]
Sent: 23 February 2023 10:41
To: [REDACTED]; [REDACTED]
Cc: planningemail - Loch Lomond; [REDACTED]
Subject: Re: 2022/0157/PPP - PUBLICATION DELAY

Hi [REDACTED]

We will be publishing the additional information on the portal and updating our website at 12 noon today so need any final submissions you intend to make by then. Give me a call if there are any issues.

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.

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<https://www.lochlomond-trossachs.org/planning/coronavirus-covid-19-planning-services/>.
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[advice to visitors](#).

From: [REDACTED] <[REDACTED]@stantec.com>
Sent: 21 February 2023 17:30
To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; [REDACTED]
<[REDACTED]@stantec.com>
Cc: planningemail - Loch Lomond <planning@lochlomond-trossachs.org>; [REDACTED]
[REDACTED] <[REDACTED]@stantec.com>
Subject: RE: 2022/0157/PPP - PUBLICATION DELAY

Hi [REDACTED]

Thanks for the update and clarification on point 3. We are currently addressing the other points and will be back to you asap.

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](http://www.stantec.com)



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From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Sent: 21 February 2023 16:57
To: [REDACTED] <[REDACTED]@stantec.com>; [REDACTED] <[REDACTED]@stantec.com>
Cc: planningemail - Loch Lomond <[REDACTED]@lochlomond-trossachs.org>; [REDACTED] <[REDACTED]@stantec.com>
Subject: Re: 2022/0157/PPP - PUBLICATION DELAY

Hi [REDACTED]

Just to let you know that **we intend to publish the supplementary information this Thursday morning.** We still have some administrative tasks to finalise but a clear day tomorrow will be sufficient.

Please ignore point 3 below as I see the reference to the 12m buffer has been removed from the key on the updated parameters plan (apologies, my mistake).

Do let me know if you intend to submit any further clarifications - although I would ask that point 1 in particular below be addressed so the plan is legible.

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] lochlomond-trossachs.org National Park Authority staff can reach me via Teams.

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From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Sent: 21 February 2023 12:19
To: [REDACTED] <[REDACTED]@stantec.com>
Cc: [REDACTED] <[REDACTED]@stantec.com>; planningemail - Loch Lomond <[REDACTED]@lochlomond-trossachs.org>; [REDACTED] <[REDACTED]@stantec.com>
Subject: Re: 2022/0157/PPP - PUBLICATION DELAY

Thanks [REDACTED]

Of course, that would be 21 and not 15. Change to the description accepted. So as I now understand it, there has been no overall proposed reduction in the number of apartments (15+6) (it was just that the original planning statement was incorrect)? Please confirm that the only reduction proposed from the original accommodation quantum is the 17 bothies and the 5 no. lodges?

Other points/corrections

1. EIAR Vol 2 Appendix 6.6 - Retained and Replacement Woodland document is not displaying properly, and the plan is broken over several sheets. Please provide replacement e copy of this plan on one sheet.
2. Page 8 of the updated planning statement omits reference to the 15 proposed apartments at Woodbank House. Please add this in to ensure that the statement correctly captures all 21 apartments proposed.
3. Zone D(11) - re the buffer. The Cover letter refers to Area 10 being removed so no need for a buffer, however this question concerned the proposed buffer in zone D(11) behind to the east of properties on Drunkinnon Gate. The parameters plan key states 12m buffer from the dwellings however the buffer strip as indicatively drawn does not look to be 12m wide (more like half that) - so is the buffer measured from the dwelling facades or the rear garden boundary? Clarity about where this measurement is taken from should be indicated on the parameters plan for the avoidance of doubt.
4. Where can I find a summary of the assessment of the loss and gain / net gain woodland figures? Given this was a key matter raised in high profile objections it would be helpful if the updated woodland loss/gain figures were highlighted somewhere in the table in the covering letter. I see there is a summary in the response to the National Trust representation - is this somewhere in the EIA submission itself? Apologies if I have missed it.
5. Where can I find your 'workings out' for the parking figures? It would be helpful to know how the figures were calculated given objector scrutiny. Again, I've not been able to locate this, apologies if I have missed it.

I may have further queries as I work through.

Regards

[REDACTED]

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

www.lochlomond-trossachs.org

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

Sent: 20 February 2023 17:10

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

Cc: [REDACTED] <[REDACTED]@stantec.com>; planningemail - Loch Lomond

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

<[REDACTED]stantec.com>

Subject: RE: 2022/0157/PPP - PUBLICATION DELAY

Hi [REDACTED]

Thank you for the update.

Regarding the description of development, I have made one amendment in red. The no. of apartments for Woodbank House and attendant buildings combined is 21 – 15 in Woodbank and 6 in attendant buildings. Grateful if you can confirm you accept this change.

"Erection and operation of a mixed-use tourism and leisure development including refurbished tourist information building; up to 60-bedroom apartment hotel; up to 32-bedspace budget hotel, up to **104** no. self-catering holiday lodges; restoration and redevelopment/conversion of Woodbank House and attendant listed structures for up to **21** self-catering holiday apartments (subject to other necessary consents); leisure pool, waterpark, spa; restaurants, hot food cafe and retail areas; craft brewery including pub; visitor reception area and hub building; external activity areas including areas for event and performance, play, picnic and barbeque; monorail; staff service and welfare accommodation; transport infrastructure; associated access and parking; landscaping and utilities infrastructure works"

Regards,



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: 20 February 2023 16:41

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

Cc: [REDACTED] <[REDACTED]stantec.com>; planningemail - Loch Lomond

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

<[REDACTED]stantec.com>

Subject: 2022/0157/PPP - PUBLICATION DELAY

Hi [REDACTED]

Just to advise that we need to delay publication of the application whilst we complete some final checks, so it is unlikely now to be going live tomorrow. We want to ensure that there is no further clarification or information required and to give us more time to finalise some back-office functions associated with the re-consultation and notification process.

I will be in touch again to let you know in advance when we will be ready so you can organise your press release to co-inside. I anticipate only a short delay (a day or two).

Please acknowledge receipt of this email and please do confirm that the updated description of development I emailed earlier today is now correct.

Regards



[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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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED] [planningemail - Loch Lomond](#); [REDACTED]
Subject: RE: 2022/0157/PPP - PUBLICATION DELAY
Date: 20 February 2023 17:10:54
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)

Hi [REDACTED]

Thank you for the update.

Regarding the description of development, I have made one amendment in red. The no. of apartments for Woodbank House and attendant buildings combined is 21 – 15 in Woodbank and 6 in attendant buildings. Grateful if you can confirm you accept this change.

"Erection and operation of a mixed-use tourism and leisure development including refurbished tourist information building; up to 60-bedroom apartment hotel; up to 32-bedspace budget hotel, up to **104** no. self-catering holiday lodges; restoration and redevelopment/conversion of Woodbank House and attendant listed structures for up to **21** self-catering holiday apartments (subject to other necessary consents); leisure pool, waterpark, spa; restaurants, hot food cafe and retail areas; craft brewery including pub; visitor reception area and hub building; external activity areas including areas for event and performance, play, picnic and barbeque; monorail; staff service and welfare accommodation; transport infrastructure; associated access and parking; landscaping and utilities infrastructure works"

Regards,



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]
Sent: 20 February 2023 16:41
To: [REDACTED]
Cc: [REDACTED]; [planningemail - Loch Lomond](#); [REDACTED]
Subject: 2022/0157/PPP - PUBLICATION DELAY

Hi [REDACTED]

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I will be in touch again to let you know in advance when we will be ready so you can organise your press release to co-inside. I anticipate only a short delay (a day or two). Please acknowledge receipt of this email and please do confirm that the updated

description of development I emailed earlier today is now correct.

Regards

[REDACTED]

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

www.lochlomond-trossachs.org

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[REDACTED] www.lochlomond-trossachs.org National Park Authority staff can reach me via
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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED] [planningemail - Loch Lomond](mailto:planningemail@lochlomond.org)
Subject: RE: 2022/0157/PPP
Date: 20 February 2023 12:32:27
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[Updated Planning Statement.pdf](#)
[1363 AL\(0\)005 Parameters Plan Rev O .pdf](#)

[REDACTED]
Further to my email on Friday please find attached an updated Planning Statement and Parameters Plan. The advert fee was paid on Friday and hard copies of the EIA Report have been delivered to the National Park Headquarters and Balloch Library today.

I would be grateful if you can confirm that you will be able to validate the application on Tuesday 21st as per previous email correspondence.

Regards,

[REDACTED] MRTPI
Senior Planner

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

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

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From: [REDACTED]
Sent: 17 February 2023 16:27
To: [REDACTED]
Cc: [REDACTED] ; [planningemail - Loch Lomond](mailto:planningemail@lochlomond.org)
Subject: RE: 2022/0157/PPP
Hi [REDACTED]

Thank you for flagging this. The correct numbers are those reported in the cover letter. The proposal for Woodbank House is up to 15 apartments and for the attendant buildings up to 6 apartments so total 21. We will send an updated planning statement and come back to you about the parameters plan on Monday.

Kind regards,

[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] <[\[REDACTED@lochlomond-trossachs.org\]](mailto:[REDACTED@lochlomond-trossachs.org])>
Sent: 17 February 2023 11:37
To: [REDACTED] <[\[REDACTED@stantec.com\]](mailto:[REDACTED@stantec.com])>
Cc: [REDACTED] <[\[REDACTED@stantec.com\]](mailto:[REDACTED@stantec.com])>; [planningemail - Loch Lomond](mailto:planningemail@lochlomond.org)

<planning@lochlomond-trossachs.org>

Subject: Re: 2022/0157/PPP

Hi [REDACTED]

Just clarifying, the number of apartments in Woodbank house has reduced from 21 to 15 according to the covering letter? The parameters plan does not state the number proposed. The planning statement continues to refer to 21 apartments (plus the 6 in the attendant buildings) so 28 in total.

Please could you confirm which is correct (15 or 21) and that the parking totals reflect whichever of the figures is the correct one?

I would suggest an amended parameters plan is submitted including the number of apartments proposed for the avoidance of doubt.

Regards

[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] lochlomond-trossachs.org National Park Authority staff can reach me via Teams.

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

Sent: 17 February 2023 09:49

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

Cc: [REDACTED] <[REDACTED]@stantec.com>; planningemail - Loch Lomond

<planning@lochlomond-trossachs.org>

Subject: RE: 2022/0157/PPP

Hi [REDACTED]

Thanks for your email.

We are happy for the response to the National Trust for Scotland to be made publicly available on the planning portal.

Updated appendices including the parameters plan and location plan are attached.

An updated list of appendices is attached along with a document indicating which appendices should be retained, those that supersede items from the original submission and those which are new information.

Please let us know if you require anything further.

Regards,

[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: 16 February 2023 16:24
To: [REDACTED] <[REDACTED]@stantec.com>
Cc: [REDACTED] <[REDACTED]@stantec.com>; planningemail - Loch Lomond
<[REDACTED]@lochlomond-trossachs.org>
Subject: 2022/0157/PPP

Hi

Just a couple of things

1. Do you wish us to publicise your letter in response to the objection from the National Trust? I see it mentioned in the covering letter but please do confirm you're happy for this to be made public when the submission goes live.
2. EIA appendices - the updated report still references Appendix 2.1 (location plan) and Appendix 2.2 (parameters plan). We don't have updated EIA appendices containing these plans (only the plans). Please supply.
3. Please could we have a revised technical appendices list? And confirmation of which appendices of the original submission we are required to supersede and those to be retained. I've made a start but please check to ensure there are no discrepancies.

To Supersede	To Retain
	01.1
02.1	please supply updated appendix
02.2	please supply updated appendix
	03
05.1, 05.2	
06.1, 06.2, 06.3, 06.4, 06.5, 06.6	
06.7 is a new appendix - no previous equivalent to supersede)	
	07.1, 07.2
	08.1
	09.1, 09.2
	10.1, 10.2, 10.3
11.3	11.1, 11.2, 11.4
11.5 is a new appendix not included in original submission - aka missing visuals received 03.08.22	
13.2	13.1

	14.1, 14.2, 14.3
Appendix List	Please supply replacement/updated list

4.

5.

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/>.
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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED] [planningemail - Loch Lomond](#)
Subject: RE: 2022/0157/PPP
Date: 17 February 2023 09:50:06
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)

[REDACTED]

Hi [REDACTED]

Thanks for your email.

We are happy for the response to the National Trust for Scotland to be made publicly available on the planning portal.

Updated appendices including the parameters plan and location plan are attached.

An updated list of appendices is attached along with a document indicating which appendices should be retained, those that supersede items from the original submission and those which are new information.

Please let us know if you require anything further.

Regards,

[REDACTED]

[REDACTED] MRTPI
Senior Planner

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



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From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Sent: 16 February 2023 16:24
To: [REDACTED] <[REDACTED]@stantec.com>
Cc: [REDACTED] <[REDACTED]@stantec.com>; planningemail - Loch Lomond <planning@lochlomond-trossachs.org>
Subject: 2022/0157/PPP

Hi

Just a couple of things

1. Do you wish us to publicise your letter in response to the objection from the National Trust? I see it mentioned in the covering letter but please do confirm you're happy for this to be made public when the submission goes live.
2. EIA appendices - the updated report still references Appendix 2.1 (location plan) and Appendix 2.2 (parameters plan). We don't have updated EIA appendices containing these plans (only the plans). Please supply.
3. Please could we have a revised technical appendices list? And confirmation of which appendices of the original submission we are required to supersede and those to be retained. I've made a start but please check to ensure there are no discrepancies.

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06.1, 06.2, 06.3, 06.4, 06.5, 06.6	
06.7 is a new appendix - no previous equivalent to supersede)	
	07.1, 07.2
	08.1
	09.1, 09.2
	10.1, 10.2, 10.3
11.3	11.1, 11.2, 11.4
11.5 is a new appendix not included in original submission - aka missing visuals received 03.08.22	
13.2	13.1
	14.1, 14.2, 14.3
Appendix List	Please supply replacement/updated list

4.

5.

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 ██████████ www.lochlomond-trossachs.org National Park Authority staff can reach
me via Teams.

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

From: [REDACTED]
To: [planningemail - Loch Lomond](mailto:planningemail@lochlomond-trossachs.org)
Cc: [REDACTED]
Subject: RE: Lomond Banks Further Information Submission 100557178-003
Date: 15 February 2023 10:57:33
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)

Thank you. Can I please request that these files don't go live on the portal until the rest of the submission has been validated and made available for public viewing please?

Regards,

[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: planningemail - Loch Lomond

Sent: 15 February 2023 10:43

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: Lomond Banks Further Information Submission 100557178-003

Dear [REDACTED]

Thank you for your submission via [REDACTED]. These have been downloaded successfully and added to the file.

Kind regards

Planning Support Team

Loch Lomond & The Trossachs National Park

www.lochlomond-trossachs.org

www.twitter.com/lochlomondtrossachs

www.facebook.com/lochlomondtrossachs

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

Sent: 15 February 2023 10:14

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

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

Subject: Lomond Banks Further Information Submission 100557178-003

Good afternoon

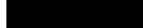
Post additional documents were submitted on Monday 13th February for application 2022/0157/PPP.
Part of that submission was too large to submit to the eplanning portal – Volume 2 Appendix 11.5 Parts 1 – 4.
We would be grateful if you could use the following wetransfer link to download the documents and make them available on your public planning portal.
Link - [REDACTED] (expires in 5 days)

Please let me know if you have any issues accessing the files.

Regards,

 MRTPI
Senior Planner

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

Direct: +44 (0)141 352 
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From: [REDACTED]
To: [REDACTED]
Subject: Re: WDC Roads Feedback for 2022/0157/PPP
Date: 02 February 2023 18:35:17

Hi [REDACTED]

It was scope of works for a peak summer assessment. Sent to WDC 7 December. We understand it was sent to SYSTRA for comment also as WDCs transport consultants. No response to repeated emails and messages on [REDACTED] mobile.

Regards

[REDACTED]

Sent from [Outlook for iOS](#)

From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Sent: Thursday, February 2, 2023 5:44:12 PM
To: [REDACTED] <[REDACTED]@stantec.com>
Subject: WDC Roads Feedback for 2022/0157/PPP

Hi [REDACTED]

Can you advise more specifically what the feedback you are awaiting from WDC Roads is in relation to? That might help us in trying to expedite the response.

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] lochlomond-trossachs.org National Park Authority staff can reach me via Teams.

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 2022/0157/PPP - Lomond Banks - Lomond Promise Unilateral Voluntary Undertaking
Date: 08 December 2022 16:38:22
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)

Hi [REDACTED]

I can confirm the document will go live on the applicant's website www.lomondbanks.com on Monday 12 December plus there will be a media release about it, also scheduled for Monday 12 December.

If they are aligned to all go live/public on Monday that would be good.

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: 06 December 2022 17:03
To: [REDACTED]
Cc: [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]
Subject: Re: 2022/0157/PPP - Lomond Banks - Lomond Promise Unilateral Voluntary Undertaking

Thank you [REDACTED]

Acknowledging receipt of this and also your email of last week.

Mindful of the intense media interest in the public file at present, do you have a particular view as to the timing of us making this submission public?

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] lochlomond-trossachs.org National Park Authority staff can reach me via
Teams.

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<https://www.lochlomond-trossachs.org/planning/coronavirus-covid-19-planning-services/>.
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From: [REDACTED] <[REDACTED]@stantec.com>

Sent: 06 December 2022 15:50

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

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

Subject: RE: 2022/0157/PPP - Lomond Banks - Lomond Promise Unilateral Voluntary Undertaking

Hi [REDACTED]

Following on from my email last Friday and on a related matter, I am pleased to attach Flamingo Lands (the applicant) finalised Unilateral Voluntary Undertaking (UVU) and is known as the "Lomond Promise"

The Lomond Promise is a legal document that binds the applicant to the vows made to the community at pre-application stage, relating to the following:

- employment and training;
- supporting local business and supply chain;
- measures to maintain and conserve the ancient woodland of Drumkinnon Wood;
- commitment to maintaining access;
- providing sustainable transport measures; and
- efforts to manage anti-social behaviour.

It also comes in response to issues raised by the community throughout the planning application process and it aims 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.

It is important to recognise that this Promise comes without prejudice to the planning process and the 'In Principle' planning application sits with Loch Lomond and Trossachs National Park Authority for your consideration and determination in due course.

It is intended to set out a legally binding contract that should Planning Permission in Principle be granted, everything outlined in The Promise would be committed to by the applicant.

Trust the above and attached is clear but should you have any questions, please contact me.

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



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

Sent: 02 December 2022 18:54

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

Subject: Re: 2022/0157/PPP - Lomond Banks - Further information request

Hi [REDACTED]

Many thanks for your letter seeking clarifications on the current proposal and requesting changes be considered.

All the queries raised are being considered by the applicant and the project team. At this stage we can confirm the applicant's intention to delete any development within proposed Area 10 next to Drumkinnon Woods.

This change plus any others made require a reassessment of the submitted EIA, supporting plans and statements.

An Addendum EIA Report, updated supporting documents and plans will be submitted to you in due course. It is appreciated that such a submission will require you to readvertise, re neighbour notify and reconsult stakeholders.

I trust this update is helpful and I will be in touch prior to submission.

Kind regards,

Sent from [Outlook for iOS](#)

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

Sent: Thursday, November 17, 2022 3:38 pm

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

Subject: 2022/0157/PPP - Lomond Banks - Further information request

Dear [REDACTED]

Please find attached a request for further information in respect of application 2022/0157/PPP.

I trust the content is self-explanatory however please do get in touch if anything is unclear.

Regards

[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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[Redacted content]

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Lomond Banks - transport contacts
Date: 01 December 2022 13:04:04
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)

Hi [REDACTED]

I was on a call with [REDACTED] our transport consultant when your email came in. He will be in direct contact with [REDACTED] today to discuss and agree scope of works required for summer time figures etc.

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: 01 December 2022 12:48
To: [REDACTED]
Cc: [REDACTED]; [REDACTED]
Subject: Lomond Banks - transport contacts

Hi [REDACTED]

Further to our discussion just now [REDACTED] is the agent contact for the Lomond Banks application ([REDACTED] cc'd and contact details below).

After the meeting with [REDACTED] on 18 Nov I spoke to [REDACTED] last week and passed on her suggestion that the applicant's transport consultants liaised with you direct regarding any information/evidence they may have relating to the summer season traffic that could help us better understand the in-season impacts and address concerns raised about the timing of the surveys.

As advised, there will be a further 30-day consultation with the roads authority on the additional information expected to be submitted by the applicant and this provides an opportunity to address this particular aspect in your consultation response.

Regards

[REDACTED]
MRTPI
Associate Planner

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

Direct: +44 (0)141 [REDACTED]

[REDACTED] [stantec.com](#)

██████████ MRTPI
Development Management Planner
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.

For more information about our planning services at this time, please visit
<https://www.lochlomond-trossachs.org/planning/coronavirus-covid-19-planning-services/>.
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From: [planningemail - Loch Lomond](#)
To: ["Planning South"](#)
Cc: [REDACTED]
Subject: RE: PCS-20001240 Updated SEPA Response to 2022/0157/PPP
Date: 05 June 2024 14:18:57
Attachments: [image001.png](#)

Dear [REDACTED]

Thank you for your response regarding the above application. This will be logged and forwarded onto the case officer.

Regards

Planning Support Team
Loch Lomond & The Trossachs National Park

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

From: Planning South <Planning.South@sepa.org.uk>
Sent: 05 June 2024 14:01
To: planningemail - Loch Lomond <planning@lochlomond-trossachs.org>
Cc: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; [REDACTED]
<[REDACTED]@stantec.com>; [REDACTED] <[REDACTED]@glenfruin.co.uk>
Subject: PCS-20001240 Updated SEPA Response to 2022/0157/PPP

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

Thank you for reconsulting SEPA on the above planning application.

Following our review of the information provided please find attached our updated response letter which should be treated as SEPA's final, consolidated position on the application.

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

Kind regards,

[REDACTED]
Senior Planning Officer

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Dh'fhaodadh gum bi am fiosrachadh sa phost-d seo agus ceanglachan sam bith a tha na chois dìomhair, agus cha bu chòir am fiosrachadh a bhith air a chleachdadh le neach sam bith ach an luchd-faighinn a bha còir am fiosrachadh fhaighinn. Chan fhaod neach sam bith eile cothrom fhaighinn air an fhiosrachadh a tha sa phost-d no a tha an cois a' phuist-d, chan fhaod iad lethbhreac a dhèanamh dheth no a chleachdadh arithist. Mura h-ann dhuibhse a tha am post-d seo, feuch gun inns sibh dhuinn sa bhad le bhith cur post-d gu postmaster@sepa.org.uk. Togalach Aonghais Mhic a' Ghobhainn, 6 Craobhraid Parklands, Eurocentral, Baile a' Chuilinn, Siorrachd Lannraig a Tuath, ML1 4WQ. Faodar conaltradh còmhla ri SEPA a sgrùdadh no a chlàradh no a sgaoileadh gus obrachadh èifeachdach an t-siostaim a ghlèidheadh agus airson adhbharan laghail eile.

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED] [Planning South](#); [REDACTED]
Subject: RE: 2022/0157/PPP Lomond Banks
Date: 28 May 2024 10:33:55
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image009.png](#)

OFFICIAL

[REDACTED]
I appreciate that the public consultation ends tomorrow. SEPA need further time to finalise and clarify our position to you and the applicant. Would it be possible to request an extension until Thursday 6th June for such matters?

Kind Regards,

[REDACTED] | Unit Manager – Planning South

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

OFFICIAL

From: [REDACTED]
Sent: Wednesday, May 22, 2024 4:55 PM
To: [REDACTED]; [REDACTED]
Cc: [REDACTED]; Planning South
Subject: RE: 2022/0157/PPP Lomond Banks

[REDACTED]
Thanks for the acknowledgement.
I will get back to you regarding a couple of points regarding clarification of the meeting.
Regards clarification of the last part of the response. Apologies about the confusion, I only used the heading as a reference point for ease of reading, I can now see how that has caused some confusion. The comments under that heading are purely aimed at the box vs piped culvert question and not the wider point re: modelling.

Kind Regards,

[REDACTED] | Unit Manager – Planning South

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 I ML1 4WQ

From: [REDACTED] <[REDACTED]@stantec.com>
Sent: Tuesday, May 21, 2024 11:56 AM
To: [REDACTED] <[REDACTED]@sepa.org.uk>; [REDACTED]
<[REDACTED]@lochlomond-trossachs.org>
Cc: [REDACTED] <[REDACTED]@sepa.org.uk>; Planning South <Planning.South@sepa.org.uk>
Subject: RE: 2022/0157/PPP Lomond Banks

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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]

[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]@sepa.org.uk>
Sent: Monday, May 20, 2024 5:17 PM
To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Cc: [REDACTED] <[REDACTED]@sepa.org.uk>; Planning South
<Planning.South@sepa.org.uk>; [REDACTED] <[REDACTED]@stantec.com>
Subject: RE: 2022/0157/PPP Lomond Banks

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[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

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

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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 LLTNP 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 

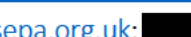
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From:  < lochlomond-trossachs.org>

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>;  (Glasgow) < 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]

[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 lochlomond-trossachs.org National Park Authority staff can reach me via Teams.

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From: [REDACTED] [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] <[REDACTED]@lochlomond-trossachs.org>; [REDACTED] [REDACTED] <[REDACTED]@sepa.org.uk>; [REDACTED] <sepa.org.uk>; <[REDACTED]@sepa.org.uk>; [REDACTED] <[REDACTED]@glenfruin.co.uk>; [REDACTED] (Glasgow) <[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>;
[REDACTED] <[REDACTED]@lochlomond-trossachs.org>;
[REDACTED] <[REDACTED]@sepa.org.uk>; [REDACTED] <[REDACTED]@sepa.org.uk>;
[REDACTED] <[REDACTED]@glenfruin.co.uk>; [REDACTED] (Glasgow) <[REDACTED]@stantec.com>;
[REDACTED] <[REDACTED]@stantec.com>

Subject: 2022/0157/PPP Lomond Banks

Morning all,

In advance of this afternoon's 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]

[REDACTED]@stantec.com



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From: [REDACTED]
To: [REDACTED]
Subject: RE: Latest e-mail
Date: 22 May 2024 17:15:22
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

OFFICIAL

That should be fine, I will double check with [REDACTED] and if it works I will send a teams invite.

OFFICIAL

From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Sent: Wednesday, May 22, 2024 5:05 PM
To: [REDACTED] <[REDACTED]@sepa.org.uk>
Subject: Re: Latest e-mail

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.

Hi [REDACTED]

Stuart and I think it would be helpful to meet. Say 2pm tomorrow?

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]@sepa.org.uk>
Sent: 22 May 2024 16:44
To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Subject: RE: Latest e-mail

OFFICIAL

Hi [REDACTED]

It may be that [REDACTED] would be able to join a call with you and Stuart tomorrow if tomorrow did work for you.

Cheers,

[REDACTED]

[REDACTED] | Unit Manager – Planning South
Scottish Environment Protection Agency

☎ 01698 [REDACTED]
@ [REDACTED]@sepa.org.uk
📍 Angus Smith Building | 6 Parklands Avenue | Eurocentral | Holytown |
North Lanarkshire | ML1 4WQ

OFFICIAL

From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Sent: Wednesday, May 22, 2024 3:50 PM
To: [REDACTED] <[REDACTED]@sepa.org.uk>
Cc: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Subject: Re: Latest e-mail

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.

Hi [REDACTED]

Called you back there and got your VM. I'm available this afternoon until 5.
Speak later.

Regards

[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 ██████████ lochlomond-trossachs.org National Park Authority staff can reach
me via Teams.

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Information on how to respect, protect and enjoy the National Park can be found in
our latest [advice to visitors](#).

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

Sent: 22 May 2024 15:44

To: ██████████ <██████████@lochlomond-trossachs.org>; ██████████
<██████████@lochlomond-trossachs.org>

Subject: Latest e-mail

OFFICIAL

██████████

I was wonder whether either of you had 15 mins or so later today or tomorrow to
discuss SEPA's latest email?

Kind Regards,

██████████

██████████ ██████████ | Unit Manager – Planning South
Scottish Environment Protection Agency



01698 ██████████



██████████@sepa.org.uk



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

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED] [Planning South](#)
Subject: RE: 2022/0157/PPP Lomond Banks
Date: 22 May 2024 16:55:19
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image015.png](#)

OFFICIAL

[REDACTED]

Thanks for the acknowledgement.

I will get back to you regarding a couple of points regarding clarification of the meeting.

Regards clarification of the last part of the response. Apologies about the confusion, I only used the heading as a reference point for ease of reading, I can now see how that has caused some confusion. The comments under that heading are purely aimed at the box vs piped culvert question and not the wider point re: modelling.

Kind Regards,

[REDACTED]

[REDACTED] | Unit Manager – Planning South

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

OFFICIAL

From: [REDACTED]
Sent: Tuesday, May 21, 2024 11:56 AM
To: [REDACTED]; [REDACTED]
Cc: [REDACTED]; Planning South
Subject: RE: 2022/0157/PPP Lomond Banks

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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]

[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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OFFICIAL

From: [REDACTED] <[REDACTED]@sepa.org.uk>
Sent: Monday, May 20, 2024 5:17 PM
To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Cc: [REDACTED] <[REDACTED]@sepa.org.uk>; Planning South
<Planning.South@sepa.org.uk>; [REDACTED] <[REDACTED]@stantec.com>
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



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 [REDACTED]

Whilst both [REDACTED] and [REDACTED] are off work and on leave respectively, I just wanted to send on the email from [REDACTED] 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 [REDACTED] may wish to clarify SEPAs position.

Let me know if you need anything from Stantec?

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: Tuesday, May 14, 2024 8:34 AM

To: [REDACTED] <[REDACTED]@stantec.com>; Stuart Mearns <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] (Glasgow) <[REDACTED]@stantec.com>; [REDACTED] <[REDACTED]@stantec.com>

Subject: Re: 2022/0157/PPP Lomond Banks

Hi [REDACTED]

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]

[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] <[REDACTED]@stantec.com>
Sent: 01 May 2024 11:41
To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; Stuart Mearns <stuart.mearns@lochlomond-trossachs.org>; [REDACTED] [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; [REDACTED] [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] (Glasgow) <[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]

[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]
Sent: Thursday, April 25, 2024 10:43 AM
To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; stuart.mearns@lochlomond-trossachs.org; [REDACTED] [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; [REDACTED] [REDACTED] <[REDACTED]@sepa.org.uk>; [REDACTED] <[\[REDACTED\]@sepa.org.uk](mailto:[REDACTED]@sepa.org.uk)>; [REDACTED] <[REDACTED]@glenfruin.co.uk>; [REDACTED] (Glasgow) <[REDACTED]@stantec.com>; [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]

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



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From: [REDACTED]
To: [REDACTED]
Subject: RE: 2022/0157/PPP Lomond Banks
Date: 16 May 2024 16:34:31
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image015.png](#)

OFFICIAL

Hello [REDACTED]

Just an update, we aim to have a response to you by Monday (20th) regarding Stantec's letter of 11th April.

Kind Regards,

[REDACTED]
[REDACTED] | Unit Manager – Planning South

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

OFFICIAL

From: [REDACTED]
Sent: Tuesday, May 14, 2024 5:28 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: 2022/0157/PPP Lomond Banks

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Hi [REDACTED]

Whilst both [REDACTED] and [REDACTED] are off work and on leave respectively, I just wanted to send on the email from [REDACTED] 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 [REDACTED] may wish to clarify SEPAs position.

Let me know if you need anything from Stantec?

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: Tuesday, May 14, 2024 8:34 AM
To: [REDACTED] <[REDACTED]@stantec.com>; Stuart Mearns <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] (Glasgow) <[REDACTED]@stantec.com>; [REDACTED] <[REDACTED]@stantec.com>
Subject: Re: 2022/0157/PPP Lomond Banks

Hi [REDACTED]

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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]

[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: 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>; [REDACTED] <[REDACTED]@sepa.org.uk>; [REDACTED] <[REDACTED]@glenfruin.co.uk>; [REDACTED] (Glasgow) <[REDACTED]@stantec.com>; [REDACTED] <[REDACTED]@stantec.com>
Subject: RE: 2022/0157/PPP Lomond Banks

Morning all,

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



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From: [REDACTED]

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

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

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



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From: [REDACTED]
To: [REDACTED]
Subject: Automatic reply: 2022/0157/PPP Lomond Banks
Date: 14 May 2024 08:34:06

Thank you for your email. I am on leave until Monday 27 May 2024. If urgent, please contact planning.south@sepa.org.uk.

Kind regards,

[REDACTED]

[REDACTED] | **Senior Planning Officer**
Scottish Environment Protection Agency

From: [REDACTED]
To: [REDACTED] [Stuart Mearns](#); [REDACTED]
Subject: RE: 2022/0157/PPP Lomond Banks
Date: 25 April 2024 11:32:10
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)

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,

[REDACTED]

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]@glenfruin.co.uk>; [REDACTED] <[REDACTED]@stantec.com>; [REDACTED] <[REDACTED]@stantec.com>
Subject: 2022/0157/PPP Lomond Banks

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Kind regards,

[REDACTED]

[REDACTED] MRTPI
Senior Associate - Planning

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

Direct: +44 (0)141 [REDACTED]

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Declined: Meeting to discuss Lomond Banks

Hi [REDACTED] just to let you know as per my message yesterday [REDACTED] will be joining this on behalf of SEPA.

Kind regards,

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: Automatic reply: Planned meeting
Date: 22 April 2024 11:51:12

Thank you for your email. Please note I have limited availability until Thursday 25 April and it may take longer than usual to respond.

Kind regards,

[REDACTED]

[REDACTED] | **Senior Planning Officer**
Scottish Environment Protection Agency

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Planned meeting
Date: 22 April 2024 11:50:52
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hi [REDACTED]

Thanks for coming back to me - I think Thursday (pm) would work best with our diaries.
I'm waiting to hear back from the applicant and will get back to you asap.

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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our latest [advice to visitors](#).

From: [REDACTED] <[REDACTED]@sepa.org.uk>
Sent: 22 April 2024 11:47
To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Cc: [REDACTED] <[REDACTED]@SEPA.org.uk>
Subject: Planned meeting

OFFICIAL

Hi [REDACTED] further to our discussion on Friday, [REDACTED] [REDACTED] (CC'ed) can attend a
meeting (if available) on behalf of SEPA. Wednesday afternoon or Thursday would work
best.

Kind regards,
[REDACTED]

[REDACTED] | Senior Planning Officer
Scottish Environment Protection Agency



01698 [REDACTED]



[REDACTED] sepa.org.uk



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

OFFICIAL

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Planned meeting
Date: 22 April 2024 11:47:38
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

OFFICIAL

Hi [REDACTED] further to our discussion on Friday, [REDACTED] [REDACTED] (CC'ed) can attend a meeting (if available) on behalf of SEPA. Wednesday afternoon or Thursday would work best.

Kind regards,
[REDACTED]

[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

OFFICIAL

From: [REDACTED]
To: [REDACTED]
Subject: Automatic reply: 2022/0157/PPP Lomond Banks
Date: 11 April 2024 17:39:23

Thank you for your email. I am on leave until Monday 15 April 2024. If urgent, please contact planning.south@sepa.org.uk.

Kind regards,

[REDACTED]

[REDACTED] [REDACTED] | **Senior Planning Officer**
Scottish Environment Protection Agency

From: [REDACTED]
To: [REDACTED] sepa.org.uk
Subject: Fw: 2022/0157/PPP Lomond Banks
Date: 11 April 2024 17:39:03

[REDACTED]

Please see below FYI since the original email from [REDACTED] (8 April) was also addressed to you for response.

Regards

[REDACTED]

[REDACTED] MRTPI
Senior Planner (Development Management)

Loch Lomond & The Trossachs National Park

Direct: 01389 [REDACTED]

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[REDACTED] You can best contact me via 01389 [REDACTED]
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From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Sent: 11 April 2024 17:29
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]

[REDACTED] MRTPI
Senior Planner (Development Management)

Loch Lomond & The Trossachs National Park

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www.lochlomond-trossachs.org

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

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From: [REDACTED]
To: [REDACTED]
Cc: [Stuart Mearns](#); [REDACTED]
Subject: RE: RE: 2022/0157/PPP Lomond Banks - determination of Planning Application - Monday 16th Sept - save the date
Date: 04 September 2024 12:04:03

Hello [REDACTED]

Apologies for delay in responding. As we have provided all transport information I am not clear what questions you would anticipate for us. I can attend if required but will be responding at a high level and in accordance with the planning report.

Thanks,

[REDACTED]

From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Sent: Wednesday, September 4, 2024 11:59 AM
To: [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>; [REDACTED]
<[REDACTED]@west-dunbarton.gov.uk>
Cc: Stuart Mearns <stuart.mearns@lochlomond-trossachs.org>; [REDACTED]
<[REDACTED]@lochlomond-trossachs.org>
Subject: FW: RE: 2022/0157/PPP Lomond Banks - determination of Planning Application - Monday 16th Sept - save the date
Importance: High

Hi [REDACTED] and [REDACTED] – just following up on my previous e-mail request - as below - as I hadn't heard back, and the meeting is now less than 2 weeks away.

The recommendation report is now published, as I am sure you are aware.

Happy to talk through the arrangements we are putting in place.

In appreciation of your early confirmation of who would be best to attend from WDC

Many thanks

[REDACTED]

[REDACTED]

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

From: [REDACTED]
Sent: 23 August 2024 16:16
To: [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>; [REDACTED]
<[REDACTED]@west-dunbarton.gov.uk>
Cc: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; Stuart Mearns

<stuart.mearns@lochlomond-trossachs.org>

Subject: RE: 2022/0157/PPP Lomond Banks - determination of Planning Application - Monday 16th Sept - save the date

Importance: High

Hi [REDACTED] and [REDACTED]

As you may be aware we have now set the date for our Board meeting and hearing to make a decision on the above application. You can see the procedural information we have been sharing here :

[West Riverside and Woodbank House \(Lomond Banks\) - Here. Now. All of us. - Loch Lomond & The Trossachs National Park \(lochlomond-trossachs.org\)](#)

Can I please ask that you hold that date for the appropriate member of your staff to attend the hearing – in the capacity to answer any questions from our Members as may be required on technical roads matters relative to your consultation response.

I would very much appreciate your early confirmation on this. If you wish to discuss further, please give me a call on 01389 [REDACTED]

Best regards

[REDACTED]

[REDACTED]

Planning Manager - Delivery

Loch Lomond & The Trossachs National Park

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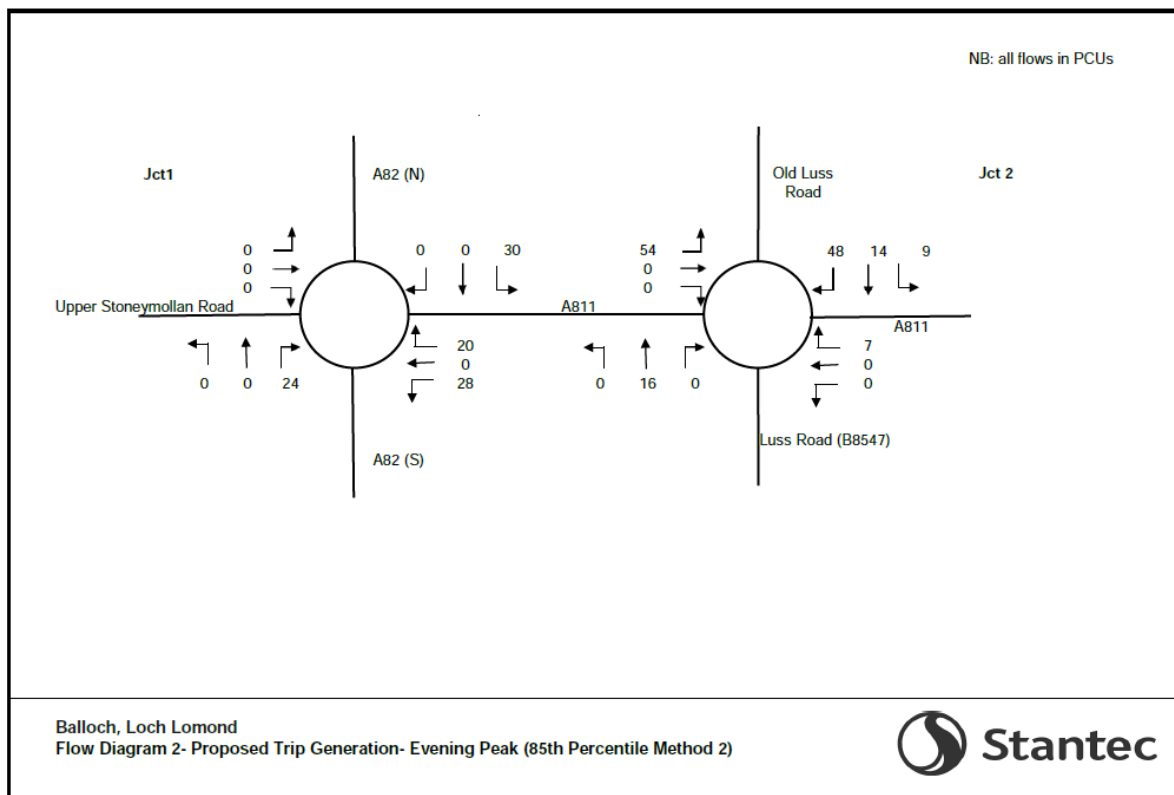
From: [REDACTED]
To: [REDACTED]
Subject: RE: West Riverside - clarifications
Date: 23 July 2024 11:41:04
Attachments: [image003.png](#)

Hi [REDACTED]

In regards to the questions raised.

1 Does the % refer to the uplift in additional traffic quantum using the junction or uplift in queuing times or queued car numbers or some other measure? [It would refer to the number the RFC, the rate of flow to capacity.](#)

2 I understand that the A811(w) approach, counterintuitively, is the arm containing the eastbound traffic travelling towards Balloch from the A82 (please correct me if I'm wrong). Is the Old Luss Road approach the southbound traffic from Old Luss Road (coming from Lomond Shores direction)? [Yes. I have attached the plan provided in Stantec Summer assessment report. For continuity we have followed the same names for the various approaches.](#)



3 please confirm my understanding (in red): [Please see above](#)

"Review of the Observed queues scenario and the results show:

- In the AM peak, although there is queueing activity it clears during the hour (which arm?) – [All arms](#)
- In the PM peak - Old Luss Road has consistent queueing of between 6 – 29 PCU, which averages out at 10 PCU over the hour
- A811 E (which arm is this?) has consistent queueing of between 6 – 11 PCU, which averages out at 7 PCU over the hour
- Luss Road (which arm is this?) has consistent queueing of between 5 – 12 PCU, which averages out at 7 PCU over the hour

- A811 W shows consistent queues of between 6-7 PCU.
- In the Sat peak, although there is queueing activity it clears during the hour - presume this follows from the above bullet re the A811W?" Yes

"This shows:

- In the AM peak the performance of the junction remains are a similar level within capacity
- In the PM peak: o Method 1: the junction performance remains at a similar level, operating over capacity with the RFC on approach A811 (W) decreasing slightly from and RFC of 1.15 to 1.13 however the level of queueing increases from 63PCU to 77PCU. o Method 2: the junction performance remains at a similar level, operating over capacity with the RFC on approach A811 (W) decreasing slightly from and RFC of 1.15 to 1.13 however the level of queueing increases from 63PCU to 72PCU.
- In the Sat peak the performance of the junction remains are a similar level within capacity"

Are the above 3 bullets all in reference to just the A811W junction? Yes

Kind Regards

[REDACTED]

From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Sent: Tuesday, June 25, 2024 9:31 AM
To: [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>
Cc: [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>
Subject: West Riverside - clarifications

Hi [REDACTED]

I'm just wanting to seek some clarification as regards your consultation response for my understanding. Your response mentions that certain junctions on the Ballochloan roundabout will deteriorate. In particular 4-10% on the A811(w) approach and the 15-20% on the Old Luss Road approach.

1 Does the % refer to the uplift in additional traffic quantum using the junction or uplift in queuing times or queued car numbers or some other measure?

2 I understand that the A811(w) approach, counterintuitively, is the arm containing the eastbound traffic travelling towards Balloch from the A82 (please correct me if I'm wrong). Is the Old Luss Road approach the southbound traffic from Old Luss Road (coming from Lomond Shores direction)?

3 please confirm my understanding (in red):

"Review of the Observed queues scenario and the results show:

- In the AM peak, although there is queueing activity it clears during the hour (which arm?)
- In the PM peak - Old Luss Road has consistent queueing of between 6 – 29 PCU, which averages out at 10 PCU over the hour
- A811 E (which arm is this?) has consistent queueing of between 6 – 11 PCU, which averages out at 7 PCU over the hour
- Luss Road (which arm is this?) has consistent queueing of between 5 – 12 PCU, which averages out at 7 PCU over the hour
- A811 W shows consistent queues of between 6-7 PCU.
- In the Sat peak, although there is queueing activity it clears during the hour - presume this follows from the above bullet re the A811W?"

"This shows:

- In the AM peak the performance of the junction remains at a similar level within capacity
- In the PM peak: o Method 1: the junction performance remains at a similar level, operating over capacity with the RFC on approach A811 (W) decreasing slightly from and RFC of 1.15 to 1.13 however the level of queueing increases from 63PCU to 77PCU. o Method 2: the junction performance remains at a similar level, operating over capacity with the RFC on approach A811 (W) decreasing slightly from and RFC of 1.15 to 1.13 however the level of queueing increases from 63PCU to 72PCU.
- In the Sat peak the performance of the junction remains at a similar level within capacity"

Are the above 3 bullets all in reference to just the A811W junction?

Perhaps you could label the junctions mentioned in your response for me on a plan for the avoidance of doubt?

Many thanks in advance,

[REDACTED]

[REDACTED]

MRTPI

Senior Planner (Development Management)

Loch Lomond & The Trossachs National Park

Direct: 01389 [REDACTED]

www.lochlomond-trossachs.org

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From: [REDACTED]
To: [REDACTED]
Subject: RE: RE-CONSULTATION ON APPLICATION 2022/0157/PPP (EH 144628)
Date: 22 May 2024 16:09:29

Hi [REDACTED]

Thanks for the information. Would you be free for a quick call tomorrow morning just to confirm some details regarding our contaminated land comments.

The noise conditions would need to apply to the whole development, each phase would then need to be considered for noise sources. For the accommodation proposals, for example there may be air source heat pumps / mechanical equipment and if close to current residential properties this would need to be considered.

I will be available tomorrow anytime in the morning if you free to discuss.

Kind regards

[REDACTED]
Environmental Health Officer
Environmental and Public Protection Group
Environmental Health
Regulatory Services
West Dunbartonshire Council
16 Church Street
Dumbarton
G82 1QL

Tel: 0141 951 [REDACTED] / [REDACTED]

From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Sent: Monday, May 20, 2024 1:17 PM
To: [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>
Subject: Re: RE-CONSULTATION ON APPLICATION 2022/0157/PPP (EH 144628)

Hi [REDACTED]

Thanks for your response. I can confirm none of the additional information submitted related to ground contamination or noise. It principally relates to traffic and flood risk.

FYI the application is PPiP so if approved we would anticipate development to come forward in phases through subsequent MSC applications for each development zone A-E.

Would it be possible for you to clarify whether you wish the noise conditions to be applied to all phases of the development including the self-catering accommodation proposals or just particular phases (for example those which contain commercial buildings (hotel/budget accommodation/brewery/restaurants etc and infrastructure (monorail)). Likewise I'm presuming that the ventilation/flue

condition would just be for the commercial uses and not the self-catering accommodation?

We are able to condition further pre-commencement works (for example site surveys) to any MSC approvals in due course. So discussions could be held at that stage as required.

Happy to discuss.

Regards

[REDACTED]

[REDACTED] MRTPI

Senior Planner (Development Management)

Loch Lomond & The Trossachs National Park

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[REDACTED] or [REDACTED] lochlomond-trossachs.org National Park Authority
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From: [REDACTED] <[REDACTED]ODell@west-dunbarton.gov.uk>

Sent: 20 May 2024 12:41

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

Subject: FW: RE-CONSULTATION ON APPLICATION 2022/0157/PPP (EH 144628)

Hi [REDACTED]

Environmental Health has received a further consultation with regard to the above, as previous we have not received any documents relating to our comments from July 2022 and I cannot see any additional environmental information. [REDACTED]

We would request that any relevant report for the comments previously sent be submitted for review as soon as possible, to allow Environmental Health to provide any required comments/response.

On discussing the site with WDC's Contaminated Land Officer, we agreed it would be beneficial to have some discussions regarding any site investigations proposed in advance. Would this be something that could be arranged as this would be helpful for any site assessments and the review process required to meet the previously submitted comments.

If required, I can resubmit Environmental Health comments.

Happy to discuss.

Kind regards

██████████
Environmental Health Officer
Environmental and Public Protection Group
Environmental Health
Regulatory Services
West Dunbartonshire Council
16 Church Street
Dumbarton
G82 1QL

Tel: 0141 951 ██████████

From: ██████████ <██████████@lochlomond-trossachs.org>
Sent: 24 March 2023 10:14
To: Environmental Health <Environmental.Health@west-dunbarton.gov.uk>
Subject: Fw: RE-CONSULTATION ON APPLICATION 2022/0157/PPP

Hi ██████████

Thank you for your response. I just wanted to confirm that the key changes are removal of development from 'area 10' and also reduction in quantum of development at Woodbank House. These are not matters which would appear to impact upon your previous advice.

Regarding that advice, I will need to come back to you in the event we are minded to approve the application as the requested conditions are broad (i.e. not phase-specific) and I would need to understand to which phases of development they are to be applied (noting that not all the site was formerly brownfield for example and that noise / odour assessments may not be needed/applicable to all development phases (i.e. Pierhead, West Riverside, Station Quare, Woodbank House and Boathouse).

In that event I'll be in touch.

Regards

██████████

██████████ MRTPI

Development Management Planner

Loch Lomond & The Trossachs National Park

Direct: 01389 [REDACTED]

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services/](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: Environmental Health <Environmental.Health@west-dunbarton.gov.uk>

Sent: 24 March 2023 09:49

To: planningemail - Loch Lomond <planning@lochlomond-trossachs.org>

Subject: FW: RE-CONSULTATION ON APPLICATION 2022/0157/PPP

Hi [REDACTED]

With regard to the above re-consultation, Environmental Health has not received any
documentation / reports relating to matters previously commented on for the original
2022/0157/PPP application, therefore I have attached our previous comments (memo
dated 13 July 2022) and request that these are again considered for the application.

[REDACTED]

We would request that any relevant report for the comments attached be submitted for
review as soon as possible, to allow Environmental Health to provide any required
comments/response.

Please advise should you require any further information.

Kind regards

[REDACTED]
Environmental Health Officer
Environmental and Public Protection Group
Environmental Health
Regulatory Services
West Dunbartonshire Council
16 Church Street
Dumbarton
G82 1QL

Tel: 0141 951 [REDACTED]

From: [REDACTED]
To: [Stuart Mearns](#)
Cc: [REDACTED]
Subject: Planning application: 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 (2022/0157/PPP)
Date: 26 April 2024 13:49:36
Attachments: [image002.png](#)

[REDACTED]
Please find attached West Dunbartonshire Council's response to the above application.

This was agreed by the Council on 24th April 2024.

Regards,

[REDACTED]
Planning, Building Standards and Environmental Health Manager
Tel no: [REDACTED]

Scottish Convenor of Royal Town Planning Institute 2024
Vice Convenor of Heads of Planning



RTPI
Royal Town Planning Institute



From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 2022/0157/PPP Lomond Banks - WDC Roads Consultation Responses
Date: 09 April 2024 15:37:03
Attachments: [REDACTED]

Hi [REDACTED]

Please find attached WDC Roads final response in relation to this application.

Kind Regards

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Lomond Banks WDC catch up
Date: 05 April 2024 09:11:27

Happy to move to 10.30

From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Sent: 05 April 2024 09:08
To: [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>
Cc: [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>; [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>; [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>
Subject: RE: Lomond Banks WDC catch up

Apologies [REDACTED] – I misunderstood. I have another meeting at 10 – which may conclude by 10:30. If that transpires, then I could start our meeting earlier to let you join in part. If that is acceptable to all others?

[REDACTED]

[REDACTED]

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

From: [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>
Sent: Thursday, April 4, 2024 5:05 PM
To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Subject: RE: Lomond Banks WDC catch up

Hi

I am only free up to 11, happy if you go ahead without me or if you could move to 10.30 I will attend for first 30 mins.

Thanks,

[REDACTED]

-----Original Appointment-----

From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Sent: 04 April 2024 16:10
To: [REDACTED] [REDACTED] [REDACTED] [REDACTED]
Subject: Lomond Banks WDC catch up
When: 05 April 2024 11:00-12:00 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.
Where: Microsoft Teams Meeting

Microsoft Teams [Need help?](#)

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Meeting ID: [REDACTED]

Passcode [REDACTED]

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

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From: [REDACTED]
To: [REDACTED]
Cc: Stuart Mearns
Subject: RE: Lomond Banks 2022/0157/PPP - WDC Roads Response
Date: 04 April 2024 14 52 50
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)

Good afternoon, trust you are well?
11:00 am is fine by me
Regards

From: [REDACTED]
Sent: 04 April 2024 11:16
To: [REDACTED]
Cc: Stuart Mearns
Subject: RE: Lomond Banks 2022/0157/PPP - WDC Roads Response
Hi [REDACTED] - thanks for the update
[REDACTED] is on leave today but back tomorrow We could cover a call tomorrow? Do you have a preferred timing?
Best

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

From: [REDACTED] <[\[REDACTED\]@west-dunbarton.gov.uk](mailto:[REDACTED]@west-dunbarton.gov.uk)>
Sent: Thursday, April 4, 2024 10:39 AM
To: [REDACTED] <[\[REDACTED\]@lochlomond-trossachs.org](mailto:[REDACTED]@lochlomond-trossachs.org)>; [REDACTED] <[\[REDACTED\]@west-dunbarton.gov.uk](mailto:[REDACTED]@west-dunbarton.gov.uk)>; [REDACTED] <[\[REDACTED\]@west-dunbarton.gov.uk](mailto:[REDACTED]@west-dunbarton.gov.uk)>
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Planning, Building Standards and Environmental Health Manager
Tel no: [REDACTED]
Scottish Convenor of Royal Town Planning Institute 2024
Vice Convenor of Heads of Planning



From: [REDACTED] <[\[REDACTED\]@lochlomond-trossachs.org](mailto:[REDACTED]@lochlomond-trossachs.org)>
Sent: 02 April 2024 17:43
To: [REDACTED] <[\[REDACTED\]@west-dunbarton.gov.uk](mailto:[REDACTED]@west-dunbarton.gov.uk)>; [REDACTED] <[\[REDACTED\]@west-dunbarton.gov.uk](mailto:[REDACTED]@west-dunbarton.gov.uk)>; [REDACTED] <[\[REDACTED\]@west-dunbarton.gov.uk](mailto:[REDACTED]@west-dunbarton.gov.uk)>
Cc: [REDACTED] <[\[REDACTED\]@lochlomond-trossachs.org](mailto:[REDACTED]@lochlomond-trossachs.org)>; Stuart Mearns <stuart.mearns@lochlomond-trossachs.org>; [REDACTED] <[\[REDACTED\]@west-dunbarton.gov.uk](mailto:[REDACTED]@west-dunbarton.gov.uk)>
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Kind 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]@west-dunbarton.gov.uk>

Sent: 28 March 2024 16:52

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

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

Subject: RE: Lomond Banks 2022/0157/PPP - WDC Roads Response

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Consultant to provide the August 2023 traffic scenario

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Should the applicant be prepared to undertake any appropriate mitigation measures then WDC Roads services would then be in a position to support the application.

We look forward to your response.

Kind Regards

[Redacted Signature]

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

Sent: 28 March 2024 10:23

To: [Redacted] <[Redacted]@west-dunbarton.gov.uk>; [Redacted] <[Redacted]@west-dunbarton.gov.uk>; [Redacted]

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

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

<[Redacted]@lochlomond-trossachs.org>

Subject: Lomond Banks 2022/0157/PPP - WDC Roads Response

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Regards

[Redacted Signature]

[Redacted] MRTPI

Senior Planner (Development Management)

Loch Lomond & The Trossachs National Park

Direct: 01389 [REDACTED]

www.lochlomond-trossachs.org

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From: [REDACTED]
To: [REDACTED]
Cc: Stuart Mearns
Subject: RE: Lomond Banks 2022/0157/PPP - WDC Roads Response
Date: 04 April 2024 14 06 58
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hi All
I am available at 11am also
Thanks
[REDACTED]

From: [REDACTED]
Sent: 04 April 2024 11:58
To: [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]
Cc: Stuart Mearns
Subject: Re: Lomond Banks 2022/0157/PPP - WDC Roads Response
Hi
I can do anytime up to 11am tomorrow if that suits?
Thanks,
[REDACTED]
Sent from [Outlook for iOS](#)

From: [REDACTED] <[\[REDACTED\]@west-dunbarton.gov.uk](mailto:[REDACTED]@west-dunbarton.gov.uk)>
Sent: Thursday, April 4, 2024 11:54:52 AM
To: [REDACTED] <[\[REDACTED\]@lochlomond-trossachs.org](mailto:[REDACTED]@lochlomond-trossachs.org)>; [REDACTED] <[\[REDACTED\]@lochlomond-trossachs.org](mailto:[REDACTED]@lochlomond-trossachs.org)>; [REDACTED] <[\[REDACTED\]@west-dunbarton.gov.uk](mailto:[REDACTED]@west-dunbarton.gov.uk)>; [REDACTED] <[\[REDACTED\]@west-dunbarton.gov.uk](mailto:[REDACTED]@west-dunbarton.gov.uk)>; [REDACTED] <[\[REDACTED\]@west-dunbarton.gov.uk](mailto:[REDACTED]@west-dunbarton.gov.uk)>
Cc: Stuart Mearns <stuart.mearns@lochlomond-trossachs.org>
Subject: RE: Lomond Banks 2022/0157/PPP - WDC Roads Response
Thanks [REDACTED] tomorrow would be great Morning would be good for me
From: [REDACTED] <[\[REDACTED\]@lochlomond-trossachs.org](mailto:[REDACTED]@lochlomond-trossachs.org)>
Sent: 04 April 2024 11:16
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www.twitter.com/lomondrossachs
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Sent: Thursday, April 4, 2024 10:39 AM
To: [REDACTED] <[\[REDACTED\]@lochlomond-trossachs.org](mailto:[REDACTED]@lochlomond-trossachs.org)>; [REDACTED] <[\[REDACTED\]@west-dunbarton.gov.uk](mailto:[REDACTED]@west-dunbarton.gov.uk)>; [REDACTED] <[\[REDACTED\]@west-dunbarton.gov.uk](mailto:[REDACTED]@west-dunbarton.gov.uk)>; [REDACTED] <[\[REDACTED\]@west-dunbarton.gov.uk](mailto:[REDACTED]@west-dunbarton.gov.uk)>
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RTPI
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Senior Planner (Development Management)

Loch Lomond & The Trossachs National Park

Direct: 01389 [REDACTED]

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

Sent: 28 March 2024 16:52

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

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

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

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[Redacted Signature]

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

Sent: 28 March 2024 10:23

To: [Redacted] <[Redacted]@west-dunbarton.gov.uk>; [Redacted] <[Redacted]@west-dunbarton.gov.uk>; [Redacted]

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

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

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Cc: Stuart Mearns
Subject: RE: Lomond Banks 2022/0157/PPP - WDC Roads Response
Date: 04 April 2024 12:14:26
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

That's good for me

From: [REDACTED]
Sent: 04 April 2024 11:58
To: [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]
Cc: Stuart Mearns
Subject: Re: Lomond Banks 2022/0157/PPP - WDC Roads Response
Hi
I can do anytime up to 11am tomorrow if that suits?
Thanks,
[REDACTED]
Sent from [Outlook for iOS](#)

From: [REDACTED] <[\[REDACTED@west-dunbarton.gov.uk\]](mailto:[REDACTED@west-dunbarton.gov.uk])>
Sent: Thursday, April 4, 2024 11:54:52 AM
To: [REDACTED] <[\[REDACTED@lochlomond-trossachs.org\]](mailto:[REDACTED@lochlomond-trossachs.org])>; [REDACTED] <[\[REDACTED@lochlomond-trossachs.org\]](mailto:[REDACTED@lochlomond-trossachs.org])>; [REDACTED] <[\[REDACTED@west-dunbarton.gov.uk\]](mailto:[REDACTED@west-dunbarton.gov.uk])>; [REDACTED] <[\[REDACTED@west-dunbarton.gov.uk\]](mailto:[REDACTED@west-dunbarton.gov.uk])>; [REDACTED] <[\[REDACTED@west-dunbarton.gov.uk\]](mailto:[REDACTED@west-dunbarton.gov.uk])>
Cc: Stuart Mearns <stuart.mearns@lochlomond-trossachs.org>
Subject: RE: Lomond Banks 2022/0157/PPP - WDC Roads Response
Thanks [REDACTED] tomorrow would be great Morning would be good for me

From: [REDACTED] <[\[REDACTED@lochlomond-trossachs.org\]](mailto:[REDACTED@lochlomond-trossachs.org])>
Sent: 04 April 2024 11:16
To: [REDACTED] <[\[REDACTED@west-dunbarton.gov.uk\]](mailto:[REDACTED@west-dunbarton.gov.uk])>; [REDACTED] <[\[REDACTED@lochlomond-trossachs.org\]](mailto:[REDACTED@lochlomond-trossachs.org])>; [REDACTED] <[\[REDACTED@west-dunbarton.gov.uk\]](mailto:[REDACTED@west-dunbarton.gov.uk])>; [REDACTED] <[\[REDACTED@west-dunbarton.gov.uk\]](mailto:[REDACTED@west-dunbarton.gov.uk])>; [REDACTED] <[\[REDACTED@west-dunbarton.gov.uk\]](mailto:[REDACTED@west-dunbarton.gov.uk])>
Cc: Stuart Mearns <stuart.mearns@lochlomond-trossachs.org>
Subject: RE: Lomond Banks 2022/0157/PPP - WDC Roads Response
Hi [REDACTED] - thanks for the update
[REDACTED] is on leave today but back tomorrow We could cover a call tomorrow? Do you have a preferred timing?
Best
[REDACTED]

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

From: [REDACTED] <[\[REDACTED@west-dunbarton.gov.uk\]](mailto:[REDACTED@west-dunbarton.gov.uk])>
Sent: Thursday, April 4, 2024 10:39 AM
To: [REDACTED] <[\[REDACTED@lochlomond-trossachs.org\]](mailto:[REDACTED@lochlomond-trossachs.org])>; [REDACTED] <[\[REDACTED@west-dunbarton.gov.uk\]](mailto:[REDACTED@west-dunbarton.gov.uk])>; [REDACTED] <[\[REDACTED@west-dunbarton.gov.uk\]](mailto:[REDACTED@west-dunbarton.gov.uk])>; [REDACTED] <[\[REDACTED@west-dunbarton.gov.uk\]](mailto:[REDACTED@west-dunbarton.gov.uk])>
Cc: [REDACTED] <[\[REDACTED@lochlomond-trossachs.org\]](mailto:[REDACTED@lochlomond-trossachs.org])>; Stuart Mearns <stuart.mearns@lochlomond-trossachs.org>
Subject: RE: Lomond Banks 2022/0157/PPP - WDC Roads Response
Hi all,

I thought I would give you an update on where I am with the report I am trying to finalise the report for Council The report needs to be issued next Wednesday if it is to be on the agenda for April Council
It would it be helpful to have a quick meeting tomorrow or early Monday morning to try and resolve these outstanding issues
Regards,
[REDACTED]

Planning, Building Standards and Environmental Health Manager
Tel no: [REDACTED]
Scottish Convenor of Royal Town Planning Institute 2024
Vice Convenor of Heads of Planning



From: [REDACTED] <[\[REDACTED@lochlomond-trossachs.org\]](mailto:[REDACTED@lochlomond-trossachs.org])>
Sent: 02 April 2024 17:43
To: [REDACTED] <[\[REDACTED@west-dunbarton.gov.uk\]](mailto:[REDACTED@west-dunbarton.gov.uk])>; [REDACTED] <[\[REDACTED@west-dunbarton.gov.uk\]](mailto:[REDACTED@west-dunbarton.gov.uk])>; [REDACTED] <[\[REDACTED@west-dunbarton.gov.uk\]](mailto:[REDACTED@west-dunbarton.gov.uk])>
Cc: [REDACTED] <[\[REDACTED@lochlomond-trossachs.org\]](mailto:[REDACTED@lochlomond-trossachs.org])>; Stuart Mearns <stuart.mearns@lochlomond-trossachs.org>; [REDACTED] <[\[REDACTED@west-dunbarton.gov.uk\]](mailto:[REDACTED@west-dunbarton.gov.uk])>
Subject: Re: Lomond Banks 2022/0157/PPP - WDC Roads Response
Hi [REDACTED]

Thank you for your email. I have a few questions and points of clarification if I may:

1. I am presuming that your below response is an interim response pending receipt of the clarifications that you have sought from the applicant that will enable you to finalise your advice to us. Once you are in a position to finalise your consultation response, please send this to us under separate cover and we will publish it on the portal at the appropriate time. Please confirm whether the attached report is intended to be published alongside your final response or whether this is just for your internal use.
2. In your final response to us please include any planning conditions that you require to be attached to any permission the planning authority may issue. If the position of the Roads Authority is that mitigation in the form of road upgrades at the McDonalds roundabout are required in order to avoid an objection, then a condition securing these should be requested. If detailed drawings of the mitigation works are available then the condition should reference these - and we will need these details/plans to publish alongside your final response. If the scheme has yet to be designed in detail then the condition should describe the extent of works required to be undertaken and require further detailed drawings to be submitted and when these must be implemented by (prior to commencement or occupation - whichever timeframe the Roads Authority deems most appropriate).

3. You mention the upgrade works that have already been agreed with Transport Scotland in relation to the Stonymollan Roundabout and that you have taken these into account in designing up the mitigation. Transport Scotland have not formally requested any such measures or conditions to secure these works in their response to the application. Implementation of the Section 48 agreement we understand is now in place between Transport Scotland and the applicant pertaining to these works would be at the behest of Transport Scotland and the planning authority cannot seek to enforce the works or influence their timing. It is not clear whether your advice is predicated on these works being undertaken. For the avoidance of doubt, please confirm that the traffic impacts would remain acceptable to the Roads Authority (subject to the mitigation above) in the absence of the Stonymollan Roundabout works. If the impacts at McDonalds roundabout would be unacceptable without these works then the Road Authority will need to request that the planning authority use available means to secure them (i.e. suspensive planning condition or legal agreement).
4. In your previous responses (17 March 2023, 16 May 2023) various points were raised regarding other aspects of the submission including Parking and Signage strategy and Framework Travel Plan etc. In your final response to us please confirm that all those requirements have been addressed to your satisfaction. Please also reiterate any related conditions that the Road Authority requires to be attached to any planning permission the planning authority may be minded to grant.

Kind 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]@west-dunbarton.gov.uk>

Sent: 28 March 2024 16:52

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

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

Subject: RE: Lomond Banks 2022/0157/PPP - WDC Roads Response

Hi [REDACTED]

In regards to the above planning application I would offer the following response from WDC Roads.

WDC Roads have had the modelling/traffic figures assessed by our consultant (report attached) and as you can see there is still a number of point outstanding which would allow us to validate the report submitted in support of the application.

For your convenience and ease of reference I have listed these points below;

Consultant to confirm the correct land uses have been used.

Consultant to provide the August 2023 traffic scenario

A comparison of observed/ modelled queues should be provided along with justification / commentary as to the appropriateness of the base model results.

Further information needs to be provided on modelling validation and justification provided that existing junction models reasonably reflect existing conditions/ operation.

Whilst WDC still seek clarification from the applicants on the information highlighted in the report, however based on the information provided the proposed development will result in an increase in traffic flows in the AM, PM and Saturday peak and that the impact will result in a deterioration of the junction performance of the Stonymollan Roundabout and Ballochloan (Old Luss Road) Roundabout.

Given the current figures result in a deterioration of junction performance at the Ballochloan (Old Luss Road) Roundabout, WDC Roads would require mitigation measures at this location to offset the increased traffic flow. We are aware that upgrade works have already been agreed with Transport Scotland in relation to the Stonymollan Roundabout and therefore have not included for any additional measures at this location.

After undertaking our own review of the Ballochloan roundabout, and taking into account proposed alterations at Stonymollan by Transport Scotland, we have developed a high level proposal for the mitigation we would require at this location which would include widening of the A811 W approach to allow for a left slip lane.

The proposed mitigation is shown below.



A summary of the modelling results is shown below.

Approaches	AM Peak		PM Peak		Sat Peak	
	Queue	RFC	Queue	RFC	Queue	RFC
2031 B+D						
1 - A811 E	2.3	0.652	3.9	0.730	2.2	0.594
2 - Luss Road	0.8	0.340	2.0	0.527	1.1	0.364
3 - A811 W	1.7	0.308	6.0	0.738	2.1	0.416
4 - Old Luss Road	0.5	0.206	2.0	0.487	2.1	0.516

The above table shows that the junction will operate well within capacity in all scenarios. In the PM peak the queues on the A811 W have been reduced from 80.2 PCU to a 6.0 PCU. The RFC is also below the theoretical capacity at 0.738 RFC. These figures are based on the information provided by the developer and may be subject to change once full clarification is received.

The works will include breakout of existing kerblines and surfacing, removal and replacement of signage, reset of kerbs and surfacing, relocation of 1No lighting column and changes to the signalised crossing however detailed design should be undertaken to review the full extent of works required.

Should the applicant be prepared to undertake any appropriate mitigation measures then WDC Roads services would then be in a position to support the application.

We look forward to your response.

Kind Regards

[Redacted Signature]

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

Sent: 28 March 2024 10:23

To: [Redacted] <[Redacted]@west-dunbarton.gov.uk>; [Redacted] <[Redacted]@west-dunbarton.gov.uk>; [Redacted]

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

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

<[Redacted]@lochlomond-trossachs.org>

Subject: Lomond Banks 2022/0157/PPP - WDC Roads Response

Dear [Redacted]

Following our meeting last week, please could you update us on when we can expect to receive a formal position from WDC Roads on the application following the applicant's most recent transport-related submissions?

Regards

[Redacted Signature]

[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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From: [REDACTED]
To: [REDACTED]
Cc: Stuart Mearns
Subject: Re: Lomond Banks 2022/0157/PPP - WDC Roads Response
Date: 02 April 2024 17:42:52
Attachments: image001.png
image002.png
Lomond Shores Response Note 3 v1.0 ISSUE.pdf

Hi [REDACTED]

Thank you for your email. I have a few questions and points of clarification if I may:

1. I am presuming that your below response is an interim response pending receipt of the clarifications that you have sought from the applicant that will enable you to finalise your advice to us. Once you are in a position to finalise your consultation response, please send this to us under separate cover and we will publish it on the portal at the appropriate time. Please confirm whether the attached report is intended to be published alongside your final response or whether this is just for your internal use.
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Kind regards

[REDACTED]

[REDACTED] MRTPI
Senior Planner (Development Management)

Loch Lomond & The Trossachs National Park
Direct: 01389 [REDACTED]
www.lochlomond-trossachs.org

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National Park Authority staff can reach me via Teams.
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From: [REDACTED] <[\[REDACTED@west-dunbarton.gov.uk\]](mailto:[REDACTED@west-dunbarton.gov.uk])>
Sent: 28 March 2024 16:52
To: [REDACTED] <[\[REDACTED@lochlomond-trossachs.org\]](mailto:[REDACTED@lochlomond-trossachs.org])>; [REDACTED] <[\[REDACTED@west-dunbarton.gov.uk\]](mailto:[REDACTED@west-dunbarton.gov.uk])>; [REDACTED]
<[\[REDACTED@west-dunbarton.gov.uk\]](mailto:[REDACTED@west-dunbarton.gov.uk])>
Cc: [REDACTED] <[\[REDACTED@west-dunbarton.gov.uk\]](mailto:[REDACTED@west-dunbarton.gov.uk])>; Stuart Mearns <stuart.mearns@lochlomond-trossachs.org>; [REDACTED]
<[\[REDACTED@lochlomond-trossachs.org\]](mailto:[REDACTED@lochlomond-trossachs.org])>
Subject: RE: Lomond Banks 2022/0157/PPP - WDC Roads Response

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The above table shows that the junction will operate well within capacity in all scenarios. In the PM peak the queues on the A811 W have been reduced from 80.2 PCU to a 6.0 PCU. The RFC is also below the theoretical capacity at 0.738 RFC. These figures are based on the information provided by the developer and may be subject to change once full clarification is received.

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We look forward to your response.

Kind Regards



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

Sent: 28 March 2024 10:23

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

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

Subject: Lomond Banks 2022/0157/PPP - WDC Roads Response

Dear [REDACTED],

Following our meeting last week, please could you update us on when we can expect to receive a formal position from WDC Roads on the application following the applicant's most recent transport-related submissions?

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
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From: [REDACTED]
To: [REDACTED]
Cc: [Stuart Means](#); [REDACTED]

RE: Lomond Banks 2022/0157/PPP - WDC Roads Response
28 March 2024 16:53:24
[image006.png](#)
[image007.png](#)
[Lomond Shores Response Note 3 v1.0 ISSUE.pdf](#)

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Kind Regards

■

From: ■ <■@lochlomond-trossachs.org>

Sent: 28 March 2024 10:23

To: ■ <■@west-dunbarton.gov.uk>; ■ <■@west-dunbarton.gov.uk>; ■ <■@west-dunbarton.gov.uk>

Cc: ■ <■@west-dunbarton.gov.uk>; Stuart Mearns <stuart.mearns@lochlomond-trossachs.org>; ■ <■@lochlomond-trossachs.org>

Subject: Lomond Banks 2022/0157/PPP - WDC Roads Response

Dear ■ ■

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Regards

■

■ MRTPI
Senior Planner (Development Management)

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From: [REDACTED]
To: [REDACTED] [Stuart Mearns](#); [REDACTED]
Subject: RE: Consultation Request Notification - 2022/0157/PPP
Date: 15 March 2024 06:35:03
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image010.png](#)
[image011.png](#)

Hi [REDACTED]

The high level costs are those provided by Atkins of [REDACTED].

Kind Regards

[REDACTED]

From: [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>
Sent: 14 March 2024 19:56
To: 'stuart.mearns@lochlomond-trossachs.org' <stuart.mearns@lochlomond-trossachs.org>; [REDACTED]
[REDACTED] ([REDACTED]@lochlomond-trossachs.org) <[REDACTED]@lochlomond-trossachs.org>; [REDACTED]
[REDACTED] ([REDACTED]@lochlomond-trossachs.org) <[REDACTED]@lochlomond-trossachs.org>; [REDACTED]
<[REDACTED]@west-dunbarton.gov.uk>; [REDACTED]
<[REDACTED]@west-dunbarton.gov.uk>
Subject: FW: Consultation Request Notification - 2022/0157/PPP

Hi all,

Please see the latest from the applicant about the Ballochloan(McDonalds) Roundabout. Sorry I cannot make the meeting on Tuesday unless it was before 10.30am

[REDACTED] [REDACTED] - could you clarify the costs for the two options and the preferred option.

Stuart/[REDACTED] / [REDACTED] – are you happy with this being covered by S75 whereby the applicant will fund the alterations.

Keen to get this application to April Council. I have recently updated the Chief Executive as the Leader of the Council has been looking for updates on the traffic improvements.

Any indication when you will issue the notification . keen to get this done before the April Council meeting.

Regards,

[REDACTED]

[REDACTED]
Planning, Building Standards and Environmental Health Manager
Tel no: [REDACTED]

Scottish Convenor of Royal Town Planning Institute 2024
Vice Convenor of Heads of Planning

From: [REDACTED] <[REDACTED]@stantec.com>
Sent: 13 March 2024 16:00
To: [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>
Subject: RE: Consultation Request Notification - 2022/0157/PPP

Hi [REDACTED]

Left a voicemail on your mobile. Just confirming that we have spoken with the applicant, and they are willing to commit to providing finance to improve the function of the McDonalds roundabout. This is a positive step forward and hopefully allows you to progress to the April Committee.

A few questions if that is okay. On the call you mentioned 2 options at between [REDACTED] but the Arkins Report refers to [REDACTED] T. Can you clarify the costs please?

Also, what is required to confirm the commitment as we are assuming it will need to be a S75 that would need to be signed off by both the Park as Planning Authority and WDC as Roads Authority. Please advise if you can?

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: Monday, March 11, 2024 5:04 PM
To: [REDACTED] <[REDACTED]@stantec.com>
Subject: FW: Consultation Request Notification - 2022/0157/PPP

[REDACTED]

This is the report which specifies changes to the Ballochloan Roundabout as discussed.
Happy to discuss.

Regards,

[REDACTED]

[REDACTED]
Planning, Building Standards and Environmental Health Manager
Tel no: [REDACTED]

**Scottish Convenor of Royal Town Planning Institute 2024
Vice Convenor of Heads of Planning**



RTPI
Royal Town Planning Institute



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From: [REDACTED]
To: [REDACTED]
Cc: [Stuart Mearns](#); [REDACTED]
Subject: RE: 2022/0157/PPP Lomond Banks - Transport Technical Note
Date: 05 March 2024 17:29:26
Attachments: [image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image013.png](#)

Dear [REDACTED]
Good evening, you will note that our consultants have asked that we request further information from Stantec.
They anticipate being in a position to respond within two weeks of receipt of this information. We will require to discuss internally and provide the WDC response shortly thereafter.
You may wish to reschedule any further discussions until w/c 18/03/24
Regards
[REDACTED]

From: [REDACTED]
Sent: 04 March 2024 14:54
To: [REDACTED]; [REDACTED]; [REDACTED]
Cc: Stuart Mearns; [REDACTED]; [REDACTED]
Subject: Re: 2022/0157/PPP Lomond Banks - Transport Technical Note
Dear [REDACTED]

I see that you have all been cc'd into the applicant's most recent Transport Assessment technical note (attached again for convenience).
We look forward to receiving the Road Authority's response. If this could be expedited- please as we are under some significant pressure now to move this application to determination. Please let me know your anticipated timescales.
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 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: 23 February 2024 12:10
To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Cc: Stuart Mearns <stuart.mearns@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>
Subject: 2022/0157/PPP Lomond Banks - Transport Technical Note

Hi [REDACTED]
Please find attached the Transport Technical Note following WDC Transports request for further assessment of impact on the Stoney-mollan and A811/Luss Road/Old Luss Road roundabouts following review of the submitted

Summer Traffic Assessment.

The key message from the attached is that the proposed development will not have a material traffic impact on the operation of either the existing Stoneymollan and A811/Luss Road/Old Luss Road roundabout junctions. This has also been evidenced in the submitted Transport Assessment and Summer Traffic Assessment.

Please can you confirm that this along with the other previously submitted documents can now be placed on the Councils planning portal and allow for formal consultation with the required consultees and wider community.

Any questions or issues please let me know.

Kind Regards



MRTPI

Senior Associate - Planning

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

Direct: +44 (0)141



stantec.com



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From: [REDACTED]
To: [REDACTED]; Stuart Mearns; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]
Cc: [REDACTED]
Subject: 2022/0157/PPP Lomond Banks - Traffic & Transport, NPF4 Policy 22 & Previously Developed Land
Date: 05 March 2024 17:16:06
Attachments: [image010.png](#)
[image011.png](#)
[image013.png](#)
[image015.png](#)
[image018.png](#)
[image019.png](#)
[image020.png](#)
[image021.png](#)

[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

From: [REDACTED]
Sent: 01 March 2024 09:29
To: stuart.mearns@lochlomond-trossachs.org; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]
Cc: [REDACTED]; [REDACTED]; [REDACTED]
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 LLTNP 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:

<!--[if !supportLists]-->o <!--[endif]-->Transport Technical Note – submitted 23 February 2024

<!--[if !supportLists]-->o <!--[endif]-->Updated Flood Risk Information Note inc. Compensatory Storage – submitted 8 December 2023

<!--[if !supportLists]-->o<!--[endif]--> Signed Letter of Undertaking between Transport Scotland and applicant to improve the Stoneyhall Roundabout – submitted 10 November 2023

<!--[if !supportLists]-->o<!--[endif]-->Ecology Re-Validation Survey - submitted 10 November 2023

<!--[if !supportLists]-->o <!--[endif]-->Summer Traffic Assessment August 2023 – Submitted 25 September 2023

<!--[if !supportLists]-->o <!--[endif]-->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](mailto:[REDACTED]@west-dunbarton.gov.uk)>
Cc: [REDACTED] <[REDACTED][west-dunbarton.gov.uk](mailto:[REDACTED]@west-dunbarton.gov.uk)>; [REDACTED]
<[REDACTED][west-dunbarton.gov.uk](mailto:[REDACTED]@west-dunbarton.gov.uk)>;
[REDACTED] <[REDACTED][west-dunbarton.gov.uk](mailto:[REDACTED]@west-dunbarton.gov.uk)>;
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)>;

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

trossachs.org>; [REDACTED]
<[REDACTED]flamingoland.co.uk>; [REDACTED]
[REDACTED] <[REDACTED]glenfruin.co.uk>;
[REDACTED]
<[REDACTED]stantec.com>; [REDACTED]
[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 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

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

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**

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 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

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 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

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.
- 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>

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

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)

Cc: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>;
[REDACTED] <[REDACTED]@stantec.com>; [REDACTED]
[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 '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

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

<!--[if !supportLists]--> <!--[endif]-->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

<!--[if !supportLists]--> <!--[endif]-->>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

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 Stoneymollan roundabout northbound required improvement and this should 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 Stoneymollan 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:*

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 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:

<!--[if !supportLists]--> <!--[endif]--

>Tuesday 12 December to Friday 15 December

<!--[if !supportLists]--> <!--[endif]--

>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,

Dear [REDACTED]

I refer to your earlier emails in respect of the above application. I have undernoted 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

<!--[if !supportLists]-->•<!--[endif]--

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

<!--[if !supportLists]-->•<!--[endif]--

>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.

<!--[if !supportLists]-->•<!--[endif]--

>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

<!--[if !supportLists]-->•<!--[endif]-->More

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

<!--[if !supportLists]-->•<!--[endif]-->Daily

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

<!--[if !supportLists]-->•<!--[endif]--

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

<!--[if !supportLists]-->•<!--[endif]--

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

[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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<!--[if !supportLists]-->•<!--[endif]--

>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



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,

[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]

[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]

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

Sent: 12 December 2023 17:53

To: planningemail - Loch Lomond

<[REDACTED]@lochlomond-trossachs.org>

Cc: [REDACTED] <[REDACTED]@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

<!--[if !supportLists]-->• <!--[endif]-->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.

<!--[if !supportLists]-->• <!--[endif]-->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.

<!--[if !supportLists]-->• <!--[endif]-->

>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

[REDACTED]

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]

[REDACTED] stantec.com



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From: [REDACTED]
To: [planningemail - Loch Lomond](mailto:planningemail@lochlomond-trossachs.org)
Cc: [REDACTED]
Subject: FW: Consultation Request Notification - 2022/0157/PPP - Summer Traffic Assessment
Date: 12 December 2023 17:53:56
Importance: High

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

[REDACTED]

Roads and Transportation Manager
West Dunbartonshire Council
Elm Road Depot
Broadmeadow Industrial Estate
Dumbarton
G82 2RH

Cc: planningemail - Loch Lomond <planning@lochlomond-trossachs.org>

Subject: Consultation Request Notification - 2022/0157/PPP

Please find attached details of a new planning application. Best regards, LLTNPA
Planning Team

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED] [Stuart Mearns](#); [REDACTED]
Subject: Re: Lomond Banks ref. 2022/0157/PPP
Date: 20 November 2023 13:33:08

[REDACTED]

Good afternoon, trust you are well?

[REDACTED] and myself have discussed this and I understand that it will be the subject of further internal discussion prior to response.

I would anticipate that upon conclusion of these further discussions we will revert to you.

Regards

[REDACTED]

Sent from [Outlook for Android](#)

From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Sent: Monday, November 20, 2023 1:24:27 pm
To: [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>; [REDACTED]
<[REDACTED]@west-dunbarton.gov.uk>
Cc: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; Stuart Mearns
<stuart.mearns@lochlomond-trossachs.org>; [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>
Subject: Re: Lomond Banks ref. 2022/0157/PPP

Hi [REDACTED]

I'm just writing to follow up on my below meeting request.

Additionally we understand that WDC has commissioned work in relation to the McDonalds roundabout. We are keen to understand if this work is to inform your response to the application (or is something separate) and whether the timeframes for this work will have any bearing on WDC's response and thus our timeframes as regards progressing the application.

I can clear my diary next week onwards (excluding 1st and 4th December) to accommodate a short meeting.

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] 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]@lochlomond-trossachs.org>

Sent: 01 November 2023 09:21

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

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

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

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

Subject: Lomond Banks ref. 2022/0157/PPP

Dear [REDACTED]

I hope you're both well. I'm writing to suggest we tee up a meeting over the next couple of weeks to discuss the latest submission from Lomond Banks (the Summer traffic survey) and your initial response to that, prior to formally reconsulting you. We are interested to know if it is likely to change the Road Authority position and also whether the information submitted is satisfactory and whether you are likely to be requiring any further information.

This will help us co-ordinate the publication of submissions and formal re-consultation - as we only wish to do this once and before we do so we wish to ensure that we have all the necessary information from the applicant.

It would also be helpful to discuss what you know about the agreement with Transport Scotland and the works we understand are proposed to be undertaken to the Stoneyhollen Roundabout.

My diary is pretty clear over the next two weeks so happy to diarise around your availability and Stuart / [REDACTED] if they wish to be present.

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 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](#).

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which it is addressed.

From: [REDACTED]
To: [Stuart Mearns](#)
Cc: [REDACTED]
Subject: RE: Case update
Date: 03 November 2023 14:56:58
Attachments: [image002.png](#)
[image004.png](#)
[FW Lomond Banks - updated Transport Information.msg](#)

Stuart,

Thanks for this helpful update. I provided an update last week to the Council's Chief Executive and Leader following a discussion with yourself and with [REDACTED] from Stantec.

I have attached the email for information.

I would be interested in any meeting with the Council's Roads Services. You will read in the email they have commissioned an additional study of McDonalds roundabout and are awaiting the findings.

Regards,

[REDACTED]

[REDACTED]

Planning, Building Standards and Environmental Health Manager

Tel no: [REDACTED]



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

Sent: 02 November 2023 09:39

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

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

<[REDACTED]@lochlomond-trossachs.org>

Subject: Case update

Morning [REDACTED]

Here's a note to update you on relevant aspects on Lomond Banks to inform your own process and timescales for the Council's response, further to our recent call. I hope the note below helps update you.

Transport

We received a Summer Traffic Survey from the applicant on 25th September, and prior to

that a Traffic and Transport Note, that were both cc'd to the Road Authority. The case officer has requested a meeting with WDC Road Authority to understand whether this alters their position (currently no objection) and whether any further information is likely to be requested from the applicant. Let me know if you would like to join the meeting. We have not yet formally/publicly consulted the Road Authority or Transport Scotland on this new information but plan to in due course.

Additionally, we understand that the applicant has agreed a memorandum of understanding with Transport Scotland in relation to works to Stoneymollen Roundabout and that this is currently with Transport Scotland for sign off. We have been promised a copy by the applicant's agent and are still awaiting this.

We understand from the applicant that these works are not required as 'mitigation' but are being volunteered up by the applicant in the event the application is approved. We will need to understand what these works entail and have confirmation (either from Transport Scotland or WDC) whether there is any requirement for the works as a result of the recent summer survey (or whether it remains that these works are not required as mitigation).

Flood Risk

You'll be aware that SEPA responded to the Feb 2023 consultation requiring a revised flood risk assessment which was received in July. Having considered SEPA's response and the applicant's position there are some aspects we are seeking clarification on.

Other

The applicant is currently undertaking ecological survey update work which is underway with reports to be submitted in the coming weeks.

We currently expect to publish and undertake one final round of public consultation on all the submissions – considering the requirements within EIA regs - once we have received all the information which is awaited and are content that there is no further information to be requested/submitted as a result of the outstanding flood and transport matters. Will let you know when this is confirmed and out timescales.

Thanks
Stuart

Stuart Mearns
Director of Place

Loch Lomond & The Trossachs National Park

Direct: 01389 [REDACTED]

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From: [REDACTED]
To: [REDACTED]
Cc: [Stuart Mearns](#); [REDACTED]
Subject: Lomond Banks 2022/0157/PPP - updated FRA
Date: 01 November 2023 14:09:22
Attachments: [Stantec Information Note to SEPA Consultation Response 19.09.23 \(2\).docx](#)

Hi [REDACTED]

It has come to my attention that your team was not consulted when we received an updated flood risk assessment from the applicant in late June 2023. Please accept my apologies for this oversight.

The updated flood risk assessment was requested by SEPA when we consulted on the revised proposals on 23 February 2023 (post NPF4 publication). I note we did not receive a response from your department at that time - and so we understand your current position remains one of 'no objection' (as per your email of 23 June 2022).

For your awareness SEPA was consulted on the updated FRA in June this year and has maintained their objection to the application on the grounds that the site floods. However their response indicates that they would review their position if the site meets the exceptions criteria for previously developed land within Policy 22a of NPF4.

In response the applicant submitted the attached statement (a copy of which has been provided to SEPA).

We are in the process of seeking clarity on SEPA's position in the event we consider the site does benefit from the NPF4 exception for previously developed land (as the applicant contends in this note) and are awaiting their response. This may lead to further flood-related submissions from the applicant and we will consult you in that event.

I wanted to draw this situation to your attention, in case you were not aware, and offer the opportunity for your team to provide any further comment at this point, should you wish to do so.

The updated FRA can be viewed online [Simple Search \(lochlomond-trossachs.org\)](https://simplesearch.lochlomond-trossachs.org) by using reference number 2022/0157/PPP.

Regards

[REDACTED]

[REDACTED] MRTPI
Senior Planner (Development Management)

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found in our latest [advice to visitors](#).

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: 2022/0157/PPP - Lomond Banks Balloch Consultation
Date: 17 March 2023 14:52:33

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 undernoted 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 car parks and by which route vehicles will have to take.

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED] [Stuart Mearns](#)
Subject: RE: 2022/0157/PPP - Lomond Banks (Flamingo Land) consultation
Date: 16 March 2023 15:24:33

Hi [REDACTED]
Thanks for this information. Due to current resource issues we have again approached an external consultant to assist with the response and we have collated they have already submitted some initial comments. Most of these have related to the summer peak and parking. We have now circulated this additional information and asked for further comment. We will provide a response as soon as possible
Kind Regards
[REDACTED]

From: [REDACTED]
Sent: 16 March 2023 14:11
To: [REDACTED]; [REDACTED]
Cc: [REDACTED]; Stuart Mearns
Subject: 2022/0157/PPP - Lomond Banks (Flamingo Land) consultation

Hi [REDACTED]
Further to our recent communications below I just wanted to check that you are in receipt of our re-consultation request relating to the Lomond Banks (Flamingo Land) application 2022/0157/PPP.

The applicant has submitted a scope for a summer traffic assessment (attached for convenience) and has also updated the EIA chapter for Traffic and Transport (again attached for convenience). Consultation responses are invited by 25 March. I'd be grateful for your early feedback and if you will be requiring any further assessment work or submissions from the applicant so that we can consider the likely timeframes for determination.

I would also be grateful for the Road Authority's comment on the parking provision, and in particular for holiday lodges (since your updated guidance does not have these as a category of development so the requirement is not clear).

If you need to review the application file you can do so here by typing in the reference number 2022/0157/PPP [Simple Search \(lochlomond-trossachs.org\)](#)

Please note that we have received interim correspondence from [REDACTED] Clement at Transport Scotland asking to be notified when the peak summer assessment report is available.

I look forward to your consultation response in due course.

Regards

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

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[REDACTED]

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Lomond Banks - WDC feedback on additional traffic information
Date: 25 January 2023 10:03:25

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
Development Management Planner

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From: [REDACTED]
To: [REDACTED]
Subject: Fw: Lomond Banks - transport contacts
Date: 01 December 2022 12:48:49

Hi [REDACTED]

Apologies, I forgot to cc you - please see below email sent to [REDACTED] following our meeting this afternoon FYI.

Regards
[REDACTED]

From: [REDACTED]
Sent: 01 December 2022 12:47
To: [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>
Cc: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; [REDACTED] <[REDACTED]@stantec.com>
Subject: Lomond Banks - transport contacts

Hi [REDACTED]

Further to our discussion just now [REDACTED] is the agent contact for the Lomond Banks application ([REDACTED] cc'd and contact details below).

After the meeting with [REDACTED] on 18 Nov I spoke to [REDACTED] last week and passed on her suggestion that the applicant's transport consultants liaised with you direct regarding any information/evidence they may have relating to the summer season traffic that could help us better understand the in-season impacts and address concerns raised about the timing of the surveys.

As advised, there will be a further 30-day consultation with the roads authority on the additional information expected to be submitted by the applicant and this provides an opportunity to address this particular aspect in your consultation response.

Regards
[REDACTED]

[REDACTED] MRTPI
Associate Planner

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

[REDACTED] MRTPI

Development Management Planner

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From: [REDACTED]
To: [REDACTED]
Subject: Fw: Meeting tomorrow re 2022/0157/PPP - Lomond Banks
Date: 18 November 2022 09:27:20
Attachments: [REDACTED]

Hi [REDACTED]

Ahead of our meeting please see attached and below for awareness.

Regards
[REDACTED]

[REDACTED] MRTPI
Development Management Planner

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From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Sent: 17 November 2022 15:45
To: [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>
Cc: Stuart Mearns <stuart.mearns@lochlomond-trossachs.org>; [REDACTED]
<[REDACTED]@lochlomond-trossachs.org>; [REDACTED] <[REDACTED]@west-dunbarton.gov.uk>
Subject: Meeting tomorrow re 2022/0157/PPP - Lomond Banks

Hi [REDACTED]

Ahead of our meeting tomorrow and for your awareness, please see attached a request
for further information that we issued to the applicant today and will be publishing on our
planning portal in due course. Please note the section including traffic and parking
matters in which we reference the Road Authority and which we can touch on tomorrow.

Regards
[REDACTED]

[REDACTED] MRTPI
Development Management Planner

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