

INCHCONNACHAN ISLAND MANAGEMENT PLAN



ANNUAL REPORT ON ACTIVITIES – 2025

Ironside Farrar / 62269

SUMMARY OF ACTIONS DURING 2025 UNDER THE ISLAND MANAGEMENT PLAN

Element	2025 Activities
Invasive Management - Beginning in the NW corner of the island, rhododendron clearance will be undertaken through pulling young plants, stem injection or foliar herbicide followed by removal of any remnant dead material. - Grey squirrel control - Continued membership of the Deer Management Plan - Cleaning vessels and equipment before use on Inchconnachan	Rhododendron is recognized as one of the most damaging invasive non-native species (INNS) on the island. It dominates dense stands around lodge zones (particularly zones 10–11) and is scattered across north-western and central sectors (zones 1–4, 9). The species actively suppresses natural regeneration of native woodland, prevents light availability, reduces ground flora diversity, and increases susceptibility to <i>Phytophthora</i> disease. The developer has committed to a phased, site-specific removal programme with integrated Ecological Clerk of Works (ECoW) supervision to ensure statutory compliance and effective habitat restoration. The works will restore native oak and birch woodland communities while maintaining ecological integrity throughout operations. Field survey and reporting was carried out by Stuart Abernethy MCIEEM who has undertaken Invasive species management plans for commercial and residential projects during his ecological career. A targeted invasive species survey was undertaken on 21 August 2025 allowing full access to all compartments identified for rhododendron control. Occurrences of <i>Rhododendron ponticum</i> were classified as either: • Patches – used where a stand comprised multiple stems/plants forming a contiguous or near-contiguous clump; and • Individuals – used where plants were clearly isolated single specimens. Each record (patch or individual) was assigned GPS coordinates in the field and logged for subsequent mapping. These data underpin a Rhododendron Distribution Map, which illustrates the spatial extent and density of infestation across survey zones. See 62246 Inchconnachan Island - Invasive Species Management Plan_V1.0 (Ironsides Farrar, December 2025).

Element	2025 Activities
	A Rhododendron removal method statement was discussed at the IMP meeting on the 13th November 2025 including how the material will be carefully burned on island (on metal sheeting and on beach areas in a controlled manner with ECOW support). Subsequent phases of work would be agreed in the same way with a map issued to show the areas covered. Grey squirrel control is being implemented under agreement with the warden. Membership of the Deer Management Group continues.
Exotic Tree Removals (Sitka and Norway Spruce) Beginning in zone 2, the major component of spruce plantation may be harvested either in one event, or gradually over time then removal of other exotics species including beech.	The exotic tree felling is to be undertaken slowly to minimise the impacts on the island from machinery and equipment and also to minimise the impacts on the landscape and to co-ordinate with the INNS clearance. Tree removals within the lodge footprint as approved by the planning consent to be undertaken by the contractor (Central Forestry) when the initial phase of rhododendron is cleared in early 2026 (before the bird nesting season) and under ECOW supervision. Felled material will be left on site with some signage to explain that it has been felled under environmental management The island wide non-native tree felling under the Island Management Plan would require a felling licence from Scottish Forestry and will be done slowly based on compartments identified in the IMP – there will need to be a separate method statement (with ECOW supervision) lodged as part of that application.
Promote Native Woodland Regeneration Annual monitoring to see if there is evidence of native woodland regeneration with invasive management and exotic removals	Option to complete Herbivore Impact Assessment in 2026 by the project ecologist to support the work undertaken by NatureScot and LLTNPA as part of Site Condition Monitoring.
Wet Woodland Restoration Following the removal of spruce from low lying wet areas (specifically the NW of the island), it is anticipated that birch and alder will naturally regenerate in these areas. Any evidence of man-made drain channels should be blocked to promote a natural hydrological regime. It is likely that these areas will host numerous spruce seedlings and these should be pulled at least annually. The	No action proposed in 2026 for this area other than as part of INNS management.

Element	2025 Activities
use of deadwood fencing resulting from spruce removal may serve to create areas where trees can be protected from grazing and browsing.	
Visitor Management Appointment of the Island Warden to implement monitoring of visitor pressure and communication with local community.	Warden confirmed as [REDACTED] at Sunax supported by Ironside Farrar. Ongoing liaison with LLTNPA ranger service – deer management, INNS removal and tree felling plus monitoring.

LODGE SPECIFIC MANAGEMENT PLAN

Existing Lodge	2025 Activities
Demolition and removal of outbuildings and debris associated with the existing lodge structures.	Remediation undertaken by specialist contractors following the fire damage to the existing lodge. Liaison with the WDC Contaminated Land Officer on the Remediation Strategy and agreed scope of further Site Investigation for built development .
Removal of all rhododendrons, Sitka spruce, and larch associated within the entire site boundary (objective 1, 2a,b,c).	Field survey and reporting was carried out by Stuart Abernethy MCIEEM who has undertaken Invasive species management plans for commercial and residential projects during his ecological career. A targeted invasive species survey was undertaken on 21 August 2025 allowing full access to all compartments identified for rhododendron control. Each record (patch or individual) was assigned GPS coordinates in the field and logged for subsequent mapping. These data underpin a Rhododendron Distribution Map, which illustrates the spatial extent and density of infestation across survey zones. See 62246 Inchconnachan Island - Invasive Species Management Plan_V1.0 (Ironside Farrar, December 2025). A Rhododendron removal method statement was discussed at the IMP meeting on the 13th November 2025 including how the material will be carefully burned on island (on metal sheeting and on beach areas in a controlled manner with ECOW support).

Existing Lodge	2025 Activities
	Rhododendron and minor small tree removal to be scheduled for early 2026 ahead of the bird nesting season. ECOW to undertake pre-removal update survey and advise the contractor (Central Forestry).
Monitor area for regrowth of rhododendron and exotic conifer seedlings and remove as appropriate (objective 1, 2a,b,c).	A targeted invasive species survey was undertaken on 21 August 2025 allowing full access to all compartments identified for rhododendron control in 2026 and subsequent phases.
Have a zero-tolerance approach for non-native invasive species within the area (objective 1, 2a,b,c).	A targeted invasive species survey was undertaken on 21 August 2025 allowing full access to all compartments identified for rhododendron control in 2026 and subsequent phases.
Apply turve management during construction to ensure continued ground flora. The increase in sunlight provided by invasive vegetation removal will favour regeneration of a range of species. Tree regeneration will be important to ensure that bracken does not outcompete other flora (objective 2c).	Construction stage action – delivery will be overseen by the ECOW and PMO.
Diligence will be employed to dissuade undesirable species such as beech and sycamore (<i>Acer pseudoplatanus</i>) (objective 2c).	Tree Removal Plan will be agreed in 2026 and a Felling Licence from Forestry Scotand applied for to ensure consents for these removals are in place. Liaison with NatureScot and LLTNPA.
If bracken is at risk of outcompeting ericoids, blaeberry and moss layer, then intervention by manual cutting, bruising will be required by the warden until increased shade is developed by regeneration of typical oak woodland habitat (objective 2c).	A further updating INNS survey will be undertaken in 2026 to include mapping for bracken extents and areas of more significant pressure to target these for management alongside rhododendron clearance.
Encourage the development of holly, oak, birch, rowan (<i>Sorus aucuparia</i>), yew, and alder (<i>Alnus glutinosa</i>), woodland which can be expected to be present in the absence of grazing pressure (objective 2b).	Warden has employed a stalker to deliver the Deer Management Group requirements with a view to reducing grazing pressure. We will review the findings of the NatureScot HIA (TBC spring 2026) and will be supplemented by observations from the ECOW.
Reduce grazing pressure (objective 2b, 2c) by either: a. Continued/increased herbivore management (as per the Deer Management Plan) b. Dissuasion by human activity (regular visitation by warden) c. Targeted, small scale attempts to temporarily exclude grazing pressure until seedlings establish (i.e. small enclosures not hindering access, built to an aesthetically	Initial tree removals to be undertaken in early 2026 within the footprint of the lodge per the consent as part of wider INNS rhododendron removals. Wider Tree Removal Plan will be agreed in 2026 and a Felling Licence from Forestry Scotand applied for to ensure consents for these removals are in place. Liaison with NatureScot and LLTNPA. This will include locations for small enclosures if

Existing Lodge	2025 Activities
pleasing standard, can be moved and rotated to new areas). d. Use non- enclosure area as a control to monitor grazing pressure and make decisions on habitat management.	appropriate to promote natural regeneration. These would be monitored by the ECOW.

Boathouse - The boathouse is to be positioned upon the footprint of the existing boat shelter and slipway	2025 Activities?
Remove all beech, rhododendron, and exotic conifers from surrounding this structure (objective 1, 2a,b,c).	Rhododendron Mapping for 2025 completed, removal commissioned via specialist contractor to be carried out during 2026 under ECOW supervision - will be reported as part of meetings and 2026 annual report.
Extend removal of invasive plants and exotic trees to allow sufficient sunlight to reach the area (objective 1, 2a,b,c).	Tree Removal Plan will be agreed in 2026 and a Felling Licence from Forestry Scotand applied for to ensure consents for these removals are in place. Liaison with NatureScot and LLTNPA.
Have a zero-tolerance approach for non-native invasive species within this area (objective 1, 2a,b,c).	Rhododendron Mapping for 2025 completed, removal commissioned via specialist contractor to be carried out during 2026 under ECOW supervision - will be reported as part of meetings and 2026 annual report.
Encourage the development of holly, oak, birch, rowan, and yew woodland which can be expected to be present here in the absence of grazing pressure (objective 2b).	Warden has employed a stalker to deliver the Deer Management Group requirements with a view to reducing grazing pressure. We will review the findings of the NatureScot HIA (Dates TBC) and ECOW will also record as part of INNS management.
Reduce grazing pressure (objective 2b, 2c) by either: a. Continued/increased herbivore management (as per the Deer Management Plan) b. Dissuasion by human activity (regular visitation by warden). c. Protect any establishing seedlings from grazing pressure by small scale, temporary enclosure not hindering access and constructed in an aesthetically acceptable manner.	Warden has employed a stalker to deliver the Deer Management Group requirements with a view to reducing grazing pressure. As above on Herbivore Impact Assessment.

Path and Timber Raised Board Walk (plus surrounding)	Early actions?
Have a zero-tolerance approach for non-native invasive species within this area (objective 1, 2a,b,c).	Rhododendron Mapping for 2025 completed, removal commissioned via specialist contractor to be carried out during 2026 under ECOW supervision - will be reported as part of meetings and 2026 annual report.
Apply turve management during construction to ensure minimal disruption of soils and good establishment of shaded plant communities beneath the boardwalk and ground flora at the edge of the path and boardwalk (objective 2c).	Construction stage action – delivery will be overseen by the ECOW and PMO.
The increase in sunlight provided by invasive vegetation removal will favour regeneration of a range of species along the boardwalk length (objective 2c).	As per INNS removal plan and phased approach with ECOW monitoring. 2026 actions will be recorded.
Diligence will be employed to dissuade undesirable species such as rhododendron, spruce, larch, beech and sycamore (objective 2a,b,c).	As per INNS removal plan and phased approach to exotic tree removals with ECOW monitoring. Felling licence application will be made in 2026. 2026 actions will be recorded.
Encourage the development of holly, oak, birch, rowan and yew woodland which can be expected to be present here in the absence of grazing pressure (objective 2c).	As above
Reduce grazing pressure (objective 2b, 2c) by either: a) Continued/increased herbivore management (as per the Deer Management Plan) b) Dissuasion by human activity (regular visitation by warden). c) Identify establishing seedlings along the path and boardwalk route and deploy small scale, temporary protection from grazing but not hindering access and constructed in an aesthetically acceptable manner.	Warden has employed a stalker to deliver the Deer Management Group requirements with a view to reducing grazing pressure. We will review the findings of the NatureScot HIA (due spring 2026). Wider Tree Removal Plan will be agreed in 2026 and a Felling Licence from Forestry Scotland applied for to ensure consents for these removals are in place. Liaison with NatureScot and LLTNPA. This will include locations for small enclosures if appropriate to promote natural regeneration. These would be monitored by the ECOW.

Additional Measures	Early actions?
Increased deadwood habitats (Objective 2b) 1. The tree removal required offer the chance to increase fallen deadwood habitats by strategically stacking material	Promoting deadwood as a habitat and retention of felled material in enclosures with signage to indicate biodiversity value.

Additional Measures	Early actions?
and create standing deadwood monoliths which could have niche cavities created, or artificial roosting/nesting boxes attached. 2. Brash material emanating from tree removal could be organised and utilised to create natural barriers to grazing pressure. 3. If deploying a woodchipper, the chipped deadwood could be left in piles to avoid suppressing wider ground flora but also to feed saprophytic organisms.	
Installation of bird and bat shelters (Objective 2c) 4. The project shall install a range of artificial nest and roost boxes throughout the application boundary but not in proximity to boardwalk or in view of glazing or doorways from the proposed lodge to assure no disturbance by human movement of species which choose to utilise these shelters.	Bird and Bat Boxes will be installed by the project ecologist in 2026. Locations will be mapped and recorded.
Monitoring (Objective 2c) 5. As well as monitoring the successional development of typical species associated with Western acidic oak woodland, Visual Tree Assessment of oak woodland species retained in and directly adjacent to the site boundary will be completed so that management to increase longevity of these trees can be applied if necessary, or that their associated ecology can be recorded over time.	Updated tree survey will be scheduled for 2027 following INNS clearance and initial felling of trees in the lodge footprint in 2026.

ISLAND MANAGEMENT PLAN PROGRAMME – 2025 REVIEW AND 2026 ‘LOOK AHEAD’

		Year 1 (2025)	Action in 2025	Look Ahead to 2026
Objective	Element			
1	Invasive Management	Invasive plants to be mapped and removal to begin. Grey squirrel and herbivore management to begin/increase.	Rhododendron and INNS mapped. Contractor appointed for 2026 phased removals. Grey squirrel control underway. Deer Management Group membership continues.	Initial INNS removal in February 2026 and further phased work overseen by ECOW. Grey squirrel control to continue and deer management.
2	Exotic Tree Removal	Removal of spruce and beech targeted initially (Zones 1- 4)	Initial tree removal scheduled for Feb 2026 with method statement agreed.	Felling licence will be required for additional exotic tree removal. No plans for 2026 felling. INNS rhododendron / bracken control will continue.
3	Promote Native Woodland Regeneration	Land gained from removal of exotic trees to be encouraged to regenerate native woodland species through herbivore management and ground preparation.	As above	As above for INNS and woodland management.
4	Restoration of Wet Woodland	Land gained from spruce removal in zones 2, 3, 4 are expected to regenerate in alder and birch naturally.	As above	As above for INNS and woodland management.
5	Visitor Management	Consult further with stakeholders.	Meetings in 2026	Updated QR codes added to existing signage in 2026 to advise on activities. Warden Monitoring working with ECOW (particular focus on litter and general condition).

From: [REDACTED]
To: [REDACTED] inchconnachan.co.uk
Cc: [REDACTED]
Subject: RE: Inchconnachan
Date: 15 July 2025 10:57:56

Hi [REDACTED]

Thank you for your email of 19 June advising of your intended role as initial Island Warden.

On the understanding that you can fulfil the obligations set out in definitions of the Legal Agreement and the delivery of the Island Management Plan, we accept this notification under the terms of 6.22 of the Legal Agreement.

On a separate but related matter - I would be grateful if we could arrange a Microsoft Teams Call for mid-August to discuss some of the outcomes from the last meeting, and scope of subsequent meetings (in preparation for the next bi-annual meeting) - hopefully this would be helpful for you also. Looking at my diary, and [REDACTED] for that period we currently have availability as follows:

- 12th Aug (pm)
- 15th Aug (am)
- 18th Aug (pm)
- 21st Aug (pm)
- 22nd Aug (am)

Please let me know if any of the above suit, and I will send on a meeting invite (with link).

I look forward to hearing from you.

Kind regards

[REDACTED]
Senior Development Management Planner MRTPI

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

-----Original Message-----

From: [REDACTED]@sunax.org>
Sent: 19 June 2025 16:06
To: [REDACTED]@lochlomond-trossachs.org>
Cc: [REDACTED]@inchconnachan.co.uk
Subject: Inchconnachan

[REDACTED]
We wish to confirm that , the Client, has appointed myself as the initial Island Warden , all as verbally indicated at the 1st bi-annual meeting back in May .

Primarily my role is to coordinate and inform all stakeholders of progress on the site .

The role and duties of an Island Warden were discussed at the meeting and good advice was received from all parties .

Please take this email as confirmation of an appointment as stipulated in item 6.22 of the Minute of Agreement

Please note my new contact details :

Tel : [REDACTED]

Email [REDACTED]@inchconnachan.co.uk

Best
[REDACTED]

Agenda for Inchconnachan Management Plan meeting

29th May 2025 at 11am
National Park HQ, Balloch – Robert Grieve Suite



Attendees:
Representing Owners
[REDACTED] - agent

NatureScot
[REDACTED], Area Officer

National Park
[REDACTED], Natural Heritage Planning Advisor
[REDACTED], Ranger Service Manager
[REDACTED], Senior Development Management Planner (for end of meeting)

1. Welcome and Introductions ([REDACTED] et al)
2. Purpose of Meeting – Island Management Plan progress meeting ([REDACTED])
3. Management Plan – Introduction to the approved Island Management Plan (May 2024 v3) objectives and the key legal agreement clauses ([REDACTED])
4. Management Plan – Reporting on delivery of Year 1 Management Plan objectives & update on island warden ([REDACTED]) & discussion (et al)
5. Management Plan - Annual Reporting and Meeting dates ([REDACTED] et al)
6. Any Other Business
7. Meeting Outcomes/Actions ([REDACTED])
8. Next meeting date

**INCHCONNACHAN ISLAND, LOCH LOMOND
ISLAND MANAGEMENT PLAN
10th NOVEMBER 2025, LLTNPA, BALLOCH**

ATTENDEES

		LLTNPA
		LLTNPA
		LLTNPA
		NatureScot
		NatureScot
		Sunax Ltd – Applicant
		Ironside Farrar
		Ironside Farrar

Purpose of Meeting: To provide an update and briefing to LLTNPA and NatureScot on progress relating to the Inchconnachan Island Management Plan. Particular focus on activities that have been completed and those planned over the next 6 months.

MEETING AGENDA

1. Introductions

2. Island Management Plan – Recap and Overview

- Site-Specific Habitat Restoration Plan
- Island Management Plan
 - Invasive Management
 - Exotic Tree Removal
 - Promote Native Woodland Regeneration
 - Restoration of Wet Woodland
 - Visitor Management

3. Actions Completed, Underway and Planned under the Island Management Plan

- Updating Ecological Walkover
 - Active osprey activity confirmed for 2025
 - No change in status per habitats or range of species previously noted
- Island wide rhododendron survey update - see report
- Warden met with specialist felling contractor on island to discuss programme of INNS removal works (rhododendron and bracken) to encourage regeneration of the ground layer.
- Felling proposed of 4 tagged trees plus the additional c. 31 smaller trees that need to be removed for development as per the Tree Survey and IMP. Timing to be confirmed:
 - Incompatible Small Commercial Conifers
 - Incompatible Inaccessible Trees
 - Incompatible Small Native Broadleaves

4. Other Activities

- Remediation / Contamination

- Specialist Asbestos Management completed for demolition of the former lodge
- Remediation Strategy / Scope of GI for the application site issued to LLTNPA on 21 January 2025 and confirmed to satisfy part a) of the condition and represent progress to part b). SI will be programmed as part of the construction enabling works.
- AUG536637 - Loch Lomond Islands – Woodland Herbivore Impact Assessments – NatureScot in conjunction with Loch Lomond and the Trossachs National Park (LLTNPA) have tendered Woodland Herbivore Impacts Assessments of the Southern islands on Loch Lomond including Inchconnachan. Co-ordination with findings under Deer Management Group activities.

5. Any Other Business

**INCHCONNACHAN ISLAND, LOCH LOMOND
ISLAND MANAGEMENT PLAN
21st APRIL 2026, LLTNPA, BALLOCH**

ATTENDEES

	LLTNPA
	LLTNPA
	LLTNPA
	NatureScot
	NatureScot
	Sunax Ltd – Applicant
	Ironside Farrar

APOLOGIES

	Ironside Farrar
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Purpose of Meeting: To provide an update and briefing to LLTNPA and NatureScot on progress relating to the Inchconnachan Island Management Plan. Particular focus on activities that have been completed and those planned over the next 6 months.

MEETING AGENDA

- 1. Introductions and Applicant Update**
- 2. Actions Completed, Underway and Planned under the Island Management Plan**

Actions Completed

- Detailed setting out of the lodge position completed by a land surveyor to inform INNS works
- INNS removal works (rhododendron and bracken) undertaken within the planning application boundary and under ECOW supervision to encourage regeneration of the ground layer.
- Felling of 4 tagged trees plus the additional c. 31 smaller trees that need to be removed for development as per the Tree Survey and IMP

Actions Planned

- Continued INNS removal works (rhododendron and bracken) undertaken within the planning application boundary and under ECOW supervision. Timing to avoid bird nesting season.
- Consideration of timing of consents for wider felling (felling licence) or ORC for INNS from NatureScot for INNS removals – areas not covered by the planning consent. Will keep LLTNPA and NatureScot informed.
- Summer 2026 ecological walkover survey – just to capture protected species and habitat survey and maintain up to date records. Option to complete a Herbivore Impact Assessment and provide results to the group.
- Continued membership of Deer Management Group and Grey Squirrel control
- Review of temporary signage – use of the existing signage infrastructure to add updated information just as a temporary measure to provide information on INNS removal activity etc.

3. Any Other Business

- Update on Annual Report
- Update on Objective 6 (Visitor Management)