



23 May 2012

Bruce Baird
GD Lodge Architects
Empire House
131 West Nile Street
Glasgow
G1 2RX

Dear Bruce Baird

**The Town and Country Planning (Environmental Impact Assessment) (Scotland)
Regulations 2011
PRE-APPLICATION SCREENING OPINION**

Application Number: PRE/2012/0074
Development Proposed: West Riverside Masterplan - Planning Permission in Principle
Location: Land East Of River Leven, Pier Road, Balloch

Thank you for your screening opinion request for the above proposal which we received on 2 May 2012.

This enquiry relates to a type of development described in Schedule 2 (10. Infrastructure Projects: (b) Urban development projects) of the Environmental Impact Assessment (Scotland) Regulations 2011. Loch Lomond and the Trossachs National Park is a Sensitive Area. The Regulations therefore require that the proposal must be screened to determine whether an EIA is required.

The Loch Lomond and the Trossachs National Park Authority as the Local Planning Authority hereby adopts the Screening Opinion that **the proposed development will require an Environmental Impact Assessment.**

In reaching this opinion the Authority has had regard to Schedule 3 of the Regulations and in particular, the characteristics of the development, the location of the development, and the characteristics of the potential impact of the development.

Description of the development

The West Riverside Masterplan shows a mixed use development incorporating the following new elements:

- A village square
- Convenience retail units
- Arts and crafts kiosks
- Sports pavilion and cycle hire
- Tennis courts
- Youth hostel (3 storeys, 110 beds)
- Log cabins/eco pods
- New pontoon
- Ferry link
- Micro brewery and restaurant

LOCH LOMOND & THE TROSSACHS NATIONAL PARK AUTHORITY

National Park Headquarters, Carrochan, Carrochan Road, Balloch, G83 8EG Long: 4°34'24"W Lat: 56°00'12"N

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- Boat and trailer park
- Car parking
- 4 star hotel and leisure complex
- Mull railway (miniature railway line and station)
- Roads infrastructure including relocated roundabout
- 100 berth marina with public pontoon
- Outdoor adventure park
- Staff accommodation – 2 storey blocks
- Residential development – 3 storeys, 36 apartments and 4 townhouses

Characteristics of the development

- The size of the proposal is considered to be more than locally significant;
- The accumulation of the proposed development with phase 1 of Loch Lomond Shores is considered significant in terms of the overall scale of development.
- Ground contamination in association with the historical industrial uses of the site represents a significant pollution risk particularly in light of proposed works to the lagoon, river and loch bed and the water environment.

The Location of the development.

The area is particularly environmentally sensitive being a loch shore location. In terms of landscape designations the site is within a National Park. It will visually impact on locations within the Loch Lomond National Scenic Area. There are a number of listed buildings within the masterplan area, and their setting would be affected by some elements of the proposals.


Characteristics of the Potential Impact

The masterplan proposal is complex in nature and there are a number of impacts that could be significant including:

- A possibility of a significant impact on the loch and river systems due to potential pollution and sediment or man-made contaminants as a consequence of construction.
- Built heritage impact having regard to the proximity of the grade A listed Steam Winch House, the setting of Balloch Castle as designed landscape and Drumkinnon Tower as a building of particular architectural merit, together with its planned landscape setting.
- Landscape and visual impacts would possibly include irreversible adverse impacts on this valuable lochshore landscape and also visual impacts from important viewpoints on and around Loch Lomond – notably Balloch Castle.
- Traffic implications.

Conclusion

In relation to the development as proposed it is considered that there is high probability of a significant impact having regard to the criteria set out in Schedule 3 of the Regulations and, in particular, having regard to the scale and characteristics of particular elements of the proposal (including the marina and hotel) in the prominent lochshore locations proposed.

Signed: 
Catherine Stewart
Planning Officer

Dated: 23/05/2012

Signed: 
Bob Cook
Development Management Manager

Dated: 23/05/2012

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