

Planning Application No: 2018/0133/PPP  
Applicant: Flamingo Land Ltd & Scottish

The erection and operation of a tourism and leisure led mixed use development including hotel, bunkhouse accommodation and self-catering holiday lodges; self catering boathouse accommodation; residential development; leisure and recreational facilities including swimming pool, water park, visitor reception and education/interpretation facilities; hot food/café restaurant uses; brewery; ancillary uses including retail; façade retention of Woodbank House and conversion of existing outbuildings; public realm enhancements including public square improvements, footpaths and cycleways; external activity areas including forest adventure rides, tree top walkway, monorail, events/performance areas, picnic areas and play areas; staff and service areas; landscaping; new access from Ben Lomond Way and Pier Road; and site development infrastructure (including SUDS, and parking).

Proposed Development:

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

Location:

Balloch

Type of Consent: -

Outline

Ref. No(s) of drg(s) submitted:

Proposal Acceptable?	Y or N
<b>1. EXISTING ROADS</b>	
(a) General Impact of Development	Y
(b) Type of Connection(s) (road junction/footway crossing)	
(c) Location(s) of Connection(s)	
(d) Sightlines (.....)	
(e) Active Travel Provision	
<b>2. NEW ROADS</b>	
(a) Widths (.....)	
(b) Layout (horizontal/vertical alignment)	
(c) Junction details (location/s/radii/sightlines)	
(d) Turning Facilities	
(e) Traffic Calming	
(f) Active Travel Provision	
(g) Provision of Utilities	
<b>3. SERVICING AND CAR PARKING</b>	
(a) Servicing Arrangements/Driveways	
(b) Car and Cycle Parking Provision (.....)	
(c) Maximum Parking Standards	
(d) Layout of Parking Bays/Garages	

Item Ref.	Comments
1a	This application seeks outline approval to erect and operate a tourist development as detailed above.
1b-e	Details of vehicular and pedestrian accesses should be provided, showing suitable links from the existing road network. This should also include any mitigation measure necessary to minimise any impact of increased traffic. These junctions should have suitable visibility splays and where necessary have measures to encourage active travel (e.g. improved pedestrian and cycle facilities, widened footways, lighting, traffic calming etc). The Transport Assessment should also demonstrate that all local roads can operate satisfactorily at peak times when the development is fully operational.
2a-g	Directional signage should also encourage vehicular traffic to avoid driving through the centre of Balloch.
2a-g	Any internal roads and parking areas would not be adopted by the Council, unless they service a suitably sized residential development (6 or more dwellings)**
3a, c, d	The layout of parking areas should conform to the requirements of the NRDG.
3b	The parking level should conform to the requirements set out in WDC Parking Standards.

<b>4. RECOMMENDATION</b>	No objections subject to conditions
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**5. CONDITIONS/REASONS FOR REFUSAL/DEFERMENT:-**

(i) See notes

**6. NOTES FOR INTIMATION TO APPLICANT**

(i) Construction Consent (S21)*	Required for new roads built on the residential development site.
(ii) Road Bonds (S17)*	Required if building works are to be undertaken before roads are complete
(iii) Road Opening Permit (S56)*	Required for tie into local road network and erection of signage
(iv) Transportation Statement / Assessment	Required for this development (supplied)
(v) Flood Risk Assessment	Flood Risk Statement required

\* Relevant Section of the Roads (Scotland) Act 1984

\*\* Relevant Section of National Roads Development Guide

\*\*\* Relevant Section of Traffic Signs Regulations and General Directions (TSRGD)

Signed  
Head of Land Services

Date 14/06/2018

Copies to: Planning  
HEED