



17 April 2019

Dear Sir/Madam,

**ENVIRONMENTAL IMPACT ASSESSMENT (SCOTLAND) REGULATIONS 2011  
RE-NOTIFICATION ON EIA APPLICATION**

<b>Application Number:</b>	2018/0133/PPP
<b>Development Proposed:</b>	The erection and operation of a tourism and leisure led mixed use development including hotel, bunkhouse accommodation and self-catering holiday lodges; erection of boathouse for storage and water based recreation; 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; conversion and extension of Woodbank House to flats and conversion of existing outbuildings to self-catering accommodation; 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).
<b>Location:</b>	Land at Pier Road, Ben Lomond Way and Old Luss Road, known as West Riverside and Woodbank House, Balloch.

You previously submitted correspondence to the National Park Authority in relation to the application above. In August 2018 we asked the applicants for additional information to allow us to carry out a thorough assessment of the application. That information has now been received and this letter is to notify you that the updated application is now available to view online, or in person at our Head Office here in Balloch.

While considering the request for the additional information the National Park Authority needed, the applicants have also amended elements of their original proposals.

The application description has been amended to reflect the proposed changes. The principal amendments relate to:

**LOCH LOMOND & THE TROSSACHS NATIONAL PARK AUTHORITY**

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

t: 01389 722600 f: 01389 722633 e: [info@lochlomond-trossachs.org](mailto:info@lochlomond-trossachs.org) w: [lochlomond-trossachs.org](http://lochlomond-trossachs.org)

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- Convert and extend Woodbank House to form 15 residential flats;
- Reduce the number of proposed houses within the grounds of Woodbank House from 20 to 6;
- Increase the number of proposed lodges/bothies within the grounds of Woodbank House from 28 to 50;
- Change the use of the proposed boathouse on the promontory at Drumkinnon from self-catering to storage/water based recreation;
- Changes to the extent of development at the Pierhead.

The changes are described in more detail within the agent's covering letter, which you can be viewed as part of the updated information available on our website as detailed below.

**Please note that, as confirmed in the Advice Note below, all comments already submitted in relation to the proposal will be taken into account in consideration of the application.**

You can view the application on our website <https://eplanning.lochlomond-trossachs.org/OnlinePlanning/> or at our Headquarters at Carrochan, Carrochan Road, Balloch, G83 8EG between the hours of 8:30am to 4:30pm Monday – Friday.

If you wish to make any further comments on the additional information please submit them either using our website, emailing us at [planning@lochlomond-trossachs.org](mailto:planning@lochlomond-trossachs.org), or by writing to us, quoting the above application number, at the address below within **28 days** from the date of this letter.

Yours sincerely,

#### **PLANNING SUPPORT TEAM**

Tel (01389) 722024

Email: [planning@lochlomond-trossachs.org](mailto:planning@lochlomond-trossachs.org)

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# ADVICE NOTE TO NEIGHBOURS/CONTRIBUTORS

## **Why have I received this notice?**

The National Park asked the applicants for additional information to allow us to carry out a thorough assessment of the application. While considering the request for the additional information the National Park Authority needed, the applicants have also amended elements of their original proposals. This notice has been sent to you because:

- Your property is either adjacent to or lies within 20 metres of the site and the Authority is required to inform you of this proposal; and/or
- You have previously submitted comments in relation to this proposal.

## **Inspecting the Plans**

The planning application can be viewed on-line through the Authority's website at <https://eplanning.lochlomond-trossachs.org/OnlinePlanning/> and by entering reference number **2018/0133/PPP**. You will be able to view all of the recent plans/documents submitted in addition to the original documents that remain relevant to the proposal. Alternatively you can come into our Headquarters to view the proposal. Please bring this document with you or a note of the application reference number.

Please note that the recent plans/documents have been submitted over a number of weeks, however for ease of reference and to ensure it is clear to which documents relate to the amended proposal, we have dated all new plans/documents 5th April 2019.

## **What can I comment on?**

Our advice note "How do I view and comment on planning applications in the National Park" contains advice on commenting on an application. This can be viewed on-line through the Authority's website at <https://www.lochlomond-trossachs.org/planning/planning-applications/faq/view-comment-applications/>. The Authority can only consider comments about planning matters. These are called "material considerations" and some examples are listed below (this list is not exhaustive):

- Contrary to the local plan;
- Appearance (design, materials etc);
- Traffic, parking or access issues;
- Residential amenity (noise, overshadowing etc);
- Impact on natural or built environment.

Loss of view, property values, areas of civil disagreement (legal boundary lines or land ownership etc.) and structural problems, for example, are not planning matters and cannot be taken into account when determining the application.

The author of a representation is solely responsible for its content and accuracy. Please note that any libellous, defamatory, or offensive representations will not be taken into account when applications are being considered and will be discarded.

**If you previously submitted comments by post and wish to make additional comments, please provide an e-mail address if you have one.**

## **When should I submit my comments?**

The statutory deadline for submitting comments is 28 days from the date of this letter however the notification period will remain open, and public comments can continue to be submitted until the Planning Officer makes a recommendation on the proposal.

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### **What happens to my original comments and what if I make further comments?**

If you have already submitted comments these will be considered before a decision is made on the planning application. If you wish to make further comments on the amended proposal and your comments are in time and relate to planning matters, these will also be duly considered before a decision is made on the application. Comments form part of the background papers on the application and your comments will be public, which includes online. If you have made comments you will be given notice of the date, time and location of the Committee/Board meeting. We will also notify you once a decision has been made. You do not have a right of appeal against this decision.

### **How we handle planning applications**

Details of how we handle planning applications and make decisions can be found on the Authority's website at: <https://www.lochlomond-trossachs.org/planning/planning-applications/faq/park-authority-make-decisions-planning-applications/>

### **Updates on the application**


This proposal is classed as a "Major" application and our web-site includes a blog which has further information on the proposal. The blog will be regularly updated to keep you informed of the progress of the application. The blog can be found on the Authority's website at <https://www.lochlomond-trossachs.org/planning/planning-applications/major-planning-applications/west-riverside-woodbank-house/>.

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## LOCATION PLAN

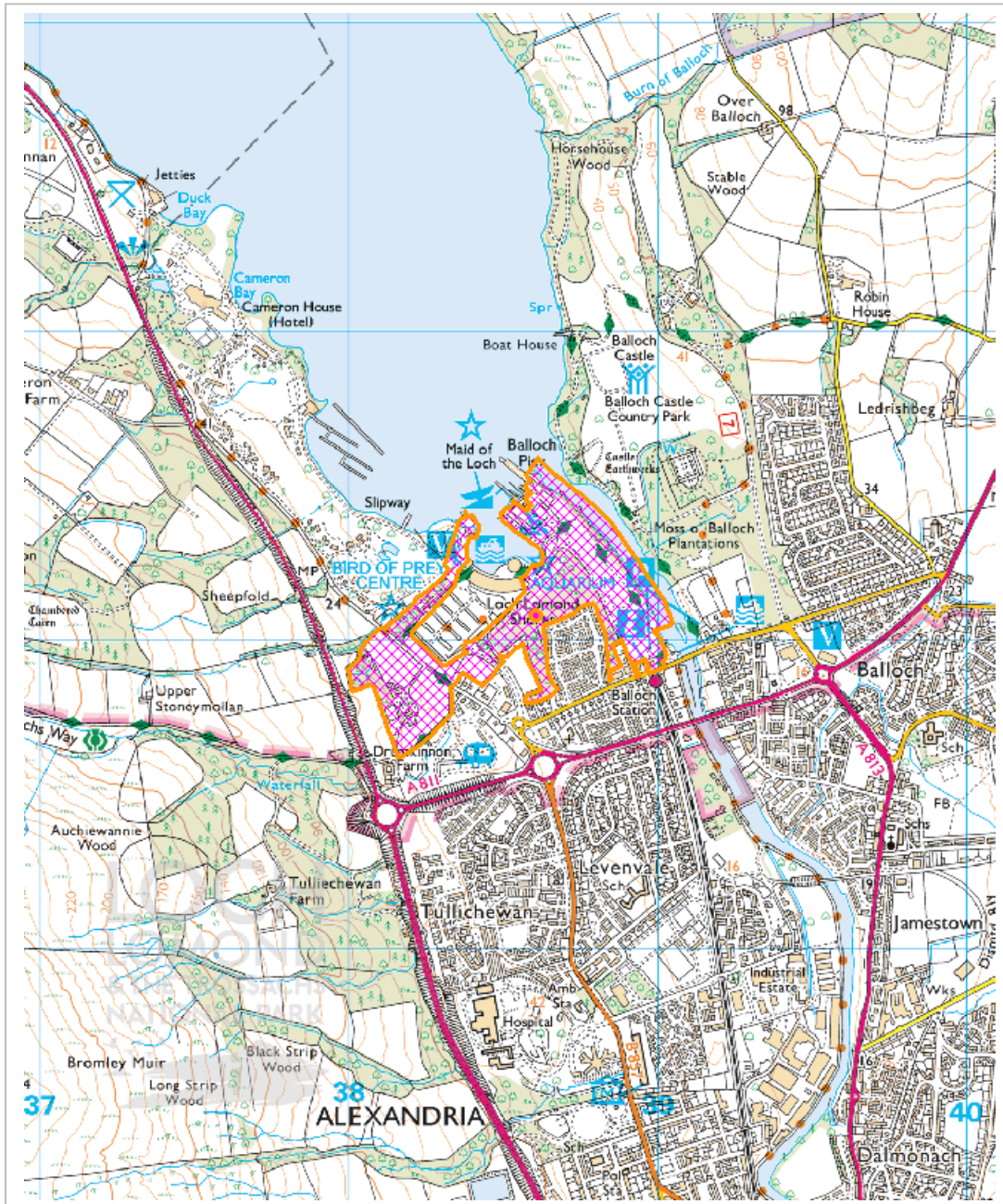
Land at Pier Road, Ben Lomond Way and Old Luss Road, known as West Riverside and Woodbank House, Balloch

 2018/0133/PPP



Not to Scale

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