

From: kenny gibson [REDACTED]
Sent: 08 May 2019 13:31
To: planningemail - Loch Lomond
Cc: [REDACTED]
Subject: Planning Application Ref No 2018/0133/PPP

Planning Application Ref No 2018/0133/PPP.

Please accept this objection to the development of the Woodbank House development site by Flamingo Land for the following reasons.

This objection is submitted by myself, Kenneth Gibson. This document is submitted for due process in the planning application/objection procedures.

Kenneth Gibson
14 Old Luss Road
G83 8QP

Due to sewage problems and flooding, the residents in Old Luss Road were provided with the results of a comprehensive and thorough survey on the sewage and drainage systems in Old Luss Road and the surrounding area in 2017/18 which was carried out by Scottish Water (SW).

This resulted in the identification of blockages due to tree roots in the system, which are now subject to an annual inspection and repair, but should be replaced or lined at some stage to prevent the tree root ingress.

It was also identified that the ageing system in Old Luss Road was not in a good state of repair and was at the limit of its capacity.

A consequence of these issues was that SW fitted non-return valves to properties 12 & 14 Old Luss Road to prevent sewage backflow and flooding to the properties.

The limit of its capacity in this area was due to additional sewage discharge of new local developments (from 6 dwelling houses to 14), Queen of the Loch hotel, Lomond Woods caravan park, Cameron House lodges, Princess Rose restaurant and McDonald's restaurant.

Flooding also occurred in this area due to road drainage issues which West Dunbartonshire Council have unsuccessfully attempted to correct due to lack of inspection and a corrective maintenance plan.

When the original Woodbank House development by Flamingo Land (FL) was announced we sent SW an email regarding our concerns over the sewage infrastructure and the resultant discharge from that development into the Old Luss Road system. The original development was for a total of 48 properties. A revised application has been presented by FL. The development now consists of 71 properties (a considerable increase), consisting of 6 dwelling houses, 15 flats and 50 lodges.

We are now even more concerned due to the vast increase in the number of properties being developed and the impact they will have on the existing sewage and drainage systems.

We hope that LLTNP can understand our concerns regarding the use of the existing ageing sewage system by the proposed development.

This objection is against the proposed development until a comprehensive review and upgrade of the ageing existing sewage infrastructure is proposed and included in the revised plans by FL along with a proposal on drainage ensuring flooding in the area is not worsened putting the current residential properties in the area at further risk.

Kenneth Gibson