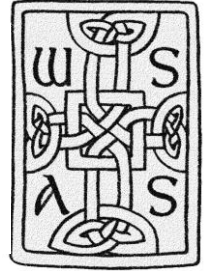


Our ref: 7/3/14/18/00133
Your ref: 2018/0133/PPP
WoSASdoc: 18_00133-b
Date: 26 April 2019
Contact: P Robins
Direct dial: 0141 287 8335

WEST of SCOTLAND
ARCHAEOLOGY
SERVICE



Planning Services

Loch Lomond and Trossachs National Park

Authority

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Dear Sir/Madam,

**The erection and operation of a tourism and leisure led mixed use development etc,
Land At Pier Road, Ben Lomond Way And Old Luss Road, Known As West Riverside
And Woodbank House, Balloch. Archaeology.**

I refer to the above planning application re-sent to me recently to assess any archaeological issues raised by the proposals. The new information does not alter my advice given on the previous layout for this application. I have checked the area concerned against the information held in the Historic Environment Record (HER) and produced the following advice.

The application site lies within an area of high archaeological sensitivity based on the presence of recorded sites and finds from various periods in the surrounding landscape including both prehistoric and Medieval sites. The topography of the application area is suitable for past human use and so buried remains here are a possibility. The large area of greenfield ground that will be disturbed by this development stands a reasonable chance of unearthing buried unrecorded remains which could be of any period and which may survive below ground level. There is no reason to suppose that what has so far been recorded in the surrounding landscape represents the full sum of archaeological remains formed over the many thousands of years covered by our understanding of British prehistory and history.

Government policy as set out in Scottish Planning Policy is that planning authorities should ensure that prospective developers arrange for any archaeological issues raised by their proposals to be adequately addressed. Since there is potential for more discoveries in this location I advise that the application area be subject to an archaeological evaluation carried out by professional archaeologists retained by the developer ahead of the construction program. In this way any remains discovered can be identified, excavated, recorded and published before they are destroyed by the construction on the site. Historic building recording and evaluation will also be required as a first stage for Woodbank House prior to any alterations taking place.

In order to effect this a condition relating to the archaeological issue should be placed on any consent granted by your Council for these or future proposals. The suggested wording of such a condition is given below. This is based on current best practice and experience, and reflects the principles outlined in Planning Advice Note 2/2011:-

No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.

This condition would be implemented by carrying out any proposed ground disturbance associated with the development as a staged process the first stage of which will be archaeological evaluation several weeks ahead of the construction phase followed by building recording as necessary.

This will involve hiring a professional archaeologist (see list available on our web site www.wosas.net) to supervise suitable plant (a flat bladed ditching bucket on the rear arm of JCB or tracked excavator) to strip topsoil and other overburden down to the underlying subsoil surface or archaeologically sterile subsoil within a series of trenches to be agreed. The relevant level can then be inspected by the archaeologist retained by the developer for signs of in situ archaeology. Any discoveries made during this process will have to be excavated archaeologically before their destruction by the proposed construction. This will include any post excavation analyses and subsequent publication required.

Please call to discuss the above if you wish.

Yours faithfully

West of Scotland Archaeology Service