



Nick Kempe
23 Queen Square
G41 2GB

29 April 2024

Dear Nick Kempe

**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
(SCOTLAND) REGULATIONS 2017**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2013**

Application Number: 2022/0157/PPP
Proposed Development: Erection and operation of a mixed-use tourism and leisure development including refurbished tourist information building; up to 60-bedroom apartment hotel; up to 32-bedspace budget hotel, up to 104 no. self-catering holiday lodges; restoration and redevelopment/conversion of Woodbank House and attendant listed structures for up to 21 self-catering holiday apartments (subject to other necessary consents); leisure pool, waterpark, spa; restaurants, hot food cafe and retail areas; craft brewery including pub; visitor reception area and hub building; external activity areas including areas for event and performance, play, picnic and barbeque; monorail; staff service and welfare accommodation; transport infrastructure; associated access and parking; landscaping and utilities infrastructure works
Location: Land At Pier Road, Ben Lomond Way And Old Luss Road, Known As West Riverside And Woodbank House (Lomond Banks) Balloch

The above proposed development is subject to Environmental Impact Assessment (EIA) under the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017.

Notice is hereby given that additional environmental information has been submitted to the Loch Lomond and the Trossachs National Park planning authority by Flamingo Land Ltd relating to the above planning application upon which you have previously provided comment, or in relation to which you were previously notified under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.

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 w: lochlomond-trossachs.org

Please see the 'major planning applications' page on our website at <https://www.lochlomond-trossachs.org/planning/planning-applications/major-planning-applications/west-riverside-woodbank-house/> for further details regarding the additional information received.

A copy of that additional environmental information, the associated application, EIA Report and related documentation may be viewed online at:

<https://eplanning.lochlomond-trossachs.org/OnlinePlanning/>

Enter the reference number '2022/0157/PPP' and click on Search.

If you wish to make representations to the Loch Lomond and The Trossachs National Park Authority in relation to the additional environmental information you should make them in writing. Please submit your comments preferably through our website (using the link below) or by email to planning@lochlomond-trossachs.org.

Alternatively, you may submit representations by post to National Park Headquarters, Carrochan, Carrochan Road, Balloch, G83 8EG, quoting the above application number within **30 days** from the date of this letter. Please note that all representations received previously remain on the file and will be taken into account.

You can view the additional environmental information free of charge at our Headquarters at Carrochan, Carrochan Road, Balloch, G83 8EG between the hours of 8:30am to 4:30pm Monday – Friday.

Copies of the additional environmental information and EIA Report may be purchased from Stantec UK, Lomond House, Floor 5, 9 George Square, Glasgow, G2 1DY (email info.glasgow@stantec.com) at a cost of £750 for a hard copy and £10 for an e-copy on USB stick.

Possible decisions to be taken by Loch Lomond and The Trossachs National Park Authority relating to the application are:

- (i) Approval of the application without conditions; or
- (ii) Approval of the application with conditions; or
- (iii) Refusal of the application.

Yours sincerely,

PLANNING SUPPORT TEAM

Tel (01389) 722024

Email: planning@lochlomond-trossachs.org

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