

## Application Summary

Address: Inchconnachan Argyll And Bute G83 8NU

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Proposal: Erection of a new lodge as short-term holiday accommodation, boathouse and shelter as warden's accommodation, plant room and stores (to replace the existing derelict lodge, boat shelter and outbuildings), new (and temporary) jetties, services, drainage, paths/ boardwalk, the demolition of existing structures/ buildings and the removal of invasive/ exotic species, the natural regeneration of the site and wet woodland/ habitat diversity

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Case Officer: Craig Jardine

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## Customer Details

Name: Mr James Fraser

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Email: [jamesbfraser@aol.com](mailto:jamesbfraser@aol.com)

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Address: Carrochan, Carrochan Road, Balloch G83 8EG

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## Comments Details

Commenter Type: Organisation/body

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Stance: Customer made comments in support of the Planning Application

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Reasons for comment:

Comments: On behalf of the Friends of Loch Lomond and The Trossachs, the independent conservation charity for the National Park I am writing to confirm our qualified support for Inchconnachan on the understanding comprehensive and practical conservation and visitor management measures are attached to any planning consent granted given the sensitive nature and conservation designations of the 100 acre island.

We note the observations of the RSPB and concur with their view given the size of the footprint covers less than 0.1% of inchconnachan and less than 0.03% of the Loch Lomond Woods Special Area of Conservation there will not be an adverse impact on the integrity of the SAC . This is reinforced by the tree survey and the development of the final proposals for the new house which will result only the loss of 4 trees-2 birch, one rown and one larch tree. The applicant has been careful with siting and minimising the footprint of building and paths to minimise ground impacts. We welcome the preparation of detailed tree and habitat surveys and the attention given to trying to restore the natural environment which has been compromised over the years due to the lack of management and appropriate interventions leading the spread of non native species and the loss of some of the special qualities of the

island. We also welcome the emphasis being placed on positive visitor management in the detailed Island Management Plan and would ask that implementation and regular monitoring of the management plan is a condition of any planning consent granted.

It is disappointing to see the overnight accommodation element of the boat house being removed from the original application due to a SEPA objection. This weakens the visitor management measures required in the evening during the period April-October when there are a number of visitors wild camping on the island or using the beach areas. An evening presence would be desirable.

On behalf of the Friends of Loch Lomond and The Trossachs, the independent conservation charity for the National Park I am writing to confirm our qualified support for Inchconnachan on the understanding comprehensive and practical conservation and visitor management measures are attached to any planning consent granted given the sensitive nature and conservation designations of the 100 acre island.

We are conscious the principle of replacing the current derelict summer house has been previously established with a planning consent and on balance notwithstanding it could be argued the development proposals are contrary to some of the Local Plan policies relating to the protection of the SAC we consider the sensitive relocation of the house coupled with the creation of a warden/ranger base, carefully constructed boardwalks and the implementation of an Island management Plan will make a positive contribution to conservation and visitor management on Inchconnachan.

