
PUBLIC CONSULTATION FOR THE PROPOSED EXTENSION TO ERIGMORE LEISURE PARK, BIRNAM, PH8 OBJ

Frequently Asked Questions

What are the proposed access arrangements for access to the site?

It is proposed to create a new track from the existing Leisure Park to access the site. This links up to the main access point for the site from Perth Road.

Construction traffic will likely use this access road, however, detailed access arrangements will need to be provided to the Council in the form of a Construction Management Plan to finalise this.

How has the number of lodges been determined?

The number of proposed lodges has been informed by a range of factors. This includes the density of lodges on the existing Leisure Park, as well as the physical characteristics of the proposed development site, such as the presence of the gas pipeline. The proposal is designed to be low density and will include extensive landscaping.

Will the pedestrian access to the River Tay be impacted?

The existing path along the River Tay will remain in place and will not be lost or have its route impeded as a result of the proposed development. Access to the river through the existing site will be retained.

The revised indicative layout shows access to the river will be strengthened through the inclusion of new pathways through the site.

What viewpoints will be used for the Landscape and Visual Assessment?

Our landscape specialist has discussed and agreed the location and number of viewpoints the proposed development will be assessed from with the Council. The map showing the viewpoints is shown with the consultation materials. The findings of this assessment will be included with the submission of the planning application.

What are the Construction timescales?

Given the size and nature of the development, we envisage a phased approach (2-3 phases) to development will be pursued. Should the council be minded to approve the proposed development, phase 1 will commence as soon as possible. We anticipate complete construction of the site would take 2-3 years.

What impacts will there be on biodiversity?

Ecology surveys have been undertaken to determine the presence of any protected species on the site and the potential impacts development may have. We are aware that the River Tay is

designated as a Special Area of Conservation and there are other areas of ecological significance in the vicinity. National and local level policy requires development to conserve and enhance protected species and defined habitats.

The impacts of the proposed development on these ecological assets will be assessed by a Habitat Regulation Assessment, which will be included with the submission of the planning application and be reviewed by the Council.

Ecology surveys have also occurred on site to determine the presence and level of wildlife, this will also help determine appropriate mitigation measures and enhancement opportunities. These surveys will also be submitted to and reviewed by the Council with the main planning application who will determine if the findings and outlined measures are sufficient.

What lighting types will be used on the proposed development?

No firm details are proposed for lighting at this time. It is envisaged that lighting types will be similar to those included on the existing site, however, the final details of this will be guided by advice from the technical team, including ecology specialists, to ensure appropriate lighting types are used.

The Council may also provide advice on lighting types and this upon the submission of the application. A detailed lighting scheme can be secured through the inclusion of an appropriate planning condition, should the Council deem it necessary.

The design and layout is too linear

The indicative design has been revised to better reflect the layout of the existing park and look less uniform in appearance. These changes also improve highways safety for users and wildlife.

Landscaping Scheme

The landscaping scheme is indicative at this stage, however, the broad locations for landscape planting and enhancements have been informed through detailed analysis of several factors and input from a variety of technical specialisms, including landscape impact, heritage and biodiversity. The final landscaping scheme is being refined and will be included with the submission of the planning application.

Impacts on privacy and amenity

The indicative layout has considered and included sufficient separation distances between the caravans/lodges on the existing park, the proposed caravans/lodges and the existing dwellings to ensure users have sufficient privacy. Landscaping is also included which will help ensure amenity and privacy is ensured for all users.

Key Design Changes

- The areas of landscaping have been enhanced and refined. We recognise that further amendments may be required following the findings of the landscape assessment and input from the design team;
- The internal road layout has been amended as a response to feedback. This design seeks to better reflect the feel of the existing site and is also intended to help minimise the landscape impact and improve highways safety;
- Additional footpaths have been included through the site to improve wayfinding, permeability and to strengthen access to the River Tay footpath;
- Lodges have been re-oriented to face towards the internal road and a three-piece play area has been included in the centre of the site;
- The boundary between the site and River Tay footpath will be clearly defined through new boundary treatments. For the avoidance of all doubt, this will not restrict or impede access along the footpath.