

Appendix 2 – Site and Proposed Development

2.1 Parameters Plan

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Drawing No AL(0)005 J
Scale 1:1250
Client: Flamingo Land
29 04 2022

Parameters Plan



Zone	Area	Proposed Use(s)	Key Parameters																											
Zone A: Station Square	1	Mixed Use: Food & Drink, Entertainment and Budget Accommodation	<ul style="list-style-type: none">Brewery (max height 13m, 1200 sqm total floor area including 300 sqm pub)Restaurant (max height – 9m, floor area 150 sqm)Amphitheatre - temporary tented structure (max height 8m; capacity – Flamingo Land to advise)Budget accommodation (32 max bed spaces, 12m max height)																											
	2	Tourist Information Services and Public Realm	<ul style="list-style-type: none">Refurbished tourist office to include bike hire, commercial and site management usesEnhanced public square adjacent to tourist office																											
Zone B: Riverfront	3a	Woodland with Forest Lodges and Recreational Facilities	<ul style="list-style-type: none">Up to max No. 42 single Storey Woodland Lodges within woodlandPicnic, BBQ and Play Areas in woodland pocketsPath network																											
	4a	Managed Woodland with SUDs	<ul style="list-style-type: none">Existing woodland retained and managed2 SUDS attenuation areas:<ul style="list-style-type: none">Area 1 – treatment of surface water from upgraded section of Pier Road and adjacent car park.Area 2 – treatment of surface water from reconfigured Pierhead Destination																											
*Existing Boat Moorings	5	Pierhead Visitor Destination	<ul style="list-style-type: none">Apart Hotel (max 60 bedrooms,Leisure pool / WaterparkRestaurant/Bar (max 150 sqm, incorporated into aparthotel/water park)Visitor Hub (indoor rides, storage & office uses,																											
	6	Visitor attraction and carpark	<ul style="list-style-type: none">Details subject to future planning																											
	7	Multi-User Public Realm	<ul style="list-style-type: none">High quality hard landscape public realm with capacity for temporary visitor attraction uses. Small scale kiosks for visitor experience s (eg. cafe)																											
Zone C: Pierhead	8	Ancient Woodland Boundary	LEPO Boundary - Area Designated Ancient Woodland																											
	4b	Managed Woodland	<ul style="list-style-type: none">Existing paths upgradedExisting woodland retained and managed																											
	10	Staff & Service Area	<ul style="list-style-type: none">Deliveries, storage, management, welfare and security uses (8m max height)																											
	3c	Boathouse	<ul style="list-style-type: none">A boathouse c95 sqm for storage of equipment and operation of water-based activities																											
Zone D: Boathouse & Staff Area	11	Buffer Zone	<ul style="list-style-type: none">12m stand-off between existing dwellings at Drumkinnon Gate and proposed developmentNo development																											
Zone E: Woodbank	13	Heritage	<ul style="list-style-type: none">Woodbank House conserved and converted into Holiday ApartmentsWoodbank House ancillary buildings (including stables and bothy) conserved and converted into 6 no new self catering holiday propertiesWoodland planting extended																											
	3d	Visitor Accommodation	<ul style="list-style-type: none">Up to 37 new Countryside Lodges within existing fieldPath networkUp to 30 new Woodland Lodges within woodlandUp to 17 new Boathouses/pods within woodland																											
Overarching Components <small>(Internal access, utilities and drainage to be confirmed at detailed design stage)</small>		New Car Parking	<table><tr><th colspan="2">WOODBANK PARKING SPACES</th></tr><tr><td>Location</td><td>No.</td></tr><tr><td>Woodbank House</td><td>24</td></tr><tr><td>Woodbank Lodges *</td><td>103</td></tr><tr><td>WOODBANK TOTAL</td><td>127</td></tr><tr><td colspan="2">* See Zone E Woodbank Section for Lodge Quantities</td></tr><tr><th colspan="2">WEST RIVERSIDE PARKING SPACES</th></tr><tr><td>Location</td><td>No.</td></tr><tr><td>Staff and services area</td><td>35</td></tr><tr><td>Pierhead accessible parking</td><td>99</td></tr><tr><td>Pierhead woodland parking</td><td>132</td></tr><tr><td>Station Square</td><td></td></tr><tr><td colspan="2">WEST RIVERSIDE TOTAL</td><td>393</td></tr></table>	WOODBANK PARKING SPACES		Location	No.	Woodbank House	24	Woodbank Lodges *	103	WOODBANK TOTAL	127	* See Zone E Woodbank Section for Lodge Quantities		WEST RIVERSIDE PARKING SPACES		Location	No.	Staff and services area	35	Pierhead accessible parking	99	Pierhead woodland parking	132	Station Square		WEST RIVERSIDE TOTAL		393
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✳✳	Site Vehicular/Boat Access Points	<ul style="list-style-type: none">10no vehicular access points1 no boat access point																												
↔	Indicative Pedestrian/cycle linkages (capable of use by emergency vehicles)	<ul style="list-style-type: none">As drawing																												
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🚶	Monorail	<ul style="list-style-type: none">Station Square to Pierhead through Zones A, B and C (max height 3.5m rising to 5.5m above vehicular access roads)Monorail Stations in Zone A at ground level & Zone C in Apart-HotelMonorail alignment subject to detailed design																												