
CAIRNGORMS NATIONAL PARK AUTHORITY

Title: CONSULTATION REPORT ON PLANNING APPLICATION TO ABERDEENSHIRE COUNCIL

Prepared by: ANDREW TAIT, PLANNING OFFICER (DEVELOPMENT MANAGEMENT)

DEVELOPMENT PROPOSED: FORMATION OF WINDFARM COMPRISING 8 TURBINES AND ASSOCIATED INFRASTRUCTURE INCLUDING ACCESS TRACKS, ANEMOMETER MAST AND BORROW PIT AT HILL OF SNOWY SLACK, KILDRUMMY, ALFORD (AMENDED PROPOSAL)

APPLICANT: N-POWER RENEWABLES LIMITED

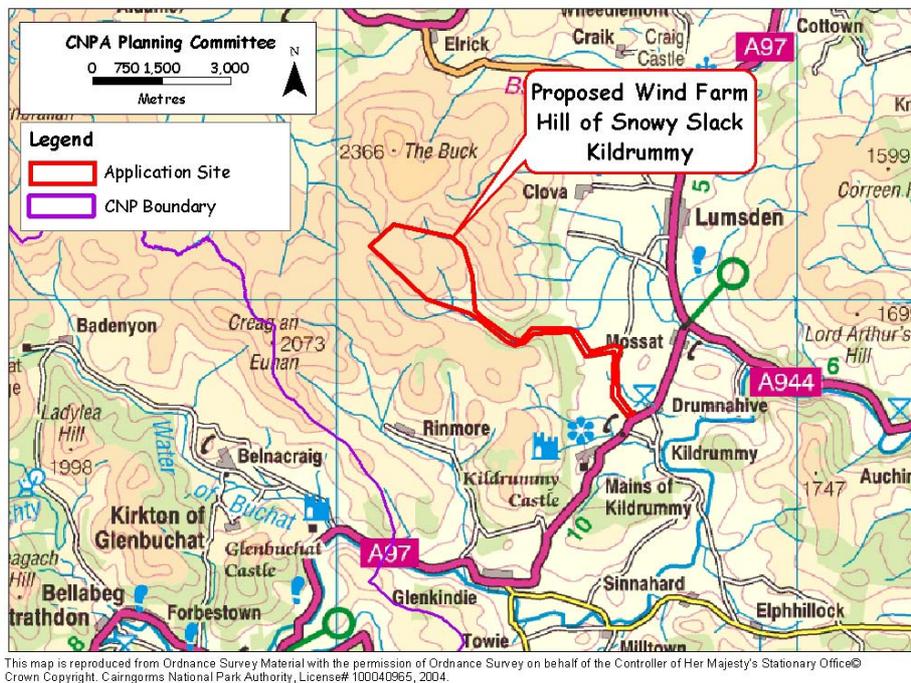


Fig. 1 - Location Plan

SITE DESCRIPTION AND PROPOSAL

1. The application site lies outwith the boundaries of the National Park approx 3 kilometres from the boundary of the Park, which at its nearest point to the site runs along the summit ridge of Craig an Eunan above Glenbuchat (Strathdon).
2. The site is located on the Hill of Snowy Slack, which has a maximum height of 596 metres; the area is dominated by rolling peat moorland which rises to the conical hill called The Buck (721m see fig 2) and is managed for grouse shooting. The site is to the north east of Kildrummy Castle and would be accessed from the A97 via a range of existing and new tracks from Glen Laff (see fig 1).



Fig 2 View towards 'The Buck' (conical hill centre) from Meikle Corr Riabhach showing site for windfarm.

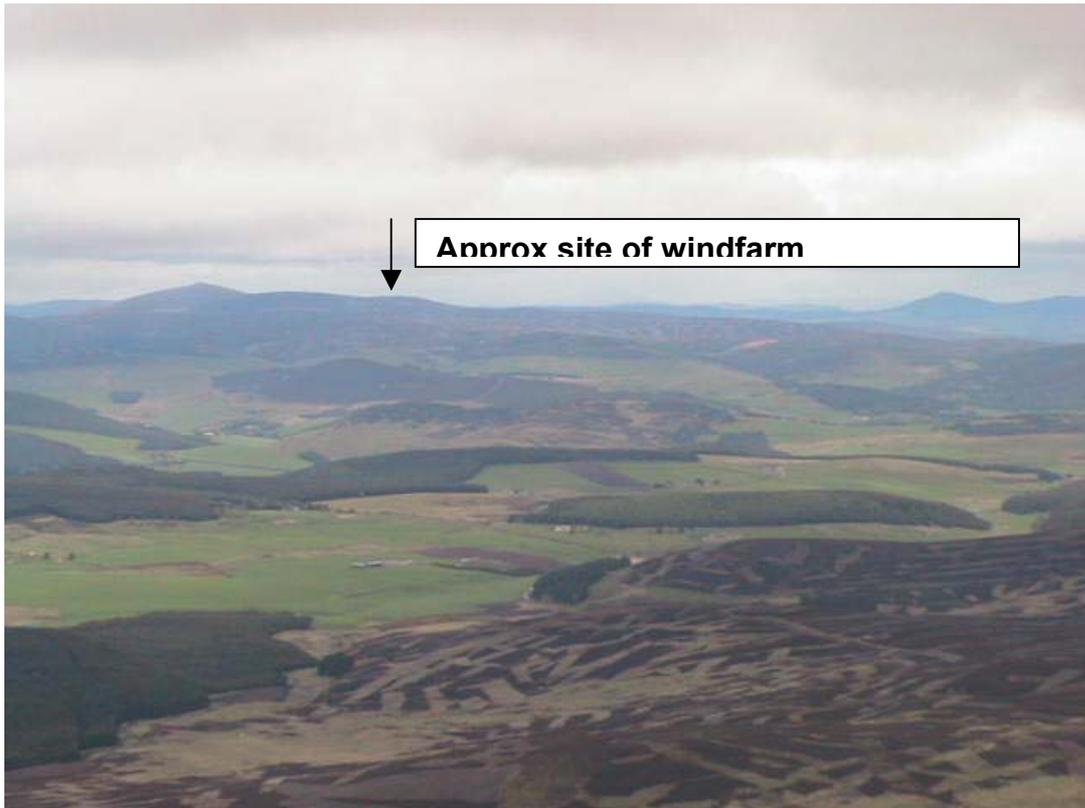


Fig 3 View of site from Morven.

3. The Planning Committee will recall objecting to an application for 11 100-metre high turbines on this site in June 2005. The key concern related to landscape impact, particularly from Morven and the Ladder Hills and the precedent this would set for the erosion of landscape character around the perimeter of the Park. Concern was raised in relation to the adequacy of bird surveys with particular regard to golden eagles and further survey work has been carried out which Scottish Natural Heritage (SNH) are having a direct input into. This amended proposal is to address concerns raised by SNH and would now comprise 8 turbines of 93 metres in height to the wing tips (when in vertical position). The turbines would have a capacity of between 1.3 and 2.0 megawatts each, with a total generating capacity of up to 16 MW. The 8 turbines are based upon buried concrete foundations within an excavation of approximately 17 by 17 metres in size. Once reinstated, each turbine would have a base diameter of 5 metres with a 1-metre wide gravel path around it. Two crane hard standing areas per turbine would be required during construction. An operational and control building in a small car park would be located at Wester Clova. A new borrow pit would be required to help construct the wind farm. A single anemometer mast is also proposed.
4. A full Environmental Statement accompanies the application to Aberdeenshire Council and the Park has also received a copy.

DEVELOPMENT PLAN CONTEXT

National Guidance

National Planning Policy Guidance Note 14 Natural Heritage (1999), recognises that the most sensitive landscapes may have little or no capacity to accept new development. Some of Scotland's remoter mountain and coastal areas possess an elemental quality from which people derive psychological and spiritual benefits. Such areas are sensitive to any form of intrusive human activity and planning authorities should take great care to safeguard their wild land character. This care should extend to the assessment of proposals for development outwith these areas which might adversely affect their wild land character.

5. The presence of a protected species or habitat is a material consideration in the assessment of development proposals. Planning authorities should take particular care to avoid harm to species or habitats protected under the 1981 Act or European Directives, or identified as priorities in the UK Biodiversity Action Plan.
6. The presence of a national heritage designation is an important material consideration. This does not mean that development is precluded by the presence of such a designation. Proposals require to be assessed for their effects on the interests which the designation is designed to protect. **Development which would affect a designated area of national importance should only be permitted where:**
 1. **The objectives of the designation and the overall integrity of the area will not be compromised; or**
 2. **Any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social or economic benefits of national importance.**
7. **Scottish Planning Policy 6 (SPP6) Renewable Energy (2007)** considers that renewable energy and the need to protect and enhance Scotland's natural and historic environment must be regarded as compatible goals if an effective response is to be made to the challenges of sustainable development and climate change. During the life of the SPP onshore wind power is likely to make the most substantial contribution towards meeting renewable targets. Scotland has considerable potential to accommodate this technology in the landscape although, increasingly, careful consideration must be given to the need to address cumulative impacts.
8. Para 54 considers that the significance of any adverse impacts of renewable energy should have regard to the projected benefits of the proposal in terms of the scale of its contribution to the Scottish Executive's targets. **In all instances, the integrity of national and international designations should not be compromised.**

9. The guidance notes that tourism is an important element in the economic, social, environmental and cultural well-being of Scotland. The beauty of Scotland's landscape attracts many visitors and sustainable tourism supports many small businesses and remote rural and island communities.
10. **Planning Advice Note 45 Renewable Energy Technologies (2002)** provides more detailed advice on assessing applications for wind farms and provides particular advice in terms of assessing landscape impact. The document notes that Scotland has a range of landscapes some of which will more easily accommodate wind farms than others. **The guidance notes that a cautious approach is necessary in relation to particular landscapes such as National Scenic Areas and Proposed National Parks and their wider settings. Here it may be difficult to accommodate wind turbines without detriment to natural heritage interests.**

North East Structure Plan (NEST) 2001-2016

11. **NEST Policy 5 Renewable Energy** supports new renewable energy facilities when compatible with ecological, transportation, landscape and amenity considerations. NEST directs that further detailed assessment be provided within local plans.
12. **NEST Policy 19** provides that development will only be permitted where it can be demonstrated that any damaging impacts are considered acceptable overall, or that there is a public interest that outweighs the conservation interest.
13. **NEST Policy 26 (Four Tier Policy Areas for Minerals, Landfill, Land Raise and Wind Farm Proposals)** **Four tier policy provides guidance on the location of wind farm development within tiers of preference related to areas where there is no International, National, Local or other designations that may be affected by proposed development. The policy requires a sequential approach to site selection with presumption in favour of Tier 4 sites.**

Aberdeenshire Local Plan 2006

14. The site is located in an Area indicated by the Aberdeenshire Local Plan as an **Area of Landscape Significance**. **Policy Env\5B** notes that development within or adjacent to an Area of Landscape Significance will not be permitted where its scale, location or design will detract from the quality or character of the landscape. Where acceptable in principle, development must conform to Appendix 1 and Appendix 5. In all cases the highest standards of design, in terms of location, scale, siting, aesthetics and landscaping will be required within areas of landscape significance. **Within the Cairngorms National Park greater weight will be given to the conservation and**

enhancement of the natural and cultural heritage of the area if the Park's aims are in conflict.

15. **Policy ENV/21 Vehicle Hill Tracks** notes that development involving vehicle hill tracks, insofar as it is not Permitted Development, will be refused unless it can be integrated satisfactorily into the landscape and minimise detrimental impact, such as soil erosion, on the environment including habitats and watercourses.
16. **Policy Inf7 Renewable Energy Facilities-Wind Energy** considers that wind energy developments will be approved in principle, if located, sited, and designed in accordance with a range of criteria including criteria d) the proposal has an impact (visual and other) which is assessed and is acceptable on sites of importance to natural heritage, international, national and local landscape designations and areas of local ecological importance, in accordance with policies Env 1 to Env 7; e) the proposal would not have an adverse effect on any existing or proposed public access; f) the proposal is appropriate in terms of the scale and nature of the setting of listed buildings, conservation areas, archaeological sites, and historic gardens and designed landscapes.
17. The site is located within a TIER 3 area because of the Area of Landscape Significance designation (see NEST Policy 26 and Local Plan Policy Env\5B above). TIER 3 policy indicates that wind farm developments will only be permitted following careful consideration of its impact on TIER 3 designations. Where harmful effects are likely, it should be demonstrated that no suitable alternatives exist in TIER 4 areas.

Cairngorms National Park Plan 2007

18. **The Cairngorms National Park Local Plan includes Section 5.1 on Conserving and Enhancing the Park. Strategic objectives include Objective a) which seeks to maintain and enhance the distinctive landscapes across the Park.** This objective notes that the distinctive landscape character is a result of the interaction of landforms, geophysical processes, habitats species and land management. It is one of the prime reasons people enjoy the Park and is recognised as nationally important. Within the landscape there is dynamic change and evolution but management and development of the Park should retain and enhance the distinctive character and restore areas of degraded landscape.
19. The plan goes on to mention that the designation of the National Park has highlighted the national importance and coherence of the landscape qualities throughout the area. **Objective b) in conserving and enhancing seeks to conserve and enhance the sense of wildness in the montane area and other parts of the Park.** Large areas of the Park, not restricted to the montane area, are valued for

their innate qualities and the experience of wildness that many people come to the area to enjoy. This sense of wildness and current enjoyment should be safeguarded from encroachment by human infrastructure, inappropriate activities or insensitive management and use. New tracks, paths, roads, structures, motorised access, aircraft and organised outdoor events should seek to minimise effects on the experience of wildness. The removal of inappropriate vehicle tracks and the repair of badly eroded paths should be pursued where possible.

20. **Objective c) seeks to ensure development complements and enhances the landscape character of the Park.** All new development and infrastructure necessary to meet the needs of those living and working in the Park should be designed to complement and enhance the landscape character of its setting. The potential impact of public and private roads, masts, utilities, renewable energy developments (in and where relevant beyond the Park) road signs and all other man made artefacts will be assessed to ensure that designs and locations do not detract from the landscape character.
21. **Strategic Objective a) under Energy in the plan seeks a contribution to national targets for greater renewable energy production through increasing community, business and domestic scale renewable energy schemes.** This objective notes that there is a need to raise awareness of the range of renewable energy sources available and to encourage the necessary supply chains and infrastructure. By supporting small scale schemes within communities, in halls, houses, land-based industries and business, the Park can help Scotland achieve its national targets and work towards an efficient use of energy within the Park. The public sector should also take a lead in using renewable energy in its own facilities within the Park. **Large scale windfarms are not appropriate in the National Park due to landscape and natural heritage impacts, but the development of domestic, business and community-scale facilities in a full range of energy options should be pursued in appropriate locations.**

CONSULTATIONS

22. **CNPA Natural Heritage Group (NHG) Landscape** raises some concerns about the methodology adopted and the visual impacts that are predicted from the methodology. The selected viewpoints from within the park are not all from the most relevant viewpoints. Several areas of the Park closest to the development will have a full view of the turbines but have not been selected as viewpoints to make the assessment from. This particularly relates to the hill ridge at Craig an Eunan and Creag an Scor. These areas are between 3.0 and 4.5 kilometres from the development but are not represented. Some of the viewpoints selected are clearly important such as Morven which is a Corbett. Of the six viewpoints within the Park area selected the closest

is 5.5 kilometres away from the site but has no clear view to it. The remaining 5 are at least 11 kilometres away.

23. The detailed methodology is considered to consistently underestimate the significance of the effects when compared with the handbook of environmental assessment which is the industry standard. The study downgrades the significance of impacts in all the examples of high and moderate magnitude or sensitivity. In these cases the impact should be substantial however in the applicants study they are recorded as moderate. In addition, where the results should be recorded as moderate they are recorded as slight. For the five viewpoints within the Park two are recorded as moderate and three as slight. However, if the handbook guidelines are followed this would be one at substantial and four as moderate. Overall, this gives a very different picture from the one presented. Add to this are the many areas that are within 6 or 7 kilometres and from which a clear view of the site can be had.

Wildland Issues

24. Many of the hills on the north and eastern side of the Park have well defined wildland characteristics. One of the strongest is the lack of visible human artefacts. In areas such as the Ladder Hills built structures are not visible. The characteristic of these areas flows beyond the boundary of the park and can clearly be seen in the Blackwater Forest area.

Cumulative impacts

25. The study chooses two view points within the Park to illustrate the cumulative impacts. The first is Mickle Corr Riabhach (the Lecht) which is shown to have moderate impact. The other is Lochnagar which is shown to have none, what value can be attributed to this is not clear.
26. Again, the view points selected are not the closest or perhaps the best examples and so it is questionable how thorough the results are or what conclusions can be drawn from them.

Conclusion

27. The study itself acknowledges that there are effects of a moderate or substantial significance to the National Park. This is certainly correct however the degree of significance is still underestimated especially in terms of the direct impact. The cumulative study also shows that there are additional impacts and these have not been fully explored. Neither has the nature of the impact upon the park.
28. Despite the shortcomings of the study the conclusion is clear: that the overall impact of this proposal upon the character and setting of the park is a negative one. Consequently we should object to it.

29. The **CNPA Social and Economic Development Group** comment that there are both positive and negative impacts from the proposal including the potential visual impact of such structures and the resulting potential effects upon local tourism business, balanced against this the proposal enhances the reputation of Scotland as an environmentally friendly place and some wind farms can provide a tourist attraction, there are also short term economic benefits during the construction stage. Given this range of issues it is considered inconclusive from the evidence whether this development would be positive or negative from the Park's viewpoint.

REPRESENTATIONS

30. A copy of a representation from Kildrummy Wind Farm Action Group has been attached at the back of the report. This sets out concern about how the proposal will impact visually upon eastern areas of the National Park.

APPRAISAL

31. There are a range of detailed issues relating to this proposal, which will be considered by Aberdeenshire Council. The Council are seeking the CNPA's views on the proposal and this appraisal is written upon the basis of the proposals effect upon the aims of the Park as embodied by the National Park Plan.
32. The site at its nearest point is approximately 3 kilometres from the boundary of the Park. However, its position in relation to hydrological features in the Park means that the proposal would have no effect upon those features. The CNPA Natural Heritage Group were consulted on the original 11 turbine proposal and raised particular concern about Golden eagles occupant within the Ladder Hills area of the Park which may use the site for foraging. SNH had similar concerns and further evidence has been provided which will be assessed directly by SNH. The proposal involves the construction of considerable infrastructure in terms of tracks and pads for the erection of the turbines. However, as before, given the topography of the site these elements would not be visible from the Park.
33. Given the above, the key issues are the effect of the turbines upon the landscape character of the Park and the visual impact of the turbines when viewed from the Park in combination with other proposals.

Conserve and Enhance the Natural and Cultural Heritage of the Area

34. The proposal is again accompanied by an Environmental Statement that includes analysis of resulting landscape impacts from the Park.
35. The site for the turbines is located approximately 3 kilometres from the Park boundary. However, given the topography between the site and the nearest glens the turbines would be unlikely to be visible from lower glens and main roads through this part of the National Park.
36. The Environmental Statement's methodology for assessing landscape impact generally follows guidance on the subject but as pointed out by our Landscape Officer the significance of the effects of the proposal are underestimated when compared with guidance in the environmental assessment handbook. The assessment recognises that the landscapes of the National Park are nationally designated and being of high sensitivity to change. The response from our landscape officer shows that the study provided consistently underestimates the significance of effects. The study downgrades the significance in all the examples of high and moderate magnitude or sensitivity. In these cases the impact should always be substantial however in the study they are recorded as moderate. The document points out that the magnitude of these impacts will decrease with distance from the site. However, there is no real assessment made from the closest points of the Park where it is likely that all the turbines would be visible.
37. The nearest hill ridge to the site within the Park is Creag an Eunan, which the Park boundary runs along, the windfarm would be likely to be highly visible from this location at a distance of approximately 3 kilometres to the nearest turbine. At this distance the visual impacts from viewpoints upon this hill ridge would be significant by any standards. The Ladder Hills are perhaps less frequented than many of the summits in the Park but as noted by our landscape officer have well defined wildland characteristics, one of the strongest being a lack of visible human artefacts, the windfarm would obviously change this. Indeed, the Cairngorms Landscape Character Assessment notes that the area exhibits a strong sense of remoteness, emphasised by the openness of the landscape and the extensive horizons of successive hill ranges, which coalesce in the distance and from which views to the Cairngorms massif are a special feature. The less frequented nature of the hills would also result in a higher level of sensitivity for the people who value and enjoy this part of the Park.
38. The Environmental Statement submitted with the application considers cumulative impacts and recognises that the main concentrations of visual receptors, and therefore the most significant impacts, will be on hills which are most popular for recreation, including those classified as 'Munro's' or 'Corbetts'. The significance of the impact will decrease with the distance of these hills from the site, as the development becomes a smaller component of the overall view. Because there are

no visual assessments from the hills within the park closest to the site there is no assessment of the cumulative impact from these hills. Two viewpoints are selected for the assessment of cumulative impact, one being from Meikle Corr Riabach above the Lecht which is shown to have moderate impact. The other is Lochnagar which is shown to have none. The value of any conclusions drawn from these two viewpoint assessments could only be regarded as very limited.

39. Cumulative impact is likely to become more of an issue and an area of concern is to note that in the last few weeks several notifications for anemometer masts have been received by the Park from Aberdeenshire indicating the desire of windfarm developers for further development to the north, east and south of the Kildrummy site. From many viewpoints the turbines would also be seen in the context of the much larger Clashindarroch windfarm should that scheme gain consent from the Scottish Executive.
40. The statement itself goes on to recognise that tourists, particularly hillwalkers, in areas, which are popular for outdoor recreation, will be affected, as they will see distant views of the windfarm on the horizon, where currently they can see little or no built development. Part of the attraction for recreational users is the remote, wild character of the hills and mountains in an area such as the Cairngorms.
41. In terms of existing planning policy there is a drive for renewable energy in principle and SPP6 recognises that much of this contribution may come from onshore windfarms. However, as noted by the policy context section of the report SPP6 notes the importance of sensitive landscapes. NPPG14 notes that the most sensitive landscapes may have little or no capacity to accept new development. PAN 45 on renewable technologies itself recognises that a cautious approach is required in relation to landscapes such as **national parks and their wider settings.** NEST Policy 26 notes that preference is given to areas where there is no international, national or local designation that would be affected by the development. As noted the Environmental Statement provided predicts impacts on the Park but is also considered to underplay them to some extent. Because of this the proposal could in no way be considered to accord with the aforementioned planning policies.
42. The strategic objectives of the National Park Plan include seeking to maintain and enhance distinctive landscapes across the Park. The following objective in the plan seeks to conserve and enhance the sense of wildness in the montane area and other parts of the Park. The objective notes that large areas of the Park, not restricted to the montane area, are valued for their innate qualities and the enjoyment of wildness that many people come to the area to enjoy. The Plan notes that this sense of wildness and current enjoyment should be safeguarded from encroachment by human infrastructure. The hills within the Park most adjacent to the site are essentially the Ladder Hills

which are quieter and less frequented by walkers than the core montane area. However, the views from them exhibit little in the way of human infrastructure and as such they exhibit a sense of wildness that I believe the strategic objectives of the National Park Plan are seeking to safeguard. The applicant's own Environmental Statement predicts for the nearest parts of the Park that there will be moderate or substantial impacts.

43. The developers own assessment of the impacts has not changed greatly between this 8 turbine and the previous 11 turbine proposal, therefore the scheme is considered unacceptable in terms of visual impact from the Park. The lack of acceptability of the proposal is emphasised by two other key factors. One is the downplaying of impacts on the Park from the methodology used. The second is that there is no clear assessment of the visual impact of the proposal from the nearest boundary areas of the Park in terms of the visual impact of the farm itself, or in relation to cumulative impact in combination with other proposals.

Promote Sustainable Use of Natural Resources

44. Scottish Executive Guidance recognised that more electricity generation from renewable resources is an important element of both UK and Scottish Climate Change Programmes and contribute towards the UK's legally binding targets on reducing emissions from a range of greenhouse gases.
45. While there are a range of arguments relating to the detailed technical efficiency of wind farm projects over time, the principle of such developments has been accepted and is supported by government as contributing towards reducing the use of fossil fuel generated energy. Given this, my view is that the proposal may well contribute towards this particular aim in the widest national sense.

Promote Understanding and Enjoyment of the Area

46. As mentioned by SPP6 tourism is important element in the economic, social, environmental and cultural well-being of Scotland. The beauty of Scotland's landscape attracts many visitors.
47. There is some debate about whether such developments can add interest to an area and provide additional tourist attractions. However, a development of this scale would be unlikely to provide a specific visitor centre feature. From a Park perspective it is reasonable to consider that many tourists visit the Park for its qualities of quietness and remoteness and that this experience is of value to all kinds of visitors and not just those that walk the high tops of the Park. Because of this, the proposal, in my view would fail to promote understanding and enjoyment of the area and would be likely to have a negative

impact upon this aim, although the extent to which this is the case is difficult to quantify.

Promote Sustainable Economic and Social Development of the Area

48. Again, this is an issue that is difficult to quantify and as recognised by the Park's Economic and Social Development Group the evidence regarding the potential effects of such a proposal is inconclusive. From the Park's perspective if the wind farm can be considered to impair enjoyment and understanding of the National Park, then logic would dictate that this could result in some effect upon tourism business within the Park, although again this is difficult or impossible to quantify, although the importance of outdoor recreation to upland economies throughout the UK has been recognised subsequently to the effects of the foot and mouth crisis.
49. As recognised in national and local guidance such proposals can provide short-term economic advantages, particularly during the construction phase, but long-term employment opportunity is likely to be minimal and it is unlikely that this would accrue to settlements in the Park.
50. There is little evidence upon which to base assumptions about the economic and social impact of the development and whether it would be positive, or negative. However, given that the most attractive qualities for visitors and service economies of the Park rely upon the attractions of the parks environment it is my view that the proposal would be unlikely to be positive with respect to this aim.

Conclusion

51. With regard to the aims of the Park the major factor with this proposal is the landscape impact of the turbines on the natural heritage and the consequential effects of that landscape impact upon the other aims. While the aims of the Park and the above analysis recognises the positive aspects of the proposal in terms of its natural resource aim, the proposal does not perform well against the remaining three aims.
52. The visual impact in the language of the developer's assessment is that in the nearest parts of the National Park impacts of moderate magnitude will affect a landscape of high sensitivity resulting in localised impacts of moderate or substantial significance. This has not has not changed by the removal of 3 turbines. It is clear from our landscape officer's considerations that the impact has been underplayed from the chosen viewpoints within the Park when the methodology is analysed. The publication of the National Park Plan has made explicit the protection of the landscape and in my view this proposal would not safeguard the special qualities of the Ladder Hills and Morven in particular making the proposal contrary to the strategic

objectives of the Plan. Precedent and cumulative impacts are becoming more of an issue with the proliferation of wind farm and anemometer mast proposals to the north east of the Park. Points made by the Landscape Character Assessment for this part of the Park described as the 'North East Hill Ranges' emphasise the views into the Park, towards the Cairngorms Massif from hills outwith as a 'special feature' and this is not addressed by the submitted Environmental Statement. The Strategic objectives of the Park Plan recognise that large scale windfarms would not be appropriate in the Park. The landscape character assessment recognises that the landscape character area to be most affected in this instance is effectively fluid and runs beyond the boundary of the Park. Therefore, the same principles should be applied in safeguarding the wider setting of the Park from inappropriate development in line with NPPG 14 on Natural Heritage. The impacts are detrimental not just in landscape terms, but also in terms of their potential consequential impacts upon enjoyment, tourism and understanding of the National Park, as well as consequential impacts upon local business. Conversely, few benefits would appear to accrue to the Park from such a proposal and I therefore recommend that the Planning Committee object to the proposal. This would be consistent with the Committee's earlier response to the 11 turbine scheme.

RECOMMENDATION

53. That based on the information submitted in the form of the application and accompanying Environmental Statement it is recommended that the Cairngorms National Park Authority **OBJECT** to the proposal on the following grounds:

A) It is clear from the Environmental Statement submitted that the proposal would result in moderate or substantial impacts from certain viewpoints within the Park, particularly from Morven and the Ladder Hills. In addition, no clear assessment of the impacts of the proposal either individually or in combination with other proposals has been made from the nearest hill ridges within the Park. The proposal would set a precedent for the erosion of landscape character around the perimeter of a National Park where the landscape is important in both national and international terms from viewpoints within and viewpoints looking into the Park. The proposal fails to comply with the Park's natural and cultural heritage aim and is contrary to Strategic Objectives 5.1 a), b) and c) all of which seek to maintain and enhance distinctive landscapes of the Park. The proposal also fails to comply with NPPG 14 Natural Heritage, PAN 45 Renewable Technologies, NEST Policy 26 and Aberdeenshire Local Plan Policy Env\5B

- B) Again, while to some extent subjective it is the Park's view that the proposal would fail to promote understanding and enjoyment of the area. Many local people and visitors value the parks recreational value in terms of its qualities of quietness and remoteness. The proposal would be likely to affect such qualities in a detrimental manner.**
- C) If as set out above the proposal can be considered to impair the landscape and thus affect the understanding and enjoyment of the Park's special qualities then it would also be likely to affect the social and economic development of the area. It is recognised that there may be some short term employment benefits from the construction of he farm. However, there is no particular expectation that these would accrue to the National Park's communities.**

A copy of the National Park Plan will be enclosed with any response to the Council.

Date 24 April 2007

Andrew Tait

planning@cairngorms.co.uk

The map on the first page of this report has been produced to aid in the statutory process of dealing with planning applications. The map is to help identify the site and its surroundings and to aid Planning Officers, Committee Members and the Public in the determination of the proposal. Maps shown in the Planning Committee Report can only be used for the purposes of the Planning Committee. Any other use risks infringing Crown Copyright and may lead to prosecution or civil proceedings. Maps produced within this Planning Committee Report can only be reproduced with the express permission of the Cairngorms National Park Authority and other Copyright holders. This permission must be granted in advance.