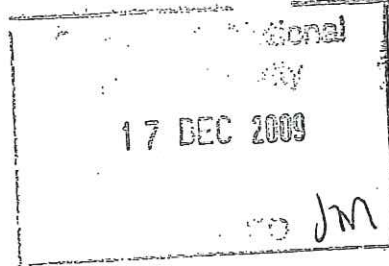


AT

## Nethy Bridge and Vicinity Community Council

'Inchtomach',  
Nethy Bridge,  
Inverness-shire  
PH25 3EB  
14<sup>th</sup> Dec '09



Cairngorms National Park Authority,  
Albert Memorial Hall,  
Ballater,  
Aberdeenshire  
AB35 5QB.


### Planning Application 09/352/CP – Dorback Lodge, Nethy Bridge

Dear Sirs,

As a community Council we would like to raise our concerns about this development having exceeded its original permissions. We feel that there should be strenuous efforts made to 'hide' this building in the landscape was originally planned. If trees were to be planted around the building this should be done on an irregular pattern so as to look as natural as possible and not just as a rectangular block.

We would also like the authority to make it very plain that in future such transgressions would be dealt with much more severely.

Yours faithfully,

  
Sandy McCook,  
Chairman

# Cairngorms National Park Authority

Application Reference: 07/087/CP

**AGENT:** ANTA Architecture  
Fearn  
By Tain  
Ross-shire  
IV20 1XW

**APPLICANT:** Dorback Estate  
Per Agent

The Cairngorms National Park Authority having considered your application to carry out the following development:

## **Erection of Woodchip Store**

at;

**Site of Former Gravel Pit, West of Dorback Lodge, Dorback Estate,  
Nethy Bridge PH25 3EE**

and in accordance with the plan(s) docquetted as relative hereto and the particular given in the application, do hereby give notice of their decision to:

## **Grant Full Planning Permission**

Subject to compliance with the following condition(s):

- 1. The development to which this permission relates must be begun within five years from the date of this permission.**

**Reason:** To comply with Section 58 of the Town and Country (Scotland) Planning Act 1997.

2. The development shall be landscaped and maintained in accordance with a scheme which shall be submitted to and approved by the CNPA acting as planning authority before development commences. The scheme shall include indications of all existing trees and landscaped areas on the land, and details of any to be retained, together with measures for their protection in the course of the development and shall indicate the siting, numbers, species and heights (at the time of planting) of all trees, shrubs and hedges to be planted and to the extent of any areas of earthmounding, and shall ensure:-
- (a) Completion of the scheme during the planting season next following the completion of the development, or such other date as may be agreed in writing with the CNPA acting as planning authority.
  - (b) The maintenance of the landscaped areas in perpetuity in accordance with the detailed maintenance schedule/table. Any trees or shrubs removed, or which in the opinion of the planning authority, are dying, being severely damaged or becoming seriously diseased within three years of planting, shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

**Reason:** To help assimilate the building into its surroundings.

3. Exact details and specifications of all proposed external finishing materials (including roofing materials and details of entrance gate) shall be submitted for the further approval of the Planning Authority before any work commences on site.

**Reason:** To ensure that materials are appropriate to the building and surroundings.

4. Prior to any development commencing on site, a list of previous land uses for the gravel pit shall be submitted to the CNPA acting as planning authority in consultation with Highland Council TEC Services. On the basis of this list and the potential for contaminative uses a scheme shall be submitted by the developer (at his/her expense) to deal with any potential contamination on site. No construction work must commence until such a scheme has been submitted to and approved, in writing, by the CNPA acting as Planning Authority in consultation with Highland Council TEC services, and is thereafter implemented to like satisfaction. The scheme shall contain details of proposals to deal with potential contamination and must include:-

- (a) The nature, extent and type of contamination on site, identification of pollutant linkages and assessment of risk. The scope and method of this assessment shall be agreed in advance with the Planning Authority, and undertaken in accordance with PAN33 and BS 10175:2001.

- (b) Remedial strategy (if required) to treat/remove contamination to ensure that the site is fit for uses proposed (this shall include a method statement, programme of works, and proposed verification plan).
- (c) Submission of a validation report (if remedial action is required) by the competent person employed by the developer who will validate and verify the completion of works to a satisfactory standard as agreed with the Planning Authority.
- (d) Submission, if necessary, of monitoring statements at periods to be agreed with the Planning Authority, for such time as is considered appropriate.

**Reason:** To ensure that there are no unacceptable levels of contamination at the site.

**Dated:** 7<sup>th</sup> June 2007

**Don McKee - Head of Planning**

For details of how to appeal to Scottish Ministers against any conditions please see attached notes.

**THIS IS A LEGAL DOCUMENT - PLEASE RETAIN WITH YOUR TITLE DEEDS**

*Albert Memorial Hall, Station Square, Ballater AB35 5QB*  
*Telephone: 013397 53601 Facsimile: 013397 55334*



**Legend**

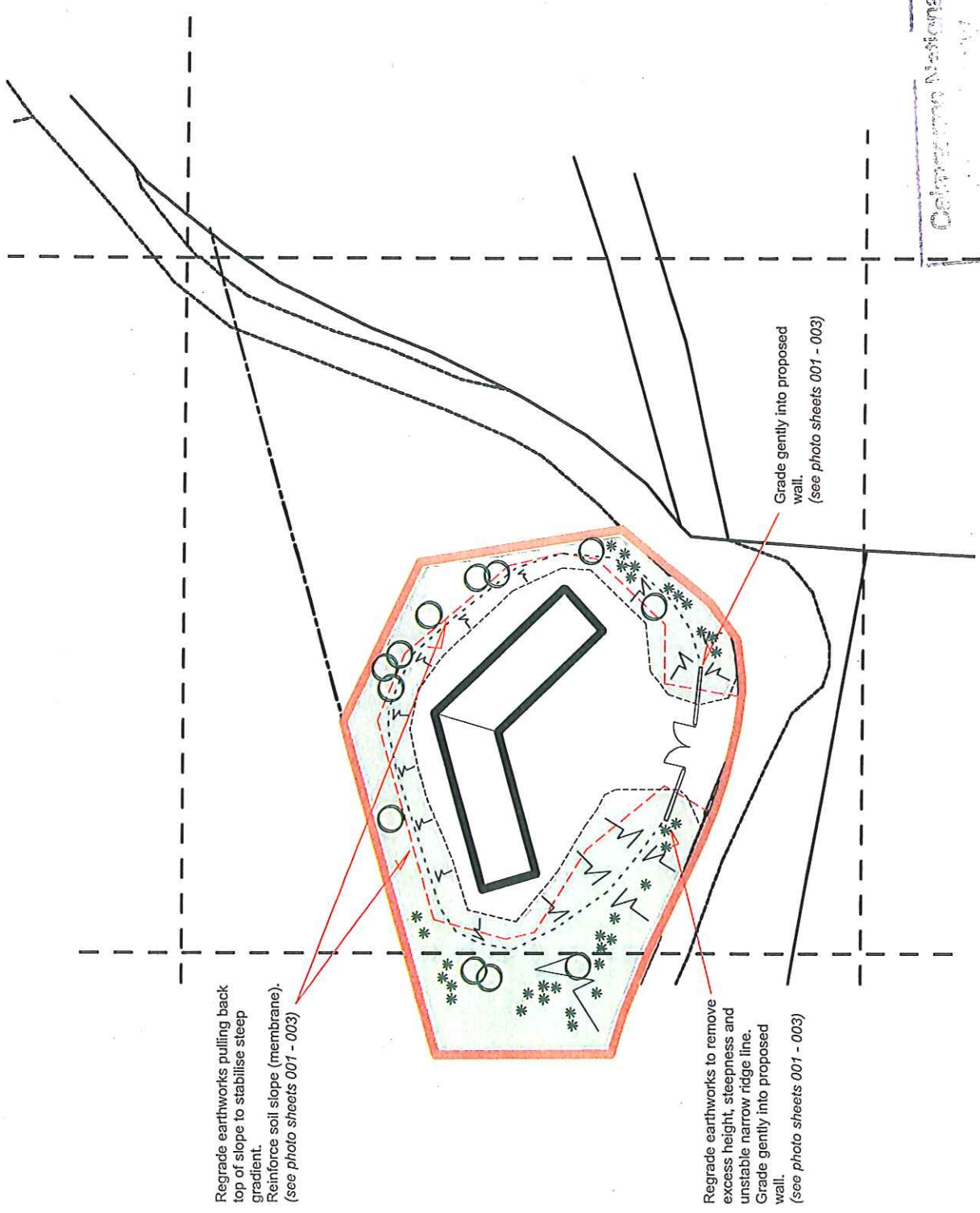
- Current application site boundary (partly defined by a fence & a road edge)
- Original application site boundary (undefined)
- Woodchipper building
- Access gate and retaining wall
- Existing landform (indicative)
- Proposed tree planting
- Proposed shrub planting
- Proposed grass seeding

**Trees (inc. staking and deer guards)**  
 12 No. *Betula pubescens*  
 Form Height Root  
 Feather 150-180 B

**Shrubs**  
 34 No. *Juniperus communis*  
 Height Root  
 30-40 C

**Grass Seeding (approx. area 250m<sup>2</sup>)**  
 6.3kg *British Seed Houses A15 @ 25g/m<sup>2</sup>*

- Aniset Strong Creeping Red Fescue 35%
- Cadix Perennial Ryegrass 30%
- Southlands Crested Dogstail 15%
- Carima Chewings Fescue 10%
- Highland Bent Grass 7.5%
- Aberace Mini leaved White Clover 2.5%



Regrade earthworks pulling back top of slope to stabilise steep gradient.  
 Reinforce soil slope (membrane).  
 (see photo sheets 001 - 003)

Regrade earthworks to remove excess height, steepness and unstable narrow ridge line.  
 Grade gently into proposed wall.  
 (see photo sheets 001 - 003)

Grade gently into proposed wall.  
 (see photo sheets 001 - 003)

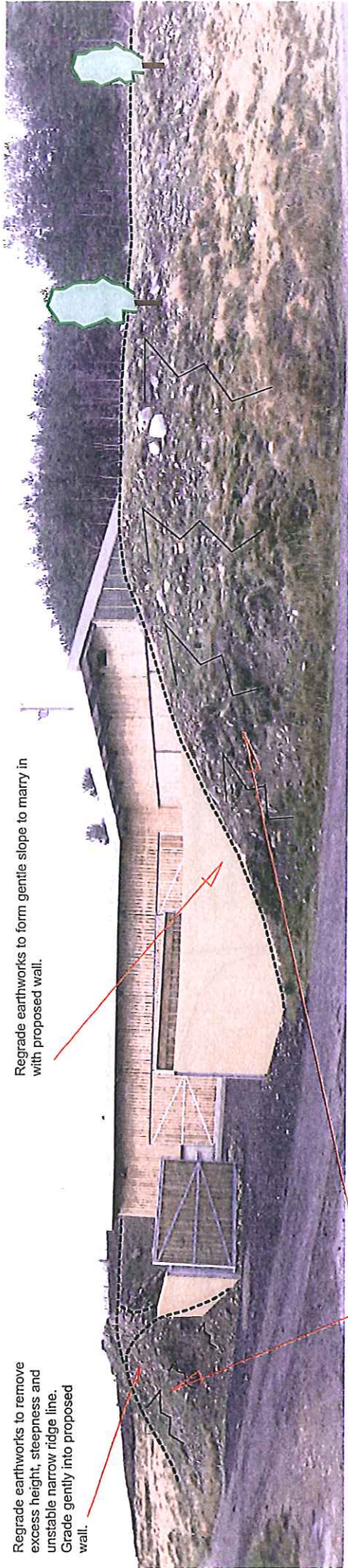


Dorback Woodchipper

**Planting Plan and Earthwork Recommendations**

drawing number: PP\_001 date: 19\_11\_2009

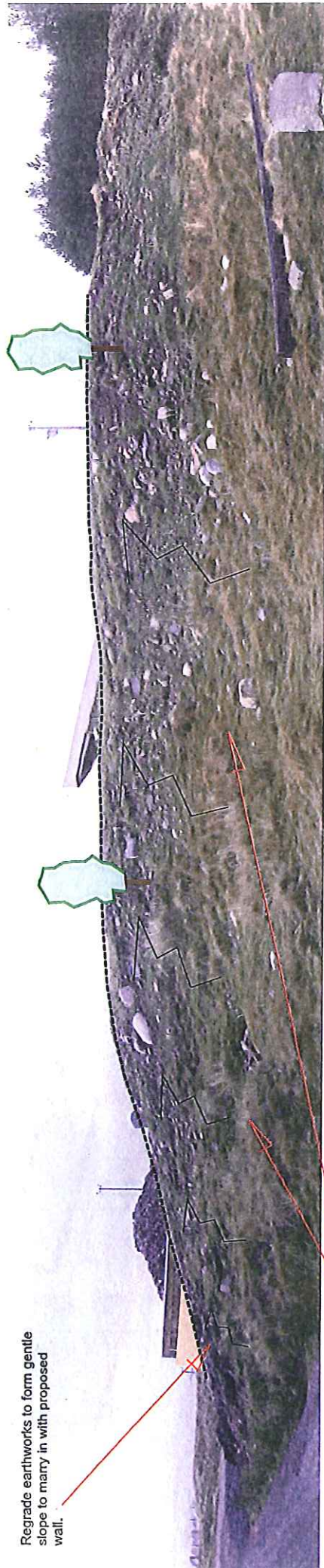
0  
 Reproduced from the Ordnance Survey Mapping with permission of the controller of Her Majesty's Stationery Office Crown Copyright.



Regrade earthworks to form gentle slope to marry in with proposed wall.

Regrade earthworks to remove excess height, steepness and unstable narrow ridge line. Grade gently into proposed wall.

Juniper to be planted on outer slopes with birch scattered to the rear to link with existing woodland.



Regrade earthworks to form gentle slope to marry in with proposed wall.

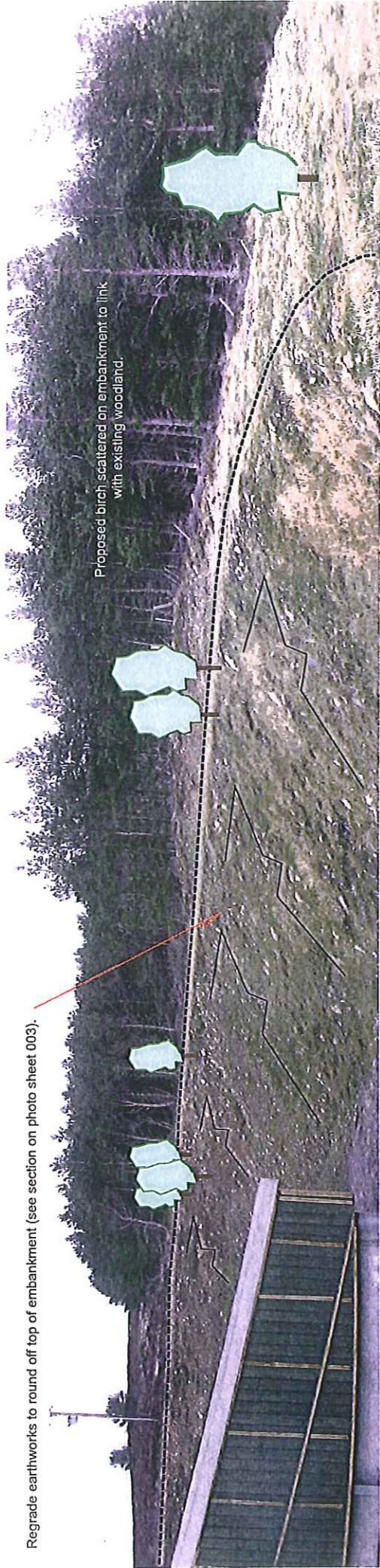
Juniper to be planted on outer slopes with birch scattered to the rear to link with existing woodland.

City of Vancouver  
17 DEC 2000

Dorback Woodchipper

Photo Sheet 001

drawing number: PS\_001 date: 19\_11\_2009



Regrade earthworks to round off top of embankment (see section on photo sheet 003).

Proposed birch scattered on embankment to link with existing woodland.



Regrade earthworks to remove excess height, steepness and unstable narrow ridge line. Grade gently into proposed wall.

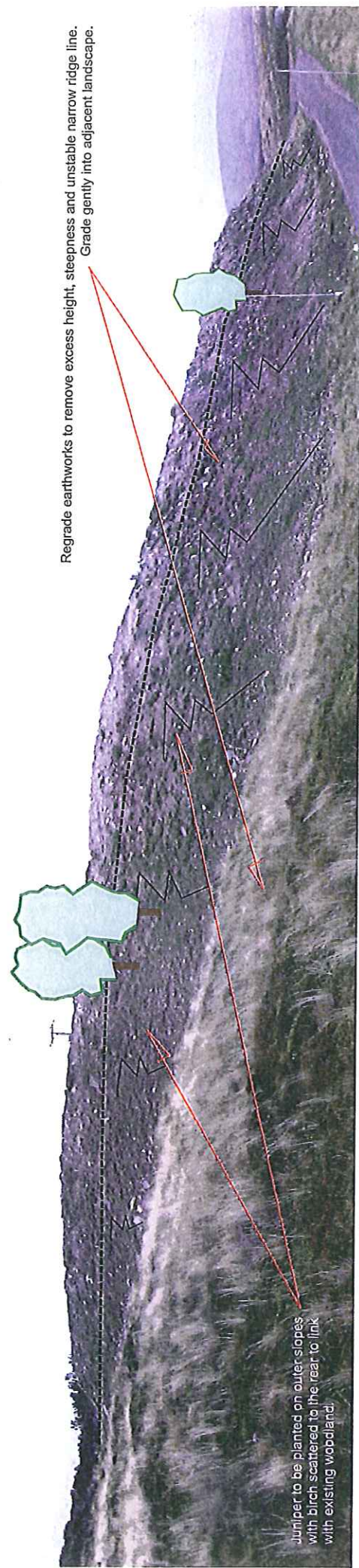
Juniper to be planted on outer slopes with birch scattered to the rear to link with existing woodland.

City of London  
17 DEC 2009

Dorback Woodchipper

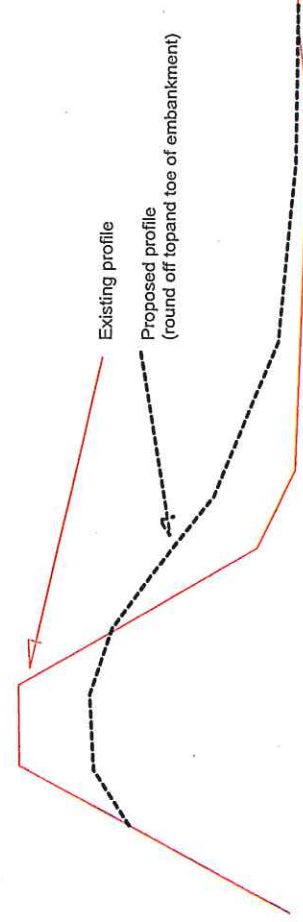
Photo Sheet 002

drawing number: PS\_002 date: 19\_11\_2009



Juniper to be planted on outer slopes with birch scattered to the rear to link with existing woodland.

Regrade earthworks to remove excess height, steepness and unstable narrow ridge line. Grade gently into adjacent landscape.



Existing profile

Proposed profile  
(round off top and toe of embankment)

CAIRN CONSULTANTS  
17 DEC 2009

Dorback Woodchipper

Photo Sheet 003

Drawing number: PS\_003 date: 19\_11\_2009