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# CAIRNGORMS NATIONAL PARK AUTHORITY

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**Title:** REPORT ON CALLED-IN PLANNING APPLICATION

**Prepared by:** MARY GRIER (PLANNING OFFICER,  
DEVELOPMENT MANAGEMENT)

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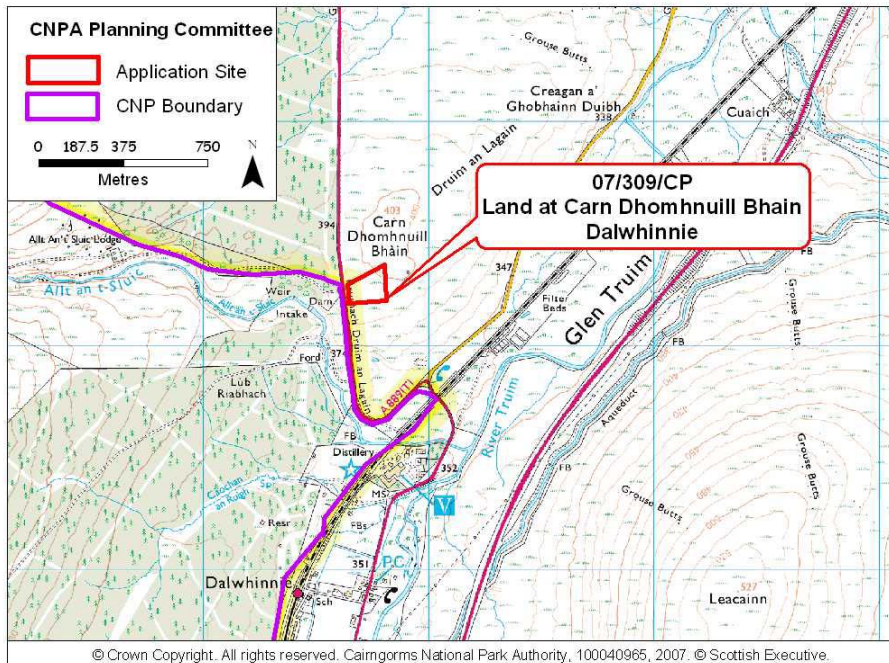
**DEVELOPMENT PROPOSED:** PLANNING PERMISSION FOR THE CONTINUATION OF QUARRY EXTRACTION ON LAND AT CARN DHOMHNUILL BHAIN, DALWHINNIE.

**REFERENCE:** 07/309/CP

**APPLICANT:** HQC LTD., UNIT 3, 15 LOTLAND STREET, INVERNESS, IV1 1ST.

**DATE CALLED-IN:** 10<sup>TH</sup> AUGUST 2007

**RECOMMENDATION :** APPROVE WITH CONDITIONS



**Fig. 1 - Location Plan**

## SITE DESCRIPTION AND PROPOSAL

1. Full planning permission is sought in this application for the continuation of quarry extraction on land at Carn Dhomhnuill Bhain near Dalwhinnie. The land has been in use as a quarry for a number of years and extraction ceased upon expiry of the most recent planning permission at the site in September 2007.<sup>1</sup> The current proposal involves the continuation of the extraction process within the same land area, by extending further down into the quarry floor. A previously worked area of the quarry now has a floor level of 387.0 metres AOD and it is proposed to work the adjacent area from its existing floor level of 393 metres AOD to the same as the worked area. The overall site area extends to approximately 5 acres, with the actual area in which the proposed extraction would occur extending to approximately 0.5 acres within that.
2. The subject site is located 1,200 metres<sup>2</sup> north of Dalwhinnie, immediately adjacent to the National Park boundary and lying to the east of the A889 trunk road. It is on the lower slopes of Carn Domhnuill Bhan which is the summit north of Dalwhinnie. Several large forested areas provide a distant backdrop. Continued quarrying activity at this location would yield rock, filling and sub-base. General information has been submitted on the proposed extraction rates, which are estimated to vary between 10,000 and 25,000 tonnes per annum. The operators have indicated that it is impossible to provide a more accurate projection of annual tonnage as market demand varies dramatically from year to year. To illustrate this point reference has been made to there being no demand in 2006, while demand in 2007 resulted in the extraction of approximately 10,000 tonnes. It is estimated that the period of working of the area would be five years.



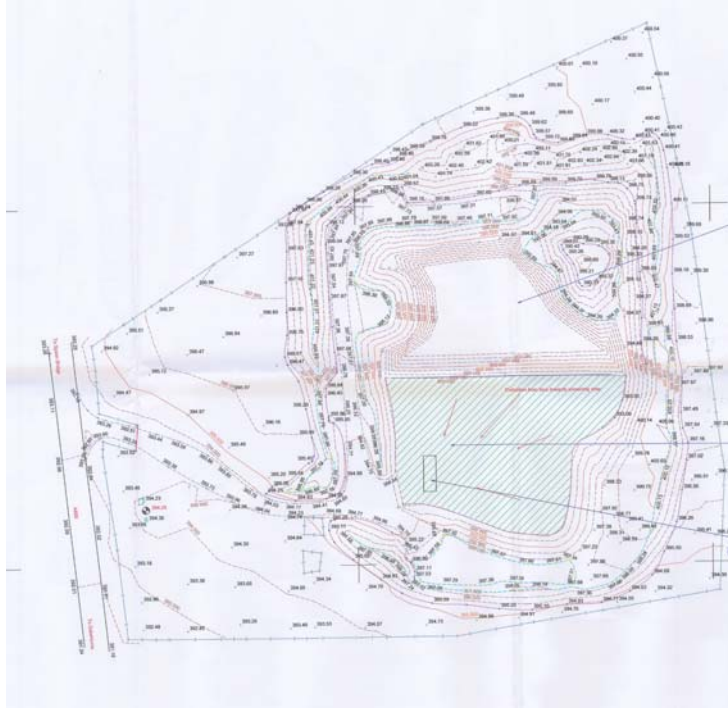
**Fig. 2 : View over existing quarry area, looking towards Dalwhinnie**

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<sup>1</sup> This current application was submitted to Highland Council in August 2007 prior to the expiry of the previous permission.

<sup>2</sup> 'As the crow flies'

3. Given that the annual rates of extraction cannot be accurately gauged, it is not possible to ascertain details of the number of daily vehicle movements likely to occur, although the applicants have estimated that movements over a one year period could vary from 1,000 to 2,500 lorries,<sup>3</sup> with all of those entering and exiting from the A9, using a limited area of the A889 to access the site and then travelling back onto the A9.



**Fig. 3 : Proposed site layout plan, with the shaded green area identifying the extent of the area which it is proposed to work to a greater depth.**

4. All plant used in the quarrying operations is mobile and in addition to being moved around the quarry to the required working areas, it is often taken off site when not required for long periods. The applicants have cited the situation in 2007 as an example of this, where processing plant was on site for less than 3 weeks in the entire year, while the loading shovel was at the quarry for a total of 10 weeks. No blasting activity has occurred at the site over the past three year period due to lack of demand for the material. In the event of sufficient demand the applicants estimate that a maximum of 1 blast per 10,000 tonnes would be required. The entire blasting process would have a duration of approximately four days, with three of those being preparatory work in the form of drilling, a further half day would be devoted to charging drillholes and the remaining half day would be firing. The latter activity would involve the closure of the adjacent A889.

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<sup>3</sup> The average lorry capacity is 20 tonnes.

### Quarry Market Area

5. In the course of assessing the development proposal, the need for extraction from this particular location was explored. The response from the applicants indicated that in recent years, the majority of the quarry related works have been located on the A9, with a lesser amount on the A889. The company also operate a quarry at Broomhill, adjacent to the A95 near Dulnain Bridge.<sup>4</sup> That quarry has been used to service contracts in the northern sector of the A9, with the Dalwhinnie Quarry servicing the southern sector. The applicants contend that contracts on the southern sector would not have been secured in the event that all of the materials had to be hauled from Broomhill. As further illustration of this point and the associated effects of transport costs, the supporting information refers to road haulage costs being approximately £1.50 per tonne per 5 miles and makes a case that the costs to the applicants of any works carried out in the southern sector would automatically increase in the event of the Dalwhinnie quarry being closed. The only other quarry in the southern area competing in the same market is the Ennstone Thistle quarry at Kinncraig.

### Proposed Restoration Measures

6. Further to requests from the CNPA in the course of the assessment of the proposed development, a restoration plan, containing basic information, has recently been submitted. The overall excavated area would be filled<sup>5</sup> to create a gradual slope across the entire site in a south west to north east direction, rising from existing levels of 392.5 metres OD adjacent to the A889 to 400.5 metres OD in the north eastern corner of the site.<sup>6</sup> The top layer of soil in the filled area is intended to be the original topsoil which was stripped and stored on the site. The area is proposed to be planted with a mix of trees and grasses. The proposed tree planting includes a mix of birch, mountain ash, hazel, oak, European larch and scots pine. Trees are proposed to be planted at 2 metre centres in random groups of 50 – 100.

### Planning History

7. There has been a history of quarrying activity at the subject site for several years and in recent times Highland Council have granted planning permissions for continued extraction. Full planning permission was granted in March 1999<sup>7</sup> for the extraction of fill material for road works with one of the conditions stipulating that material extracted from the site would be used solely for purposes associated with roadworks on the A889 trunk road. In 2000 a further application<sup>8</sup>

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<sup>4</sup> The CNPA have recently called in an application at this quarry in which permission is sought for an extension of the time limit on planning consent 03/46/FULBS. CNPA planning reference no. 08/051/CP applies.

<sup>5</sup> All material used for filling will be in accordance with Schedule 3 Para. 9 Exemption to the Waste Management Regulations from SEPA. Table 2A specifies the types of permitted material.

<sup>6</sup> The existing ground level in this unexcavated area of the site.

<sup>7</sup> Highland Council Planning ref. no. 99/00051/FULBS refers.

<sup>8</sup> Highland Council Planning ref. no. 00/00057/FULBS refers.

was lodged with Highland Council in which full planning permission was sought for the extraction of additional fill material. A temporary permission was granted in March 2000 for a limited period, to expire on 20 June 2002. The most recent permission granted by Highland Council was in September 2002. Again full planning permission was sought on the same site, with the description of the development being the continued operation of the borrow pit. A temporary permission was granted, with an expiry date on 30 September 2007. The two most recent permissions on the site did not include conditions to limit the purpose for which the extracted material could be used.

## DEVELOPMENT PLAN CONTEXT

### National Policy

8. **SPP 4 – Planning for Minerals** is a national policy document which recognises minerals as being an important primary resource. While acknowledging that there is a continuing need for an adequate and steady supply of minerals for a variety of purposes, SPP4 also recognises that all working must be fully reconciled with policies to protect local communities and the wider environment.
9. Paragraph 5 of the document alludes to the fact that the process of extraction can be disruptive and in the event that it is not regulated and managed appropriately can give rise to adverse environmental and community impacts. **SPP4** lists a number of objectives for mineral working, all of which are intended to encourage a sustainable approach to mineral extraction while reconciling the need for minerals with concern for the natural and built environment and the communities affected. Objectives include ensuring that an adequate and steady supply is maintained to meet the needs of society and the economy; encouraging sensitive working practices during extraction in order to minimise the environmental and transport impacts; ensuring sites are reclaimed to a high standard and where possible enhance the value of the wider environment; protecting international, national and locally designated areas of acknowledged natural or built heritage importance from adverse impacts; and minimising the potential adverse impact of mineral extraction on communities.
10. **SPP4** discusses a number of locational considerations, one of which is the conservation of the natural and built heritage, and advises that planning permission should only be granted where there will not be a significant adverse effect on the special features and qualities of the area. The rural economy is also listed as another locational consideration, and although it is noted that mineral working can play an important role in supporting the economy of rural communities through employment creation, the case is also made that in many areas tourism and recreation likewise support local economies and also depend on the quality of the environment. In such instances **SPP4** advises that in such cases the likely long term or cumulative impact of mineral

extraction on local economic activity will be a relevant material consideration.

11. The purpose of **PAN 50 – Controlling the Environmental Effects of Surface Mineral Workings** is to provide advice on the more significant environmental effects arising from mineral working operations. It is acknowledged that the main issues that give rise to concerns associated with surface mineral workings include the effects of road traffic; effects of blasting, noise and dust; visual and landscape effects; and the potential contamination of surface water discharges by solids. The advice contains a section entitled ‘Proximity of mineral workings to communities’ in which it is acknowledged that residents living in close proximity to proposed workings may be exposed to some of the effects. **PAN 50** advises that good practise for planning authorities is to consider the possible cumulative effect of proposals; encourage dialogue between operators and the community; and encourage effective monitoring, particularly of noise, dust and vibration.

### **Highland Structure Plan**

12. Section 2.11 of the **Highland Structure Plan** on Minerals and Peat states that a key issue is integrating the commercial and socio-economic potential of mineral workings with the high environmental quality of the area. Mineral activity is identified as being an important rural activity and the Plan cites the example of providing aggregate and dimension stones for construction projects. In addition to outlining the benefits and indeed the need for mineral activity, the potential negative effects are also detailed including environmental disruption with effects on landscape scenery, biodiversity and water quality, and also adverse impacts on the quality of life of residents in close proximity, as well as potential “negative economic impacts through damaging tourism and recreational resources.”
13. Section 2.11.6 of the Plan concedes that there is likely to be a continued requirement for small scale aggregate workings “because of the reduction in transport movements that the winning of a localised source provides.” However, it also warns that this has to be balanced against the disbenefit of opening up a new working, albeit temporarily, and the potential loss of custom to established quarries some distance away.”
14. The need to re-establish worked out sites to a future beneficial use is also promoted in section 2.11.8 of the Structure Plan. It is suggested that this can be achieved in a variety of forms, ranging from agriculture and woodlands to recreational facilities and habitats for nature conservation.
15. **Policy M2** of the **Highland Structure Plan** summaries the general policy on mineral extraction, stating that “applications for mineral extraction will be supported provided that they conform to General Strategic Policies and that there are no significant adverse

environmental or socio-economic impacts.” It is also stated that approvals for mineral extraction should be for a temporary period only, “with conditions tied to a method statement and plan covering working procedure, phasing, environmental protection, restoration, after-use and after-care.” Where necessary, the seeking of a financial guarantee in respect of restoration and after-care is also advocated.

16. The **Highland Structure Plan** in its section on Nature Conservation advises that nature conservation interests are not confined to designated sites and that all development proposals should be evaluated for their implications on nature conservation, both direct and indirect. The Plan does however highlight the fact that “the existence of designations does not necessarily preclude development from taking place within or affecting the sites” provided they are compatible with maintaining the features for which the sites are designated. The general thrust of **Policy N1 on Nature Conservation** is that new developments should seek to minimise the impact on the nature conservation resource and enhance it wherever possible.
17. **Policy L4 on Landscape Character** refers to the need to have regard to the desirability of maintaining and enhancing present landscape character in the consideration of development proposals. **Policy G2 on Design for Sustainability** states that proposed developments will be assessed on the extent to which they, amongst other things, make use of brownfield sites, existing buildings and recycled materials; are affected by safeguard zones where there is a significant risk of disturbance and hazard from industrial installations, including noise, dust, smells etc; impact on individual and community residential amenity; impact on resources such as habitats, species, landscape, scenery, cultural heritage, air quality and freshwater systems; and contribute to the economic and social development of the community.
18. **Badenoch and Strathspey Local Plan (1997)**  
The **Badenoch and Strathspey Local Plan** acknowledges that scope exists for mineral extraction and advises that the “suitability of specific sites will be subject to assessment of environmental impact, servicing and safety aspects, together with prospects for site rehabilitation.” Section 2.2.3 of the Plan also advises that worked out or abandoned sites adjacent to the main road network could be suitable for after-use.
19. In its section on **Conservation Objectives**, the Local Plan refers to the exceptional quality of the natural environment of the area, and states that it is the Council’s policy to “promote sustainable development of the area’s resources and ensure an acceptable balance between economic growth and safeguards for the outstanding heritage.”
20. **Cairngorms National Park Plan (2007)**  
The Cairngorms National Park Plan sets out a number of strategic objectives under three broad headings – conserving and enhancing the Park; living and working in the Park; and enjoying and understanding

the Park. In terms of natural heritage, section 5.1.2 of the Plan advises that all new development and management of the landscapes and settlements within the Park should be based on a sound understanding of the natural and cultural heritage. Strategic objectives to achieve the vision of conserving and enhancing the Park include maintaining and enhancing the distinctive landscapes of the Park; and ensuring development complements and enhances the landscape character of the Park.

21. Under another of the broad headings of 'Living and Working in the Park' one of the strategic objectives for economy and employment is to promote opportunities for economic diversification across all areas of the Park and it is noted that the Park currently has a relatively narrow economic base which is dependant upon a few key sectors for employment.

## CONSULTATIONS

22. **Transport Scotland - Trunk Roads Network Management Directorate** has recommended that one condition be attached in the event of the granting of planning permission. The condition stipulates that the bellmouth should be surfaced in bituminous macadam for a distance of 15 metres from the edge of the trunk road, in order to ensure that vehicles entering and exiting the access can undertake the manoeuvre safely and with minimum interference to the safety and free flow of traffic on the trunk road.



Fig. 4 : Access route from the quarry towards the public road

23. Highland Council's **Environmental Health Officer** has assessed the proposal and has commented primarily on the noise aspect of the proposal. The consultation response makes reference to guidance contained in **PAN 50 – Controlling the Environmental Effects of Surface Mineral Workings**, and in accordance with guidance recommends that a condition is included in any planning permission granted limiting the noise to  $45\text{dB}_{\text{Laeq}, 1\text{hr}}$  at any of the neighbouring



properties.<sup>9</sup> Furthermore, it is advised as per Annex A of PAN 50 that site roads be kept as smooth as possible in order to reduce vehicle noise. The Environmental Health officer advises that consideration should be given to including a condition which would require the applicant to maintain haul roads in a smooth and even condition, and also to implement suitable speed restrictions within the site.

24. A consultation response has been received from **Dalwhinnie Community Council** in which it is stated that the Dalwhinnie Community has no objection in principle to the proposal. However, it is noted that the movement of extracted material through the village causes considerable inconvenience to villagers, particularly those living close to or using the A889. The Community Council suggest that a number of conditions could be applied in the event of the granting of planning permission. Suggested conditions include a requirement that lorries carrying extracted material through the village are sheeted in order to prevent the spreading of stonedust and other material; that the condition of the A889 between the quarry and the A9 is monitored and maintained as required and that the road be properly reinstated at the end of the extraction period; and “that the Council consider and take appropriate steps to encourage the observance of the current 40mph speed limit through the village.” This is an issue which has apparently been raised on a number of occasions in the past. The final point raised in the submission from Dalwhinnie Community Council is a query as to what planning gain is envisaged for the Dalwhinnie Community if this current application is supported. Reference is also made to a central government fund made available to support villages adversely affected by quarrying.<sup>10</sup>
25. The CNPA’s **Natural Heritage Group** assessed the proposal primarily from a landscape perspective. **NHG** commented on the mounds of spoil that are present on the subject site, noting that they are visible on the horizon from the village, although it is accepted that the eventual removal of the mounds would result in a more natural land profile being restored.
26. Although the proposal is considered to have short term landscape and visual impacts at both local and wider scales, the general principle of extending the quarry workings within the already excavated site area is accepted. The initial **NHG** response recommended however that further detail be sought to establish the intended working floor area of the quarry, details of the nature and height of the plan that would be utilised, as well as a detailed plan for the eventual restoration of the quarry. The required information was subsequently submitted.

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<sup>9</sup> No nearest structure (although not residential) is approximately 730 metres to the south of the subject site.

<sup>10</sup> Organisations, partnerships, community groups etc. affected by quarrying can bid for funding in a scheme administered by Forward Scotland, on behalf of the Scottish Government. Since the receipt of the consultation response from Dalwhinnie Community Council I have provided the Community Council representative with details of this scheme.



Fig. 5 : Existing mounds on the site visible when viewed from the south

27. A number of comments were made in relation to the possible operational phase, which could assist in reducing the impacts at that time. It is recommended that all quarry workings, storage, on site processing of materials, parking of plant and vehicles are restricted to within the confines of the existing mounding; that the height of plant is limited in order to ensure that it does not appear above the skyline of the existing mounds; and that the outer slopes of the mound are re-profiled and vegetated. The restoration phase is described as an opportunity for enhancement and **NHG** suggest two possible restoration options. The first option is to restore the area as open heather moorland to blend with some of the surrounding area. It is accepted however that the successful establishment of this would depend on a peaty soil profile. The second restoration option suggested is the establishment of an area of native woodland and if well designed is considered to have the potential to form an attractive feature over this high ground which could visually link to and enhance surrounding forest margins.
28. Following receipt of a restoration plan, the **Natural Heritage Group** has further assessed the proposal and has commented on the inadequacy of the detail provided. It is conceded that the proposal to create an area of mixed woodland is the most appropriate, with **NHG** reiterating the technical difficulties that would be associated with efforts to restore such an area to heather moorland. The woodland mix suggested in the restoration plan is not however appropriate and a mix of aspen, birch, rowan and Scots pine, all of which should be local source origin, has instead been suggested by the **Natural Heritage Group**. Other detail which should be included in a restoration plan is also detailed in the consultation response and includes details of the extent of proposed planting across the site, tree protection proposals, numbers and size of trees to be planted, specifications for the topsoil and details of the depth of topsoil to be used, and also a comprehensive working methodology for ground preparation, planting and aftercare.

## REPRESENTATIONS

29. No representations have been received in respect of the proposed development.

## APPRAISAL

30. The issues that require consideration in this application are, the principle of permitting an extension to this existing quarry in terms of planning policy and need, the impact of the development and its eventual restoration in visual and landscape terms, and the impact on the surrounding area in terms of amenity and traffic movements.
31. The thrust of planning policy at national, regional and local level is to support the principle of mineral extraction because of its importance in meeting the need for raw materials, creating employment opportunities, and generally contributing to economic growth, particularly in rural areas. However, this has to be balanced with the requirement to consider closely the potential environmental, socio-economic and community impacts that may occur. The principle of quarrying activity at this location has been established through the granting of a number of previous permissions for extraction works, with the most recent of those only expiring in the autumn of 2007.
32. Due to the history of quarrying at the site the effects of this type of activity at this location can, to a certain extent, already be gauged. The main environmental impacts are from a landscape perspective. The works which have taken place to date have resulted in alterations to the natural summit profiles and although the existing mounds and stockpiles are visible around the site, they are not excessively obtrusive. It is also necessary to recognise that the presence of such mounds are temporary features in the landscape, where extracted materials will eventually be removed from the site and existing mounds of soil stored on site will be utilised as part of the overall restoration process.
33. In my view the important consideration in a policy context is that this proposal is essentially for a time period extension of an existing established quarry, which would allow working of the already quarried area to a greater depth. While it involves additional workings, it does not represent the formation of a new mineral extraction source or site. The proposed continued extraction from the existing quarry would not exacerbate the landscape impacts, as the work would be confined to the existing worked area. On this basis I consider that the principle of the development is acceptable.
34. No information has been provided on the employment generation opportunities likely to arise from the continued extraction activity at the site. Given that extraction from the quarry has in the past been

sporadic, based on demand, and that there is a wide variation in projected future extraction rates suggesting that this would continue to be the method of operation, it is reasonable to assume that the development would be unlikely to generate increased employment opportunities. It would appear that the required workers would be drafted in from elsewhere within the company when required.

35. In terms of the community impacts of a development of this nature, past experience in the area as suggested in the consultation response from Dalwhinnie Community Council, appears to have centred on problems arising from dust generated by quarry traffic travelling through Dalwhinnie village, as well as the perceived impact of those vehicles on the road infrastructure in the area. In terms of the issue of dust, there are a number of mitigation measures which can be put in place, such as a requirement for the use of wheel washing facilities and the covering of all vehicles exiting the quarry. The consultation response from the Community Council suggests monitoring of the condition of the road through the village and the maintenance and reinstatement of it when required. The A889 is a trunk road and the development proposal has been assessed by **Transport Scotland** in their role as trunk roads authority. The responsibility for maintenance of the trunk road rests with the trunk roads authority and that authority has not expressed any concern about the impact that the development on the road infrastructure in the immediate area. I do not therefore feel that it would be appropriate to impose a condition or use any other mechanism, such as a legal agreement, to require the applicants to assume responsibility for the monitoring, maintenance and restoration of the trunk road.
36. In conclusion, the proposal generally accords with planning policy. The proposed works would be of limited duration (a maximum of five years) and would be confined to the existing quarried area. Temporary landscape impacts as well as the effects of noise and dust, can be mitigated against by the inclusion of appropriate conditions. It is my view that the benefits which would ultimately be derived from the appropriate restoration of the overall site represent an opportunity for the enhancement of the natural heritage of the area, and would ultimately enhance the immediate environment for the residents of Dalwhinnie village. The restoration plan which has been submitted at present is limited in detail and based on the comments of the CNPA's **Natural Heritage Group** I feel that there is a need for further significant revisions and additions to the plan, with the applicants perhaps liaising with CNPA officials in order to formulate a revised plan which would ultimately achieve an appropriate and sensitive restoration of the area, consistent with the aims of the National Park, particularly the enhancement of the natural heritage of the area. I do not consider that the inadequacy of the current restoration proposals should hinder the determination of the planning application, as it is a matter which can be dealt with by a condition, requiring the submission of the information at a later stage. I am also of the view that it would be appropriate in the

event of consideration being given to the granting of planning permission that a legal agreement is required to secure the delivery of the restoration proposals, with the provision of a financial bond as a guarantee of this.

## **IMPLICATIONS FOR THE AIMS OF THE NATIONAL PARK**

### **Conserve and Enhance the Natural and Cultural Heritage of the Area**

37. By its nature, quarrying cannot be perceived as conserving and enhancing the natural or cultural heritage of the area. However, this particular site is long established, is not located within any designated area, and with appropriate mechanisms for control and monitoring, there will be no significant adverse effects on heritage interests. The appropriate restoration of the quarry at the end of the period of working would also assist in the longer term in enhancing the cultural heritage of the area.

### **Promote Sustainable Use of Natural Resources**

38. The principle of extraction of a finite hard rock resource cannot be perceived as being positive in terms of promoting the sustainable use of natural resources. However, the materials are a required resource and some evidence has been provided to demonstrate that this site has a history of serving the local market area.

### **Promote Understanding and Enjoyment of the Area**

39. A quarry already exists in this location and further excavations within the quarry area are not considered to give rise to additional negative implications for this aim. The area would continue to experience the same impacts, primarily noise and traffic, over the working period for which planning permission is being sought. The final restoration of the quarry would however have potential in the longer term to provide enhanced opportunities for the enjoyment of the area.

### **Promote Sustainable Economic and Social Development of the Area**

40. The development has limited direct economic benefit to the area and would not generate any significant level of new employment opportunities.

## RECOMMENDATION

That Members of the Committee support a recommendation to:

**Grant full planning permission for the continuation of quarry extraction on land at Carn Dhomhnuill Bhain, Dalwhinnie, subject to the completion of a Section 75 Legal Agreement requiring the phased implementation of a final restoration scheme, and the provision of a bond or other financial measure guaranteeing the availability of funds to ensure the implementation of the final restoration of the site in the event of default by the operators of the quarry, and also subject to the following conditions : -**

1. This grant of planning permission is for a temporary period only and shall expire on 7<sup>th</sup> March 2013.
2. Unless otherwise agreed in writing with the Cairngorms National Park Authority acting as Planning Authority, the rate of extraction shall not exceed 25,000 tonnes in any single calendar year. A detailed record of extraction amounts shall be retained by the quarry operator and submitted within one month of the end of every calendar year for the further written approval of the Cairngorms National Park Authority acting as Planning Authority.
3. Following expiry of this temporary consent the site shall be cleared of all plant and machinery and reinstated in accordance with the restoration plan.
4. Unless otherwise agreed in writing with the Cairngorms National Park Authority acting as Planning Authority, following consultation with Highland Council's Environmental Health Service, working operations at the quarry shall be restricted to the hours of 0700hrs to 1800hrs (Monday to Friday) and 0700hrs to 1400hrs (Saturday). The quarry shall not operate on Sundays.
5. The noise level from this development shall not exceed 45dB<sub>L<sub>aeq</sub></sub> when measured at any neighbouring property.
6. The quarry operator shall be required to notify, at least 7 days in advance, Highland Council's Environmental Health Service of the dates when blasting operations are to occur on site. Unless otherwise agreed in writing with the Cairngorms National Park Authority acting as Planning Authority, following consultation with Highland Council's Environmental Health Service, blasting operations at the site shall be restricted to 0900hrs to 1700hrs (Monday to Friday) and 0900hrs to 1200hrs (Saturday).
7. The quarry operator shall implement a programme of blast monitoring, including the results of blasts measured at the nearest vibration sensitive location, and indications of compliance with the approved and established vibration levels and criteria. Such a programme, shall be

submitted to the CNPA acting as Planning Authority and Highland Council's Environmental Health Service upon request.

8. Wheel washing facilities shall be provided within the site. All commercial vehicles associated with the development shall be routed through the wheel wash prior to exiting from the site.
9. All commercial vehicles exiting the site with extracted material shall be sheeted.
10. The bellmouth shall be surfaced in bituminous macadam for a distance of 15 metres from the edge of the trunk road.
11. All haul roads within the development site shall be maintained in a smooth and even condition. A speed limit restriction shall be imposed within the site area, details of which shall be submitted for the written agreement of the Cairngorms National Park Authority acting as Planning Authority, in consultation with the TEC Services division of Highland Council (roads and environmental health departments).

**Mary Grier**  
**28 February 2008**

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