

AGENDA ITEM 6

APPENDIX I

PA-0272

PREVIOUS COMMITTEE
REPORT

CAIRNGORMS NATIONAL PARK AUTHORITY

Title: CONSULTATION FROM THE HIGHLAND COUNCIL

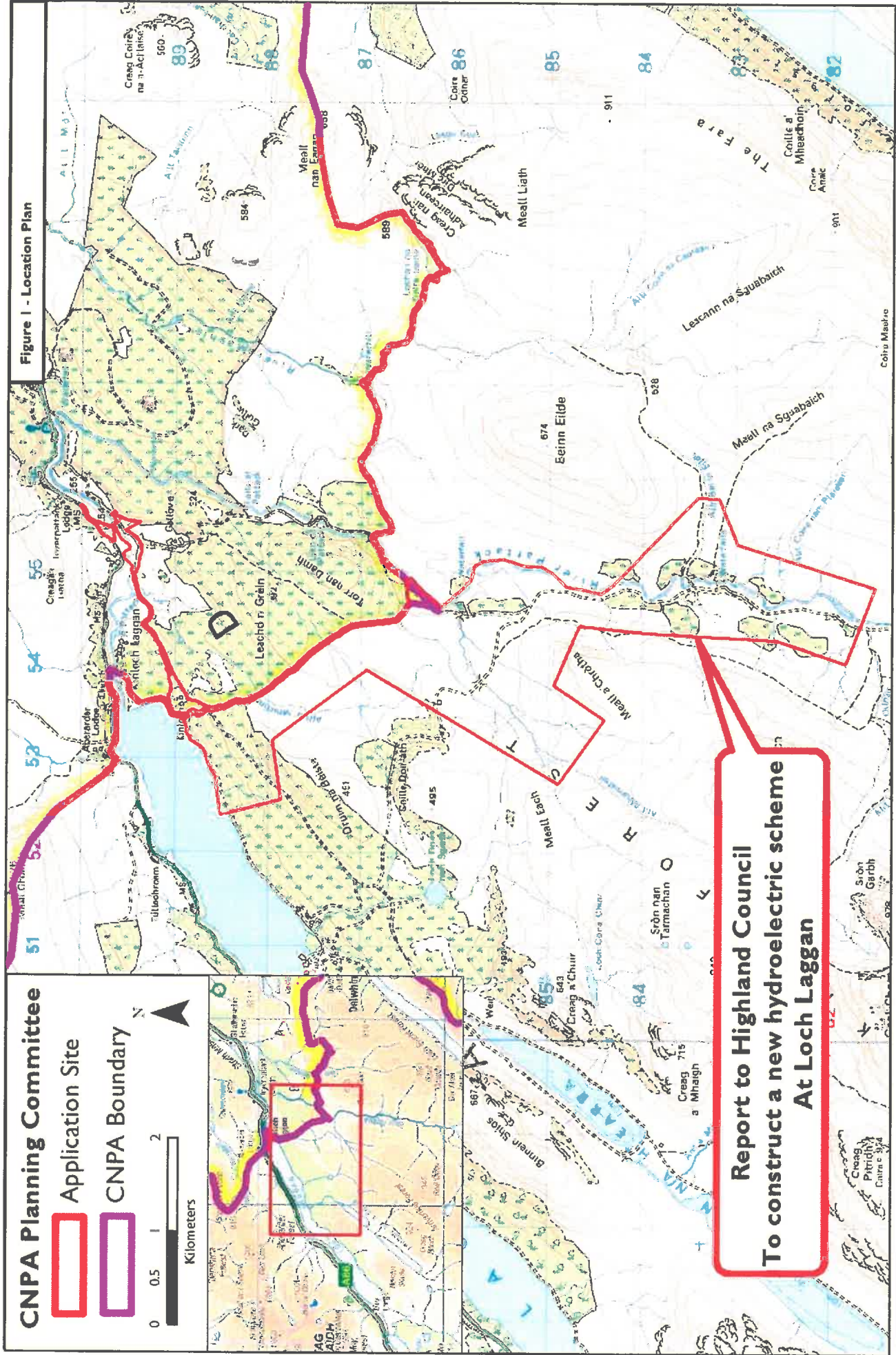
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PLANNING OFFICER
(DEVELOPMENT MANAGEMENT)**

DEVELOPMENT PROPOSED: To construct and operate a new hydroelectric scheme (up to 9MW) involving a dam and storage reservoir, up to four minor intakes, buried pipelines, powerhouse building, access track works and temporary site establishment areas for River Pattack Hydro Scheme and Powerhouse Building On The Shore Of Loch Laggan, Kinloch Laggan, Newtonmore

REFERENCE: PA-272 (HIGHLAND COUNCIL REFERENCE 14/02344/FUL)

APPLICANT: RWE Innogy UK Ltd

RECOMMENDATION: NO OBJECTIONS SUBJECT TO CONDITIONS



PURPOSE OF REPORT

1. The purpose of this report is to provide a consultation response to The Highland Council (the determining Authority for this application) on this proposed hydro scheme which lies partly within the Cairngorms National Park. The application is accompanied by an Environmental Impact Assessment.
2. The planning issues being considered in relation to this consultation are whether there are any impacts upon the qualities of the National Park.

SITE DESCRIPTION AND PROPOSAL

3. The application site is located on the Ardverikie Estate to the south of Loch Laggan, west of Kinloch Laggan and Newtonmore, as shown in Figure 1 above. The application seeks full planning permission for a 9 megawatt hydro electric scheme on the River Pattack with a new dam proposed some distance south (around 3.5 km) of the National Park boundary. The Falls of Pattack lie downstream of the proposed new dam, on the River Pattack and within the National Park. A right of way runs from the A86 road past the falls and there is a public Forestry Commission car park on the A86 providing visitor parking and viewing of the lower falls of Pattack.
4. The main components of the scheme lie to the west of the National Park boundaries in an upland, moorland setting bounded on the National Park side by woodland with an existing track running along the edge of this plantation which has been partly felled. Site access to the scheme will be taken via the Gallovie Farm junction onto the public road (A86) along an existing track through the woodland and leading westwards.
5. The scheme comprises the following key components which are shown on the applicants 'layout plan which is attached as **Appendix I**.
 - 1) Dam and reservoir located upstream of a narrow gorge on the River Pattack. The proposed dam would be around 100-150 metres in length with an estimated height above ground level of around 18 metres impounding a reservoir of approximately 1 km long and 100-200 metres wide. During normal working conditions the drawdown range of the reservoir would be 3m. The proposed dam lies around 3.5 km south of the National Park boundary.
 - 2) Four intakes on tributaries (the Allt Beinn Eilde and the Allt Mhainisteir) of the River Pattack are proposed to increase generation output. These would be small concrete structures –three to the west of the river and one to the east and all outwith the National Park boundary.
 - 3) High pressure buried pipeline of 2 metre diameter collecting water from the dam and transporting it to the powerhouse over a distance of around 6.5 km – a working construction corridor of up to 40 metres is envisaged and some of these works will affect existing ancient woodland. Again these works lie outwith the National Park boundaries.

- 4) Powerhouse measuring some 25 metres by 15 metres located on a rocky peninsula beside (and partly within) woodland at the shores of Loch Laggan. A small sub- station is proposed adjacent. Water would be discharged from the powerhouse into an open tailrace channel before being returned to Loch Laggan. This site lies outwith the National Park some 750 metres to the west of the Park boundary.
 - 5) Access tracks – some sections to be permanent, others temporary. The Environmental Statement outlines that permanent access to the scheme would largely be via existing forestry and estate tracks with new sections of track constructed to provide access to some of the small intakes. A further 2 km of track will be required to bypass the reservoir as a section of the existing track would be flooded by the reservoir. Temporary tracks are required during construction and will be removed once works are complete. The main site access (including construction) will be taken via an existing access point onto the A86 Laggan to Spean Bridge trunk road east of Comra and serving Gallovie Farm, and part of this runs though the National Park. It is anticipated that construction would take place over a 2 year period with around 25 vehicle movements per day. It is understood that the section of access track which runs though the National Park will not be upgraded/altered
 - 6) Five temporary construction/ laydown areas located close to the site access, dam, powerhouse and at points along the pipeline route are also proposed. Two of these will be located within the National Park plus an area close to the junction onto the public road is proposed for site offices and parking. This would involve partial clearance of a small area of regeneration woodland.
 - 7) No details of grid connection have been supplied at this stage – it is indicated that this would be likely to involve a short section of new 33 kV overhead line connecting into an existing private 33 kV overhead line which runs south east from Adeverikie Estate to the a national grid connection at Dalwhinnie. It is also indicated that the wooden pole style of connection would be used
6. The main components of this scheme (i.e. powerhouse, dam, pipeline and intakes) all lie outwith the boundaries of the National Park. Access will however be taken through the Park and two of the temporary construction areas will also be located within the Park together with the site office area. In such cases where the majority of the development lies outwith the National Park the determining Authority would be the Local Authority within whose boundaries the majority of the scheme lies – in this case The Highland Council. The CNPA is a consultee in order to provide input in respect of the impacts upon the National Park.
7. The overall scheme would operate as a storage scheme meaning that water collected could be used immediately for power generation or stored in the reservoir until needed. The applicant's agents have explained in their submission that they have carried out gauging on the river to record existing river flows in order to analyse the volume of water which will be used by the scheme and the appropriate compensation flows required. Compensation

flows are explained as being the water which is allowed to bypass the dam and intakes to preserve the river habitats downstream. In dry periods water stored in the reservoir can where possible continue to provide the compensation flow. Compensation flows require to be agreed with SEPA who it is understood are currently considering an application under their Controlled Activities Regulations licensing regime (CAR) and have yet to advise the Planning Authority whether or not the scheme is capable of being consented by the Agency.

8. The application is accompanied by an Environmental Statement (ES), and contains detailed assessment of the following areas;
 - 1) Ecological impacts (both aquatic and terrestrial);
 - 2) Land use and recreation including impacts upon walkers, climbers and canoeists using the River Pattack. It is highlighted that provision will be made for continued recreational access for walkers using tracks in the vicinity during construction and that following discussion with the Scottish Canoe Association an agreement has been reached to release water from the dam five times a year for canoeing activities to help compensate for any loss of canoeing due to reduced flows on the river. It is intended that this release of water will mean that the current estimated potential canoe usage of the Pattack (from below the falls of Pattack) will remain at around 24-39 days per year;
 - 3) Landscape character including a wild land assessment (in relation to areas to the southwest and northwest identified by Scottish Natural Heritage as search areas for wild land). The ES concluded that landscape impacts would be localised and temporary during the construction phase only with no significant impacts upon the Cairngorms National Park. The ES also indicates that planting will be undertaken to compensate for loss of any woodland during construction of the scheme;
 - 4) Visual impacts to consider the potential change in views from buildings, routes and popular viewpoints. This concluded that all significant impacts would be temporary, largely from outdoor locations such as paths, tracks and mountain summits. Changes to flows over the Falls of Pattack were not considered likely to significantly impact upon the views of the falls from the viewpoint. The assessment of visual impacts included zone of theoretical visual influence information (ZTV);
 - 5) The ES also included an assessment of water flows over the Falls of Pattack which lie downstream of the proposed dam and within the National Park with reference to how this may change the appearance of the falls (Appendix 4.3);
 - 6) Cultural heritage;
 - 7) Traffic.
9. Overall the ES concluded that the proposed scheme was in keeping with planning policies (including consideration against the National Park Partnership Plan and Local Plan) with any significant impacts generally localised and capable of being mitigated.

DEVELOPMENT PLAN CONTEXT

National Policy and Guidance

Scottish Planning Policy (SPP, revised 2014) sets out national planning policies that reflect Scottish Ministers priorities for the operation of the planning system and for the development and use of land. Under planning law, planning applications must be determined according to the development plan unless material considerations indicate otherwise. The content of SPP is a material consideration in planning decisions that carries significant weight. The SPP promotes consistency in the application of policy across Scotland whilst allowing sufficient flexibility to reflect local circumstances.

10. The SPP sits alongside four other Scottish Government planning policy documents:
 - The **National Planning Framework** (NPF) which provides the statutory framework for Scotland's long term spatial development. The NPF sets out the Scottish Government's spatial development policies for the next 20 to 30 years;
 - **Creating Places**, the policy statement on architecture and place, containing the Scottish Government's policies and guidance on the importance of architecture and design;
 - **Designing Streets**, a policy statement putting street design at the centre of placemaking. It contains policies and guidance on the design of new or existing streets and their construction, adoption and maintenance; and
 - **Circulars**, which contain policy on the implementation of legislation or procedures.

11. SPP specifically sets out that the planning system should support the transformational change to a low carbon economy and support the development of a diverse range of electricity generation from renewable energy technologies, and guide development to appropriate locations. Paragraph 169 sets out the issues to be considered when considering energy infrastructure development proposals. (Further advice on hydro is contained in the Scottish Government online information note which sets out issues to be considered and the key role of SEPA. This advice is currently being updated to reflect the new SPP)

12. National Parks are highlighted in paragraphs 84 – 86 of the SPP under the "Promoting Rural Development" section. These paragraphs re-state the aims of the National Parks and the need to pursue these collectively. SPP highlights that if there is a conflict between the first aim (conserving and enhancing the natural and cultural heritage of the area) and any of the others then greater weight must be given to the first aim. Planning decisions are expected to reflect this weighting and be consistent with these aims.

13. Paragraph 212 of the SPP highlights that where development affects a National Park it should only be permitted where the objectives of the designation and the overall integrity of the area will not be compromised, or any significant adverse impacts on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.
14. SPP also highlights in paragraph 85 that these aims and requirements apply to development outwith a National Park that affects the Park.
15. Wild Land Areas are addressed in paragraph 200 of the SPP (2014) which are identified as being very sensitive to any form of intrusive human activity and have little or no capacity to accept development with the requirement set out for Plans to identify and safeguard the character of areas of wild land as identified in the Scottish Natural Heritage 2014 map of wild land areas. In relation to development management it is highlighted in paragraph 215 that development may be appropriate in some circumstance and that further consideration is required to demonstrate that any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation.

Strategic Policy

Cairngorms National Park Partnership Plan 2012-2017

16. The Cairngorms National Park Partnership Plan sets out the vision and overarching strategy for managing the Park and provides focus and priorities at a time of limited financial resources. The Plan also provides a strategic context for the Local Development Plan and shows how the four aims of the National Park can be achieved together. It sets out the strategic direction and priorities for the Park.
17. Three long term outcomes for the Park are set out as follows:
 - A sustainable economy supporting thriving businesses and communities;
 - A special place for people and nature with natural and cultural heritage enhanced; and
 - People enjoying the park through outstanding visitor and learning experiences.
18. These outcomes address the interaction of the three main characteristics of the National Park these being that the Park is an internationally important area for nature conservation; a fragile rural economy, and an internationally known tourism destination. Recognising the relationship of these outcomes is at the heart of the National Park. A series of work programmes to help deliver the outcomes is set out in the Plan.
19. Specific policies of the Plan seek to promote and enhance the special qualities of the Park. In addition policy I.3 seeks to increase renewable energy generation within the Park especially biomass and hydro that is compatible

with conserving the special qualities of the National Park and maintaining the integrity of designated sites. Also relevant is Policy 2.3 which seeks to conserve and enhance the special landscape qualities, with a particular focus on conserving and enhancing wildness qualities and enhancing opportunities to enjoy and experience the landscapes of the Park. Policy 2.4 seeks to conserve and enhance habitat quality and connectivity.

Local Plan Policy

Cairngorms National Park Local Plan (2010)

20. As part of the site lies within the Cairngorms National Park, the CNPA Local Plan is a material consideration and the relevant policies are as set out below.
21. The Cairngorms National Park Local Plan was formally adopted on 29th October 2010. The full text can be found at :
<http://www.cairngorms.co.uk/parkauthority/publications/results.php?publicationID=265>
22. The Local Plan contains a range of policies dealing with particular interests or types of development. These provide detailed guidance on the best places for development and the best ways to develop. The policies follow the three key themes of the Park Plan to provide a detailed policy framework for planning decisions:
 - Chapter 3 - Conserving and Enhancing the Park;
 - Chapter 4 - Living and Working in the Park;
 - Chapter 5 - Enjoying and Understanding the Park
23. Policies are not cross referenced and applicants are expected to ensure that proposals comply with all policies that are relevant. The site-specific proposals of the Local Plan are provided on a settlement by settlement basis in Chapter 6. These proposals, when combined with other policies, are intended to meet the sustainable development needs of the Park for the Local Plan's lifetime. The following paragraphs list a range of policies that are appropriate to consider in the assessment of the current development proposal in respect of the part which lies within the National Park.
24. Policy 15: Renewable Energy Generation supports small scale renewable energy schemes which support the aims of the National Park and the Park Plan's strategic objective regarding energy production, and where they contribute positively to the minimisation of climate change and complement the sustainability credentials of the development. Developments, including ancillary works, to be sited and designed to have no significant adverse visual or landscape impact and to have no adverse impacts upon neighbours or the environment.
25. Policies 5: Biodiversity which presumes against any development which would have an adverse effect on habitat or species identified in the Cairngorms Local Biodiversity Plan or upon European Protected Species. These policies are supported by natural heritage supplementary guidance.

26. Policy 3: Other Important Natural and Earth Heritage Sites –this policy seeks to ensure that development does not adversely affect nationally, regionally or locally important sites including ancient woodland.
27. Policy 12: Water Resources – this policy seeks to promote good use of water resources and to ensure that criteria are met in relation to flooding.
28. Policy 6 – Landscape: sets out that there will be a presumption against any development that does not complement and enhance the landscape character of the Park. Exceptions will only be made where any significant adverse effects on the landscape are clearly outweighed by social or economic benefits of national importance and all adverse effects have been mitigated.
29. Policy 16: Design Standards for development: sets out the design standards to be met with new development and is supported by supplementary planning guidance in the form of sustainable design guide.
30. Policy 34 – Outdoor Access: encourages development which improves opportunities for responsible outdoor access. Any development which would result in a loss of public access rights or loss of linear access (such as core paths, rights of way etc) will only be permitted where an appropriate or improved access solution can be secured.

Supplementary Planning Guidance

31. In addition to the adoption of the Cairngorms National Park Local Plan (2010) a number of Supplementary Planning Guidance documents were also adopted. In this case key documents are guidance on Natural Heritage which sets out how the natural heritage of the National Park will be taken into account when considering development proposals. The Sustainable Design Guide also sets out how to achieve sustainable development in the Park. The Core Paths Plan is also of some relevance in this case with core paths crossing the Adrverikie Estate. Also relevant is the CNPA Landscape Toolkit.

Proposed Cairngorms National Park Local Development Plan (Proposed LDP).

32. The Department of Planning and Environmental Appeals (DPEA) carried out an Examination of the Proposed Cairngorms National Park Local Development Plan (Proposed LDP) over Spring and Summer 2014. The CNPA received the Report of the Examination on 8 September 2014. The Proposed LDP and the Reporters' recommendations are now a material consideration in planning decisions. The emerging policies in the Proposed LDP have been checked and these raise no new issues that are not already considered in this report. Policy on renewable energy highlights that with hydropower proposals, the development must have no detrimental impact on the recreational use of the water environment.

CONSULTATIONS

33. **The CNPA Landscape Officer** has assessed this application and a copy of the full response is attached as **Appendix 2**. The officer notes that most of the built components are outwith the National Park and that the dam and reservoir will not be visible from the Park other than at distances beyond 8 or 9 km. Around 5km of the construction corridor will be visible from the western edge of the Park and the abstraction of water will have an effect of the waterfalls within the National Park at Linn of Pattack, Falls of Pattack and the Pattack Falls by the A86. Accordingly there is a risk of temporary, but significant, landscape and visual impacts, and temporary and longer term impacts on the experience of the special qualities of the National Park for walkers and cyclists.
34. Whilst the officer generally concurs with the findings of the applicants Environmental Statement (ES) that there will be moderate adverse, localised impacts at the construction stage from this development, it is considered that (using the CNPA small hydro landscape sensitivity map) the sensitivity of the Pattack Glen/Strathmashie Landscape Character Area for this kind of development is higher than assessed by the ES and that the visual impacts have been underestimated.
35. In view of the sensitivity of the landscape and the need for elements of the development within the Park to meet the requirements of "Policy 6: Landscape" to complement and enhance the landscape character, and to mitigate any adverse impacts upon special landscape qualities experienced within the Park the landscape officer recommends that conditions be attached to cover the following areas:
- i. Access onto A86 – this access point lies within the National Park and is prominent in the local landscape. Any upgrading should be appropriate (for example avoiding overly engineered kerbs and radii) to the small scale nature of the landscape character with full details, including post development restoration required.
 - ii. Site Establishment Area close to site entrance at bridge over Pattack – this area also lies within the National Park and part of some regenerating woodland is to be removed for the reception, offices and car parking area. It is proposed to restore this area to its previous condition. It is recommended in order to achieve a long term enhancement for the Park that a small car park be provided in this location by the developer to support public access, given the lack of facilities in the area.
 - iii. Second site establishment area beside River Pattack – the area indicated on the applicant's plans is low lying beside the river, within the National Park and to the west of the above-mentioned bridge over the Pattack. As it is visible from the A86 it is recommended that riparian tree cover be enhanced here.

- iv. Site Establishment Area 3 at junction of Gallovie/Pattack track and Kinloch/Pattack tracks – this narrow wedge of land lies just on the edge of the National Park and offers an opportunity to restore the land to native woodland to secure some riparian regeneration.
- v. Pipeline Route and temporary access track; this route lies to the west of a large forestry plantation where the views westwards from existing tracks across the moor to Ardverikie Forest contribute to the special landscape qualities of this part of the National Park. The impacts of development here will last throughout both the construction stage and the restoration stage for a period of up to 5 years and these impacts will be substantial and adverse. To mitigate the impacts, and to provide long term enhancement, it is recommended that advance planting of native broadleaf trees is carried out along this edge of the National Park.
- vi. Waterfalls on the River Pattack- there are three sets of significant falls on the River Pattack, all located within the National Park. Rivers and waterfalls contribute to the special qualities of the Park and there are not many falls within the Park which are readily accessible. Whilst a visual assessment has been carried out for the Falls of Pattack there is concern regarding its reliability. Consequently it is recommended that given the importance of the falls as visitor destinations, evidence is provided of the accuracy of this methodology and examples provided of where it has been used, and verified on constructed schemes.
- vii. Powerhouse – this part of the scheme lies outwith the National Park but will be glimpsed from the A86 and from within the Park. To mitigate any impacts trees identified for retention should be protected and finishes on the building should reflect other buildings on the estate.

36. **The CNPA Ecology Officer** has noted that the ecological impacts of the proposed scheme are considered to be outwith the National Park with Scottish Natural Heritage and The Highland Council's Forestry Officer to consider these matters in their responses.

APPRAISAL

37. The proposed development (as noted throughout this report) lies largely outwith the National Park boundary with some components and the main access point located within the Cairngorms National Park. The application therefore requires to be considered in relation to the CNPA Local Plan policies (for those parts within the Park), the Proposed LDP policies and the aims and policies of the National Park Partnership Plan. Consideration should also be given to national planning policy in relation to assessing the wider impacts upon the National Park arising from works outwith the National Park boundary. These policies all seek to ensure that the landscape character of the National Park is complemented and enhanced and that the special qualities of the Park and the objectives of the designation are not compromised.

38. In this case the key planning issues for consideration are the visual and landscape impact, impacts upon the setting of the Cairngorms National Park and its special landscape qualities, and the impact upon the enjoyment of the Park.
39. Elements of the infrastructure (some temporary such as laydown areas) for this proposed scheme are located within the National Park and their impacts may be mitigated by implementation of the recommendations of the Landscape Officer (as summarised in paragraphs 33-35 above and in full in **Appendix 2**) relating to planting, restoration and details of the junction onto the A86. These requirements are considered necessary to achieve the policy objective of enhancing and complementing the landscape in the long term, and are not considered to be unduly onerous in this context.
40. In relation to the infrastructure and development outwith the National Park there are limited visual impacts upon the National Park as a result of the proposed dam on the River Pattack due to its location relative to the National Park and the distances and topography involved. However there are potential impacts as a result of the loss of water flows over the Falls of Pattack downstream located within the National Park and the consequent implications for visual impacts.
41. The applicants Environmental Statement (ES) highlights that the Falls of Pattack waterfall is located downstream of the proposed dam and intakes and the scheme would divert water from this part of the river whereby the amount of water flowing over the waterfall would be reduced for much of the year. It is highlighted that during low water flows (estimated as around 5% of the year) the waterfall would not be affected as it is proposed to release water from the dam as compensation flows. It is also concluded that the falls would be unlikely to be visibly affected during times of large flood flows because the amount of water being abstracted at such times relative to the total peak flood flows would be much smaller, and that during normal operations the reservoir is expected to spill between 25-40 days of an average year so providing significant additional water downstream to the waterfall on those occasions. It is therefore concluded that there will always be some level of flow variability over the falls throughout the year. The applicants' visual assessment concludes there will be a limited impact.
42. These falls are an important visitor attraction sitting well with the aims of the Park in relation to promoting understanding and enjoyment of the special qualities of the area by the public. As noted by the Landscape Advisor there is a limited number of waterfalls within the Park which are readily accessible and it is important to ensure that these falls, which are accessible and popular, are not adversely affected.
43. Whilst the Environmental Statement indicates that the falls should not be adversely affected visually, there will undoubtedly be a loss of water over the falls and this is fully accepted in the ES. The Scottish Environment Protection

Agency (SEPA) will consider water flow in the context of their licensing regime and it is understood that this process is ongoing at the time of writing. In the meantime, however, the concern of the Landscape Officer regarding the robustness of the visual assessment provided by the applicant is shared and it is considered prudent to highlight this to the determining authority, The Highland Council, to ensure that the matter is further considered.

44. In addition it is considered that any impacts arising from the effects on the Falls of Pattack could potentially be partially off-set by ensuring that some visitor enhancement is secured. For example through considering the long term provision of a small, informal car parking area close to the Pattack Bridge on the land proposed for temporary office and parking area or in the general vicinity of this area. It is therefore recommended that this be given some further consideration.
45. The final key impact from infrastructure outwith the National Park arises from the construction of the pipelines. As noted by the Landscape Officer these impacts will be relatively long lasting (construction and post construction restoration for up to 5 years) and will have an adverse impact upon the special qualities of the National Park and visitor experience. This could be mitigated by advance planting as suggested. In this regard it is noted that within the applicants' Environmental Statement reference is made to compensatory planting being considered in relation to tree loss outwith the National Park and this western edge of the Park could be a suitable location for further discussion.

Conclusion

46. It is considered that, on balance, the proposed development could proceed without detriment to the landscape character and special qualities of the National Park, providing mitigation was undertaken for some aspects of the proposals.
47. Overall it is considered that the CNPA Landscape Officer's comments as set out earlier represent a pragmatic approach to mitigating the impacts upon the National Park. Implementation of the suggested measure will ensure that the development complies with Local Plan and National Park Plan policies and aims to complement and enhance the landscape and promote understanding and enjoyment of the area , as well as complying with Scottish Planning Policy which seeks to ensure that new development outwith a National Park, and which affects the Park, complies with the aims of the National Parks to conserve and enhance the natural heritage and promote understanding and enjoyment of the area.
48. In these circumstances it is recommended that the CNPA raise *no objection* subject to these matters being covered by appropriate planning conditions and/or submission of additional material for consideration and comment.

RECOMMENDATION

That Members of the Committee support a recommendation of NO OBJECTION to the proposed Hydro Electric Scheme at Pattack River , Kinloch Laggan, subject to the following matters being resolved by submission of additional material or planning conditions as appropriate. (The CNPA to reserve the right to comment on any additional material received.)

1. **Access onto A86** – details to be submitted and approved of any upgrading of this junction. These details to be appropriate to the small scale landscape character of this area (for example avoiding the use of kerbed radii) and to include any post development restoration that may be required.
2. **Site Establishment Area close to bridge over River Pattack** consideration be given to the provision of a small , informal car park in the general area to enhance public access post development
3. **Second site establishment area beside River Pattack within National Park** - details to be submitted and approved (area, species, number, spacing and maintenance) of provision of riparian tree planting to enhance the existing tree cover.
4. **Site Establishment Area at junction of Gallovie/Pattack track and Kinloch/Pattack tracks** – details to be submitted and approved (area, species, number, spacing and maintenance) for the restoration, post development, of this land to native woodland.
5. **Pipeline Route and temporary access track;** details to be submitted and approved (area, species, number, spacing and maintenance) of planting of native broadleaf trees to be carried out along this western edge of the National Park.
6. **Powerhouse** – scale plans to be submitted and approved detailing the proposed method for the protection of trees identified for retention, and finishes of the building (walls and roof) to reflect those of other buildings on the estate.
7. **Waterfalls on the River Pattack-** details to be submitted and approved of evidence of the accuracy of the methodology of the assessment submitted relating to the visual impact upon the Falls of Pattack (appendix 4.3 of the applicant's Environmental Statement) and examples of where it has been used and verified on constructed schemes. Should these details not verify the accuracy of the methodology further proposals for mitigation to be agreed.

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13 October 2014

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.