

Mary Grier

From: Andrew Tait
Sent: 19 August 2010 08:53
To: Mary Grier
Subject: FW: CNPA Planning Application Reference No. 10/239/CP
Attachments: image001.gif

This one's yours

Andrew

Andrew Tait
Planning Officer

Cairngorms National Park Authority

From: Ben Ballantyne [REDACTED]
Sent: 19 August 2010 08:49
To: Andrew Tait
Subject: CNPA Planning Application Reference No. 10/239/CP

Dear Mr Tait

Eighton Investments & Eighton Estates Limited, Coul Estate, Laggan, Newtonmore, Inverness-shire
Highland Council Planning Application Reference: 10/02815/FUL - Formation of a temporary site construction
compound and associated welfare and accommodation facilities in connection with the construction of Beauly-
Denny 400KV overhead electricity transmission line

I act on behalf of Eighton Investments the proprietors of Coul Estate, Laggan, Inverness-shire – and Eighton Estates Limited who are the occupiers of the Estate.

I write to lodge an objection to the planning application with CNPA Reference No. 10/239/CP which your authority has called-in for determination from Highland Council. Our clients own land that immediately adjoins the proposed compound site.

On behalf of my clients, we responded to a Notice placed on the Laggan Community Notice Board in early July by Scottish & Southern Energy in which they asked local people to respond to them about the proposed compound. We called SSE's representative and requested an urgent meeting with SSE and their representatives and contractors to express our clients concerns about the proposed planning application.

However we received no response from SSE until 26th July by which time an application had been submitted by the contractors, Balfour Beatty through their agents to Highland Council.

Our clients are extremely concerned at the serious adverse impact the proposed compound will have on the fragile environment around Spey Dam. The proposed compound is to be located immediately beside the main entrance to the driveway to our client's house Craighoolet. The proposed compound is also being sited on the main estate access road from the low ground of Coul Estate leading up to the main part of the estate in Glen Markie. Our client has a formal right of access across the field in which the compound is to be located. Our clients land is used for livestock grazing and for making hay and silage in the summer. None of these factors are mentioned in the applicants supporting statement that accompanied the planning application.

The proposed compound is also going to be sited and accessed by way of a public footpath that leads from Coul up to Glen Markie – which is clearly signposted. Again, there is no mention of this in the applicants supporting statement.

This section of the River Spey provides habitat for otters – and in the autumn months the river holds a significant stock of spawning salmon.

As far as I know, our client has received no neighbour notification of the planning application – and I see from the papers submitted to Highland Council with the planning application that the agents submitting the application were of the opinion that there was no requirement for a neighbour notification. I disagree.

In our opinion, this is a completely inappropriate use of an area of land which is in an environmentally sensitive location immediately adjacent to the River Spey. There will be a significant risk of pollution to the river from leaking fuel from vehicles and storage tanks - not to mention the inevitable litter and rubbish which will be produced by a significant number of workers residing in caravans on the site for a lengthy period. To use a compound to house workers seems totally bizarre as those people residing there will be many miles away from any local amenities outside normal working hours.

Our client is also extremely concerned that there will be a significant increase in the amount of traffic using the minor road from Laggan to Coul. Although the planning application states that no construction traffic will use this road, inevitably workers residing in caravans and visitors to the compound both for business and social purposes will use the road from Laggan to Coul.

I would be grateful therefore if you will confirm receipt of this objection and take it into consideration when the application is being considered by the Park Authority.

If the Authority is minded to approve the application – which we hope it will not – we would request that the Authority take all appropriate steps to ensure that SSE and their contractors are made to take all appropriate mitigation measures to protect the environment, the wildlife and finally our clients interests.

I look forward to hearing from you.

Yours sincerely

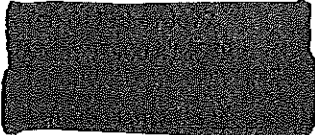
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