

AGENDA ITEM 5

APPENDIX 4b

2018/0046/DET

**REPRESENTATIONS –
GENERAL**

Cairngorms National Park Authority

14 The Square

Grantown on Spey

Scotland

PH26 3HG

By Email: planning@cairngorms.co.uk

Date: 21/02/2018

Dear Sir or Madam

2018/0046/DET Erection of 25 no dwellings and associated infrastructure, landscaping and parking Land 130M South Of Meadow View Crannich Park Carrbridge

Whilst RSPB Scotland is not opposed in principle to the development of new housing in sustainable locations and of an appropriate scale in the National Park, we wish to highlight the following issue which should be taken into account in the assessment of this application.

Capercaillie is a species listed under Annex 1 of the Birds Directive and Schedule 1 of the Wildlife and Countryside Act (1981). Capercaillies are particularly susceptible to recreational disturbance. This species, which is in severe national decline, is now largely confined to Strathspey and is afforded the highest level of protection under UK and European law.

We are concerned there is a risk that the proposed development would lead to increased disturbance to capercaillie. Capercaillie are present in woods within 3km of Carrbridge but at present these woods are relatively undisturbed, with the majority of recreational access taken closer to Carrbridge in Carr Plantation. Despite providing suitable habitat, capercaillie avoid Carr Plantation due to this recreational impact. Our concern is that the presence of the proposed development adjacent to Carr Plantation will lead to an overall increase in recreational use from the new residents which will displace a proportion of users out of Carr Plantation and into the quiet woods used by capercaillie. Any increase in disturbance in these areas, such as the development of new informal trails or a change in the pattern of recreational use could negatively impact on capercaillie. These potential increases in disturbance levels are not addressed in this application.

We wish to remind Cairngorms National Park Authority that even though this proposal is not in the immediate vicinity of a Special Protection Area, it is likely (in combination with other developments) to have a significant effect on capercaillie and their associated habitats. CNPA should only approve this

application if it concludes, through an Appropriate Assessment, that the proposal will not adversely affect the capercaillie population.

Should planning permission be granted, we strongly recommend that it should be subject to a suitable condition requiring the submission and implementation of an appropriate recreation management plan, to minimise the risk of increased disturbance. It should be ensured that no new paths emerge which would cause further fragmentation of capercaillie woodland. As part of the RMP, residents should be provided with an information pack explaining the importance of the nearby woodlands for sensitive species such as capercaillie and with advice on responsible access. The pack should contain information on potential recreational disturbance issues and the sensitive lekking and breeding period.

We would be happy to provide more site-specific advice on woodlands that capercaillie use which require consideration as part of this application.

Yours faithfully

Darrell Stevens

Conservation Officer South Highland

Cairngorms National Park Authority
14 The Square
Grantown-on-Spey
PH26 3HG

27 February 2018

Your ref: 2018/0046/DET

Dear Sir or Madam

Town and Country Planning (Scotland) Act 1997: Erection of 25 dwellings and associated infrastructure, landscaping and parking, on land 130m south of Meadow View, Crannich Park, Carrbridge

Plantlife wish to highlight the following issue which should be taken into account in the assessment of this application. Plantlife are concerned there is a risk that the proposed development would lead to a loss or damage of a Nationally Scarce plant species Coralroot orchid *Corallorhiza trifid*.

There is a population of Coralroot orchid in the adjacent land to the south of the proposed development and this population is the largest in the Cairngorms National Park and one of the largest in the [BSBI vice county 95](#). This saprophytic orchid is most often found in mire/fen habitats and in damp pine and birch woods, willow and alder carr. These Ground Water Dependent Terrestrial Ecosystems are sensitive to environmental pollution such as sediment run off and surface water drainage from construction sites.

Should planning permission be granted, we strongly recommend that it should be subject to a suitable condition requiring the submission and implementation of a Construction and Environmental Management Plan (CEMP) which takes into account the botanical interests of neighbouring sites, and in particular this species. Also that there is a condition that an Environmental Clerk of Works is appointed by the developer, to have a watching brief during site layout and construction, to monitor that pollution prevention measures are in place and are effective.

Regards

Gwenda Diack

Plantlife Scotland



Comments for Planning Application 2018/0046/DET

Application Summary

Application Number: 2018/0046/DET

Address: Land 130M South Of Meadow View Crannich Park Carrbridge

Proposal: Erection of 25 no dwellings and associated infrastructure, landscaping and parking

Case Officer: Katherine Donnachie

Customer Details

Name: Ms Michelle Green

Address: Ard na Coille Station Road Carrbridge

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: i am concerned as an amateur botanist that the proposed development could impact a nationally scarce and locally important plant species - Coralroot Orchid (*Corallorhiza trifida*).

There is a significantly large population of Coralroot Orchid in the adjacent land to the south west of the proposed development - both the largest colony in the Cairngorms National Park and in vice county 95. This saprophytic orchid is most often found in mire/fen habitats and in damp pine and birch woods, willow and alder carr. These ecosystems are sensitive to environmental pollution such as sediment run off and surface water drainage from construction sites. This particular orchid flowers in mid summer and has no evident leaves, so it is very difficult to identify the plants and colonies outside the flowering period.

Should planning permission be granted, we strongly recommend that it should be subject to a suitable condition requiring the submission and implementation of a Construction and Environmental Management Plan (CEMP) which takes into account the botanical interests of neighbouring sites, and in particular this species. Also that there is a condition that an Environmental Clerk of Works is appointed by the developer, to have a watching brief during site layout and construction, to monitor that pollution prevention measures are in place and are effective.