
CAIRNGORMS NATIONAL PARK AUTHORITY

Title: REPORT ON CALLED-IN PLANNING APPLICATION

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(PLANNING OFFICER,
DEVELOPMENT MANAGEMENT)**

DEVELOPMENT PROPOSED: Retention of section of track and bridge crossing over the River Pattack originally constructed as part of the Beauly to Denny power line upgrade. Land 690M SE of Birch Cottage Kinloch Laggan Highland PH20 1BX.

REFERENCE: 2015/0075/DET

REASON FOR CALL IN: The retention of tracks associated with the Beauly-Denny power line is considered to have significance to the collective aims of the park in terms of landscape/visual impact, access and social/economic development considerations. In addition this application is a revision of a previously submitted case called in by the Cairngorms National Park Authority (Type I application). It is therefore considered to have significance to the collective aims of the National Park

APPLICANT: Forestry Commission Scotland

DATE CALLED-IN: 20 March 2015

RECOMMENDATION: APPROVAL SUBJECT TO CONDITIONS

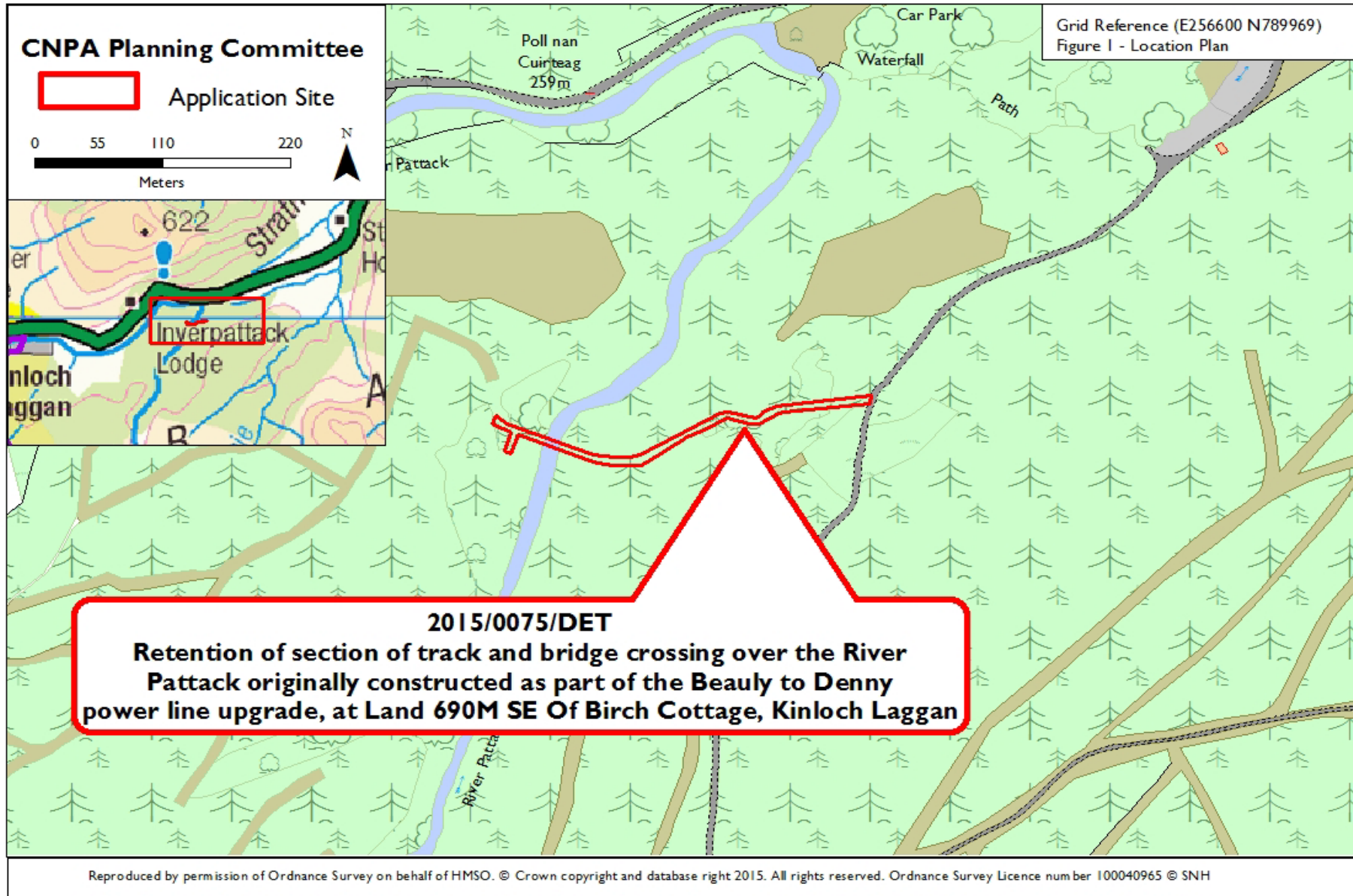


Fig. 1 - Location Plan

SITE DESCRIPTION AND PROPOSAL

- I. The drawings and documents associated with this application are listed below and are available on the Cairngorms National Park Authority website unless noted otherwise:

<http://www.eplanningcnpa.co.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NL3V6SSI0C000>

Title	Drawing Number	Date on Plan	Date Received
Location Plan	000002 REVA		20 March 15
Supporting Statement		24 Feb 15	20 March 15
Track Photos x 5			20 March 15
As built Dalwinnie Track 21	BJ/BB/A/DFL/ 0271	2012	20 March 15
T Shaped Turn Around	Figure 1		20 March 15
Beaully-Denny Water Crossing 125	TW-SO2103- 125	09 Nov 11	20 March 15
Laggan Woods Forestry Design Plan	Map 4	Jul 2011	20 March 15
Marching Out Survey Report	Access Track 21 FT89- FT95 ISSUE B	15 Nov 2014	20 March 15
Construction Method Statement			19 June 15
FCS Aerial Photo AMENDED PLAN		10 June 15	19 June 15
Location Map Land Ownership		11 June 15	19 June 15
Strathmashie – Otter Surveys			24 June 15

Development Proposal

2. The planning application submitted by Forestry Commission Scotland (FCS) seeks permission to retain a section of the Beaully Denny construction track including a bridge crossing over the River Pattack. The section of track subject to the proposal is accessed from an existing forestry track which itself is accessed from the A86 at Kinloch Laggan. The immediate area is established FCS plantation being part of the Laggan Woods Forest. **See Figure 1 Location Plan.**
3. The development site is contained within land wholly in the ownership of Forestry Commission Scotland forming part of an established plantation.

4. A supporting statement was submitted citing an operational requirement, costs, and the minimisation of any environmental disruption as the overriding drivers for the permanent retention of the track. The proposal is contained in an area of productive woodland to the west of the River Pattack amounting to 63 hectares. FCS intend to extract 21,500 m³ of timber from the area of Laggan Wood.
5. The approved FCS Laggan Woods Forest Design Plan identifies a requirement for the construction of an access road and installation of a bridge at the same location as the temporary access and bridge subject to this planning application. The applicant considers that the permanent retention of the current access track and river crossing would allow them to utilise the existing infrastructure thereby avoiding the need to construct a new track and crossing.
6. The current proposal (being a revised submission following the earlier application for a more extensive retention of track and bridge crossings under application reference 2013/0336/DET) has been significantly reduced in response to the earlier concerns raised by Officers on the grounds of landscape and visual impact. The applicant states that the reduced section of track they now wish to retain follows established topography well and is not visually intrusive in the landscape.
7. The proposal also contains details of remediation and landscape enhancement, with riparian management and birch woodland areas. The applicant intends to extend the existing riparian habitat and to shield wider views of the bridge.
8. The applicant has agreed to provide a further benefit of improved public access through the woodland for walkers, cyclists and horse riders, which would facilitate the creation of a longer walk from Druim an Aird car park and taking in the Falls of Pattack being a popular destination for visitors and residents.

Site History

9. The existing track was provided as part of the planning permission for the Beaully-Denny power line. Permission was granted by Scottish Ministers on the 6 January 2010 subject to various conditions. The description of the development included 'The formation of temporary access tracks to facilitate the construction and maintenance of the new line and substations and the dismantling of the existing 132 kV line'.
10. The planning requirements relating to the temporary track provision were that:
 - a) Temporary tracks would be designed to follow the grain of the landscape, wherever possible, for both the horizontal and vertical profiles and avoiding disturbance of natural features such as rivers and streams.

- b) Track widths would be kept to the minimum necessary for the operational use of the track.
 - c) Reinstatement works to any disturbed areas on the edges of tracks would be undertaken to ensure that all tracks 'fit' well into the surrounding landscape.
 - d) Restoration of the area would be undertaken once the temporary track is removed, to ensure the landscape is returned to its pre-works condition.
11. The current planning application is a revised submission following the withdrawal of an earlier application to retain part of the track network and bridge crossings in this area of the Beaully Denny power line. This contained the section subject to the current proposal as part of a wider network under reference number 2013/0336/DET. The application description was for "Proposed retention of temporary track & three water crossings constructed in association with the Beaully - Denny overhead powerline Land 1520M SW Of Glen Cottage East Feagour Kinloch Laggan"
12. The current planning application is submitted independently of the terms of the Beaully Denny planning consent by Forestry Commission Scotland having been revised from the earlier withdrawn planning submission. As such the planning application is to be considered on its own merits.

DEVELOPMENT PLAN CONTEXT

National policy

13. **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 while allowing sufficient flexibility to reflect local circumstances.
14. The SPP sits alongside four other Scottish Government planning policy documents:
- 1) 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;
 - 2) **Creating Places**, the policy statement on architecture and place, containing the Scottish Government's policies and guidance on the importance of architecture and design;
 - 3) **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

- 4) **Circulars**, which contain policy on the implementation of legislation or procedures.

Strategic Policies

Cairngorms National Park Partnership Plan (2012-2017)

15. The Cairngorms National Park 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.
16. Three long term outcomes for the Park are set out as follows:
 - 1) A sustainable economy supporting thriving businesses and communities;
 - 2) A special place for people and nature with natural and cultural heritage enhanced; and
 - 3) People enjoying the park through outstanding visitor and learning experiences.

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.

Local Plan Policy

Cairngorms National Park Local Development Plan (2015)

17. All new development proposals require to be assessed in relation to policies contained in the adopted Local Development Plan. The full wording of policies can be found at: <http://cairngorms.co.uk/park-authority/planning/local-development-plan>. Key policies relevant to the proposed development are summarised below:
18. Policy 2: Supporting Economic Growth seeks to ensure that sustainable growth in the economy of the park is at the heart of supporting our communities, helping them become and remain vibrant and attractive places for people to live and work. The economy of the National Park is based on a number of sectors, including land management, tourism, recreation etc. The policy aims to assist existing businesses and create a flexible framework whilst ensuring that new development is supported by robust and 'fit for purpose' infrastructure, which makes access to the wider economy as simple as possible. This must all be achieved in a way which protects the special qualities that make the park an attractive place to invest. The policy specifically supports development which may enhance formal and informal recreation and leisure facilities including improved opportunities for

responsible outdoor access, where it has no adverse environmental impacts on the site or neighbouring areas; and it makes a positive contribution to the experience of visitors.

19. *Policy 4: Natural Heritage* ensures that development conserves and enhances the outstanding natural heritage of the National Park. It offers the necessary level of protection from adverse development and enables enhancement. It supports the international reputation of the Cairngorms National Park as a high quality place for nature and the contribution of the National Park to Scottish biodiversity targets. It also enhances the special qualities which make the Cairngorms an attractive place to live and work. Development that would adversely affect the Cairngorms National Park will only be permitted where it will not adversely affect the integrity of the area or the qualities for which it has been designated, or any such adverse effects are clearly outweighed by social, economic or environmental benefits of national importance, and compensated by the provision of features of commensurate or greater importance than those that are adversely affected. Development that would have an adverse effect on any European Protected Species will only be permitted in cases of special justification.
20. *Policy 5: Landscape* does not seek to keep landscapes unchanged, but to ensure that they evolve in ways that conserve and enhance the special qualities. In practice this means making the most of every opportunity that comes as a result of a development proposal to ensure that development conserves and enhances the distinctive characteristics we value, making changes where opportunities for enhancement exist, and avoiding change that would erode the characteristics that make the Park a special place. The policy supports development that contributes to landscape enhancement and protects against development that would erode the landscape qualities we value.

Supplementary Guidance

21. Current supplementary guidance on sustainable design, natural heritage and landscape sets out issues to be considered and these are largely reflected in the Supplementary Guidance recently approved by the Planning Committee which will be passed onto Scottish Ministers with a view to future adoption.

CONSULTATIONS

22. **SEPA** have no objection to the proposal. However, this is subject to the imposition of planning conditions to manage the re-use of peat and subsoil's, and to ensure that the roads drainage is constructed according to Forest + Water Guidelines or other best practice and do not drain directly to any watercourse. SEPA also confirmed that the existing crossing should have permanent registrations/licences, and there should therefore be no need for further authorisation.
23. **Highland Council Forestry Officer** states that the track does not pass through any woodland listed on the Ancient Woodland Inventory. The

currently existing woodland and the woodland removed in the original formation of the access track is plantation pine which is listed in the NWSS as being of high nativeness, but low semi naturalness. The officer considers that the access track would make sense in terms of supporting the commercial forestry operation, but that the track is much wider than necessary and there are opportunities for landscape remediation. This could be conditioned. No objection to the track retention but a condition is recommended to secure a tree planting plan and maintenance programme with appropriate implementation schedule.

24. **CNPA Landscape Officer (Original Submission)** states that although the line of the track follows the topography reasonably well, materials in the stored overburden mounds are not separated and the footprint of the hardcore in places extends beyond the track. Laggan Woodlands are subject to a Forestry Design Plan which includes an approved planned forest road following a similar alignment to the section of the BD track subject to the application for retention. There is no Construction Method Statement (CMS).
25. Most of the application site falls within the Pattack – Mashie Landscape Character Area. The site is screened from the A86 by landform and forestry cover. There are no significant views into this part of the forest from elevated locations. Internal views of the track within the forest would be experienced from the East Highland Way linking route (unformed) into Arverikie Estate.
26. The immediate area of the track is dominated by the forest environment, the pylons and the tracks, with limited views out to the surrounding hills. The key special quality that can be experienced here is the river and its immediate setting.
27. Whilst general intentions for restoration are illustrated in the submission, this is not specific in terms of sorting materials and re-shaping track margins and proposals for track narrowing. A CMS and cross section is needed detailing the approach to restoration and reinstatement and the final dimensions of the retained track.
28. In the short term (1-2 years) the proposed track will be ‘raw’. However, as the track is sheltered by woodland vegetation reinstatement in this environment will be fairly rapid. In the medium to long term (3 years and beyond) the margins will be vegetated and there may be some surface vegetation on the track itself. The prominence of the track and its impact as a linear feature in the forest landscape will by this stage be low and not significant. The declining levels of impact over time are dependent on the quality of the restoration and reinstatement works and ongoing maintenance, particularly of drainage and bridge abutments.
29. In order that we can be 100% confident that the proposal meets the ‘complement’ element of Policy 5 and conserve and enhance the Special Landscape Qualities, the Officer would recommend that a CMS is requested

showing in written and diagrammatic form the detail of restoration and reinstatement and in particular the works to stabilise and re-vegetate river banks, and a planting plan showing the extent of planting, species and numbers.

30. In order to secure the 'enhancement' component of Landscape Policy 5, and foster a higher quality of experience for walkers within the forest it is advised that specific measures to form a low-key linking route between the kissing gate and the retained access track are proposed and undertaken as part of this application. It is also recommended that an obvious, dry, pedestrian route, including way marking, root clearing, drainage and possible surfacing is secured.
31. The CNPA Landscape Officer concludes that the baseline for this proposed development is the removal and restoration of the temporary Beaully Denny track. The proposal is for the retention of a stretch of the Beaully Denny track in a plantation forest environment within which forest roads are an established feature. The landscape and visual impacts that would be experienced beyond the forest are negligible. The effects on the experience of the internal forest landscape will reduce over time given a good standard of restoration and reinstatement. The internal experience will continue to be affected by the BD pylons, but with minimal effort there is scope to enhance the quality of the experience particularly in the vicinity of the River Pattack and along the East Highland Way Route.
32. **CNPA Landscape Officer (following the submission of CMS and revised planting proposals)** is content with the revised submission and additional detail from a landscape perspective.
33. **CNPA Ecological Advisor** states that some remediation details have been submitted including a statement that riparian planting and some woodland planting will take place and some areas will be re-graded and planted with grass.
34. The site is not listed as Ancient Woodland, with the existing woodland and that removed for the track listed as being of high nativeness but low semi-naturalness. The site has no other designations.
35. Otter, which is a European Protected Species (EPS) has been recorded using the River Pattack corridor close to the bridge site. The potential impacts include risk of disturbance to otters. Beaully Denny surveys may be out of date and if they are over 2 years old new surveys should be undertaken. There is a risk of pollution to watercourses when riparian management works are undertaken, and also a risk to ground nesting birds if works are undertaken during the breeding season. An advisory for a pre-construction check for ground nesting birds should be applied.
36. In conclusion, the Advisor confirms that no otter holts are within 200m of the area to be re-graded is required and if otter holts are present, a species protection plan is required and a licence may be required from SNH.

Mitigation proposals to reduce disturbance to otter during the works must be included in the CMS. To remove the bridge as part of the agreed Beaully-Denny reinstatement works only to replace it at a later date as part of the agreed FCS plans could result in a significant disturbance to otter compared to no or very minor disturbance resulting from the current proposal to retain the bridge. The proposal is to retain existing temporary track, replant areas with native broadleaves, re-grade and grass an area and stabilise and plant the river banks. It is concluded that the additional planting will provide an overall enhancement including habitat for mammals, insects and birds.

37. Conditions requiring a CMS and planting plan should be applied. Further details in support of the advice being offered is contained in the consultation response and relates to otter survey and mitigation, planting proposals, birds, and mammals.
38. **CNPA Ecological Advisor (following the submission of CMS, otter survey report and revised planting proposals)** states that the species choice for the planting plans is acceptable, and that the applicants are taking precautions not to release any sediments to the river during the works as detailed in the CMS. The Advisor is content that there will be no disturbance of otters during the planting works around the bridge.
39. **CNPA Outdoor Access Officer** advises that the proposals look appropriate and note there is a documented support for, and accommodation of, measures towards retaining a low key path linking Ardverikie with the FCS path/road network which is an excellent outcome. The Officer welcomes the proposals to retain ground cover in the vicinity of the path as both regenerating and planted native species, similarly sympathetic reduction of the track width will greatly improve landscape fit and appeal for public recreation.

REPRESENTATIONS

40. When deciding an application for planning permission, the authority must also take into consideration representations received timeously under the provisions. Two representations have been received, one objecting to the proposal and one in support of the proposal, and are attached as **Appendix I**.
41. It should be noted that the objector has stated that he had not been able to view the details of the application at the time of submitting his objection which was the final day for receipt of representations. However the objection relates to:
 - a) No basis for a claim of improved access for visitors;
 - b) Beaully Denny construction impacts on walking routes;
 - c) Visual impacts;
 - d) Suitability of the bridge and lack of defined walking route.
42. The basis for the letter of support is:

- a) Wishes for all to benefit from the tracks as far as possible;
- b) The bridge is used by walkers, especially those doing the East Highland Way who contribute to the local and park economy;
- c) The bridge acts as the only safe crossing avoiding the dangerous bends on the A86;
- d) The bridge and track would complement the provision of the 'kissing gate' between the Ardverikie Estate and FCS Land and is a safe passage for walkers in the community.

APPRAISAL

Principle

- 43. When determining a planning application the planning authority is required to make the determination in accordance with the provisions of the development plan unless other material considerations indicate otherwise. This creates a presumption in favour of development proposals which are in accordance with the provisions of the development plan.
- 44. The proposal is required by Forestry Commission Scotland to provide access and river crossing within an existing and established plantation area. The provision of this access in an environmentally acceptable manner is consistent with the provisions of Policy 2: Supporting Economic Growth and would support the existing plantation activities. The proposal is considered to be compatible with the existing business activity and would support the broader economy of the Park.
- 45. A material consideration in this case is one of 'need'. Ordinarily to require a landowner, such as FCS, to show the need for a proposed development is excessive interference with rights of ownership. However, in this particular case FCS have volunteered information to demonstrate a clear 'need' for the access track and river crossing to provide for the functioning of the plantation. The route of the track and location of the crossing is nearby the route of an approved planned road and crossing as part of the Forestry Plan, which can be seen on the aerial photo. Therefore the approval of the existing track and bridge retention would negate the need for further disturbance to reinstate a track and bridge following the removal of the Beauly – Denny section.
- 46. It is also relevant to consider what development can be carried out on the site in terms of existing permissions or by exercising permitted development rights. FCS benefit from permitted development allowances under the Town and Country Planning (General Permitted Development) (Scotland) Amendment (No. 2) Order 2014 whereby a Prior Notification to the planning authority would be made in advance of forestry buildings and operations (including tracks). It is of interest that the regulations do not provide for the authority to secure enhanced mitigation, habitat improvements, or public access improvements through the permitted development mechanism, as the prior approval (if required) would detail the

method of construction and route only and not require any planning benefits to be offered. It is considered that should the current application be refused and FCS utilise their permitted development allowances then opportunities to secure clear planning benefits may be lost.

47. Furthermore, whilst there is no concept of binding precedents in the planning system, whereby an authority might be obliged to follow the same approach taken in a previous decision, precedent is nevertheless material to the planning assessment. Therefore, whilst all applications must be decided on their merits previous decisions by the same authority relating to other sites might be used to show a consistent pattern in the application of its policies. One of the most recent decisions taken for a similar application to retain a section of Beauly – Denny track and bridge was the approval of application 2013/0330/DET at Dalwhinnie by Drumochter Estate where it was determined the application complied with policy.

Landscape and Environmental Impacts

48. It has been demonstrated by the applicant that the retention of the bridge and track will have a negligible impact upon the landscape qualities of the area, being well contained within the landform and plantation. The impact is subject to the works being completed as per the submitted landscaping plan and Construction Method Statement with a period of maintenance thereafter. The CNPA Landscape Advisor also confirms that the proposal, with the presented mitigation and planting would comply with the complement and enhancement components of Landscape Policy 5 of the adopted plan.
49. The proposal includes mitigation planting in the form of a riparian management area, birch woodland area, and includes a birch and scots pine regeneration area, with stabilisation of the river banks through the planting and re-vegetation. This approach will not only assist in the landscape integration of the track and bridge, but also provide for improved habitat for mammals, birds, and insects as confirmed by the CNPA Ecological Advisor. Whilst the development area is not part of any special site designation, it is considered the proposal is consistent with the intent of Policy 4: Natural Heritage, to preserve and enhance the natural heritage of the Park.
50. A contemporary otter survey has been undertaken which confirms that no otter breeding or resting sites are present in the vicinity. The CNPA Ecological Advisor is satisfied that there will be no disturbance of otters. Therefore, the development proposal complies with the provisions of Policy 4 in respect of protected species.

Access

51. The applicant has agreed to provide for improved pedestrian access from the track to the kissing gate north west of the track leading to the neighbouring estate, thereby forming a link route between the public car parking area along the A86 through the forest and on to the Falls of Pattack. This negotiated provision is considered to enhance the positive experience of visitors and to

provide a safe route away from the A86 for tourists and residents to access the falls. Therefore it is considered the proposal enhances the informal recreation and leisure provisions for the area in compliance with the provisions of Policy 2 of the adopted plan whilst also providing a clear planning benefit from the proposal that may otherwise not be available. The CNPA Outdoor Access Officer considers this to be an excellent outcome.

CONCLUSION

52. The track is well located to limit any landscape and visual impacts, and with further mitigation and compensatory planting will have a negligible impact upon the special quality of the area. The proposed landscape and planting schedule and implementation of the practices contained in the CMS will improve habitat and biodiversity. A footpath link through the site via the track and bridge will provide a welcome improvement to public access from the main road to the Falls of Pattack. FCS are provided permitted development rights that would allow for the replacement of the track and bridge to serve the plantation function, and it is considered that the retention of the track at this time would provide for the least disturbance to the site with the added planning benefits of access, landscape mitigation, and biodiversity and habitat improvement being available.
53. Notwithstanding that the track and bridge crossing were originally provided under the Beaully Denny permission as temporary features to be subject to restoration, the proposal has been considered on its merits and it has been demonstrated that the proposed development complies with the relevant provisions and intent of the policies contained in the Cairngorms National Park Local Development Plan 2015 and that there are no other material considerations which would indicate that planning permission should not be granted.

IMPLICATIONS FOR THE AIMS OF THE NATIONAL PARK

Conserve and Enhance the Natural and Cultural Heritage of the Area

54. The proposed riparian management and woodland planting will provide habitat and amenity enhancement and help provide landscape benefits, thereby conserving and enhancing the natural and cultural heritage of the area.

Promote Sustainable Use of Natural Resources

55. By negating the need to remove the temporary Beaully – Denny track and bridge only to then re-construct a track and crossing as part of the FCS forestry plan, the proposal will see the least environmental disruption and best utilise the existing infrastructure and natural resources.

Promote Understanding and Enjoyment of the Area

56. The provision of improved public access from the car park to the Falls of Pattack, and the associated planting and management as mitigation to the track retention will undoubtedly provide for a better understanding and enjoyment of the area.

Promote Sustainable Economic and Social Development of the Area

57. The track retention provides for an effective solution to the FCS needs for access to the plantation, thereby contributing to their business function. Furthermore an improved public access may provide for an improved walking route and encourage more visitors to the area.

RECOMMENDATION

That Members of the Committee support a recommendation to GRANT PLANNING PERMISSION for the retention of a section of track and bridge crossing over the River Pattack originally constructed as part of the Beauly to Denny power line upgrade at Land 690M SE of Birch Cottage Kinloch Laggan Highland PH20 IBX subject to the following conditions:

1. The development shall be completed within 2 years of the date of this permission, unless otherwise agreed in writing with the Cairngorms National Park Authority acting as Planning Authority.

Reason: To ensure that the development is undertaken within a reasonable term and in order to allow the early establishment of the mitigation planting and public access.

2. The low key pedestrian linking route as defined by the dashed red line on the approved plan/aerial photo shall be provided within 12 months of the date of this permission. This shall include the clearance of vegetation, basic drainage works, and the provision of way marking to clearly delineate the route for public access. The developer shall submit a written notice of the completion of this part of the development to the CNPA for inspection.

Reason: To secure public access as a planning benefit to the development linking the kissing gate with the wider forest track network and public parking area and the early provision would benefit the area.

3. Notwithstanding the approved plans and details, no development shall commence until a precise tree planting plan and maintenance/retention programme consistent with the layout shown on the approved plan/aerial photo has been submitted to and approved in writing by the CNPA. Thereafter the approved plan shall be implemented in full during the first planting season.

Reason: To mitigate for the landscape impact and to provide amenity/ecology improvements and to ensure that the planting establishes itself adequately and is maintained on site for the longer term.

4. Notwithstanding the details contained in the approved Construction Method Statement, no development shall commence until proposals, with timescales, for the re-use of any material stored adjacent to the track, including peat and subsoils, have been submitted to and approved in writing by the Cairngorms National Park Authority in conjunction with the Scottish Environment Protection Agency.

The development shall thereafter be implemented in full compliance with those approved proposals.

Reason: To secure the removal of any surplus materials to a more appropriate location, and to ensure an appropriate reuse of material on site thereby ensuring that there is no adverse environmental impact.

5. The drainage of the roads shall be constructed according to the Scottish Environment Protection Agency's Forest and Water Guidelines or other best practice and shall not drain directly to any watercourse as stated in the approved Construction Method Statement.

Reason: To safeguard the environment generally from the adverse effects of unsuitable drainage arrangements.

6. Notwithstanding the approved plans and details, the retained forest track subject to this permission shall be reduced in width to 4 metres along its whole length and shall be modified in accordance with the details submitted in the approved CMS (as received by the CNPA via email on 19 June 2015).

Reason: To ensure that the access track is proportionate to the need for forestry and to reduce the landscape and visual impact of the track.

Informatives:

- I. If works are undertaken during the bird breeding season, April-July inclusive, then a pre-construction survey should be undertaken to prevent damage or destruction to ground nesting birds and eggs.

Officer Name: Matthew Taylor

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Date: 03/07/2015

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.