

AGENDA ITEM 7

APPENDIX I

2018/0209/DET

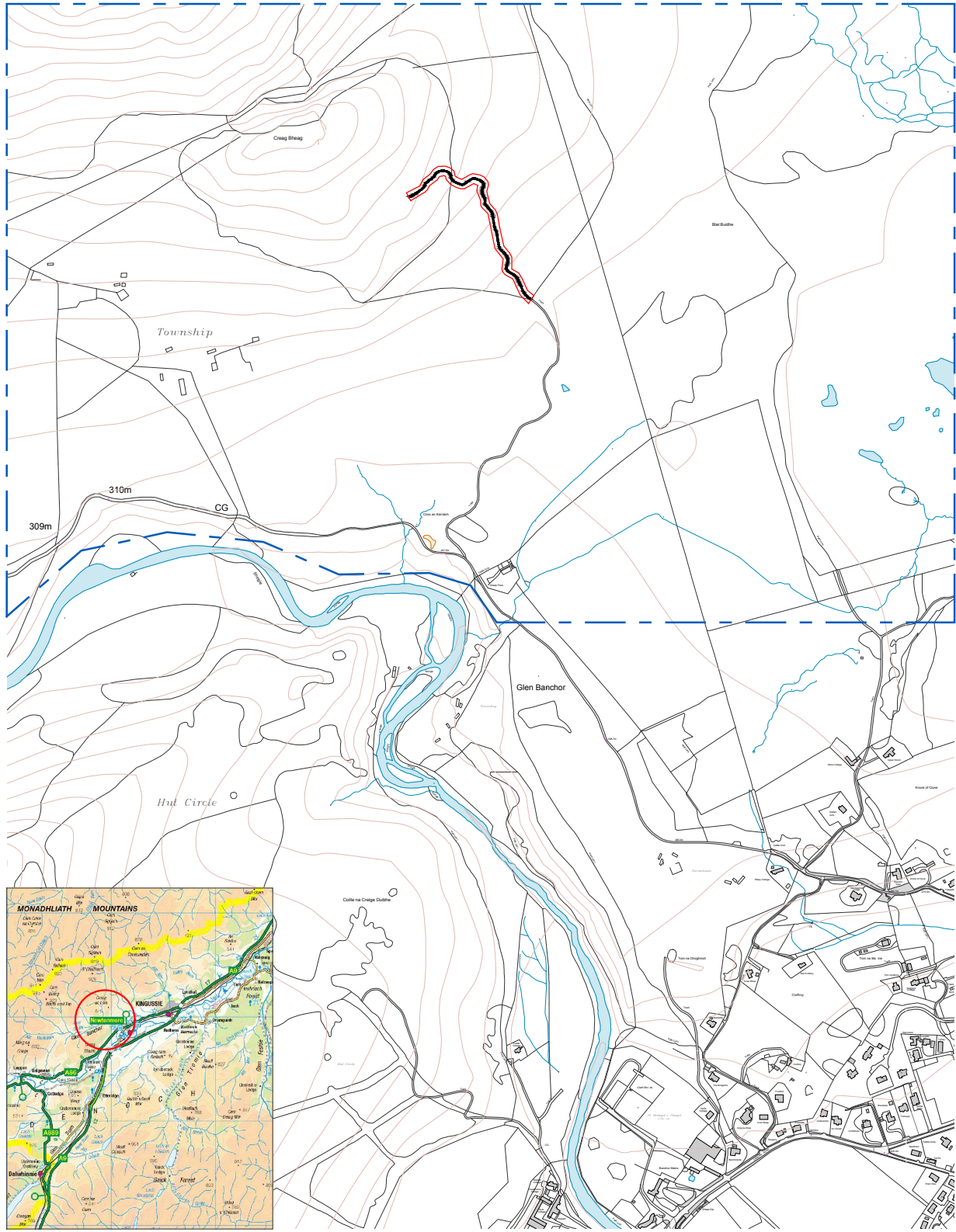
PLANS

NOTES

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REVISIONS

REV	NOTE / DRAWN BY	DATE
A	Ownership boundary added	21.05.18



NGR: Beginning of Track - NH 70362 00280
End of Track - NH 70155 00455

--- All Areas Within Applicant Ownership
--- Denotes Site Boundary



PROJECT TITLE
RESURFACING OF EXISTING TRACK SECTION

DRAWING TITLE
SITE LOCATION

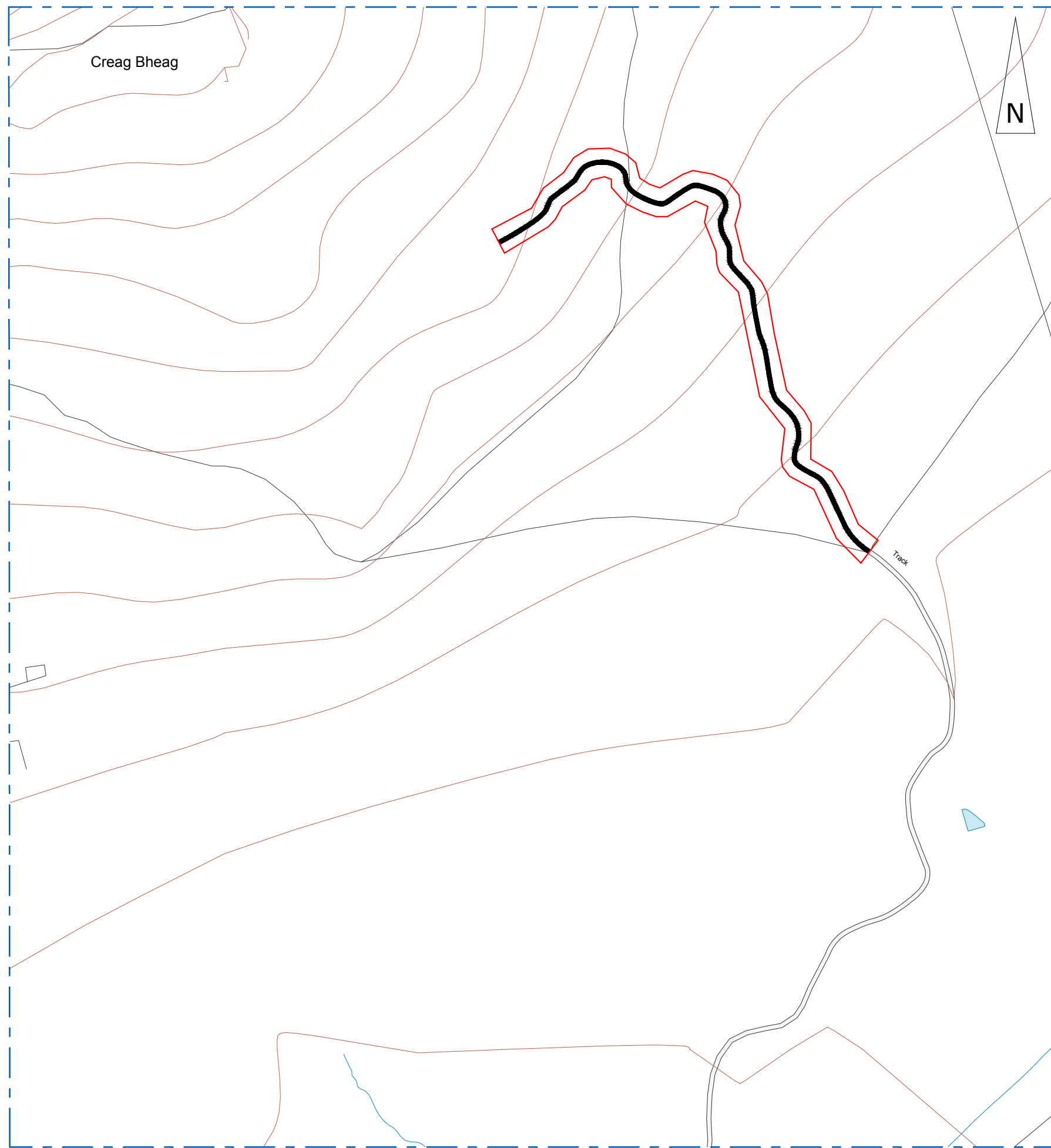
DRAWING NUMBER 416488/01 **REV** A

DRAWING STATUS PLANNING **SCALE** 1:10,000 **PAPER SIZE** @A4 **DRAWN** CF **CHECKED** CSW **DATE** MAY 18

CLIENT
GLENANCHOR ESTATE

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SITE PLAN: Proposed resurfacing of existing track section

Scale 1:2,500 @ A1

- All Areas Within Applicant Ownership
- Denotes Site Boundary

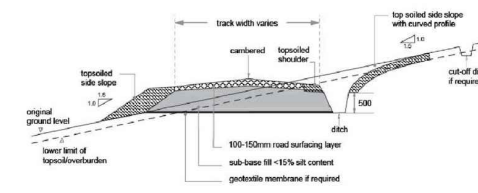


FIGURE 1: Cut track on a gentle slope
 Details taken from 'Constructed Tracks in Upland Areas - 2nd Edition June 2013' Scottish Natural Heritage
 NTS

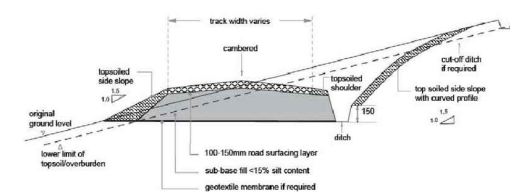


FIGURE 2: Cut track on a steeper slope
 NTS

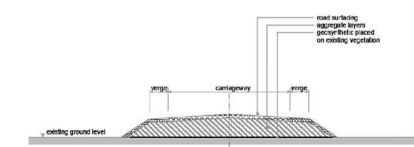


FIGURE 3: Surface track with geosynthetic on soft ground
 NTS

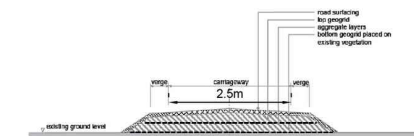


FIGURE 4: Floating track on deep peat
 NTS

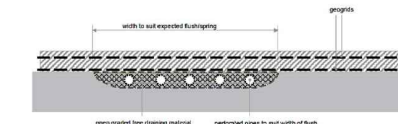


FIGURE 5: Piped crossing at a spring or flush
 NTS

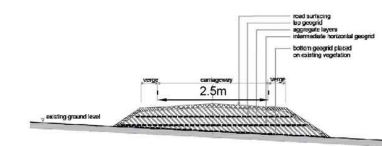


FIGURE 6: Shows a cross-section of a floating track crossing a slope
 NTS

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REVISIONS

REV	NOTE / DRAWN BY	DATE

PROPOSED RESURFACING OF EXISTING HILL TRACK:

The existing hill tracks are for land management and sporting purposes only for management of sheep and deer in areas.

Track resurfacing to be of locally won materials with banks and ditches to be turfed in one sitting. i.e. turfs will only be moved once in order to protect heather, surface vegetation and underlying peat. Turf will be skimmed off and used to cover or fill ditches promoting re-growth as well as drainage to keep surface water to a minimum. Visual impact will be minimised by following the existing tracks and contours of the land. This will also mitigate poaching and rutting during winter management operations by avoiding steep inclines where practicable.

All tracks deviating from the existing track route will be turfed over, thus migrating any informal tracks into one hill track minimising disturbance to peat surfaces and heather cover.

The track maintenance programme will be an integral part of the efforts to restore and improve the biodiverse habitat which requires much greater flock management and targeted deer control.

SPECIFICATION:

Materials to be used in the resurfacing of the track base to be of good quality granular material with less than 15% silt content. Material to be placed and compacted in layers not exceeding 200mm thick. Note the degree of compaction depends on the moisture content of the material being placed. Road surface finished with 100 to 150mm crushed rock. Approximate proposed track width to be 2.5metres wide.

PROJECT TITLE

RESURFACING OF EXISTING TRACK SECTION

CLIENT

GLENBANCHOR ESTATE

DRAWING TITLE

SITE DETAILS

SCALE	PAPER SIZE	DRAWING NUMBER	REVISION
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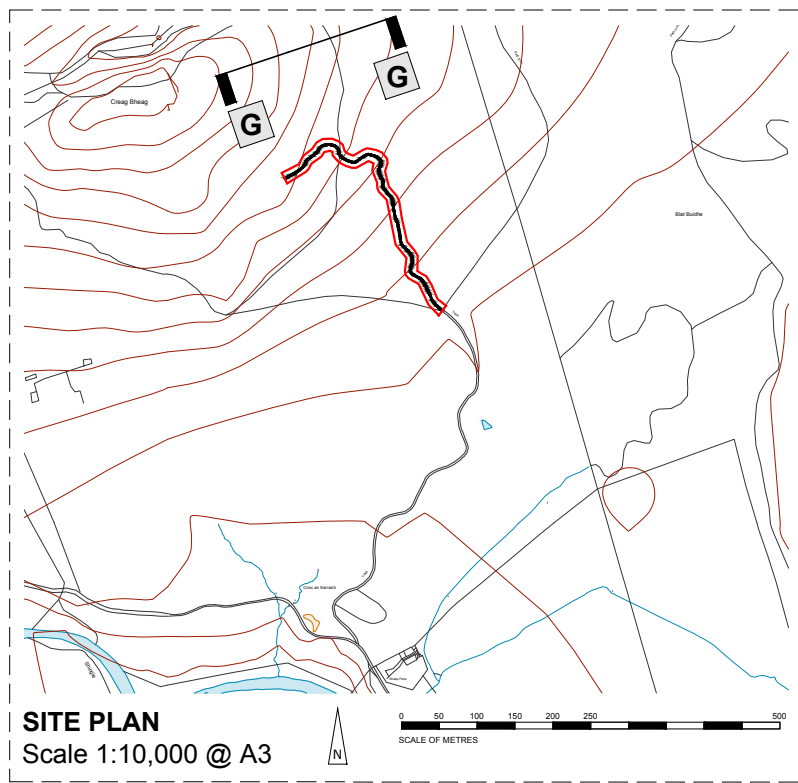
DRAWING STATUS

PLANNING

DRAWN BY	CHECKED BY	DATE
CF	CSW	MAY 18



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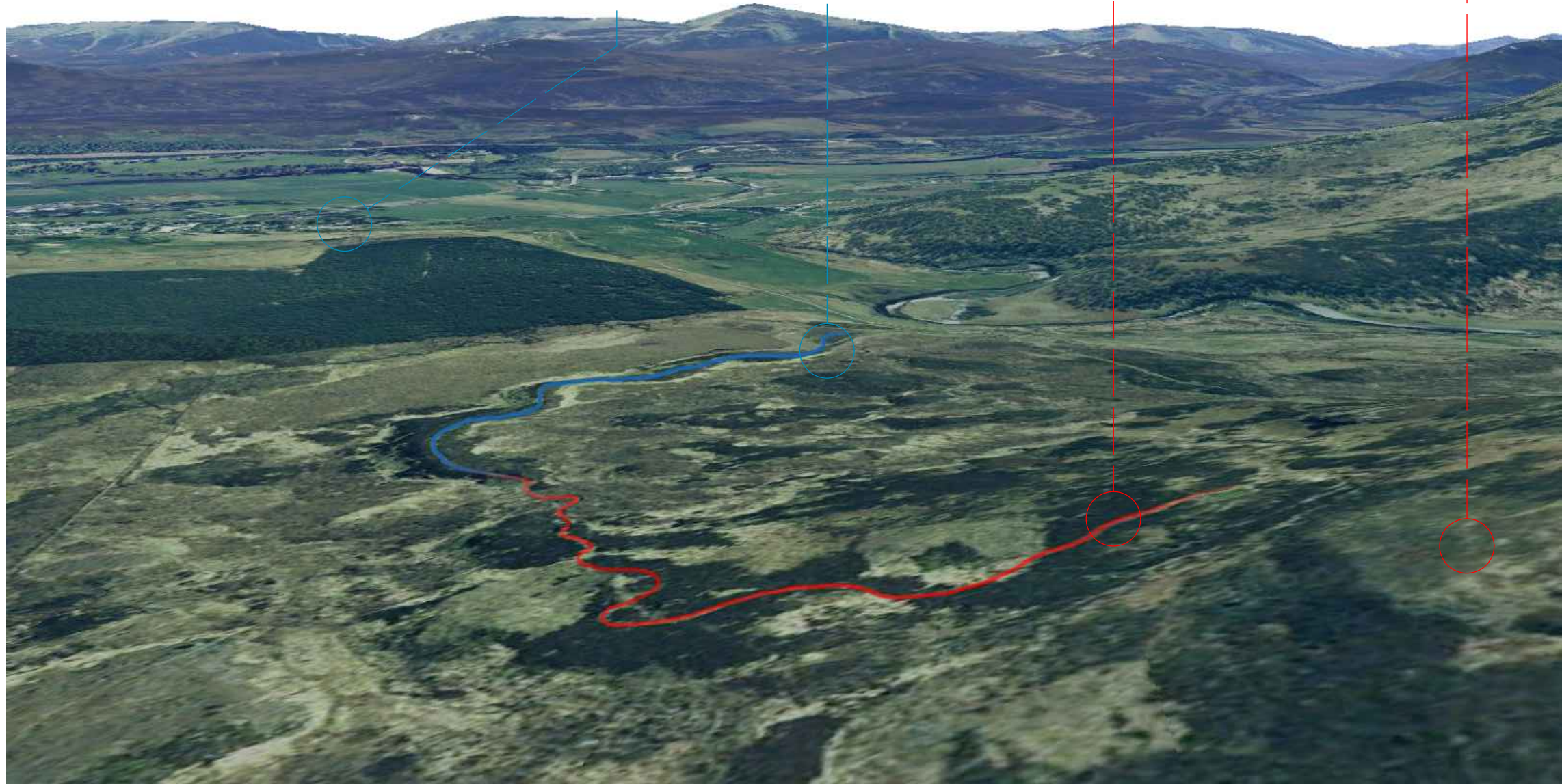


Newtonmore

Existing track

Existing track resurfaced section

Creag Bheag



View From Creag Bheag Looking South East (G-G)
NTS

NOTES

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CLIENT

GLENBANCHOR ESTATE

DRAWING TITLE

RESURFACED TRACK ROUTE

SCALE	PAPER SIZE	DRAWING NUMBER	REVISION
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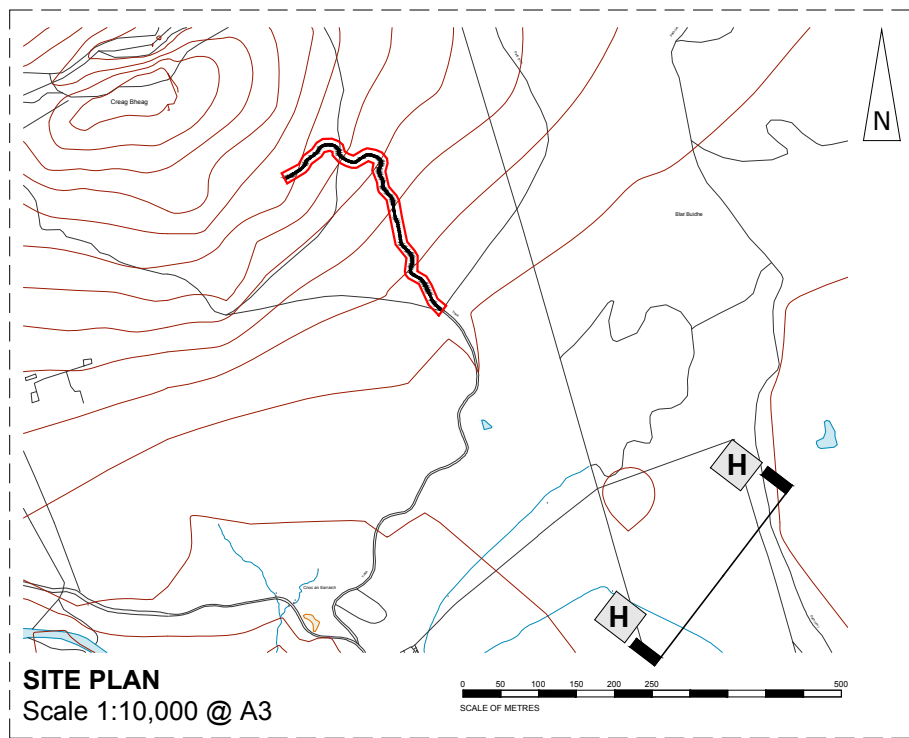
DRAWING STATUS

PLANNING

DRAWN BY	CHECKED BY	DATE
CF	CSW	MAY 18



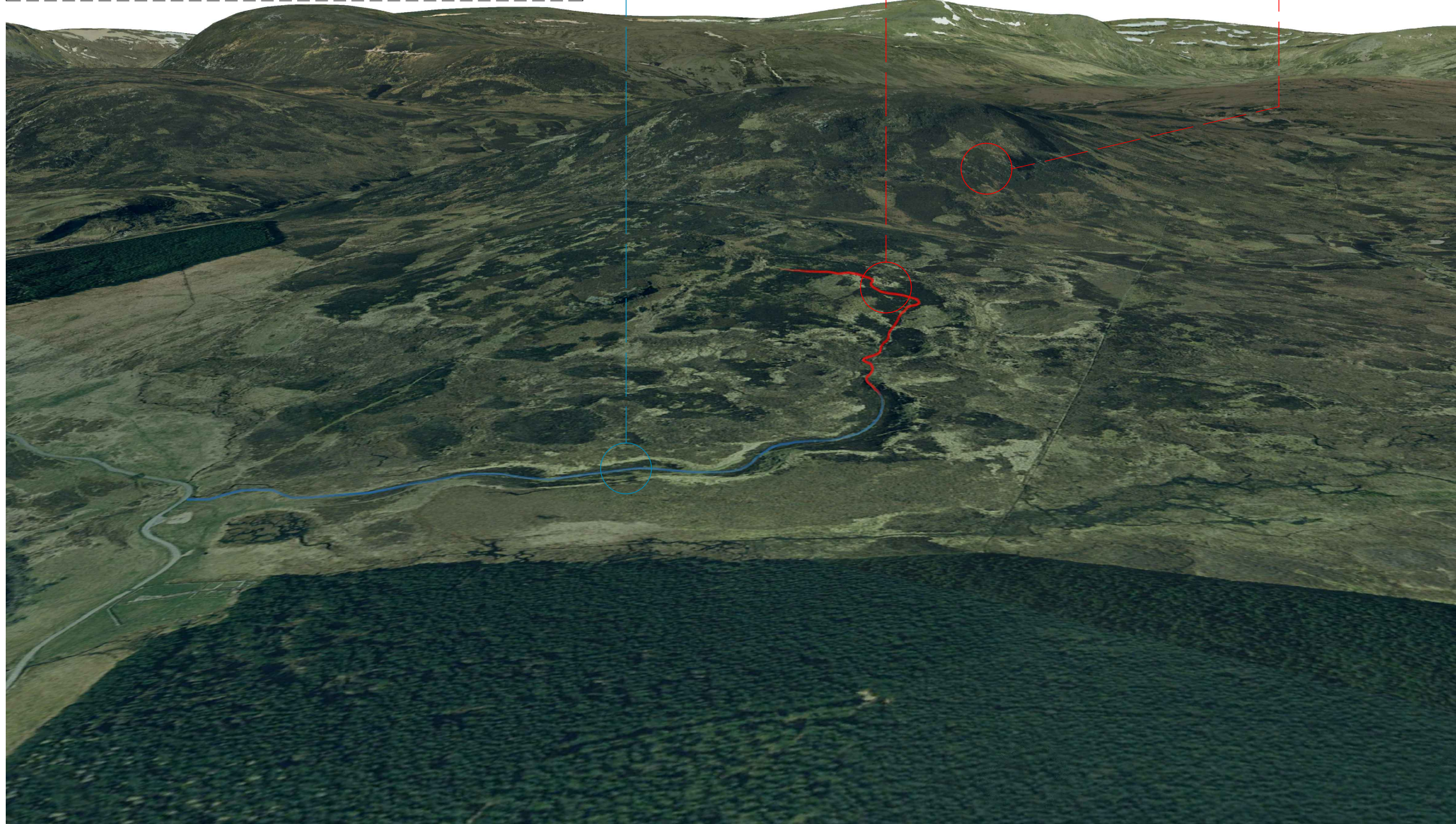
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Existing track

Existing track resurfaced section

Creag Bheag



Looking North West Towards Creag Bheag (H-H)
NTS

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PROJECT TITLE

RESURFACING OF EXISTING TRACK SECTION

CLIENT

GLENBANCHOR ESTATE

DRAWING TITLE

RESURFACED TRACK ROUTE

SCALE	PAPER SIZE	DRAWING NUMBER	REVISION
1:10000	@A3	416488/06	-

DRAWING STATUS

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Glenbanchor Estate – Glenbanchor, Newtonmore – Resurfacing of Track Section

Supporting Statement

Background: This is a retrospective Planning Application for the hill track works recently undertaken at Glenbanchor, currently the subject of a Cairngorms National Park Authority's Section 33a Notice, dated 22 March 2018.

The section of track covered by this notice is shown on the location plan which forms Appendix 1.

This application hopes to regularise the breach of planning control in terms of the resurfacing and widening of the existing track.

Glenbanchor has a number of existing track networks across the Estate, some of which are merely rutted tracks over fragile areas, causing more damage as they are used, especially through the winter months. The Estate undertook some repair and resurfacing works, using local materials from existing borrow pits, to prevent further erosion. The tracks have been widened in sections to allow turning to return down the hill.

The tracks are currently established routes as a cohesive network for both agricultural use and sporting.

Summary: The repair of this track section has been undertaken in accordance with the guidelines set out in the SNH good practice guide, Constructed Tracks in the Scottish Uplands, minimising the visual impact and will also tie in with the existing track network, in terms of scale, dimensions and finish, in keeping with Policy 6 of the CNPA Local Plan.

No substantial ground works were identified and no floating track construction was necessary.

Appendices: Appendix I – Location Plan



APPENDIX I

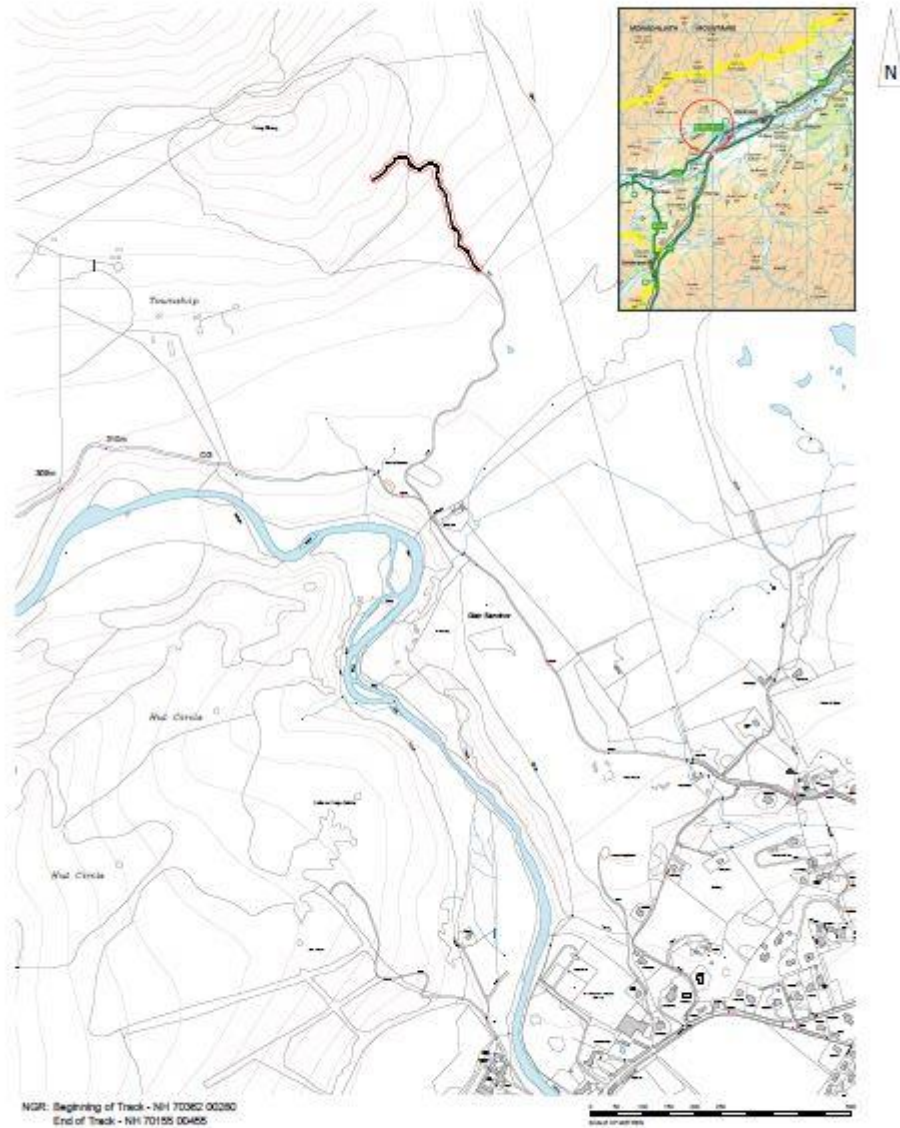
Photograph – Location Plan

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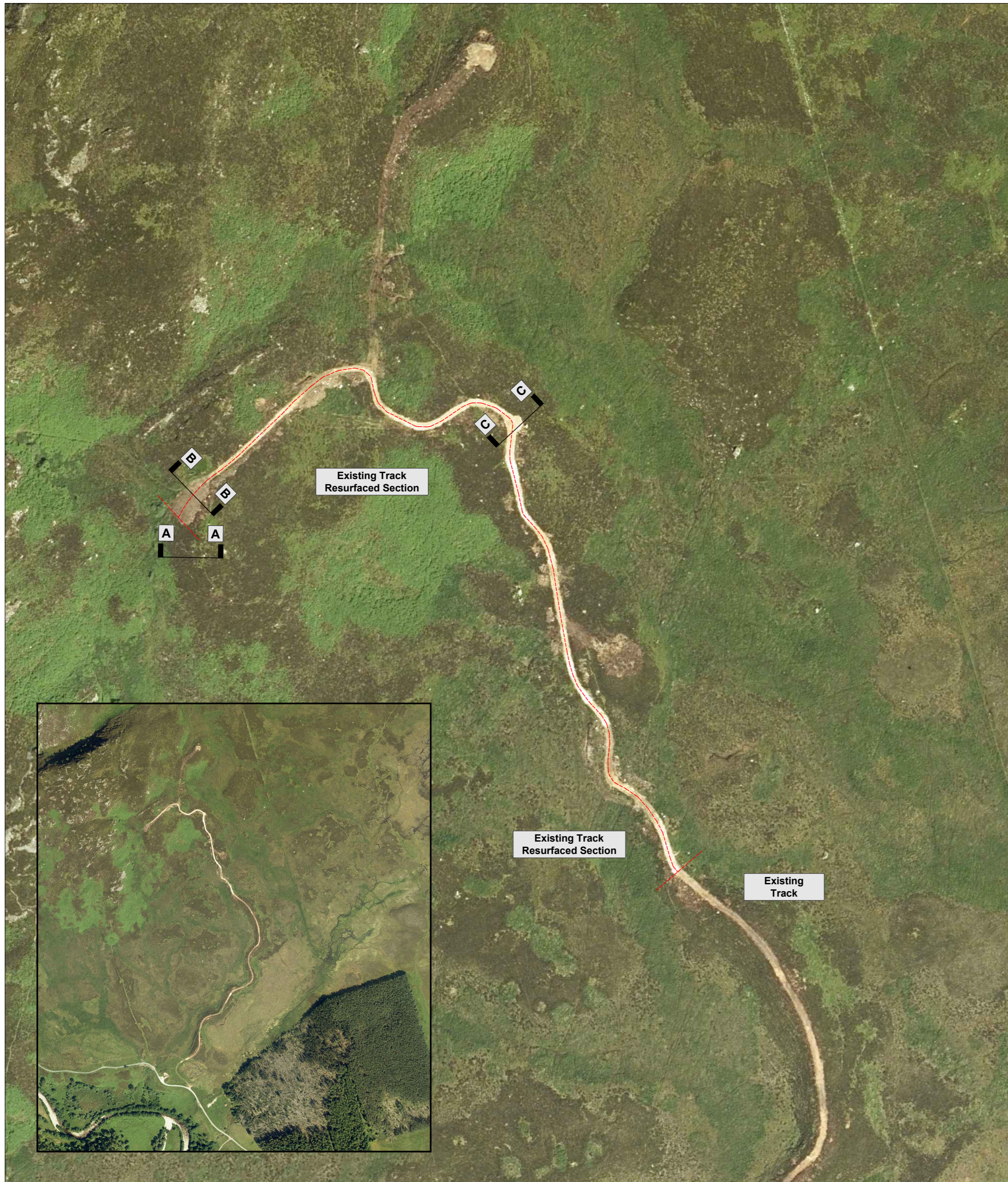
REVISIONS

REV	NOTE / DRAWN BY	DATE
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PROJECT TITLE RESURFACING OF EXISTING TRACK SECTION				CLIENT GLENBANCHOR ESTATE			
DRAWING TITLE SITE LOCATION		DRAWING NUMBER 416488/01	REV -	 7 The Square Fochabers Moray IV03 2JG t: 01343 823000 f: 01343 823030 e: fochabers@savills.co.uk			
DRAWING STATUS PLANNING	SCALE 1:10,000	PAPER SIZE @A4	DRAWN CF				





SITE PLAN: Proposed resurfacing of existing track section
NTS



SITE PHOTO: A-A



SITE PHOTO: B-B



SITE PHOTO: C-C

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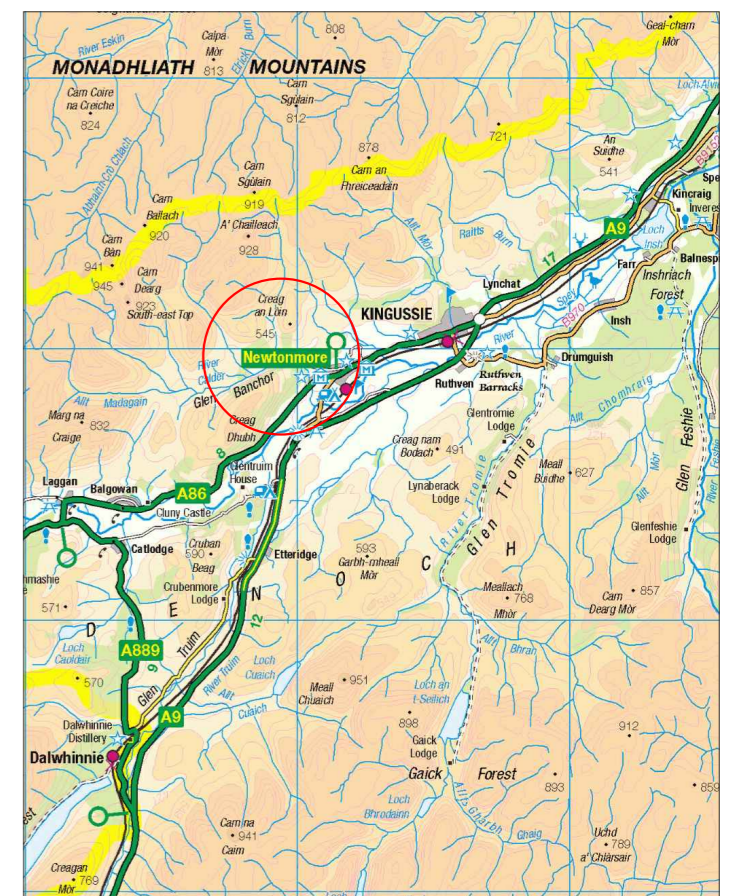
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LOCATION MAP
NTS

PROJECT TITLE

RESURFACING OF EXISTING TRACK SECTION

CLIENT

GLENBANCHOR ESTATE

DRAWING TITLE

SITE PHOTOGRAPHS

SCALE	PAPER SIZE	DRAWING NUMBER	REVISION
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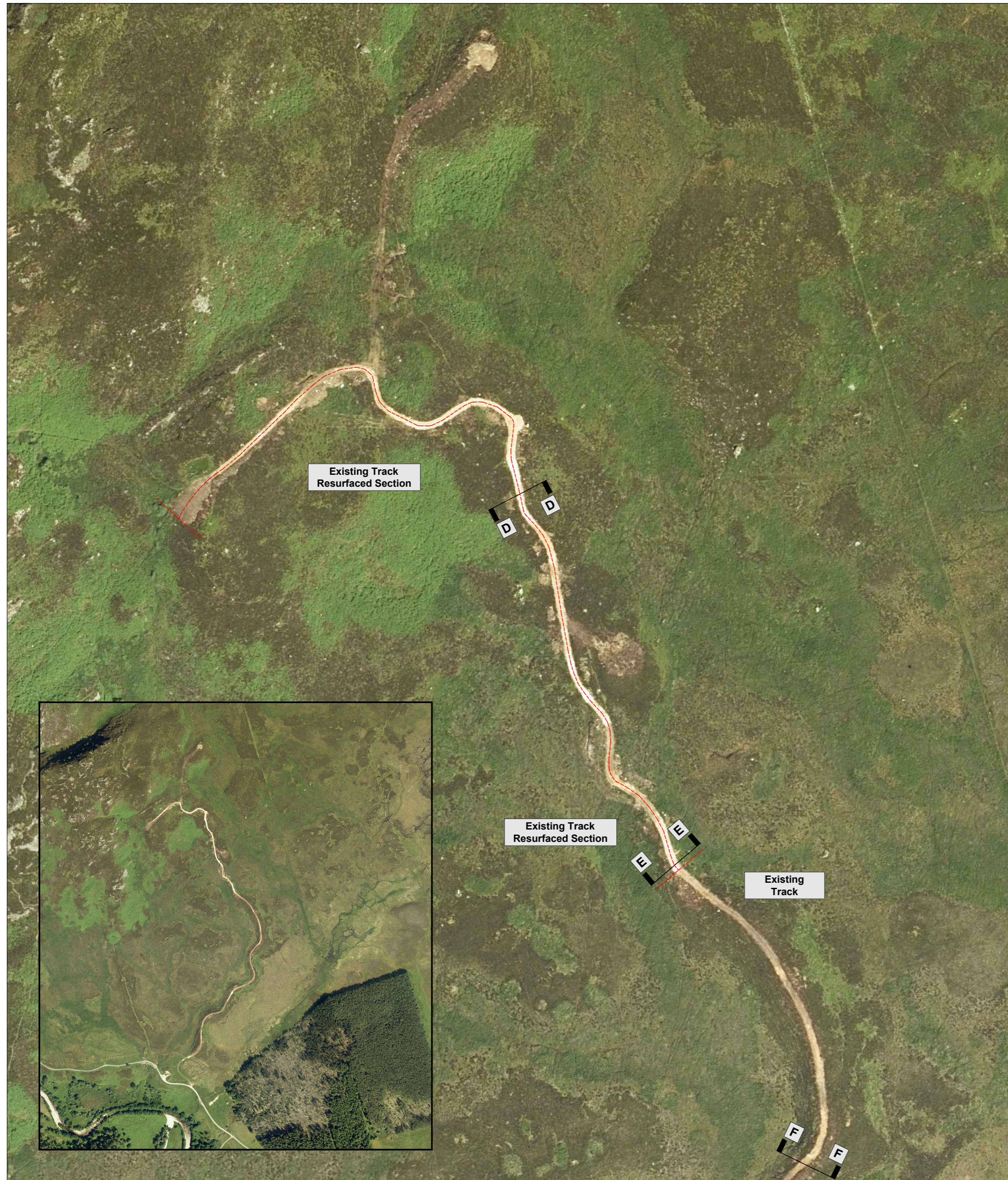
DRAWING STATUS

PLANNING

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SITE PLAN: Proposed resurfacing of existing track section
NTS



SITE PHOTO: D-D



SITE PHOTO: E-E



SITE PHOTO: F-F

SPECIFICATION:

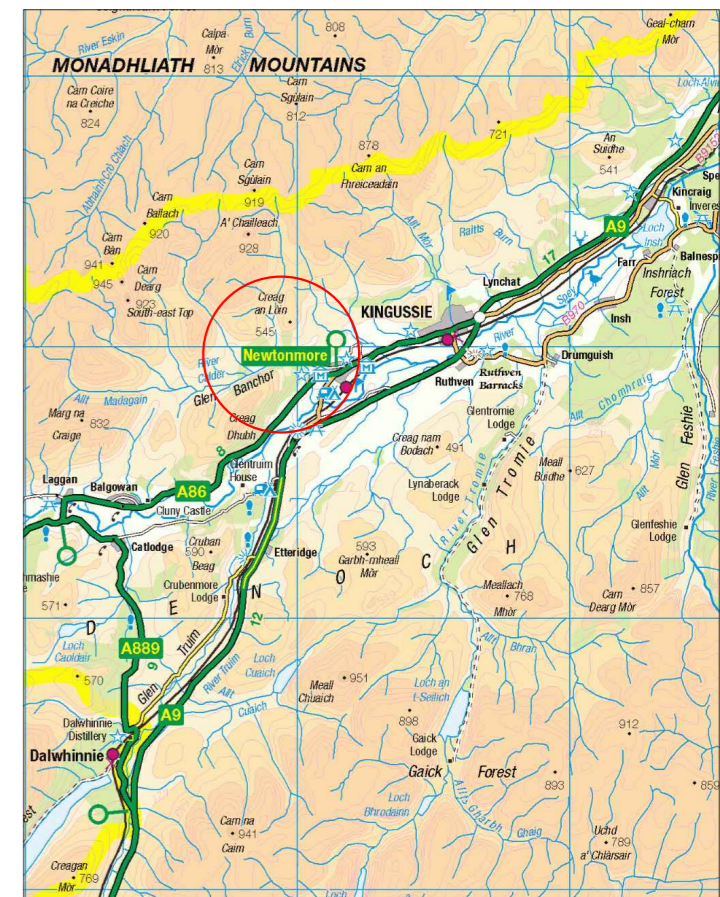
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LOCATION MAP
NTS

PROJECT TITLE

RESURFACING OF EXISTING TRACK SECTION

CLIENT

GLENBANCHOR ESTATE

DRAWING TITLE

SITE PHOTOGRAPHS

SCALE	PAPER SIZE	DRAWING NUMBER	REVISION
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