

AGENDA ITEM 8

APPENDIX 2

2015/0375/DET

RESPONSE FROM
AGENT

LTR/4111/K2/JEM

6 January 2016

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

For the Attention of Ms Katherine Donnachie

Dear Katherine

Renew Planning for 10 No. Temporary Wigwams

We would respond to the points raised by BSCG as follows:

The applicant sincerely regrets any previous Planning breaches and has worked very hard with CNPA to regularise these. The applicant is actively engaging in the correct procedures and processes required to cover any other elements required to retain the centre as a viable facility for its patrons.

Although 22 wigwams are all available for use at present, the landscape and setting surrounding the 12 new ones is not established at present. This means that they are not as attractive to patrons as those already established and thus bookings and occupancy for them is lower than for the original 10. As such they are used less than they will eventually be once the landscaping is fully installed and established. The applicant is actively engaging in establishing planting as per the landscaping proposals but this is weather and season dependant.

The wigwams are intended as a more weather resistant alternative to camping under canvas. As such they are not all intended to be wheelchair accessible but they offer the camping experience to a wider range of patrons who may not otherwise be physically able to cope with conventional camping. There are some wigwams and many other facilities at the centre that do provide wheelchair accessible accommodation.

We confirm that the applicant is not seeking to increase the number of wigwams overall. It is acknowledged that there will be a maximum of 35 wigwams at any one time, as per the combined current permissions in place and once all works are complete. The current application to retain the 10 wigwams established under the pilot scheme is temporary in lieu of the establishment of the 35 wigwams under the other consents combined.

As confirmed there will be a maximum of 35 wigwams on the site at any one time, therefore, we can confirm the foul drainage capacity and loading remains the same. The capacity of the wigwams combined with the other centre facilities has been demonstrated to the CNPA

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under the previous applications. The treatment works for centre is being monitored by SEPA so capacity is regularly checked. Drainage capacity is not affected by this application.

The comments on Capercaillie habitat are noted. However, various EPS, flora and fauna studies were carried out during the processing of the combined previous consents and established that the site area within this or the original consent does not affect the Capercaillie or any other EPS. The wider felled area and the landscaped area actually within this current application, do not provide suitable habitat for any EPS. The site area affected by this application for the 10 wigwams is within the long established landscaped garden area, well within the developed boundaries of the centre.

The client groups utilising the centre are encouraged to stay on the established access paths and tracks in and around the centre. Much of the terrain at the periphery and surrounding the centre is inaccessible due to the stumps, brash and uneven topography remaining from the tree felling and naturally discourages access beyond the paths within developed area. Encouraging responsible behaviour to protect wildlife has been discussed in detail with Forestry Commission Scotland and Scottish Natural Heritage. Speyside Trust is committed to working closely together with these agencies in the future to ensure a consistent policy and approach is taken to visitor management. This will include signage, induction literature and welcome introduction provided to all patrons using the centre by centre staff.

We trust this addresses the concerns raised, but should further confirmation be required, please do not hesitate to contact us.

Yours sincerely



Amanda MacRitchie
for Bracewell Stirling Consulting