

# **AGENDA ITEM 5**

## **APPENDIX 3B**

**2019/0363/DET**

**COMMENTS - GENERAL**

**From:**Claire BSmith  
**Sent:**Thu, 19 Dec 2019 12:32:05 +0000  
**To:**Planning  
**Subject:**2019/0363/DET  
**Attachments:**2017-0198-DET Erection of 32 apartments.pdf

Dear Stephanie

**2019/0363/DET Erection of three blocks of flats (27 units) with associated parking and access at Development Site on Former Filling Station, Grampian Road, Aviemore**

I can confirm that RSPB Scotland's comments in relation to a previous proposal at this site (2017/0198/DET) also apply to this new application. These relate to the risk of increased disturbance of capercaillie within protected areas (SPAs) through recreational usage of the surrounding woodlands. I attach our response here for reference.

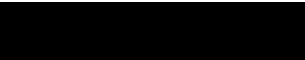
Please do not hesitate to get in touch if you require any further information.

Kind regards, Claire

**Claire Smith**  
Senior Conservation Officer – South Highland

My usual work days are Mon - Thurs

RSPB North Scotland Office, Beechwood Park, Etive House, Inverness, IV2 3BW



[rspb.org.uk](http://rspb.org.uk)

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Cairngorms National Park Authority

14 The Square

Grantown on Spey

Scotland

PH26 3HG

By Email: [planning@cairngorms.co.uk](mailto:planning@cairngorms.co.uk)

Date: 20-06-2017

Dear Sir or Madam

**2017/0198/DET Erection of 32 apartments arranged in 4 four storey blocks with associated parking, community heating and power unit including new access onto Grampian Road at Development Site On Former Filling Station, Grampian Road, Aviemore, Highland**

RSPB Scotland has considered the above application and supporting documents but takes no view at present on the merits, or otherwise, of the proposals. However, we wish to highlight that the proposed development is within walking, cycling and convenient driving distance of several woods that support capercaillie. The proposed development could therefore lead to increased recreational usage of the surrounding area with potential for increased disturbance to capercaillie. The development of 32 proposed apartments could result in around 18,900 visits to the outdoors each year by the residents of the development<sup>1</sup>.

Capercaillie is a qualifying interest of the Cairngorms, Abernethy Forest, Anagach Woods, Craigmore Wood and Kinveachy Forest SPAs. Capercaillie in Badenoch & Strathspey function as a metapopulation, so any effect on capercaillie here could potentially affect the population in the five SPAs. It is therefore necessary to consider recreational impact upon the local populations of capercaillie in the assessment of this application.

RSPB Scotland is very concerned about the cumulative impacts of housing developments in Speyside, of all scales, on sensitive species and the effects these may have on their populations. We recognise the need for new affordable housing developments in sustainable locations within the Cairngorms National Park and that an individual well-placed development may have limited environmental impact. However the cumulative impact of several developments could be significant.

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<sup>1</sup> This estimate is based on data from the Scottish Recreation Survey (2012); Scotland's People and Nature Survey (2013) and Scottish Neighbourhood Statistics.

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The RSPB is part of BirdLife International,  
a partnership of conservation organisations  
working to give nature a home around the world.

We consider that it is necessary that Cairngorms National Park Authority (CNPA) as competent authority carries out a Habitats Regulations Appraisal to determine the implications of the development for the above-mentioned SPAs' conservation objectives. Only if that appraisal concludes that the development (alone or in-combination with others) will not adversely affect the integrity of any SPA or SAC can planning permission be granted.

If you wish to discuss the above advice or need any clarification, please do not hesitate to contact me.

Yours faithfully  
Darrell Stevens

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The RSPB is a registered charity in England and Wales 207076, in Scotland SCO37654



The Highland Council

Glenurquhart Road

Inverness

IV35NX

By Email: [epc@highland.gov.uk](mailto:epc@highland.gov.uk)

Date: 30/01/18

Dear Sir or Madam

18/00315/FUL Erection of 32no apartments with associated works (amended design) Development Site On Former Filling Station Grampian Road Aviemore

RSPB Scotland has considered the above application and supporting documents but takes no view at present on the merits, or otherwise, of the proposals. However, we wish to highlight that the proposed development is within walking, cycling and convenient driving distance of several woods that support capercaillie. The proposed development could therefore lead to increased recreational usage of the surrounding area with potential for increased disturbance to capercaillie. The development of 32 proposed apartments could result in around 18,900 visits to the outdoors each year by the residents of the development<sup>1</sup>.

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**RSPB Scotland**

Yours faithfully

Darrell Stevens

Conservation Officer South Highland



