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## CAIRNGORMS NATIONAL PARK AUTHORITY

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### **DEVELOPMENT PROPOSED:**

Erection of Substation and Installation of Buried 11kV Cable Connecting  
Powerhouse to Substation at Land At Glen Muick Ballater Aberdeenshire

**REFERENCE:** 2019/0080/DET

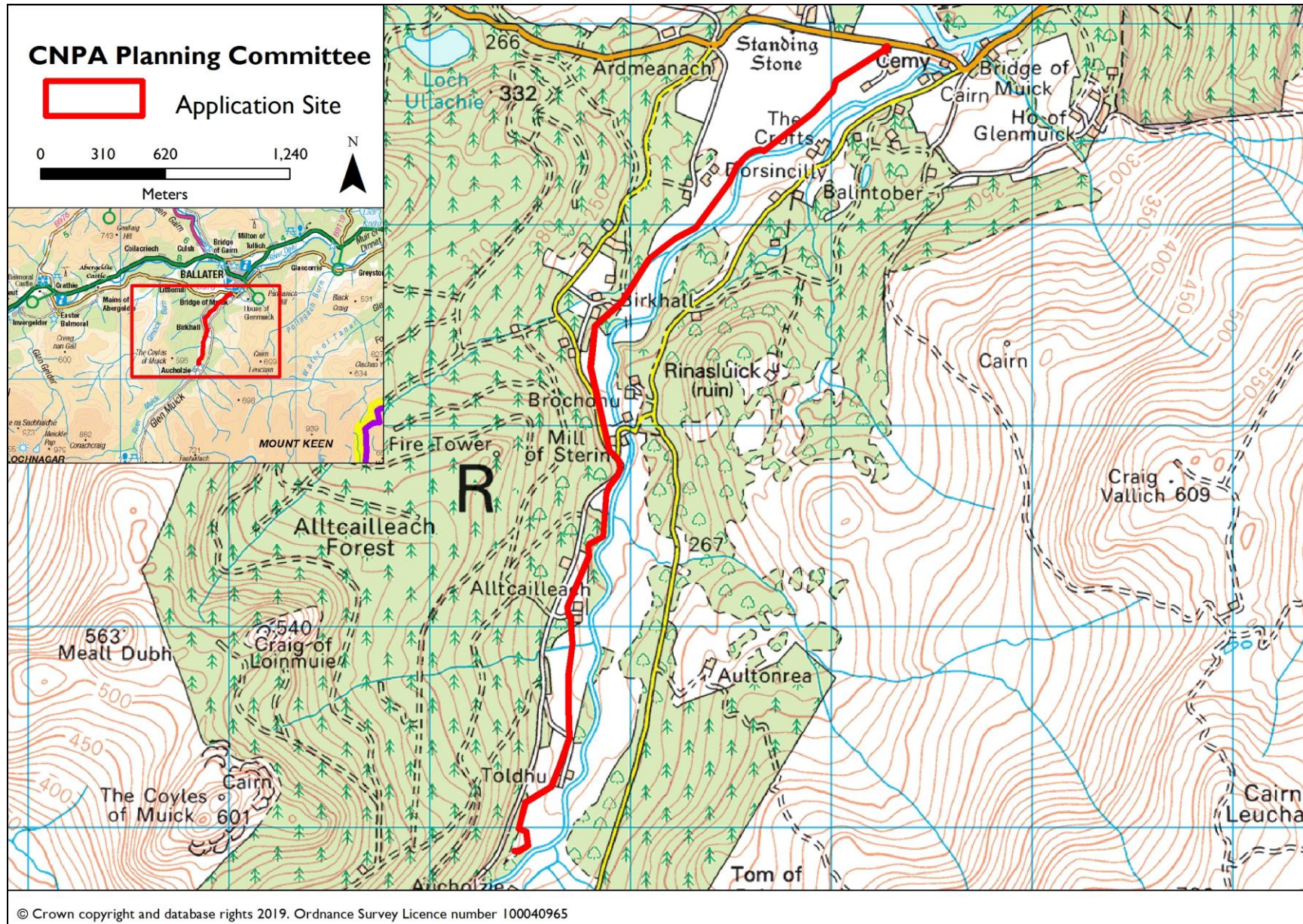
**APPLICANT:** Mr Richard Gledson

**DATE CALLED-IN:** 11 March 2019

**RECOMMENDATION:** APPROVE SUBJECT TO CONDITIONS

**CASE OFFICER:** Emma Wilson, Planning Manager (Development  
Management)

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## SITE DESCRIPTION, PROPOSAL AND HISTORY

### Site Description

1. The proposed site lies within the Birkhall Estate, approximately 7km south-west of Ballater. The site is located on the west bank of the River Muick and runs for a distance of approximately 5km.
2. The proposed overall area for the development is 0.14 hectares and comprises: improved grassland, wooded areas and the domestic grounds of Birkhall House.
3. Access to the north area of the site is via the existing lane off the southern side of the B976 which serves the residential properties: Milton of Brackley and the Royal Warrant Holders Cottages. Access to the southern area of the site is via the existing road/track from the B976 at Ardmeanach, which serves several domestic and agricultural buildings.
4. There are two domestic properties, Birkhall House and Mill of Sterin, within the site boundary and a number of domestic properties within 100 metres from the proposed infrastructure.
5. A short sections of the line lies within the River Dee Special Area of Conservation (SAC), where the designation runs up the edge of a vehicle track. The SAC is designated for its qualifying features of Atlantic Salmon, freshwater pearl mussel and otter. Other areas of the site are within areas of woodland recorded on the Ancient Woodland Inventory. The application site also includes land within the grounds of listed buildings, with Mill of Sterin being Category B listed and Birkhall House together with its summer house, Wendy house, garden gate and terraces listed as Category B.

### Proposal

6. 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=POB8G2SI0CH00>

Title	Drawing Number	Date on Plan*	Date Received
Overall Site Plan	MUI/GEL/1000	04/05/2018	18/03/2019
Plan on Substation Kiosk			18/03/2019
Metering Kiosk General Arrangement	MUI/GEL/400 Rev.P2	25/09/2017	18/03/2019
Onsite Cable Route Layout Drawing 1 of 7	15785-06 Rev.C	07/03/2019	18/03/2019
Onsite Cable Route Layout Drawing 2 of 7	15785-06 Rev.C	07/03/2019	18/03/2019

<b>Title</b>	<b>Drawing Number</b>	<b>Date on Plan*</b>	<b>Date Received</b>
Onsite Cable Route Layout Drawing 3 of 7	15785-06 Rev.C	07/03/2019	18/03/2019
Onsite Cable Route Layout Drawing 4 of 7	15785-06 Rev.C	07/03/2019	18/03/2019
Onsite Cable Route Layout Drawing 5 of 7	15785-06 Rev.C	07/03/2019	18/03/2019
Onsite Cable Route Layout Drawing 6 of 7	15785-06 Rev.C	07/03/2019	18/03/2019
Onsite Cable Route Layout Drawing 7 of 7	15785-06 Rev.C	07/03/2019	18/03/2019
Kiosk End Elevation			18/03/2019
Kiosk Front Elevation			18/03/2019
Kiosk Specification Document			18/03/2019
Response to CNPA Scoping Advice			18/03/2019
Tree Protection Plan Report		Feb 2019	18/03/2019
Construction Method Statement		26/01/2019	18/03/2019
Private Wire Buried Cable Route Survey			18/03/2019
Species Protection Measures Appendices A-E			08/04/2019
Trench Sections and Watercourse, Culvert Crossing Plans	15785-07	12/04/2019	25/04/2019

*\*Where no specific day of month has been provided on the plan, the system defaults to the 1<sup>st</sup> of the month.*

7. This application seeks planning permission for the installation of an underground, 11kV cable to connect the adjacent hydro scheme's power house to a new sub-station kiosk located approximately 5km north, on the southern side of the B976.
  
8. The proposed cabling will be laid in a trench between a depth of approximately 900mm and 1.1 metres deep and with a width of approximately 300mm. The cable is proposed to be constructed of a single wire armoured aluminium cable, laid in sand surround within the trench. Where the proposed cabling crosses existing ditches and small burns within the site boundary, it is proposed that the cabling will be installed by directional drilling or thrust boring. The stretch being laid within the grounds of Birkhall House, is proposed to be installed by directional drilling under the grounds, to avoid trenches within this area.
  
9. The proposed sub-station kiosk is to be located adjacent to the field boundary within a fenced off area with access joining the adjacent road which runs along the eastern field boundary. The building is proposed as a timber clad structure under a shallow, dual pitched roof. The proposed roof is to be covered with corrugated iron style profiled sheeting. The structure is proposed to be mounted on a concrete plinth and would have an overall footprint of approximately 6.2 x 3.3 metres with a maximum height of approximately 2.9 metres. Two sets of timber clad, double

doors are proposed to be installed on the western elevation of the building. A 0.96 square metre cabinet is proposed to be sited adjacent to the northern elevation of the proposed kiosk building. If the work was undertaken by a statutory undertaker such as SSE, no planning application would be required for the works.

10. The substation kiosk is proposed to be connected to the existing SSE overhead line which runs in a south-westerly to north-easterly direction approximately 40 metres to the south-east of the kiosk site.
11. A summary of the details within the supporting documentation is included below:
  - a) Tree Protection Plan Report: confirms that no trees are proposed for felling within the proposed scheme and states that protection measures will be incorporated during the construction phase for trees identified within the plan as being within, or immediately adjacent to, the working corridor of the cable installation. These protection measures include the erection of protective barriers and pre-emptive pruning where required to avoid accidental damage during the works. A total of 33 trees have been identified within the plan as warranting protection measures.
  - b) Construction Method Statement: provides details of the construction works associated with the proposed development. The Report identifies the relevant, good practice policies, guidance and information which are proposed to be adhered to and states that the cable trench is proposed to be constructed in accordance with the guidance of the UK Power Networks Engineering Construction Standard ESC 02-0019. Notable hazards and mitigation measures, construction methods, record keeping and labour, plant and materials are all outlined within the document.
  - c) Private Wire Buried Cable Route Survey: provides a geo-referenced photographic record of the route of the cable.
  - d) Species Protection Measures Appendices A-E: Outlines the proposed protection and mitigation measures to be implemented regarding: wood ant, otter, squirrel, water vole and groundwater dependent terrestrial ecosystems.
12. During the progression of the application, the agent has provided additional information including an additional plan in response to queries raised during the consultation process. A plan illustrating proposed trench sections, watercourse and culvert crossings has been submitted in support of the application together with photographs of an example kiosk building and confirmation that vegetation and soil will be treated in accordance with the details of the agreed Soil Management Plan for the approved application 2018/0063/DET.
13. Plans of the proposals are included within **Appendix I**.

## History

14. The site itself has no specific planning history. However, it is relevant that the proposal is directly related to the operation of the adjacent hydro scheme which gained permission in July 2018 under application reference 2018/0063/DET. The approved scheme is currently under construction and once completed will provide a

2MW run of river hydroelectric scheme and associated infrastructure which is located immediately south of this application site.

## DEVELOPMENT PLAN CONTEXT

### Policies

<b>National Policy</b>	Scottish Planning Policy 2014	
<b>Strategic Policy</b>	Cairngorms National Park Partnership Plan 2017 - 2022	
<b>Local Plan Policy</b>	Cairngorms National Park Local Development Plan (2015) Those policies relevant to the assessment of this application are marked with a cross	
POLICY 1	NEW HOUSING DEVELOPMENT	
POLICY 2	SUPPORTING ECONOMIC GROWTH	<b>X</b>
POLICY 3	SUSTAINABLE DESIGN	<b>X</b>
POLICY 4	NATURAL HERITAGE	<b>X</b>
POLICY 5	LANDSCAPE	<b>X</b>
POLICY 6	THE SITING AND DESIGN OF DIGITAL COMMUNICATIONS EQUIPMENT	
POLICY 7	RENEWABLE ENERGY	<b>X</b>
POLICY 8	SPORT AND RECREATION	
POLICY 9	CULTURAL HERITAGE	<b>X</b>
POLICY 10	RESOURCES	<b>X</b>
POLICY 11	DEVELOPER CONTRIBUTIONS	

15. 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/uploads/documents/Park%20Authority/Planning/LDPI5.pdf>

### Planning Guidance

16. Supplementary guidance also forms part of the Local Development Plan and provides more details about how to comply with the policies. Guidance that is relevant to this application is marked with a cross.

Policy 1	New Housing Development Non-Statutory Guidance	
Policy 2	Supporting Economic Growth Non-Statutory Guidance	<b>X</b>
Policy 3	Sustainable Design Non-Statutory Guidance	<b>X</b>
Policy 4	Natural Heritage Supplementary Guidance	<b>X</b>
Policy 5	Landscape Non-Statutory Guidance	<b>X</b>
Policy 7	Renewable Energy Supplementary Guidance	<b>X</b>
Policy 8	Sport and Recreation Non-Statutory Guidance	
Policy 9	Cultural Heritage Non-Statutory Guidance	<b>X</b>
Policy 10	Resources Non-Statutory Guidance	<b>X</b>
Policy 11	Developer Contributions Supplementary Guidance	

## CONSULTATIONS

### Summary of the Main Issues raised by Consultees

17. **SNH** notes that there are natural heritage interests of international importance on the site and a Habitats Regulations Appraisal is therefore required to be undertaken in view of the site's conservation objectives for the qualifying interests of freshwater pearl mussel and salmon. They confirm that the HRA does not need to include the impact on the qualifying interests of otter as the proposal in their view is unlikely to have a significant effect on otter as a feature of the River Dee SAC. SNH provided comments on the CNPA's draft HRA and are satisfied that with appropriate mitigation secured through conditions, there nbe no significant effects on the river Dee SAC.
18. **SEPA** has no objection to the proposal subject to a condition being attached to any subsequent decision requiring the submission and approval of a construction environment management plan.
19. **Aberdeenshire Council Infrastructure Services Roads Department** has no objection to the scheme noting that the proposed cable has no impact on the public road.
20. **Aberdeenshire Council Environmental Health Team** has no objection to the proposal and confirm that no information relating to contaminated land is required in support of the proposal.
21. **Aberdeenshire Council Flood Risk & Coast Protection Services** has no objection to the application.
22. **Police Scotland** notes that there are no known crimes or anti-social activity associated with the application site, however they suggest that security measures should be implemented by the applicant to help mitigate against future potential metal theft and future potential infrastructure disruption activity.
23. **CNPA Landscape Officer** requested clarification regarding: cross sectional details of the proposed channels being created including at road crossings, watercourses and culverts; further details regarding the elevational details of the proposed Kiosk building and ground work treatments proposed within the immediate site; clarification regarding the tree protection plan details; and details of how vegetation and soil will be treated during construction and post completion of works. The applicant has submitted further information in response to these queries.
24. **CNPA Ecology Officer** is satisfied with the information submitted to support the application, including species protection plans and mitigation proposals. They undertook an Habitats Regulations Appraisal (HRA) for the development which concludes that subject to appropriate mitigation, there will be no significant effect on the site integrity of the river Dee SAC.
25. **Ballater and Crathie Community Council** has no objection to the application.

## REPRESENTATIONS

26. The applications have been advertised and no letters of public representation have been received in respect of the proposal.

## APPRAISAL

### Principle

27. Scottish Planning Policy encourages Planning Authorities to support the development of a diverse range of renewable energy technologies and guide development to appropriate locations. Policy 7: Renewable Energy of the Cairngorms National Park Local Development Plan 2015 supports proposals for renewable energy generation providing they conserve and enhance the special qualities of the National Park. For hydropower proposals there should be no detrimental impact on water environments and their recreational use. Policy 2: Supporting Economic Growth favours development that will enhance the range and quality of economic facilities and support the vitality and viability of the local economy and broader economy of the Park. The proposal is put forward for consideration as part of a larger hydro scheme to facilitate the operation of connecting the hydro scheme with the existing electrical infrastructure in the area. The principle of the development is therefore considered to be acceptable, subject to compliance with other local plan policies as outlined in more detail below.

### Environmental Issues

28. **Policy 4:** Natural Heritage of the Cairngorms National Park Local Development Plan 2015 seeks to restrict development that would have an adverse impact on protected species and where this cannot be avoided that appropriate mitigation measures are provided.
29. The site includes land within the River Dee Special Area of Conservation (SAC) designation. The SAC supports populations of freshwater pearl mussel, otter and salmon and as such the proposal has the potential to have an adverse impact on the qualifying features of the SAC. SNH has considered the application details and note that an appropriate assessment should be undertaken requiring the potential impacts of the proposal on the freshwater pearl mussel and salmon qualifying interests of the SAC. A Habitats Regulations Appraisal has subsequently been undertaken by the CNPA which concludes that there will be no significant effect on the site's integrity. SNH confirm that the qualifying interests are not considered to be adversely affected by the proposal provided work is carried out in accordance with a site specific construction method statement which outlines the measures required to prevent pollution during the installation of the cable.
30. The application is supported by species protection plans which outline the proposed protection and mitigation measures to be implemented regarding: wood ant, otter, squirrel, water vole and groundwater dependent terrestrial ecosystems. Which are considered satisfactory by the CNPA's Ecology officer.



31. Aberdeenshire Council Environmental Health Team has no objection to the proposal in relation to any contaminated land matters.
32. Turning to the matter of woodland and tree protection, Criterion (5) of Policy 4: Natural Heritage of the Local Development Plan states that development that would have an adverse effect on habitats or species identified in the Cairngorms Nature Action Plan, UK Biodiversity Action Plan, Birds of Conservation Concerns or by Scottish Ministers through the Scottish Biodiversity List, including any cumulative impact will only be permitted where:
  - a) The developer can demonstrate that the need and justification for the development outweighs the local, national or international contribution of the area of habitat or populations of species; and
  - b) Significant harm or disturbance to the ecological functions, continuity and integrity of the habitats of commensurate or greater nature conservation value are created as appropriate to the site.
33. The application is supported by a tree protection plan report which provides the survey results for the proposal regarding its impact and protection measures for trees within the site boundary which would be affected by the proposal. The report confirms that no trees are proposed to be felled as a consequence of the proposed works. The document notes that the cable route has been designed to avoid natural and semi-natural habitats where possible. The report covers the proposed protection measures for 33 identified trees within the site boundary, which range from poor to good physiological conditions. The works also include the use of directional drilling under the grounds of Birkhall House grounds to mitigate against impacts on the existing tree structure within the setting of this listed building. Scottish Forestry has been consulted on the application and has no objections.
34. The Construction Method Statement notes that all work is to be undertaken in accordance with the species protection plans and that an Ecological Clerk of Works will be appointed to supervise and monitor the implementation of the protection plans. SNH request the submission of a more detailed site specific construction method statement to identify the site specific measures that will be required along the length of the proposed cable. This can be dealt with by way of planning condition.
35. The proposal is considered to comply with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2015.

### **Landscape & Setting of Listed Buildings Considerations**

36. **Policy 5:** Landscape of the Local Development Plan presumes against development which does not conserve and enhance the landscape character and special qualities of the National Park and in particular the setting of the proposed development. Where development does not complement nor enhance the landscape character, development will only be permitted where adverse effects have been minimised and mitigated through appropriate siting, layout, scale, design and construction.

37. **Policy 9:** Cultural Heritage of the Cairngorms National Park Local Development Plan 2015 requires development that affects a listed building to not have an adverse effect on the setting of that listed building.
38. The site lies within two landscape character areas: the Upper Deeside: Lower Glen Muick and the Upper Deeside: Inver to Cambus O'May. The underground works associated with the proposal are not considered to adversely impact on the established character of the area nor the visual amenity of the area subject to satisfactory vegetation and top soil reinstatement.
39. The proposed route of the cable passes through grounds included within the setting of two listed buildings. The proposed installation using directional drilling, which avoids the need for above ground works at Birkhall House is not considered to impact on the established setting of the listed building. In addition, the proposed trench works within the grounds of the listed building, Mill of Sterin, is not considered to cause any adverse impact on the setting of the listed building taking into account the vegetation and ground level reinstatement works.
40. The main visual landscape impacts relate to the proposed erection of the kiosk building. The proposed building is to be located within the corner area of an agricultural field adjacent to an access road, off the southern side of the B976 road. The field is bound by post and wire fencing and therefore views are easily afforded of the site from the road. However, this boundary treatment recurs along the southern side of the B976 and residential and associated buildings, including timber, agricultural field shelters can be seen when approaching the application site from either direction. The proposed erection of the kiosk building and associated post and wire boundary fencing, taking into account the proposed scale and choice of materials, are therefore not considered to be out of place within the surrounding site context and established character. The proposed access to the kiosk compound area is proposed to utilise the existing agricultural access with the track to be created of locally sourced aggregate material.
41. The CNPA Landscape Officer requested the submission of additional information of which the agent has subsequently provided in response to the queries raised. The agent confirms that topsoil and vegetation disturbance and reinstatement works, will be carried out in accordance with the details approved under the Construction Method Statement and Soil Management Plan approved as part of the 2018/0063/DET permission.
42. In these circumstances, the proposed development is considered to comply with Policy 5: Landscape and Policy 9: Cultural Heritage of the Cairngorms National Park Local Development Plan 2015.

### **Flooding, Water Quality and Drainage**

43. **Policy 10:** Resources of the Cairngorms National Park Local Development Plan 2015 seeks to ensure that all developments do not increase flood risk nor adversely impact on the water quality of the area and that they are serviced by appropriate drainage provisions.

44. The proposed cable route lies within an area susceptible to flooding. However, the proposed cable installation is not considered to increase flood risk taking into account its underground positioning and scale. Aberdeenshire Council Flood Risk & Coast Path Protection Services has no objection to the proposal. SEPA also do not object to the proposal; however they request the inclusion of a post determination condition requiring details of a construction environment management plan to be agreed prior to the commencement of works to address matters including: wetland management, waste management, back fill material and a 250m Phase I Survey. This should also include a Pollution Prevention Plan to safeguard the water quality of the area.
45. Subject to the inclusion of the suggested condition, the proposal is considered to have an acceptable, mitigated impact on the water environment quality in accordance with the requirements of Policy 10: Resources of the Cairngorms National Park Local Development Plan 2015.

### **Sustainable Design**

46. **Policy 3:** Sustainable Design of the Cairngorms National Park Local Development Plan 2015 seeks to protect the amenity enjoyed by neighbours including minimisation of disturbance caused by access to the development and requires development to use materials and landscaping that will complement the setting of the development.
47. The proposed kiosk building would have a traditional form with a dual pitched roof and the scale is considered to be appropriate to the proposed use and the immediate setting of the building. The exterior finish of the building, with timber clad elevations and a corrugated sheet roof, are considered to help further assimilate the development with the existing built form along this section of the road. Overall, the design, scale and materials of the proposed development are considered to be acceptable.
48. The proposed cable installation is not considered to have any adverse impact on the amenity of neighbouring, residential properties, although it is acknowledged there may be a temporary impact during the construction and installation of the proposal, through machinery operation. A post determination informative is therefore recommended to be attached to any subsequent decision regarding construction work operation times. Subject to the informative, the proposal is therefore considered to comply with Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

### **Impact on Roads**

49. **Policy 3:** Sustainable Design of the Cairngorms National Park Local Development Plan 2015 also requires appropriate means of access to and egress from the site. The proposed vehicular access to the kiosk building looks to utilise an existing access off of the adjacent road. The proposal therefore does not introduce any additional road access points.

50. Aberdeenshire Council Infrastructure Services Roads Department has no objection to the scheme. The proposal is therefore not considered to introduce any road safety issues in accordance with the requirements of Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

### Other Considerations

51. Ballater and Crathie Community Council have no objections to the scheme and no letters of public representation have been received in respect of the proposal.
52. Police Scotland do not object to the scheme but suggest informative notes to be added to any subsequent decision notice relating to the implementation of security measures by the applicant to help mitigate against future potential metal theft and future potential infrastructure disruption activity.

### CONCLUSION

53. The proposal will help to facilitate the delivery of a small scale run of river hydro scheme. This will introduce environmental and landscape impacts however, there are no adverse environmental impacts subject to appropriate mitigation measures being implemented. In these overall circumstances, the development is considered to comply with all the relevant policies of the Cairngorms National Park Local Development Plan 2015 and the collective aims of the National Park. There are no other material considerations which would warrant the refusal of planning permission. Approval is therefore recommended subject to appropriate planning conditions.

### RECOMMENDATION

**That Members of the Committee support a recommendation to APPROVE the Erection of Substation and Installation of Buried 11kV Cable Connecting Powerhouse to Substation at Land At Glen Muick Ballater Aberdeenshire subject to the following conditions:**

\* *Those conditions listed below in bold text are suspensive conditions, which require to be discharged prior to implementation of the development.*

### Conditions

- I. **No development shall commence on site until an amended Construction Method Statement and Environmental Management Plan, which includes, but is not limited to the following information is submitted to and approved in writing by the CNPA acting as Planning Authority:**
- a) **A restoration methodology for the cable route;**
  - b) **A 250m Phase I Survey (or until the river) and further details of 'appropriate mitigation measures';**
  - c) **Wetland (including GWDTE, wet heath and those occurring in mosaic) management;**
  - d) **Waste management arrangements and backfill material;**

- e) Peat management if appropriate (with reference to SEPA guidance on working in peat areas WST-G-52);
- f) Watercourse/drain crossings using trenchless technology; and
- g) A Pollution Prevention Plan.

Thereafter, the development shall be implemented in accordance with those approved details.

**Reason:** To ensure that construction methods will not have an adverse impact on the environmental and landscape quality of the development site, the River Dee SAC and the surrounding area in accordance with Policy 4: Natural Heritage and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2105.

2. **No development shall commence on site until an Environmental Clerk of Works is appointed and a schedule of reporting has been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority. This will include, but shall not be limited to, roles and responsibilities, resourcing, reporting mechanisms and monitoring requirements (pre-construction, during construction and post construction). Thereafter the development shall be monitored and managed by the Environmental Clerk of Works in accordance with the approved schedule of reporting.**

**Reason:** To ensure that there is an accurate account of applied working methods in accordance with the requirements of Policy 4: Natural Heritage and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2015.

3. **No development shall commence until protective barriers or fencing has been provided in accordance with the approved Tree Protection Plan. All trees shall thereafter be protected in accordance with the approved Tree Protection Plan throughout the construction of the development unless otherwise agreed in writing with the Cairngorms National Park Authority acting as Planning Authority. The trees shall thereafter be retained on site in accordance with the approved details.**

**Reason:** To ensure protection of retained trees throughout the construction period and so to ensure that the development conserves and enhances the landscape character and special qualities of the National Park in accordance with Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2015.

4. The development hereby permitted shall be carried out in strict accordance with the approved species protection plans, submitted in support of the approved application, for: wood ant, otter, squirrel, water vole and groundwater dependent terrestrial ecosystems. All mitigation set out in the approved plans, including timing of works, shall be implemented in accordance with the details contained in the Plans and any compensatory features shall be retained throughout the lifetime of the development hereby approved.

**Reason:** In accordance with the consultee advisories from Scottish Natural Heritage and Cairngorms National Park Authority Ecologist following the assessment of the ecological interests of the site and the designated areas. The species protection plans will therefore help to secure the strict protection of European Protected Species and ecological interests of the site in accordance with the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) and Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2015.

5. The development, hereby approved, shall be constructed and implemented in accordance with the approved Construction Soil Management Plan of Condition 5 attached to planning reference: 2018/0063/DET unless otherwise agreed in writing by the CNPA acting as Planning Authority.

**Reason:** To ensure that construction methods will not have an adverse impact on the landscape setting or ecological quality of the development site or the River DEE SAC in accordance with Policy 4: Natural Heritage and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2015.

### **Informatives**

1. The development hereby approved must commence within three years of the date of this decision notice. If it has not commenced within this period, then this planning permission consent shall lapse.
2. The person undertaking the development is required to give the Planning Authority prior written notification of the date on which it is intended to commence the development. Attached to this decision notice is a Notice of Initiation of Development for completion and submission. Submission of this information assists the Cairngorms National Park Authority Monitoring and Enforcement Officer in monitoring active work within the area to ensure compliance with the approved details and to identify and correct any potential problems, as they arise, rather than later when it may be more difficult and more costly to rectify. Failure to give notice would constitute a breach of planning control which may result in enforcement action being taken.
3. The person undertaking the development is reminded that pre-construction survey work to check for nesting birds should take place between April and August inclusive.
4. Construction work should not take place out with the hours of 0800 hours to 1900 hours Mondays to Fridays, 0800 hours to 1300 hours on Saturdays or at any time on Sundays or Bank Holidays in order to minimise disturbance to the occupiers of the nearby residential properties.
5. The applicant is reminded of the significant threat and risk from metal theft from construction sites and that appropriate measures should be employed during the

installation phase. The applicant is also reminded of the potential threat of deliberate infrastructure disruption activity and the applicant is therefore advised to use a security rated cabinet and impose appropriate security measures around the approved substation.

6. Following the completion of the development, a notification of the completion shall, as soon as practicable, be given to the Planning Authority. Attached to this decision notice is a Notice of Completion of Development for completion and submission. Submission of this form will assist the Cairngorms National Park Authority Monitoring and Enforcement Officer in making a final inspection and checking compliance with the approved drawings and conditions. If the development hereby approved is to be carried out in phases, then a notice of completion should be submitted at the completion of each phase.

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.