

SITE DESCRIPTION AND PROPOSAL

1. This report is in relation to an application called-in recently by the CNPA. Members may recall providing a consultation response to Angus Council on a similar scheme at the above site in the summer of 2005. That scheme was notified to the CNPA by Angus Council as a 'Notification of Intention to Develop' (NID). The Notice was approved unconditionally by the Scottish Executive in September 2005. The CNPA had expressed support in principle for the base at this site. This means that there is effectively an unconditional planning permission for a ranger base at the site. Since this application was approved planning legislation has changed and Local Councils now have to submit normal planning applications for development. This is why the CNPA was able to call in this proposal which is on the same site but for a different building design. There may also be funding considerations for the Park Authority. However, they are a totally separate matter from the planning consideration of this scheme.



Fig 2 Site for base within walled enclosure

2. The site location is at the end of the single-track road, which leads up from the Clova Hotel to Glen Doll and is within the Deeside and Lochnagar National Scenic Area. The site is at the northern end of a substantial visitor car park within a dry stone wall enclosure (see fig 2), which hosts several small trees that would be removed to accommodate the proposal. The site is bordered on two boundaries by fields used for grazing with Jocks Road right of way that leads to Braemar passing along the western boundary of the site. The River South Esk Special Area of Conservation (SAC) passes approximately 130 metres to the east. The site is generally flat and partly screened by a range of trees. An existing small visitor information building (see fig 3) on the car park would be removed, as would the Forestry

Commission Scotland (FCS) toilet block to the south east of the site. It is understood that there was formerly a Scottish Natural Heritage building on the site which was removed in 1997. The general environment of the site consists of the car park with grassed areas and picnic benches; there is a range of mature trees around the site, the proposal does not interfere with these.



Fig 3 Existing information building

3. Glen Doll is a significant visitor destination within the National Park receiving some 69, 000 visitors annually, around 20,000 of these visitors go up into Corrie Fee from Glen Doll. The site is within easy access of Perth, Dundee, Fife, approximately 315, 000 people live within 90 minutes drive of Glen Doll. The car park site provides access to a range of Munro's and the Jocks Road and Capel Mounth routes across the mountains. Corrie Fee National Nature Reserve, managed by Scottish Natural Heritage is some 3.5 km from the car park.

5. The approved building for the site was an 'L' shaped, flat roofed contemporary timber building. This latest design adopts a more traditional approach. The footprint of the building is rectangular and has a pitched roof (see figs 4 & 5). There is a small projecting entrance porch gable which faces towards the car park. The largest room in the building is the project room which is positioned at the south west end of the building. The south west facing gable is heavily glazed.
6. The external materials will generally be locally grown larch, untreated so that it weathers to a silvery grey. The existing stone walls around the plot will be retained or reinstated where some sections have to be removed to allow works on the site.
7. With the previous consultation response the CNPA expressed support in principle for the scheme but thought that the scheme could contribute more to biodiversity. The provision of bat boxes was recommended. It was also recommended that archaeological consideration was given to the site. Some concern was also expressed about the contemporary design of the building and it not having a pitched roof. The CNPA also recommended that the existing information building and toilets be removed within 6 months of the new ranger base opening.

DEVELOPMENT PLAN CONTEXT

8. In planning policy terms the area is covered by the **Angus/Dundee Structure Plan 2001-2016 and the Angus Local Plan.**
9. **Structure Plan Environmental Resources Policy 2: The Wider Natural Heritage** considers that the Local Biodiversity Action Plan produced for the Cairngorms will constitute a material planning consideration in determining development proposals. All developments must respect main features and characteristics of the natural heritage and should contribute to landscape restoration or improvement, biodiversity conservation and enhancement, environmental quality and where appropriate, promotion of public enjoyment and understanding. Developers will be encouraged to incorporate positive environmental features that either enhance existing or create new habitats networks, such as native trees and woodlands; lochs, ponds, wetlands and watercourses; traditional field boundaries; unimproved grasslands; and coastal habitats.
10. **Angus Local Plan Policy ENV 6 Development in the Countryside** considers that developments in countryside areas will be considered on their own merits against the policies established by the Local Plan.

11. **Policy ENV: 7 of the Local Plan** considers that development affecting National Scenic Areas will only be permitted exceptionally where it can be adequately demonstrated that either:
 - a) the proposed development will not compromise the underlying objectives and overall integrity of the designated area; or
 - b) there is an overriding and proven public interest where social or economic considerations outweigh the scenic quality interest and integrity of the area and the need for development cannot be met in other less visually damaging locations or by reasonable alternative means.

12. **Policy ENV 8 Conservation of Landscape Character** considers that proposals should follow the guidance provided by the landscape character assessment on how various types of development or land use changes might best be accommodated within the different landscape areas identified, and on their capacity to absorb these changes, to conserve characteristic landscape features and to strengthen and enhance landscape quality. All development proposals in the countryside will be considered against a range of criteria including.
 - a) sites selected should be capable of absorbing the proposed development to ensure that it fits into the landscape;
 - b) where needed landscape mitigation measures such as screening should be in character with, or enhance the existing landscape setting;
 - c) development should be compatible with its surroundings in land use terms and not result in a significant loss of amenity to the local community;
 - d) areas of landscape, environmental or scientific value should be avoided;
 - e) in relation to new buildings/structures, development should respect the existing pattern of building in terms of scale, sitng, form, design, colour and density of development;
 - f) priority should be given to locating new development in villages or building groups in preference to isolated development.

13. **Policy ENV 13 Natura 2000 and RAMSAR sites** considers that development likely to have a significant effect on a site designated or proposed under the habitats or birds directive (Special areas of Conservation and Special Protection Areas) and not directly connected with or necessary to the conservation management of the site, must undergo an appropriate assessment as required by Regulation 48 of the Conservation (Natural Habitats etc.) Regulations 1994. The development will only be permitted where the assessment indicates that: -
 - a) it will not adversely affect the integrity of the site; or
 - b) there are no alternative solutions; and
 - c) there are imperative reasons of overriding public interest, including, for sites hosting non-priority habitat types or species the only overriding considerations are human health, public safety, primary

environmental benefit or other reason subject to an opinion from the European Commission (requested by the Secretary of State under Regulation 49).

Cairngorms National Park Plan

14. Strategic Objectives for **Conserving and Enhancing the Park** seek to ensure that development complements and enhances the landscape character of the Park. Objective f) relates to raising awareness and understanding of the influences of natural processes, land management and culture on the landscape character. This strategic objective makes reference to the network of Natura Special Sites within the Park, objectives seek to conserve and enhance the diversity of habitats and species present throughout the Park through a landscape-scale approach to habitat networks. Objective b) seeks to ensure that all designated nature conservation sites are in favourable condition. Objective e) seeks to ensure that populations of species given special protection are stable or where appropriate increasing. Strategic Objectives for water include seeking to maintain or where necessary enhance the existing high water quality and physical condition of water bodies in the Park.
15. **Under Strategic Objectives for Economy and Employment** objective g) seeks to promote access to education and vocational training at all levels across the Park. A range of objectives for Sustainable tourism under **Enjoying and Understanding** the Park are relevant to the proposal including a) raising awareness of the Park as a premier year round tourism destination; b) Improving and maintaining the quality of experience in the Park for all visitors, communities and those working in the tourism industry; g) ensure that visitors to the Cairngorms are aware of the range of opportunities, places to visit and things to do throughout the Park and appreciate and respect its special qualities; h) encourage an optimum flow of visitors across the Park and minimise social and environmental impact including traffic generated by visitors and conflicts between different forms of recreation; i) ensure that visitor information is targeted at specific audiences and encourages resource protection, responsible access, visitor safety and the health and benefits of regular outdoor exercise; j) ensure a cohesive Park-wide approach to ranger services which meets the needs of visitors, communities and land managers; k) collate, analyse and use the best available information on visitor numbers, distribution, activities and perceptions to inform visitor management.
16. **Outdoor Access under Enjoying and Understanding the Park** includes a range of objectives that are relevant to this proposal. Including a) encouraging people of all ages and abilities to experience and enjoy the outdoor environment; b) promote high standards of responsible enjoyment of the Park so that its special qualities are understood and appreciated, safeguarded now and for future generations to enjoy and the interests of others are respected; c)

develop a co-ordinated approach to sustainable management of high quality outdoor access and recreation by the public, private and community and voluntary sectors; d) plan for future outdoor recreation needs and opportunities in a co-ordinated way across sectors; e) support and encourage local community involvement in the planning and management of outdoor access throughout the Park. f) develop a high standard of responsible management of outdoor access based on a common understanding of the needs of access managers and users; g) protect fragile areas of the Park from pressures arising from outdoor access and recreation. A range of objectives under learning and understanding are relevant to the proposal which in summary seek to increase awareness, share knowledge and encourage people from all walks of life to get outdoors frequently and experience the special natural and cultural qualities of the area.

CONSULTATION RESPONSES

17. **Angus Council (Roads Department)** has no objection to the application.
18. **Scottish Natural Heritage (SNH)** objects to the application unless appropriate conditions and/or legal agreements which could overcome concerns are applied.
19. **In relation to the river South Esk SAC SNH advice is that the proposal would be likely to have a significant effect** SNH advice is that the proposal is likely to have a significant effect on the qualifying interests of the site. We refer you to our letter of the 14 June 2007 and have the following additional comments to make following receipt of information regarding Construction Method Statements, sewerage arrangements and plans for the existing Forestry Commission Scotland toilets:
 - Sediment Release; Construction Method Statements (CMS) providing details on how building works (including sewerage installation) will be contained within a set boundary and how the discharge pipe will be laid to prevent sediment reaching the watercourses in the vicinity have been submitted. Unless the CMS are strictly adhered to, there remains a risk of sediment release causing a likely significant effect on the qualifying interests of the River South Esk SAC.
 - Sewerage Arrangements; SNH understand that the consultants from Klargester have recommended the use of a BioDisc treatment plant, further chemical dosing and a partial soakaway to bring the Total Phosphorus (Tp) levels down to 2mg/l at point of discharge. Following discharge, it is estimated that this will be diluted naturally in the watercourse to levels below the 0.03mg/l Tp levels recommended by SNH for 200 metres downstream of the discharge point. However it has not been possible for the applicant to get the

required watercourse flow information from the Scottish Environmental Protection Agency (SEPA) in time for the SNH assessment, so the dilution figures remain to be confirmed. Unless the closure of the Forestry Commission Scotland (FCS) toilets and adoption of their sewerage facility is carried out as soon as the Ranger Base is functional, there will be two facilities operating and there remains a risk that there will be a net increase in phosphorus loading. This would make it more difficult to achieve the required Tp levels of below 0.03mg/l 200 metres downstream of the discharge.

20. Therefore, until the Tp levels can be confirmed for 200 metres downstream of the point of discharge and arrangements are made to remove the FCS toilets, there remains a risk of an increase in nutrients causing a likely significant effect on the qualifying interests of the River South Esk SAC.
 - Private Water Supply; the applicant has advised SNH that FCS have informally agreed to the closure and removal of the toilets currently at Glen Doll car park once the Ranger Base is functional, and that the private water supply used for the FCS toilets will be adopted for the Ranger Base. The applicant further advises that the anticipated water usage of the Ranger Base would not be more than the current toilets. However it is our view that there will be a resultant increased usage through, for example, increased demand by education groups and others. Unless the closure of the FCS toilets and adoption of their private water supply is carried out as soon as the Ranger Base is functional, there remains a risk that water levels in the river will alter through cumulative use. This will have a likely significant effect on the qualifying interests of the River South Esk SAC.
21. **SNH advises Angus Council that on the basis of the appraisal carried out to date using the additional information provided, that if the proposal is undertaken strictly in accordance with the requirements outlined below then the proposal will not adversely affect the integrity of the site.**
22. SNH recommends appropriate conditions and/or legal agreements which address the following issues:
 - The Construction Method Statements for the building works (including sewerage installation) and laying of the discharge pipe as submitted to SNH by Mark Mudie (Angus Council) on 12 and 13 July 2007 must be strictly adhered to. This is to prevent the release of sediment into the River South Esk SAC, which would be to the detriment of the qualifying interests of the SAC.
 - The sewerage arrangements must be designed and constructed to a standard that ensures that the mg/l Tp 200 metres downstream of

the point of discharge must not exceed 0.03mg/l. This is to avoid an increase in nutrients to such a level that would be to the detriment of the qualifying interests of the River South Esk SAC.

- The increase in Tp in the watercourse must also not cause the waterbody classification of A1 for the upper catchment of the River South Esk to deteriorate. This is to maintain good water quality, to comply with the Water Framework Directive water quality objectives and to prevent a detrimental effect on the qualifying interests of the River South Esk SAC.
 - To ensure mitigation in the long term, a formal legal agreement requires to be made between FCS and Angus Council over the adoption and decommissioning of the current FCS toilets and water supply prior to any work commencing. As soon as the Ranger Base is functional the current toilets must be decommissioned and removed from the private water supply. This is to prevent a cumulative likely significant effect on the flows of the River South Esk SAC through the depletion of water levels and an overall net increase in phosphorus loading to the river.
23. **SEPA** offers no objection to this planning application. However, the foul drainage arrangements are currently noted as a septic tank and this might not be suitable for the level of use it might be subject to, i.e. the population equivalent served by any facilities at the site. The applicant will require to conclude their discussions with SEPA area staff in order to confirm the drainage requirements for the site. It is highly likely that biological treatment or better will be required and given the setting of the proposal, and if land is available, the applicant might wish to consider the use of a reedbed or treatment pond.
24. Although the discharge of treated sewage effluent will be subject to regulation by SEPA under The Water Environment (Controlled Activities) (Scotland) Regulations 2005 (CAR), I would request that any planning consent Angus Council is minded to grant should be subject to a planning condition requiring the applicant to submit for your written approval, in consultation with SEPA, a scheme for foul drainage.
25. Surface waters should be dealt with by SUDS which at their simplest can take the form of a soakaway and this is subject to the technical approval of your building control department (Percolation tests have recently been carried out).
26. **Visitor Services and Recreation Group (VSRG)** has provided detailed comments upon the scheme as set out below.

Background

27. CNPA officers have worked in partnership with Angus Council and partners on a feasibility study to assess the feasibility of development of a new ranger base. VSRG can confirm the popularity of the site and the nature of the special management challenges in the area. The site is one of the key access points to the hills in the southern part of the National Park and the area also has a growing network of low ground access opportunities.

Choice of site

28. It was identified early in the discussions that some of the other Glens also had management issues but none so significant as at Glen Clova/ Glen Doll. At CNPA's request the consultants undertook additional work to identify whether there were suitable alternative sites for the base further down the Glens and this prompted considerable discussion amongst partners.
29. The issues boiled down to the purpose of the facility and the need for the ranger service to be located near the areas where most of the visitor management issues occurred. If the facility was separated from the area where most of the issues occurred then the nature of the facility would have to change substantially – for example, the purpose of the facility would need to change to become more of a visitor orientation centre, rather than an operational base for rangers. Other interventions would also be required to encourage people to stop at the facility first (e.g. traffic management measures). These more substantial measures were not warranted by the issues themselves and while the options were fully considered, there was a very strong steer from the three partners who have had an operational presence in the area for several years (Angus Council, SNH and FCS) that the visitor pressure and the site management needs at the head of Glen Doll meant that the base needed to be located in that area. The management needs of the National Nature Reserve were a significant factor in the discussion.
30. CNPA officers concurred that, having investigated the options, this was a quality proposal. It was also noted that the design and day to day management of the centre (and the ranger service) would need to take into account the constraints of the location at the head of the Glen. For example, the centre should not be designed or promoted as a visitor destination in itself and the ranger service should work more widely across the Angus Glens.

Fit with policy in the Park

32. The proposed ranger base will contribute to the delivery of the outcomes in the **National Park Plan** in two Priorities for Action:
- Awareness and Understanding (most relevant outcomes are listed)
- Residents and visitors will appreciate the special qualities of the Park and understand more about their special management needs.
 - More people who have visited the Park will have high quality experiences and will tell positive stories about the area.
- High Quality opportunities for Outdoor Access (only the most relevant outcome is listed)
- Land manager and those enjoying the outdoors will have a better understanding of their respective access rights and responsibilities which will positively influence behaviour and enable all to enjoy the special qualities of the National Park
33. The proposed base will also help take forward the National Park Plan's Guiding Principles of "People participating in the Park" (by providing greater contact between visitors and the ranger service) and social justice (by, for example, providing a reception facility for small groups).
34. The **Outdoor Access Strategy** for National Park identifies Glen Doll as a key point of intensive access into the mountains and also the nearest road access to Caenlochan NNR. The ranger base fits with the relevant policies (especially in the sections on "Promoting responsible outdoor access and management" and on "Promoting visitor information about access opportunities"). The proposal specifically fits with one of the priorities for the Action Area around the proposed base:
- "Promote responsible behaviour to minimise impacts to the sensitive natural and cultural heritage of the Area"
35. The proposed base will also help deliver the **Vision for Ranger Services in the National Park** as agreed by the Board.

Conclusion

36. In conclusion, there is a clear need for a ranger base in the Angus Glens. VSRG support the development of the proposed base and feel that it amply meets the aims of the National Park. The development has great potential for promoting understanding and enjoyment of the special qualities of the Park to a population who may not visit other areas of the Park.

37. **CNPA Economic and Social Development** note that Angus exhibits average unemployment, lower wages and less working age people set against Scottish averages, so new development is to be welcomed. With large numbers of people visiting the glens it is important not only to educate and inform people, but that they are directed by a tourist information service that is not focused and outwith the glens and park area. There are obvious positive impacts for residents of the Park, amongst them; young people will be able to interact more easily on school trips in the Glens. This will have longer-term impacts in attracting more young people into environmental training.
38. The Angus Glens need to develop their identity within the National Park and at present lack a focus or role. By building on its natural qualities, the Ranger Base will help develop the area as an educational and personal development hub which utilises natural qualities more sustainably than before.
39. **Natural Heritage Group** (NHG) have provided a detailed response on the application and consider that the proposal does not appear to have any significant detrimental natural heritage impacts and the accompanying report comprehensively considers the landscape and visual impact of the proposal. NHG agree that the proposal does not significantly impact on the landscape of the Angus Glens area and the use of natural materials in the building will be in general keeping with its surroundings.
40. The main natural heritage consideration here will be the services associated with water use and effluent disposal. The site is close to the River South Esk, Special Area of Conservation for Atlantic salmon and freshwater pearl mussels. The involvement of SNH and SEPA should help ensure that there is no impact upon these conservation interests.
41. The proposal should make more of the building's location amongst the trees and location next to the river by incorporating bat boxes in suitable locations and ensuring that any timber preservative is bat friendly.
42. The interpretation facilities proposed would help to enhance enjoyment and understanding of the National Park's special qualities, thereby helping to inform and foster responsible use of the area.

REPRESENTATIONS

43. We have received a letter from SNH as current owners of the site who have no comments on the proposal.

APPRAISAL

44. The detailed response from VSRG (outlined under consultations) sets down the strategic issues and reasons why Angus Council have chosen this site for the application. A range of other potential areas were considered in other locations. The CNPA specifically asked for other locations to be considered. As noted by VSRG there was a strong steer from SNH and FCS that the new base should be located at Glen Doll and the management needs of the National Nature Reserve were a strong consideration. As noted in consultation responses VSRG support the Ranger Base at Glen Doll.
45. While as outlined above there was a wide range of strategic issues behind the chosen location of the base it is important to recognise that this is site chosen by the applicants and more importantly the site already has a lawful planning consent for a Ranger Base. What is essentially being considered here is a different design.
46. The key conservation issue is thoroughly detailed by SNH under consultation responses. There are clearly concerns about potential pollution to the River South Esk SAC in the form of sediment from the construction site. A construction method statement has been supplied by Angus Council and providing this statement is strictly adhered to then SNH are content that the integrity of the SAC will be protected from sediment.
47. The second key concern relates to sewerage arrangements and the potential for additional phosphorous levels and how this may affect the integrity of the SAC. Current waterflow information has not been provided by SEPA up to this point in time. The plant is to include a biodigester, further chemical dosing and partial soakaway reducing phosphorus (Tp) to 2mg/l at the point of discharge. Following discharge it is estimated that this will be diluted naturally in the watercourse to levels below the 0.03mg/l Tp levels recommended by SNH for 200 metres downstream of the discharge point. If this is the case then SNH would be satisfied on the integrity of the SAC. A condition is suggested to ensure that this is the case. The applicants will have to satisfy themselves that such levels can be achieved to the satisfaction of SNH and SEPA, if not then an alternative solution will need to be put forward. In addition, once the new facility opens there would essentially be two sets of toilets operating. Therefore, it is recommended that the old FCS toilets are closed down when the new toilets are operable. This can be covered by planning condition from the point of view of the CNPA. However, to comply with the condition the CNPA would need to see a signed and sealed legal agreement between Angus Council and the FCS prior to the occupation of the building.

48. Another issue in relation to the toilets relates to the water supply. The applicants have indicated that informally the Forestry Commission has agreed to the closure and removal of the toilets currently at the Glen Doll Car Park once the Ranger Base is functional. The private water supply currently used by the toilets will be adopted by the Ranger Base. SNH has anticipated that the new building may result in some increased usage of the supply and it is therefore imperative that unless the FCS toilets and the adoption of their private water supply is carried out as soon as the Ranger Base is functional, there remains a risk that water levels in the river will alter through cumulative use. This would have a likely significant effect on the River South Esk SAC. Therefore, it is imperative that the old toilets are closed when the new ones are opened. Confirmation of this, including the adoption of the new water supply by the applicant would have to be exhibited to the CNPA and SNH in the form of a legal agreement prior to the new building first being brought into use.
49. SNH consider that provided all of the above is dealt with by conditions/legal agreements then the proposal will not adversely affect the integrity of the site. Otherwise, the scheme could not be recommended for approval. These requirements are all applied to the recommendation at the end of the report as planning conditions. However, it is also crucial to note that the principle of a Ranger Base at this location is established by the existing live permission.
50. Again, with regard to the detailed siting of the building this has been previously approved and supported by the CNPA. The building would be located at the top end of the car park within a stone wall enclosure that was once understood to have housed a SNH building. The siting of the building is not prominent in the wider landscape but in a positive sense would be prominent for visitors using the car park. The walls provide a ready made enclosure for the building and provide an important setting for the building. Ground rises to the rear of the site and the building would essentially be backed by trees in the distance. Some of the stone boundary walls would be removed during construction to allow plant and deliveries to access the site. The building would not interfere with the existing car parking access arrangements but would be in a noticeable position for walkers leaving the car park to access the wide range of hill and glen walks starting from the car park.
51. The site is part of the Lochnagar and Deeside National Scenic Area (NSA) so it is important the design of the building is appropriate to its setting. The design of the building is quite different from what had previously been approved and is perhaps of a more traditional nature than the contemporary flat roofed building approved. The front entrance to the building is picked out by a porch feature and the entrance faces onto the car park. An entrance point through the stone wall enclosure would be formed. The south west facing gable incorporates panels of glazing which will take advantage of passive solar gain to help heat the

building. The main external material is larch which should blend well with the generally wooded character of the area.

52. Overall, this is considered to be a very positive proposal that meets many of the strategic objectives of the Park Plan and will provide good accommodation for the Angus Ranger Service which is clearly required. The location of the building at the top end of the car park will raise the profile of the ranger service and help in terms of educating visitors to the area about its special qualities. To be consistent with the CNPA's earlier response and in recognition that there is an existing live permission at the site, the proposal is recommended for approval subject to planning conditions that will protect the natural heritage of the River South Esk (SAC).

Conserve and Enhance the Natural and Cultural Heritage of the Area

53. The proposal site is close to the River South Esk SAC and the key factor in natural heritage terms is to protect the integrity of the SAC. The construction method and drainage arrangements are crucial to this. The construction method will ensure that no sediment enters the river and the conditions will ensure that SEPA and SNH are happy with levels of discharge to the River from the sewerage facilities. The proposal will allow the Ranger Service to manage the natural heritage in the area more effectively.

Promote Sustainable Use of Natural Resources

54. The location of the building reinforces the existing use of the site as a car park with existing information provision that visitors have become used to.
55. The building is well designed to minimise resource use. The main external finish would be locally sourced larch; an existing stone enclosure around the building will be retained/re-built. The building will be insulated to very high levels resulting in no need for additional heating under normal conditions. A wood pellet boiler will provide any additional heating required as a back-up.

Promote Understanding and Enjoyment of the Area

56. The popularity of Glen Doll for both enjoyment and understanding is not in doubt, whether it be enjoyment in terms of the challenging walks in the area, or use of the immediate environs of the site for picnicking. The small visitor building at the site also contributes to the understanding of the special qualities of the area with a small display and a range of leaflets.

57. In my view, the proposal clearly contributes strongly to this aim. The site as it stands is already an important resource with regard to this aim and the new building will continue to provide information to guide and manage visitors not just in the immediate vicinity of the site, but over a wider area. The key factor is that the building will house the ranger service at this important site ensuring that the rangers are much more accessible to the public at large.
58. In my view the proposal contributes strongly and positively to this particular aim without drawbacks.

Promote Sustainable Economic and Social Development of the Area

59. The effects of the proposal upon this aim are perhaps less easy to predict. However, one clear issue is that the base will continue to provide information about the area after the removal of the information hut on the car park, both in terms of education on the environment, but also in terms of the facilities that are available in the Angus Glens. In addition, the base can be used to provide information about the wider area of the Cairngorms National Park and encourage visits to other areas of the Park. The project room will also be able to be used by school groups to further help in the social development of the area in explaining the special qualities of the area.

RECOMMENDATION

60. That Members of the Committee support a recommendation to: **GRANT Full Planning Permission** for the Construction of Ranger Base at Visitor Car Park, Glen Doll, subject to the following conditions:
1. The development to which this permission relates must be begun within five years from the date of this permission.
 2. The development shall be landscaped and maintained in accordance with a scheme which shall be submitted to and approved by the CNPA acting as Planning Authority before development commences. The scheme shall include indications of all existing trees and landscaped areas on the land, and details of any to be retained, together with measures for their protection in the course of the development and shall indicate the siting, numbers, species and heights (at the time of planting) of all trees, shrubs and hedges to be planted and to the extent of any areas of earthmounding, and shall ensure:-
 - (a) Completion of the scheme during the planting season next following the completion of the development, or such other date as may be agreed in writing with the CNPA acting as Planning Authority.

- (b) The maintenance of the landscaped areas in perpetuity in accordance with the detailed maintenance schedule/table. Any trees or shrubs removed, or which in the opinion of the CNPA acting as Planning Authority, are dying, being severely damaged or becoming seriously diseased within three years of planting, shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.
3. Prior to the commencement of the development hereby approved a full scheme setting out plans for foul drainage at the site shall be submitted to and approved by the CNPA acting as Planning Authority in consultation with SNH and SEPA. The drainage scheme shall be ready for operation prior to the building first being brought into use and meet the following requirements:
- The Construction Method Statements for the building works (including sewerage installation) and laying of the discharge pipe as submitted to SNH by Mark Mudie (Angus Council) on 12 and 13 July 2007 must be strictly adhered to. This is to prevent the release of sediment into the River South Esk SAC, which would be to the detriment of the qualifying interests of the SAC.
 - The sewerage arrangements must be designed and constructed to a standard that ensures that the mg/l Tp 200 metres downstream of the point of discharge must not exceed 0.03mg/l. This is to avoid an increase in nutrients to such a level that would be to the detriment of the qualifying interests of the River South Esk SAC.
 - The increase in Tp in the watercourse must also not cause the waterbody classification of A1 for the upper catchment of the River South Esk to deteriorate. This is to maintain good water quality, to comply with the Water Framework Directive water quality objectives and to prevent a detrimental effect on the qualifying interests of the River South Esk SAC.
4. Prior to the building first being brought into use a fully detailed and signed legal agreement between the Forestry Commission Scotland and Angus Council for the closure and the removal of the toilet block and information building shall be submitted to the CNPA for approval. The existing toilets shall be closed within one week of the new building toilets first being brought into operation and both the existing toilets and information building on the car park shall be removed within 6 months of the new ranger base opening.
5. Samples of external finishing materials shall be submitted to and approved by the CNPA acting as Planning Authority prior to the commencement of the development hereby approved.

6. Prior to the commencement of the development hereby approved a scheme for the installation of bat boxes at the building/site shall be submitted to and approved in writing by the CNPA. The bat boxes shall be installed within 6 months of the building first being brought into use.

7. Any external lighting scheme for the building shall be submitted to and approved by the CNPA acting as Planning Authority prior to the building first being brought into use.

Andrew Tait
planning@cairngorms.co.uk
18 July 2007

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.