

AGENDA ITEM 5

APPENDIX 2

2019/0121/DET

**SUPPORTING
INFORMATION**

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 Estate, situated within the Cairngorms National Park.

The section of track covered by this application is shown on the location and site plan PL01-A.

This application hopes to regularise the breach of planning control in terms of the repair and resurfacing 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 had 4 new culverts installed, where the existing track was collapsing (with one culvert yet to be installed), as shown on the site plan, with the introduction of a turning area to the north end, by way of a proprietary matting, 'Grass Protect', which allows grass and plants to grow through but also protects fragile ground below when driven over – the Data Sheet provides more detail on this.

Grass seeding will be introduced to the centre line of the track to reduce any visual impact of the repairs

The tracks are currently established routes as a cohesive network for both agricultural use, deer management 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.

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



Permanent grassed overflow car parks, residential parking, access routes, holiday park areas, verges and wheelchair access routes on firm, well-drained ground.

GRASSPROTECTA heavy-duty polyethylene mesh reinforces grassed surfaces prone to wear and smearing e.g. permanent car parking and heavily-used pedestrian areas. The oscillated mesh structure provides greater traction and significantly higher slip resistance when compared with standard mesh alternatives. GRASSPROTECTA mesh is available in three thicknesses: 10mm, 13mm and 14.5mm.

Benefits

- High level of reinforcement – up to 8t per static axle load on firm ground
- Suitable for permanent applications
- Can accommodate shallow slopes
- Fast and cost-effective installation
- No excavation or soil removal is normally required
- Higher slip-resistance than standard mesh products

GRASSPROTECTA mesh is simple to install. The sward grows through the mesh apertures and knits with the filaments to create a strong, discreetly reinforced surface which is capable of withstanding vehicle loads, limiting damage and helping to reduce compaction by reducing direct contact with the soil surface. The grass can be mown, rolled and fertilised as normal during this period and the mesh soon becomes unobtrusive.

GRASSPROTECTA mesh can also be installed onto newly-landscaped areas and seeded as required. It is strongly advised that newly-installed areas remain untrafficked until the sward and the mesh have knitted - normally after a few weeks during the growing season, increasing to a few months out of season. Immediate use may restrict growth and limit the effectiveness of the installation.

Applications

The Lite (10mm) grade is suitable for:

- Pedestrians, bikes and infrequent cars
- Grass paths
- Wheelchair access
- Lawn parking

The Medium (13mm) grade is suitable for:

- Overflow car parks
- Occasional cars and vans
- Golf buggy paths
- Verge stabilisation

The Heavy (14.5mm) grade is suitable for:

- Regular cars and vans
- Event grass parking
- Caravan park/holiday areas
- Grass car parks



GRASSPROTECTA mesh is a source-control solution for Sustainable Urban Drainage Systems (SUDS) and is a suitable alternative to impermeable, paved surfaces where occasional-used, natural-grassed, traffic routes are preferred, or where planning restrictions may be applied or cost savings are being considered.

Fixing Pins & Pegs

Steel U-pins or plastic pegs to secure GRASSPROTECTA to the ground. Yellow marker pegs are available if required.



Fixing pin & peg product details

PRODUCT	SIZE	OUTER	MATERIAL
U-Pins	170 x 70 x 6 dia.	50 Pack	Steel
Black Pegs	140 long	100 Pack	Recycled HDPE

Grassprotecta product details

SIZES (m)				GRADE	COLOUR	WEIGHT	THICKNESS	MATERIAL
1 x 10	1 x 20	2 x 10	2 x 20	Lite	Green/Black	0.95kg/m ²	10mm	Recycled/Virgin HDPE blend
1 x 10	1 x 20	2 x 10	2 x 20	Medium	Green/Black	1.6kg/m ²	13mm	Recycled/Virgin HDPE blend
1 x 10	-	2 x 10	2 x 20	Heavy	Green/Black	2kg/m ²	14.5mm	Recycled/Virgin HDPE blend