



Committee report

Development proposed:

Installation of a hydro-electric scheme and associated works at Land 650 Metres South West Of Dalmunzie Castle Hotel, Spittal Of Glenshee, Blairgowrie, PH10 7QG

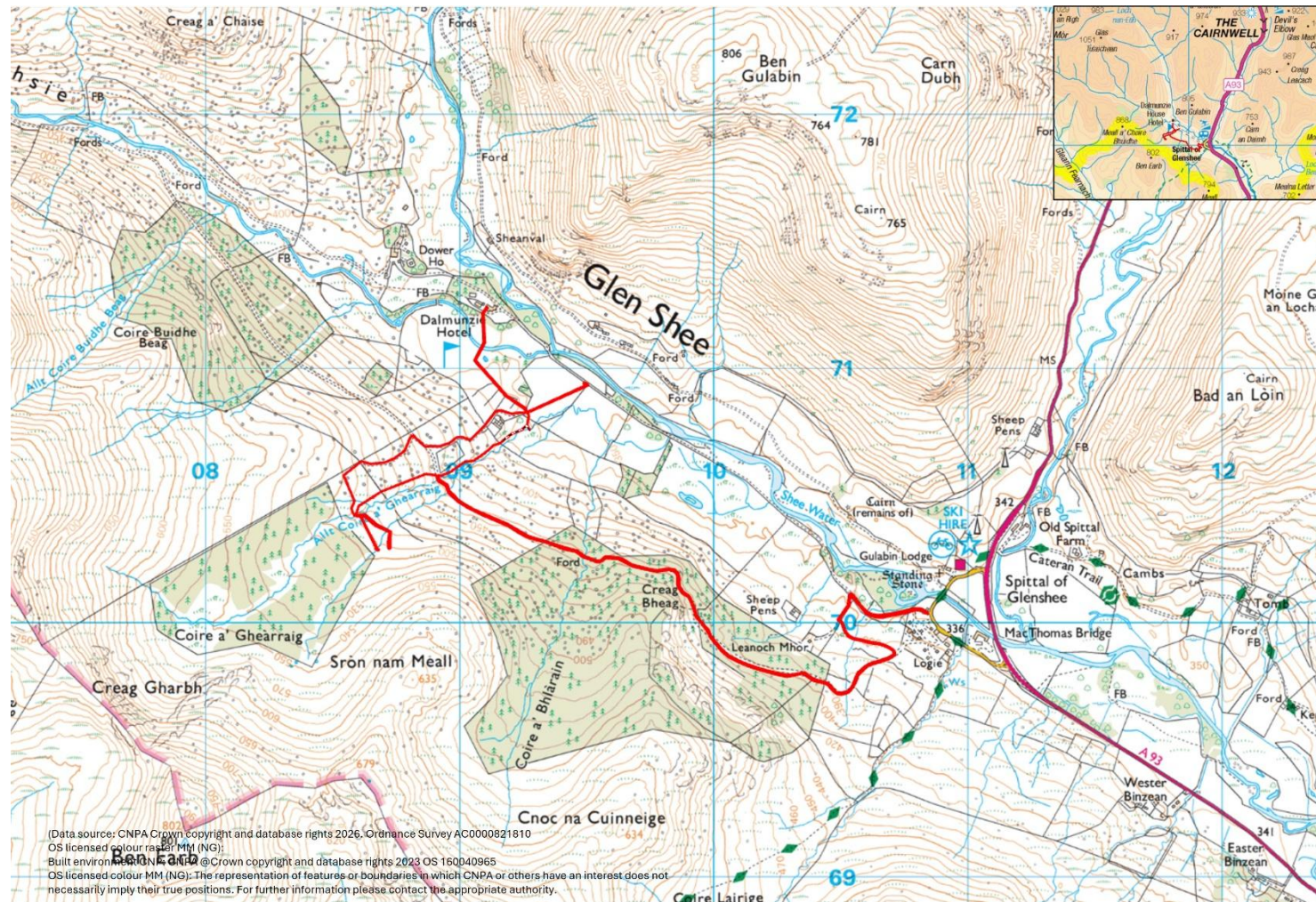
Reference: 2025/0300/DET

Applicant: Dalmunzie Ltd

Date called-in: 24 November 2025

Recommendation: Approve

Case officer: Katherine Donnachie, Planning Officer



This map 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.



Site description, proposal and history

Site description

1. The application site is located to the west of Spittal of Glenshee, accessed via an existing track network off the minor road serving Dalmunzie Castle Hotel. The site lies to the far south of the hotel on the opposite side of the Shee Water which runs alongside the hotel road. The Shee Water is a tributary of the River Tay Special Area of Conservation (SAC) which is designated for river, sea and brook lamprey, otter, clear water lakes or lochs, and Atlantic salmon interests.
2. The proposed development site runs from a field below some sheep pens to the south of the hotel track, southwards along the Allt Coire a' Ghearraig watercourse to the primary intake, then onto a secondary intake further southwest on an unnamed watercourse. The area is southwards sloping upland rough grazing and moorland which climbs southwards towards Ben Earb and Meall a'Coire Bhuidhe. The grid connection cable will run northwards across a golf course area associated with the hotel and over the Lochsie Burn to connect to the hotel. The main track serving the site runs through forestry westwards from its junction onto the hotel access road.
3. There are a number of core paths in the area including the hotel road (Core Path MTBL/101) which then loops round north to continue as core path 142 (Glenlochsie). It then connects onto core path 100 (Glen Taitneach) on the lower slopes of Ben Gulabin on the north side of the Shee Water. The forestry track heading from Spittal of Glenshee to Glen Lochsie is also used recreationally as an access route.
4. There are listed buildings at Spittal of Glenshee itself some distance to the east (church, graveyard and bridge) and areas of archaeological interest as recorded in the Historic Environment Records including townships in the immediate area of the site.
5. The Cairngorms Massif Special Protection Area (SPA) lies a short distance to the south of the proposed new intakes. It is designated for its golden eagle interests. This SPA also lies to the far north on the other side of the River Shee and



connecting up at Glen Lochsie, with the Forest of Clunie SPA located some 800 metres to the southwest.

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:

[2025/0300/DET | Installation of a hydro-electric scheme and associated works | Land 650 Metres South West Of Dalmunzie Castle Hotel Spittal Of Glenshee Blairgowrie PH10 7QG](#)

Title	Drawing Number	Date on Plan*	Date Received
Plan - Location Plan - Development Boundary Plan 1	283-06-DWG03-REV01		24/11/25
Plan - Location Plan - Development Boundary Plan 2	283-06-DWG03-REV03		24/11/25
Plan - Existing Site Plan	283-06-DWG16-REV01		24/11/25
Plan - Penstock Section	283-06-DWG12-REV01		24/11/25
Plan - Primary Intake 1 - Elevation	283-06-DWG05-REV02		24/11/25
Plan - Primary Intake 1 Plan	283-06-DWG11-REV01		24/11/25
Plan - Development Site Plan 1	283-06-DWG08-I-REV01		24/11/25
Plan - Development Site Plan 2	283-06-DWG08-H-REV01		24/11/25
Plan - Development Site Plan 3	283-06-DWG08-G-REV01		24/11/25
Plan - Development Site Plan 4	283-06-DWG08-F-REV01		24/11/25
Plan - Development Site Plan 5	283-06-DW-G08-E-REV01		24/11/25



Plan - Development Site Plan 6	283-06-DW-G08-D-REV01		24/11/25
Plan - Development Site Plan 7	283-06-DWG08-C-REV01		24/11/25
Plan - Development Site Plan 8	283-06-DWG08-B-REV01		24/11/25
Plan - Development Site Plan 9	283-06-DWG08-A-REV01		24/11/25
Plan - Rural Location Plan	283-06-DWG15-REV02		24/11/25
Plan - Secondary Intake Elevation	283-06-DWG04-REV02		24/11/25
Plan - Transfer Pipe Section	283-06-DWG13-REV02		24/11/25
Plan - Turbine House & Outfall Arrangements	283-06-DWG10-REV01		24/11/25
Plan - Turbine House Elevations	283-06-DWG09-REV01		24/11/25
Plan - Core Paths	283-06-DWG18-REV01		29/01/26
Plan - Archaeological Features	283-06-DWG17-REV01		29/01/26
Plan - Cable Route	283-06-DWG19-REV01		26/02/26
Other - Access Statement	283-06-PTN04-REV 01	27/01/26	29/01/26
Other - Archaeological Statement	283-06-PTN03-REV 01	27/01/26	29/01/26
Other - Landscape and Visual Appraisal	283-06-PTN02-REV 01	21/01/26	29/01/26
Other - Biodiversity Statement	283-06-PTN01-REV 01	21/01/26	29/01/26
Other - Protected Species Report			24/11/25
Other - Pollution Prevention Plan		01/09/25	24/11/25



Other - Fish Habitat Survey			24/11/25
Other - Design Statement		01/10/25	24/11/25
Other - Construction Method Statement		01/10/25	24/11/25

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

7. The development proposes a 30kw twin intake run of river micro hydroelectric scheme to provide electricity for Dalmunzie Castle Hotel so offsetting energy use at the castle and reducing its carbon footprint, with any surplus sold back to the grid.
8. The proposal involves a number of components including two intakes, penstock to transfer water, generator house and grid connection cable. Plans of the proposed development are attached as **Appendix 1**. The applicant's supporting information advises that the location of intakes has been chosen to maximise available head of water and because the gradient is favourable for the movement of water through the transfer pipe. The location of the turbine house was chosen to maximise available head and as beyond this point the gradient of the watercourse decreases and there is a greater potential for good fish habitat.
9. The primary intake is proposed on the Allt Coire a' Gerraig burn some distance south of Dalmunzie Castle Hotel. It will be located just below an existing ford type crossing of the watercourse. The proposed intake will be contained within the existing bank profile with no changes to ground level proposed or any need for rock breaking with weir structures pinned to bedrock. The proposed design is a Coanda steel box structure mounted to a poured concrete weir. A hands-off flow orifice will be fitted which will ensure that sufficient water bypasses the intake to ensure that there is always flow down the burn.
10. The secondary intake will be located further southeast on an unnamed watercourse. It will be a simple log stop design (using timber sleepers) with a buried 250mm twin wall transfer pipe to divert the required flow to the primary intake.
11. The water will then go into a 225mm HDPE buried penstock (pressurised cable) which will run for 780 metres on the north side of the watercourse leading down to



the turbine house. The penstock will have a constant fall to minimise sediment build up and air entrapment. It will run down the hill to the turbine house with a tailrace back into the burn with all water then returned to the burn. The proposed turbine house will be located below an embankment with sheep pens and shed located at the top of the slope. It will measure some 4 metres by 4 metres with timber clad walls and monopitch steel roof.

12. An electrical buried cable will then run from the turbine to Dalmunzie Castle Hotel across the golf course with a suspended cable crossing over the Glen Lochsie Burn. This will run for around 570 metres and routed to avoid the location of a medieval township.
13. A laydown area for works is proposed in the field beside the private road to Dalmunzie Castle Hotel and will measure around 20 metres by 5 metres with no layered hardcore or alterations proposed.
14. The existing road to Dalmunzie Castle Hotel is to be used for access along with existing forestry tracks with no new accesses required. Due to the small scale of project around six-eight HGV deliveries are expected over the six-eight week predicted construction period.
15. The applicants have summarised the economic benefits as reducing running costs of the hotel, surplus energy being used to help support the estate, use of local contractors and creation of a part-time skilled post to carry out periodic maintenance. They have also confirmed that a Controlled Activities Regulations (CAR) license has been submitted to Scottish Environment Protection Area (SEPA).
16. A number of supporting documents have been submitted as follows:
 - a) **Construction method statement** – this sets out how the work will proceed to minimise environmental impacts and avoid the fish spawning season (October to March) for any in river works. Work is estimated to take around six-eight weeks and details of the programme and mitigation measures for all components are included.
 - b) **Design Statement** – describing the scheme, site conditions, access, construction and reasons for choice of location / components.



Environmental impacts are summarised including flooding, noise and landscape issues.

- c) **Pollution Prevention Plan** – setting out the various measures to avoid environmental pollution including induction for workers, silt barriers, setting aside of turves and careful storage of materials.
- d) **Protected Species Report** – notes that a desktop survey revealed only a single record for red squirrel within 1km of the site, with otter within 5km of the site. The onsite survey revealed no signs of otter or water vole noting that the active nature of the watercourse may reduce its suitability for these species whilst the higher quality habitat on the lower reaches flows through fields used for livestock with limited potential for otter. There were no signs of other protected species such as red squirrel, bats, badgers, pine marten or wildcat. Rabbit were found and a mink trap which indicated that this invasive species has been present.
- e) **Fish Habitat Survey** – is set out to assess fish habitat affected by the development and comprised the stretches of river which would be subject to reduced flows as well as further stretches extending 100 metres upstream and 500 metres downstream, with an assessment of existing instream obstacles to fish migration undertaken too. It concludes that there is unlikely to be any impact on fish populations from the operation of the scheme due to the nature of the watercourse (extensive bedrock channel and general high energy) and obstacles (fords, falls in channel boulders) upstream of the turbine house. The greatest risk would be at construction stage in terms of potential pollution, which may be addressed by following SEPA guidance and licensing requirements.
- f) **Archaeological Supporting Statement** – explains how the development is designed to avoid impacts on known archaeological features with the cable route across the golf course avoiding the medieval township in this area and mitigation measures proposed.
- g) **Landscape and Visual Assessment** – includes visualisations to demonstrate how the proposed development will fit into the landscape. It concludes that there will be no significant impact upon the special landscape qualities of the National Park.
- h) **Access Statement** – explains how use of core and recreational paths will be managed during construction.



- i) **Biodiversity Statement** – sets out the proposals for planting on either side of the watercourse below the turbine house.

History

17. There is no planning history on the site itself.

Habitats Regulations Appraisal

18. A Habitats Regulations Appraisal (HRA) has been undertaken to consider the potential effects of the development upon the conservation objectives of European sites. The HRA document is attached as **Appendix 2**. The European sites in this case are the River Tay Special Area of Conservation (SAC) designated for clear water lakes and lochs, sea river and brook lamprey, Atlantic salmon and otter interests, and the Cairngorms Massif Special Protection Area (SPA) designated for its golden eagle interests. The Forest of Clunie SPA also lies to the southwest, designated for its hen harrier, osprey, short eared owl and merlin interests.
19. The HRA identified that there could be likely significant effects in relation to the River Tay SAC in terms of short-term effects arising during construction including potential release of sediments or pollution impacting on habitats and also disturbance and impacts on prey species in relation to otter. Likely significant effects were also identified for the Forest of Clunie SPA relating to short term disturbance for owl, merlin and hen harrier foraging during the breeding season. Similarly, there may be likely significant effects for the Cairngorms Massif SPA in relation to golden eagle as the upland grassland and forestry in the area may be used by foraging Golden Eagle with signs of this on site. An appropriate assessment of the implications for the designated sites in terms of their conservation objectives was therefore undertaken.
20. In relation the River Tay SAC the HRA concluded that there is potential for indirect impacts on lamprey and Atlantic salmon interests due to the connectivity of the site to the Shee Water and the suitability of the watercourse below the turbine house for salmonoid fry and parr. It is considered that these impacts could be satisfactorily mitigated by the implementation of the applicant's Construction Method Statement and Pollution Prevention Plan (which follows good practice and makes provision for sediment barriers to prevent sediment entering the watercourse) and by timing of works to avoid the key Atlantic salmon spawning



season (mid-October to end of February). With regard to otter interests, the applicants' Protected Species Survey found no signs of otter with the habitat assessed as unlikely to be suitable for holts or couches. The lower stretches of the watercourse could be suitable for foraging otter, and they may be temporarily inhibited from foraging during the construction period. However, it is considered that as otter have very large home ranges temporary construction work is unlikely to have a significant impact, whilst the pollution control measures proposed should ensure no impacts on their prey species. It is also recommended that a pre-construction check for otter is undertaken. These measures can be secured by appropriate planning conditions.

21. In relation to the Cairngorms Massif SPA as the development lies outwith the SPA there will not be a direct impact on habitats supporting golden eagle. However, parts of the proposed development are within 20 metres of the SPA. As the core foraging distance for Golden Eagle is 6km it is unlikely that they will be solely dependent on the development site. However, golden eagle are sensitive to disturbance within 1 km of nest sites during the breeding season (February to end of August), so if construction work was carried out during this period there may be short term disturbance to eagle. Once installed the proposed development will not require an active human presence so there will not be a significant increase in human activity long term. It is recommended that timing construction activity to avoid the Golden Eagle breeding season will ensure that there is not a significant impact on the population whereby the conservation objective will be met.
22. Finally, with regard to the Forest of Clunie SPA, it is noted that the population of hen harriers in the Forest of Clunie is one of the largest in the UK. As the site lies outwith the SPA there will not be a direct impact upon habitats supporting hen harriers, although parts of the development are within 800 metres of the SPA and well within the 2km core foraging distance for hen harrier, with a high density of vole burrows (a key prey species for harrier) in the heathland surrounding the Alt Coire a Ghearaig watercourse. However, as there are extensive areas of such habitat available it is not considered that the hen harrier would be solely dependent on land at the development site whereby there should not be a significant impact. A similar conclusion was reached for short eared owl and merlin. Overall, it is concluded that whilst there may be temporary indirect impacts



during the construction phase there will not be a significant increase in human activity during the operational stage or loss of potential foraging habitat and therefore no significant long-term disturbance. Measures proposed in relation to timing of works to avoid the Golden Eagle breeding season will also ensure the conservation objectives of the Forest of Clunie SPA are met.

23. On this basis, it is concluded that the conservation objectives of the designated sites will be met and there will not be an adverse effect on integrity of the designated sites, subject to mitigation relating to implementation of pollution prevention plan and construction management statement; timing of works to avoid bird breeding season; pre-construction protected species survey; and timing of works to avoid Atlantic Salmon spawning season. NatureScot have been consulted on the HRA and have confirmed agreement with these conclusions.

Development plan context

Policies

National policy	National Planning Framework 4 (NPF4) Scotland 2045 (Policies relevant to the assessment of this application are marked with a cross (x))	
Policy 1	Tackling the climate and nature crises	X
Policy 2	Climate mitigation and adaptation	X
Policy 3	Biodiversity	X
Policy 4	Natural places	X
Policy 5	Soils	X
Policy 6	Forestry, woodland and trees	X
Policy 7	Historic assets and places	X
Policy 8	Green belts	
Policy 9	Brownfield, vacant and derelict land, and empty buildings	
Policy 11	Energy	X
Policy 12	Zero waste	X
Policy 13	Sustainable transport	X
Policy 14	Design, quality and place	X
Policy 15	Local living and 20 minute neighbourhoods	



Policy 16	Quality homes	
Policy 17	Rural homes	
Policy 18	Infrastructure first	X
Policy 19	Heating and cooling	
Policy 20	Blue and green infrastructure	
Policy 21	Play, recreation and sport	
Policy 22	Flood risk and water management	X
Policy 23	Health and safety	X
Policy 24	Digital infrastructure	
Policy 25	Community wealth building	X
Policy 26	Business and industry	
Policy 27	City, town, local and commercial centres	
Policy 28	Retail	
Policy 29	Rural development	X
Policy 30	Tourism	
Policy 31	Culture and creativity	
Policy 32	Aquaculture	
Policy 33	Minerals	

Strategic policy	Cairngorms National Park Partnership Plan 2022 – 2027	
Local plan policy	Cairngorms National Park Local Development Plan (2021) (Policies relevant to the assessment of this application are marked with a cross (x))	
Policy 1	New housing development	
Policy 2	Supporting economic growth	X
Policy 3	Design and placemaking	X
Policy 4	Natural heritage	X
Policy 5	Landscape	X
Policy 6	The siting and design of digital communications equipment	
Policy 7	Renewable energy	X
Policy 8	Open space, sport and recreation	
Policy 9	Cultural heritage	X
Policy 10	Resources	X



Policy 11	Developer obligations	
-----------	-----------------------	--

24. All new development proposals require to be assessed in relation to policies contained in the adopted Development Plan which comprises National Planning Framework 4 (NPF4) and the Cairngorms National Park Local Development Plan 2021 (LDP). The full wording of policies can be found at:

<https://www.gov.scot/publications/national-planning-framework-4/documents/>

and at:

<https://cairngorms.co.uk/wp-content/uploads/2021/03/CNPA-LDP-2021-web.pdf>

Planning guidance

25. Supplementary guidance also supports 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 (x).

Policy 1	Housing supplementary guidance	
Policy 2	Supporting economic growth non-statutory guidance	X
Policy 3	Design and placemaking non-statutory guidance	X
Policy 4	Natural heritage non-statutory guidance	X
Policy 5	Landscape non-statutory guidance	X
Policy 7	Renewable energy non-statutory guidance	X
Policy 8	Open space, sport and recreation non-statutory guidance	
Policy 9	Cultural heritage non-statutory guidance	X
Policy 10	Resources non-statutory guidance	X
Policy 11	Developer obligations supplementary guidance	

Consultations

26. A summary of the main issues raised by consultees now follows:
27. **SEPA** advise that the application falls below the threshold for which they provide site specific advice as the application is for a run of river scheme and not a pumped hydro scheme.



28. **Scottish Water** has no objections. They note that the site lies within two drinking water abstraction catchments where Scottish Water abstractions are located, whereby it is essential that water quality and quantity is protected. They note that the proposed development should have low impact on source quality due to its location. However, pollution prevention should still be in place to minimise any impacts during construction. Documents relating to lists of precautions should be referred to and anyone working on site should be made aware of this information.
29. **NatureScot** was consulted and noted that the site lies outwith the boundary of the River Tay SAC, but that the intakes are located on watercourses with connectivity to the River Shee and the cable will cross the Glen Lochsie burn which are part of the SAC. The site's status means that the requirements of the Habitats Regulations apply and the Park Authority will require to consider the implication of the proposal on the interests of the designated site. Construction of the scheme may have a likely significant effect on these interests through release of sediment and pollutants which could enter the SAC whereby an appropriate assessment will be required by the Park Authority. It is their view that the proposed development will not adversely affect the integrity of the SAC providing the work is carried out in accordance with the Construction Method Statement and they are content for the Park Authority to finalise the details with the applicant.
30. **Perth and Kinross Transport Planning team** has no objections in terms of roads matters. They have noted that construction will be carried out using a 13-tonne excavator, five tonne mini-excavator, three tonne tracked dumper, one PTO driven pan mixer, and an ATV and trailer with access taken via the existing road and farm / forestry tracks. They further note that deliveries will be by HGV for main delivery material and by 4 x4 with trailer for remaining items with six-eight HGV deliveries undertaken over the six-eight week construction period.
31. **Perth and Kinross Environmental Health Team** was consulted and have not provided any comments to date.
32. **Perth and Kinross Biodiversity Officer** was consulted and has not provided any comments to date.



33. **Perth and Kinross Flood Prevention Unit** was consulted and have not provided any comments to date.
34. **Perth and Kinross Heritage Trust** has confirmed that the site lies within a sensitive archaeological landscape. Known archaeology in the vicinity comprises of historic building remains and associated enclosures including Glen Shee Mill and farmsteads. Uphill to the southwest are groups of sheilings and associated enclosures. Whilst they appreciate that the scheme uses existing water routes, there does seem to be potential for impacts. Accordingly, they recommend that a desk-based assessment of the application area and walkover survey of access route and proposed locations of ground works be undertaken to provide additional information regarding unrecorded archaeological features and ensure all assets are appropriately mitigated. Mitigation could include buffers / exclusion zones, marking out / fencing of sites particularly at risk, relocation of works that may impact archaeology, and monitoring of any invasive works. They conclude that if planning permission is granted then a planning condition should be attached requiring a desk-based assessment and walkover survey to be undertaken and, if required, follow up archaeological works.
35. On receipt of the archaeological statement from the applicants, the Team was reconsulted and noted that this work was helpful. They have confirmed that an archaeological programme of works condition will still be required and the developer's next step is to commission the drafting of a written scheme of investigation by an archaeologist and that monitoring / fencing off sites can be detailed in that document and agreed in advance of any site works.
36. **Cairngorms National Park Authority Outdoor Access Team** has advised that the private road between Spittal of Glenshee and the Dalmunzie Castle Hotel is a Core Path. While this is not directly affected by the proposals it will be used by construction traffic and for the delivery of materials, and it should be noted that pedestrians / cyclists may be present on the road and appropriate safety measures adopted. It was also noted that the access track between the Spittal of Glenshee and Glen Lochsie is used as a recreational route. The penstock will cross this, so it is assumed that the track will be dug up and need to be closed during the construction works. Consequently, they advise placing signage at either end of the



track highlighting its temporary closure at the Allt Corie a' Ghearraig burn while construction works are being undertaken.

37. Following receipt of the applicant's access statement detailing measures to be taken to address these points, the Outdoor Access Team has confirmed that this adequately addresses public recreational access during construction.
38. **Cairngorms National Park Authority Ecological Advice Officer** has noted that the applicant's Protected Species Survey highlighted that there were no protected species observed. However, due to the proximity of the site to the Shee Water which is a tributary of the River Tay SAC, designated for otter interests, pre-construction checks for otter resting sites will be required and a species protection plan prepared depending on the results. It is noted that no breeding bird or wintering surveys have been provided. Undertaking the construction during the main breeding bird season would have a large effect on nesting birds through disturbance or destruction of nests, eggs or chicks. Mitigation measures to avoid the bird breeding season (which for Golden Eagle runs from February to August) would reduce such impacts to negligible.
39. In terms of habitats, it is noted that the habitats are suitable for foraging short eared owl, hen harrier, and golden eagle. Any impacts on these species may be mitigated by avoiding the bird breeding season as noted above. The applicant's Phase 1 Habitat Survey has indicated that there are no predicted impacts on peatland habitats or carbon rich soils (with no priority peatland habitats recorded.) The applicant's design statement outlines measures to manage peat should it be encountered.
40. The submitted site specific construction method statement, design statement and pollution prevention plan are considered to provide mitigation for impacts on the water environment.
41. Finally, with regard to biodiversity enhancements, the officer notes that the applicant has submitted a Biodiversity Statement which proposes around 0.1 hectares of tree and shrub planting on neutral rough grassland on either side of the watercourse downstream of the turbine house. The officer considers that whilst the



extent of the proposed woodland planting is quite limited, it will deliver biodiversity enhancement at the riparian location which will benefit aquatic and terrestrial species. It will also provide additional benefits from riparian planting including shading the watercourse and increasing input of deadwood into the lower channel, which is beneficial for a range of species. No details of species or numbers of the proposed planting have been provided, and the officer has provided some guidance to assist the applicant in developing their plans.

42. **Cairngorms National Park Authority Landscape Advisor** notes that the proposed development is sensitive due to its location within Glen Lochsie close to Dalmunzie Castle Hotel and its proximity to well used footpaths. The officer notes that the site comprises open hillside on the south side of Glen Lochsie following the burn with a power link to the castle and using existing tracks for access. The north facing slopes of the glen are characterised by rough grazing and geometric blocks of coniferous forestry. As the site is elevated above the glen it has potential to be visible for some distance with the wider area which is used recreationally. There are a number of Special Landscape Qualities (SLQs) present, most importantly SLQ1: General qualities, SLQ3: Moorland, SLQ4: Glens and straths, SLQ5: Trees, woods and forests, SLQ6: Wildlife and nature, SLQ7: Visual and sensory, SLQ8: Culture and history, and SLQ9: Recreation.
43. Although small in scale the proposed development has potential to affect the distinct landscape character and special landscape qualities (SLQs) of the National Park. However, it is considered that the scheme has been sensitively designed with any adverse landscape and visual effects tending to be temporary and occurring during the construction phase. It is noted that the concrete intakes would be mostly screened by local landform and visible at some distance from hills to the north which are not commonly visited during operation.
44. The officer has summarised the likely impacts on the area and concluded that these effects are likely to be limited providing the stated construction and reinstatement methodologies are followed; confirmation is provided that no trees of worth will be damaged with a tree protection system in place during construction; reprofiling of ground is naturalistic; and a system is set up to ensure reinstatement of vegetation. It is noted that the proposed native planting will help to screen the



turbine house and also provide landscape enhancement as required by NPF4. Suitable species should be chosen.

45. On this basis, the officer considers that the scheme would be acceptable subject to a number of details being addressed sensitively, with further information to achieve this to be secured by planning condition.
46. **Tay District Salmon Board** was consulted and have not provided any comments to date.
47. **Mount Blair Community Council** was consulted and have not provided any comments to date.

Representations

48. No representations have been received.

Appraisal

49. Section 25 of the 1997 Act as amended requires applications to be determined in accordance with the Development Plan. This comprises National Planning Framework 4 (NPF4) and the Cairngorms National Park Local Development Plan 2021 (LDP). Where there is conflict between policies, NPF4 policies take precedence.
50. The main planning considerations in this case are the principle of development, landscape impacts and design, environmental impacts, transport and outdoor access and impact on recreational routes, amenity impacts, flood drainage and water issues, cultural heritage, and sustainability and climate change. These are considered in detail below.

Principle

51. In terms of general principles, **NPF4 Policy 29: Rural development** sets out that development proposals which contribute to the viability, sustainability and diversity of rural communities and the local rural economy will be supported subject to consideration of siting, scale, design and transport issues to ensure it is appropriate to rural character. **NPF4 Policy 25: Community wealth building** also sets out that



development proposals which contribute to local or regional wealth building strategies and are consistent with local economic priorities will be supported, noting that this could include for example ensuring the use of local supply chains and services and local job creation.

52. **LDP Policy 2: Supporting economic growth** similarly supports developments which support or extend the economy where they have no adverse environmental or amenity impacts, are compatible / complementary with the existing business activity and support the vitality and viability of the local economy.
53. In this respect the current proposal seeks to provide sustainable energy to supply an existing hotel, with any surplus energy sold to the national grid with monies reinvested in the estate. It provides for locally generated energy, supports local jobs at both construction and operational stages, with potential for additional employment to maintain the scheme long term. It will support the local economy and so readily aligns with general economic development and rural development planning policies.
54. More specifically **NPF4 Policy 11: Energy** supports development proposals for all forms of renewable, low carbon and zero emission technologies, including small scale renewable energy generation. Development proposals should maximise net economic impact, including local and community socio-economic benefits such as employment, associated business and supply chain opportunities. Proposals that impact upon international or national designations will be assessed in relation to **NPF4 Policy 4: Natural places** and all proposals should set out how various impacts are addressed including impacts on communities, landscape and visual, public access, aviation and telecommunications, transport, historic environment, hydrology, biodiversity including birds, trees, site restoration and decommissioning and cumulative impacts. The intent of this policy is to encourage, promote and facilitate all forms of renewable energy and in considering impacts significant weight will be placed on the contribution of the proposal to renewable energy generation targets and on greenhouse gas emission reduction targets.
55. Similarly, **LDP Policy 7: Renewable Energy** sets out that proposals for renewable energy will be considered favourably where they contribute positively to



minimisation of climate change, complement the sustainability credentials of the development, conserve and enhance the special qualities of the Park, include appropriate means of access and traffic management including arrangements for construction areas and compounds, adequately minimise cumulative effects, and detrimental impacts on local air quality particularly for proposals including combustion plants such as biomass. More specifically in relation to hydropower the policy sets out that such proposals must have no detrimental impacts on the water environment, its recreational use, peat and soil along the length of the scheme and the passage of migratory fish.

56. These policies offer clear support for the principle for this small-scale hydroelectric scheme to power a hotel on the same estate and support the business of the estate, subject to the landscape, environmental and other impacts of the proposal being satisfactory. This will now be considered.

Landscape impacts and design

57. **NPF4 Policy 4: Natural places** sets out that development proposals which affect a National Park will only be supported where the objectives of designation and the overall integrity of the area will not be compromised and any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance. **LDP Policy 5: Landscape** sets out similar objectives with a presumption against any development that does not conserve or enhance the landscape character or special landscape qualities of the National Park.
58. **NPF4 Policy 14: Design, quality and place** seeks to ensure that development proposals improve the quality of the area and are consistent with the six qualities of successful places: healthy, pleasant, connected, distinctive, sustainable, and adaptable. Similarly, **LDP Policy 3: Design and placemaking** also seeks to ensure that proposals improve the quality of the area and are consistent with the six qualities of successful places.
59. The proposed development has been carefully sited to make use of existing paths and tracks, with the location of the new intakes chosen to minimise visual and landscape impacts. The primary intake makes good use of an existing incised



valley type feature on the burn with the weir structure to be pinned to the side of the rock. The design of the intake is functional with concrete wing walls and standard steel screen and intake, and it is proposed to make use of the existing rock on either side to minimise excavations and concrete pours. This intake will be sited below an existing ford and track crossing with supporting visualisations demonstrating how it will fit satisfactorily into this landscape. Due to the elevation of the site and the topography this new feature will not be readily visible and even if it were, it would be viewed at such a distance that any impacts would be minimal.

60. The secondary intake is located higher up, again in a visually discrete location. This intake will be constructed of logs / sleepers so will have minimal visual impact and a natural effect. The turbine house itself is small in size and will be constructed in materials entirely appropriate to this rural, agricultural location. It will be set at the foot of a slope with a mature tree nearby helping to anchor the new structure in the landscape. In addition, there are other agricultural related buildings / sheep pens close by whereby the new development will fit in well.
61. The penstock and cable connection will cause visual and landscape disruption at the construction stage but once installed, being underground, they will have minimal impact once the disturbed ground revegetates. The applicant's supporting material outlines satisfactorily how this will be achieved. The cable will cross the Lochsie Burn when heading to the hotel but will be suspended over the watercourse thereby not causing any environmental impacts. It is to be located at a crossing point between existing riverside trees where again visual impacts will be minimised.
62. In these circumstances and, as noted by the technical consultees (Park Authority Landscape Advisor), it is considered that the development has been designed to minimise landscape impacts, using existing features and infrastructure (tracks / roads / fords) to minimise disturbance which is welcomed. The proposed planting near to the turbine house will offer appropriate landscape and biodiversity benefits whereby it is considered that the development readily complies with development plan policy to conserve and enhance the landscape with no adverse impacts on the special landscape qualities of the National Park. Suitable planning conditions can



be attached to secure the final detail of planting and any regrading / reinstatement works with sufficient detail provided to demonstrate a satisfactory approach is proposed,

63. Accordingly, subject to appropriate planning conditions, the proposed development is considered to comply with relevant development plan policies.

Environmental impacts

64. **NPF4 Policy 3: Biodiversity** requires that development proposals contribute to the enhancement of biodiversity including, where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. They should also integrate nature-based solutions where possible. **NPF4 Policy 4: Natural places** does not support development which will have an unacceptable impact on the natural environment, or which will have a significant effect on European Site designations which include Special Areas of Conservation and Sites of Special Scientific Interest. **NPF4 Policy 6: Forestry, woodland and trees** also applies, which supports development that enhances, expands and improves woodland cover with any woodland removal only supported where there are clear and significant public benefits and compensatory planting is provided.
65. Similarly, **LDP Policy 4: Natural heritage** requires new development to have no adverse effects on the integrity of designated sites, the National Park, or on protected species or habitats. **Policy 3: Design and placemaking** also requires development to create opportunities for further biodiversity and to promote ecological interest.
66. In this case, as noted earlier the development has been designed to minimise disturbance to the landscape and to the environment by using existing tracks and siting new infrastructure in locations where impacts will be minimised. As a result, the main environmental impacts will arise at the construction stage when the penstock and electric cable are being installed and ground is disturbed. Over time these areas will revegetate whereby the impacts should be short lived. The applicants have provided a site specific construction method statement and pollution prevention plan which demonstrate satisfactorily how this will be achieved. They have also confirmed that the micro-siting of the cable connection



will avoid impacts on existing trees. On this basis, it is considered that the environmental impacts on habitats can be satisfactorily addressed and appropriate conditions attached in the event of the application being supported to ensure compliance.

67. The key environmental impact here arises from impacts on birds and protected species at the construction stage. The site lies close to the internationally designated Cairngorms Massif SPA with the Forest of Clunie SPA also nearby. It also involves works in a watercourse which feeds into the River Tay SAC. As such it is essential that there are no adverse effects upon the qualifying interests of these European sites. As noted by the technical consultee (Park Authority Ecological Advice Officer), any effects on the River Tay SAC can be satisfactorily mitigated by timing of works to avoid the salmon spawning season (mid-October to the end of February); pre-construction checks to ensure that there are no otter resting places in the vicinity of the site prior to work starting on site; and implementation of the construction management and pollution prevention plans to ensure there is no pollution of or sediment release to the watercourse. Appropriate planning conditions can be attached to achieve this.
68. As noted in the HRA, there is potential for adverse effects upon both the Forest of Clunie and Cairngorms Massif SPAs as a result of disturbance to birds including Golden Eagle. Whilst loss of foraging habitat is not a particular issue given the amount of suitable habitat in the area, golden eagle are sensitive to disturbance during the breeding season within 1 km of their nests, whilst other ground nesting birds may be nesting in and around the development site. A planning condition is therefore recommended that construction work should avoid the bird breeding season which for Golden Eagle runs from February to August inclusive.
69. Imposition of these conditions to avoid the salmon spawning and golden eagle breeding season would result in a limited window of opportunity to carry out the construction works from September to mid-October. However, if preconstruction checks are undertaken on site for breeding birds, there may be an opportunity to carry out work before September and appropriate planning conditions can be imposed to achieve this.



70. Finally, there is a policy requirement for development to contribute to the enhancement of biodiversity. As noted earlier in the report, proposed planting downstream of the turbine house will achieve this by introducing native planting which will benefit local wildlife and also help to shade the watercourse.
71. In these circumstances, the proposed development is considered to comply with relevant development plan policies subject to imposition of appropriate planning conditions.

Transport and outdoor access

72. **NPF4 Policy 13: Sustainable transport** supports new development where it is in line with the sustainable transport and investment hierarchy and adequately mitigates any impact on local public access routes. **NPF Policy 18: Infrastructure first** also requires the impacts of development on infrastructure to be mitigated.
73. **LDP Policy 3: Design and placemaking** requires development to have an appropriate means of access, promote sustainable transport methods and active travel. It also requires new development to maintain and maximise all opportunities for responsible outdoor access, including links into the existing path network and ensuring consistency with the Cairngorms National Park Core Paths Plan.
74. In this case the proposed development will use existing tracks and the private road to the hotel for access. There will be limited HGV deliveries during the construction phase, which is short term, estimated to be around 6 weeks. Accordingly, there are no significant impacts on the public roads network, with the technical consultee (Perth and Kinross Transport Team) having no objections.
75. In terms of impacts on the path network including core paths, there will be short term impacts during the construction stage. When the primary intake is being installed there will be disturbance to the track which crosses here and provides access to the hills beyond. The applicant's supporting access statement sets out that the works here will be only for around 1-2 days, and they will put up signage advising walkers that they will be guided around or through the working area, with work on site stopping when walkers are present. This approach is acceptable to the technical consultees (Park Authority Outdoor Access Team). Similarly,



proposals for signage along the private road leading to the hotel (which is a core path), together with briefing of drivers, are also considered to be a satisfactory approach during construction to warn recreational users that there may be HGVs using the road. Post construction there will only be limited vehicle movements for maintenance purposes such that there should not be any conflicts.

76. In these circumstances, and subject to appropriate planning conditions, the application is considered to comply with relevant development plan policies.

Amenity

77. **NPF4 Policy 23: Health and safety** sets out that development which is likely to have a significant adverse effect on health or air quality, or which is likely to raise unacceptable noise issues will not be supported. **LDP Policy 3: Design and placemaking** requires new developments to protect the amenity enjoyed by neighbours including minimisation of disturbance caused by access to the development site.
78. In this case there are no residences within the immediate area, with the hotel located more than 400 metres away to the southwest. Whilst there may be some disturbance at the construction stage this will be over a very short time period. Thereafter the only likely noise would be from the operation of the turbine house which again is remote from any properties and unlikely to give rise to noise nuisance.
79. On this basis, the development is considered to comply with relevant development plan policies.

Flooding, drainage and water issues

80. **NPF4 Policy 22: Flood risk and water management** explains that development proposals at risk of flooding or in a flood risk area will only be supported if they fall into a series of categories, including essential infrastructure where the location is required for operational reasons and water compatible uses. This policy sets out that development proposals must not increase the risk of surface water flooding to others. The NPF4 glossary explains that essential infrastructure includes all forms of renewable, low-carbon and zero emission technologies for electricity generation.



LDP Policy 10: Resources requires development to ensure no detrimental impacts on the water environment as well as to be free from flood risk and not increase the risk of flooding elsewhere.

81. The proposed development involves abstracting water for the purpose of electricity generation and returning it to the watercourse. This represents a form of essential infrastructure where the location is required for operational purposes in accordance with NPF4 policy 22 and is not expected to increase any flood risks. It will be licensed by SEPA who will ensure no adverse impact on the watercourse, and it is understood that a CAR license has been applied for. As noted by Scottish Water earlier in this report, the site lies within a water catchment area where they have water abstractions. Scottish Water do not have any objection to the proposal, simply noting that the applicants will require to follow their guidance for working within such areas.
82. In these circumstances it is considered that the development does not present a flood risk and, as noted in the environmental impacts section earlier, the water environment can be protected during construction by following the submitted construction method and pollution prevention plans. Accordingly, it is considered to comply with relevant development plan policies.

Cultural heritage

83. **NPF4 Policy 7: Historic assets and places** notes that where there is potential for non-designated buried archaeological remains to exist below a site, developers should provide evaluation of the site an early stage. **LDP Policy 9: Cultural heritage** also sets out similar requirements.
84. In this case, the area is culturally rich with numerous areas of archaeological interest which have been highlighted in the applicant's supporting material and by the technical consultee (Perth and Kinross Heritage Trust) who has no objection to the proposals subject to an appropriate planning condition to secure suitable archaeological evaluation.
85. Subject to the imposition of the recommended condition, the proposed development is considered to comply with relevant development plan policies.



Sustainability and climate change

86. **NPF4 Policy 1: Tackling the climate and nature crises** states that when considering all development proposals significant weight will be given to the global climate and nature crises. **NPF4 Policy 2: Climate mitigation and adaptation** also seeks to ensure that development is sited and designed to minimise lifecycle greenhouse gas emissions as far as possible and to be able to adapt to climate change risks. **LDP Policy 3: Design and placemaking** also requires new development to minimise the effects on climate change in terms of siting and construction. NPF4 recognises the need to minimise waste, with **NPF4 Policy 12: Zero waste** seeking to encourage, promote and facilitate development that is consistent with the waste hierarchy, and **Policy 5: Soils** seeking to protect soils and stating that development on prime agricultural land or land of lesser quality that is culturally or locally important (as identified in the LDP) will only be supported in specific cases as set out in the policy. Similarly, **LDP Policy 3: Design and placemaking** also requires new development to make sustainable use of resources including minimisation of waste and energy usage. **LDP Policy 10: Resources** also seeks to ensure minimisation of waste during construction and life of developments.
87. In this case the core purpose of the proposed development is to reduce energy use and move to a more sustainable way of powering the hotel. This will reduce reliance on fossil fuels and move to renewable energy which is entirely in line with policies. The land take is minimal and does not involve loss of prime agricultural land. Furthermore, the construction works will be undertaken in a manner that enables reuse of turves and should ensure minimal long-term disruption to soils.
88. The development is therefore considered to comply with relevant development plan policies.

Conclusion

89. The proposed development has been carefully designed, making good use of existing infrastructure (tracks and watercourse crossings) and local topography to minimise environmental and landscape impacts. It is small in scale and will deliver local benefits in terms of providing energy to the existing hotel and potentially generating income from sale of energy to the grid which can be reinvested in the



estate. It can be satisfactorily accessed with any potential impacts on public access routes in the area satisfactorily mitigated. Similarly, any impacts on cultural heritage can be mitigated, as can impacts on wildlife including breeding golden eagle.

90. In these overall circumstances the proposal is considered to be in accordance with the Development Plan and there are no material considerations that indicate otherwise. Approval is therefore recommended subject to appropriate planning conditions.

Recommendation

That members of the committee support a recommendation to APPROVE the application for the installation of a hydro-electric scheme and associated works at Land 650 Metres South West Of Dalmunzie Castle Hotel, Spittal Of Glenshee, Blairgowrie, PH10 7QG subject to the following conditions:

Conditions

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

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of section 58 of the Town and Country Planning (Scotland) Act 1997 as amended

2. The timing of the construction work shall avoid the Atlantic salmon spawning season (mid-October to February).

Reason: To minimise potential construction phase impacts on qualifying interests of the River Tay Special Area of Conservation and to ensure that there are no adverse effects on species in accordance with Policy 3: Biodiversity and Policy 4:



Natural Places of the National Planning Framework 4 and Policy 4: Natural Heritage of the Cairngorms National Park Authority Local Development Plan 2021.

3. The timing of construction work shall avoid the breeding bird season (February to August inclusive). **If this is not possible then no development (including ground preparation works) shall commence on site until a pre-construction survey of the site has been undertaken by a suitably experienced and licensed professional to identify signs of breeding birds. If there are any signs of nesting / breeding birds an appropriate breeding bird protection plan shall be submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority prior to the commencement of any development on site. The pre-construction check shall be carried out within 48 hours of any work starting on site and repeated thereafter if any work is starting in a new area. Development shall thereafter proceed in accordance with the approved plan.**

Reason: To minimise impacts on breeding birds and comply with environmental legislation in accordance with Policy 3: Biodiversity and Policy 4: Natural Places of the National Planning Framework 4 and Policy 4: Natural Heritage of the Cairngorms National Park Authority Local Development Plan 2021.

4. **No development shall commence on site until a pre-construction Protected Species Survey (focussing on otter) has been undertaken by a suitably qualified person following NatureScot guidance - [Planning and development: standing advice and guidance documents | NatureScot](#) - with the results submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority. If there is any evidence of otter then a Species Protection Plan detailing mitigation measures based on the survey results to prevent disturbance and injury shall be submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority before any development commences on site. Any mitigation measures and Species Protection Plan required shall thereafter be implemented in accordance with the approved details and overseen by an appointed Environmental Clerk of Works (ECoW) with details of the ECoW provided with the survey.**



Reason: To ensure that there are no adverse effects on protected species or any adverse impacts on the qualifying interests (otter) of the River Tay Special Area of Conservation in accordance with Policy 3: Biodiversity and Policy 4: Natural Places of the National Planning Framework 4 and Policy 4: Natural Heritage of the Cairngorms National Park Authority Local Development Plan 2021.

5. **No development shall commence on site until details of biodiversity and landscape enhancements have been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority to cover the following points and to reflect measures suggested in the approved Biodiversity Statement;**
- a) **Details of proposed planting including species, numbers, sizes and proposed ongoing protection and maintenance throughout the lifetime of the development.**
 - b) **Planting details to reflect the requirements for planting of native species.**
 - c) **Detailed regrading information for any changes to the landform required, ensuring regrading is sympathetic to the existing landscape.**
 - d) **Details of proposed reinstatement methods including those set out in the Design Statement and also information on proposed measures/remediation should there be any failures.**

The approved landscaping and reinstatement works shall be implemented in accordance with the approved details in the first planting season following completion of the development and maintained thereafter in accordance with the approved details.

Reason: To ensure the development conserves and enhances the landscape and enhances biodiversity in accordance with Policy 4: Natural Places and Policy 22: Flood Risk and Water Management of the National Planning Framework and Policy 5: Landscape and Policy 10: Resources of the Cairngorms National Park Local Development Plan 2021.



6. The development hereby approved shall be constructed in accordance with the approved Construction Method Statement, Pollution Prevention Plan and Design Statement.

Reason: To avoid pollution entering the wider water environment and the tributaries of the River Tay SAC and negatively impacting upon its qualifying interests and to ensure that the construction of the development is satisfactorily implemented in order to ensure that there are no adverse effects on the natural heritage of the National Park, including NATURA interests and protected species, or any pollution of watercourses in accordance with Policy 4: Natural Places, Policy 3: Biodiversity, Policy 5: Soils, Policy 12: Zero Waste, and Policy 22: Flood Risk and Water Management of the National Planning Framework 4 and Policy 4: Natural Heritage, Policy 3: Design and Placemaking and Policy 10: Resources of the Cairngorms National Park Authority Local Development Plan 2021.

7. **No development shall commence on the construction of the cable connection until final details of its proposed route have been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority. These details to reflect the need for routing to avoid trees with details of protection of trees provided. The cable link shall thereafter be implemented in accordance with the approved details.**

Reason: To ensure that trees are protected during development and in accordance with Policy 3: Biodiversity, Policy 4: Natural Places and Policy 6: Forestry Woodland and Trees of the National Planning Framework 4 and Policy 4: Natural Heritage, and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2021.

8. In the event of the development hereby approved being decommissioned, the decommissioning works shall be undertaken in accordance with the details contained in section 6 of the approved Design Statement.

Reason: To ensure the development conserves and enhances the landscape and in accordance with Policy 4: Natural Places of the National Planning Framework and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2021.



9. The mitigation measures outlined in the approved Access Statement dated 27 January 2026 (document number 283-06-PNT04 Rev 01) shall be implemented during construction of the development hereby approved.

Reason: To maintain and maximise all opportunities for responsible outdoor access and ensure the safety of users of tracks and core paths in accordance with Policy 13: Sustainable Transport of the National Planning Framework and Policy 3: Design and Placemaking Cairngorms National Park Local Development Plan 2021.

10. **No development shall commence on site until a Written Scheme of Archaeological Investigation (WSI) has been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority, in consultation with Perth and Kinross Heritage Trust (PKHT). This shall include a programme of archaeological work which shall thereafter be fully implemented including all excavation, preservation, recording, recovery, analysis, publication and archiving of archaeological resources within the development site. Should the archaeological works, as required by the WSI, identify a requirement for post-excavation analysis, the development as approved shall not be brought into use until a Post-Excavation Research Design (PERD) has been submitted to and agreed in writing by the Cairngorms National Park Authority acting as Planning Authority, in consultation with PKHT. The PERD shall be carried out in complete accordance with the approved details. Furthermore, the developer shall afford access at all reasonable times to PKHT or a nominated representative and shall allow them to observe work in progress.**

Reason: In order to protect and record the archaeological and historic interest of the site in accordance with Policy 7: Historic Assets and Places of the National Planning Framework and Policy 9: Cultural Heritage of the Cairngorms Local Development Plan 2021.



Informatives

1. The person undertaking the development is required to give the Planning Authority prior written notification of the date 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.
2. Following completion of the development, a notification of 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.
3. Construction work (including the loading / unloading of delivery vehicles, plant or other machinery) should not take place outwith the hours of 0800 hours to 1900 hours Mondays to Fridays, 0800 hours to 1300 hours on Saturdays or at any time or Bank Holidays to minimise disturbance to residents in the area.
4. The person undertaking the development should note that Scottish Water has advised that the site lies within two drinking water abstraction catchments where they have abstractions. Consequently, it is essential that water quality and quantity is protected and pollution prevention in place to minimise any impacts during construction. Documents relating to list of precautions should be referred to and anyone working on site should be made aware of this information - more information here [catchments page](#).



5. The person undertaking the development should note with regard to condition 5 (biodiversity and landscape enhancements) that information provided in the Cairngorms National Park Authority Landscape and Ecology Advisors' comments contains useful guidance.

6. The person undertaking the development should note with regard to condition 10 (archaeology) that they should contact the Perth and Kinross Heritage Trust as soon as possible to they can explain the procedure of works required and if necessary prepare for them written terms of reference – contact Sophie.Nicol@pkht.org.uk