



Cairngorms
National Park Authority

Ùghdarras Pàirc Nàiseanta a'
Mhonaidh Ruaidh

Item 6 Appendix 3 10 November 2023

Agenda item 6

Appendix 3

2023/0267/DET

Community Council Comments

Emma Greenlees

From: secretarylcc@laggan.com
Sent: 24 July 2023 11:26
To: Planning
Subject: 2023/0267/DET

Importance: High

Categories: Consultation Response

Erection of distillery, 3No. warehouses, access, parking, offices, boreholes

Location:

U220 250M South East Of Spey Dam, Laggan - Garvamore - Melgarve, Laggan Highland

Dear Planning Support Team

Thank you for the opportunity to comment on the planning permission for a new distillery at U220 250M South East of Spey Dam, Laggan Application number 2023/0267/DET

As a Community Council we remain neutral in planning matters except where members of the community have approached us with their concerns.

Please note and respond to the concerns of Laggan Community housing and the residents at the Strathmashie houses about the use of the access road on to the A86 by including them in any planning permission.

1. Improve the safety of the passengers at the School bus stop at the east entrance to the Strathmashie houses with appropriate signage.
2. Limit the speed of lorries on the track with sleeping policemen and signage.
3. The track should be strengthened and tarmacked from the entrance to the A86 to the Laggan Forest trust shed to protect the water supply and waste water pipes and contain the problem of excessive dust.
4. To ensure that other users of the track are not hindered and continue to have the right to use the track.

As a CC we would like to stress how much this track is used by locals and visitors as well as for forestry extraction. It is used by visitors to Laggan Wolftrax to access the Blackwood trails and Dun da Lamh, by walkers on the East Highland Way and is a core path. Any upgrading or development of the track must take account of all the users.

Another point of concern is the disturbance and nuisance created by the dust. We note with some concern that there have been a number of new planning documents submitted since the initial application was tabled and called in - most notably a dust impact assessment from the building site and it is commented that there could be dust impact from the private road as well. However the sensitivity receptors for construction quoted are Dalchully House, Coul Farm and Crathie ONLY - the Strathmashie cottages are not included as a sensitivity receptor..and should be, given the noise and dust from construction traffic. This is a serious omission which needs to be rectified.

Among other issues raised by the community are concerns about the industrial nature of the intended buildings in a very rural location and its closeness to the archaeological sites of Dun Da Lamh, the General Wade's road and the ruins of St Michael's church and hope that any planning permission granted would ensure that these concerns are acknowledged and included in any planning permission. We would hope that these sites would be protected from disturbance by all building works.

Yours sincerely,

Amanda Gallagher
Secretary Laggan Community Council