

Effects on Landscape	I	X	I	I	I			X		
Effects on Flora and Fauna	I	I	I	X		I	X	X	I	I
Effects on Soils	X			I					I	
Effects on Water	I			I					X	I
Effects on Air & Climatic Factors				I		X				
Effects on Material Assets (Architectural and Archaeological Heritage)		I	I		X					

X = Possible Effect

I = Possible Inter-relationship

## 7.14 Summary of Effects

**7.14.1** The conclusion of the Environmental Impact Assessment is that the proposed development of a new community at An Camas Mòr would have significant residual beneficial socio-economic and business effects. There would be significant residual adverse effects on day and night-time visual amenity. There would be significant residual adverse temporary and permanent noise and vibration effects. There would also be significant residual adverse effects on the local landscape character area of the site and adjacent local landscape character area, however the effect would reduce over time after 2027 as tree cover establishes.

**7.14.2** Potential effects are assessed before the application of mitigation measures committed to by An Camas Mòr LLP and residual effects are assessed with the committed mitigation measures applied.

**7.14.3** The significant effects are summarised below and in Table 7.14 which also summarises residual effects that are assessed as not significant. Assessment Topics Geology and Soils, Ecology and Nature Conservation, Hydrology and Water Quality, Air Quality, Cultural Heritage and Socio-economic, Community Impact and Tourism and Recreation sub-topic Tourism and Recreation have no significant adverse residual effects. The assessment of the effects of Night

Lighting is contained as part of the summary of effects on Visual Amenity and part of the summary of effects on the Landscape Resource.

## **Significant Residual Beneficial Effects**

### ***Socio-Economic, Community Impact, Tourism & Recreation***

- 7.14.4** There would be significant residual beneficial overall socio-economic and business effects for people living and working in An Camas Mòr and the local and wider communities.

## **Significant Residual Adverse Effects**

### ***Visual Amenity***

- 7.14.5** There would be significant adverse residual effects on day time visual amenity from the B970 in the vicinity of Guislich Farm access road during Periods A (2011) to C (2018) and Significant effects at elevated viewpoints at the Summit of Ord Ban in Assessment Periods C (2018) and D (2027), at Craigellachie National Nature Reserve at Assessment Periods B (2016) to D (2027), at Pityoulish Crag at Assessment Periods A (2011) to D (2027) and Craiggowrie Summit at Assessment Period C (2018). These viewpoints are accessed by footpaths.
- 7.14.6** There would be significant adverse residual effects from operational lighting on night time visual amenity for a small number of night-hikers and observers of the night skies at an elevated viewpoint in Craigellachie National Nature Reserve and an elevated viewpoint at Craiggowrie Summit. Both viewpoints are accessed by footpaths.

### ***Noise & Vibration***

- 7.14.7** There would be significant adverse residual temporary (for a number of days) noise and vibration effects from tree felling and road construction at Coylum Road in Period A (2011) and construction traffic using B970 Ski Road to An Camas Mòr South East access in the Periods A (2011) and B (2016).
- 7.14.8** There would be significant adverse residual permanent operational noise and vibration effects at the roadside on the new B970 (substation route) in Period D (2027).

### ***Landscape Resource***

- 7.14.9** There would be significant adverse residual permanent effects on the Local Landscape Character Area (LLCA) of the site of the new community and adjacent LLCA. The significant effect would reduce over time after 2027 as tree cover establishes.

## CHAPTER 8 SCHEDULE OF ENVIRONMENTAL COMMITMENTS

### 8.1 Introduction

**8.1.1** In order to ensure compliance with environmental commitments and best practice, all mitigation measures identified in the Environmental Statement necessary to protect the environment prior to or during construction, or during operation of the proposed scheme will be incorporated into specific Method Statements and Design Guidance. Specific method Statements will be developed post outline consent. Legal and other environmental requirements will be defined, and responsibilities and requirements established to ensure, firstly, their implementation, secondly, monitoring requirements to check their successful implementation and thirdly, any specific consultation requirements to ensure that mitigation measures are implemented and appropriately adhered to.

### 8.2 Purpose

**8.2.1** The purpose of the Schedule of Environmental Commitments (Table 8.1) is to collate mitigation measures identified throughout the Environmental Statement for ease of reference and to ensure implementation. A fuller discussion of mitigation requirements is supplied in Chapter 7, Section 1-13.

**8.2.2** The Schedule of Environmental Commitments provides a record of commitments that the Developer and future Contractors will be obliged to adhere to throughout, although it is recognised that there may be a need to revise or supplement the commitments by agreement between the Developer and/or Contractors; Cairngorms National Park Authority and other relevant parties. Specifically, the following are tabulated:

- Description of the mitigation measure;
- Objective of mitigation;
- Location and timing of the mitigation;
- Monitoring requirements; and
- Any further consultation required.

**8.2.3** Should any significant modification to the scheme be proposed (i.e. design, construction or operational requirements), there may be additional environmental impacts arising to those identified as part of this EIA process. These impacts would likely require the implementation of appropriate additional mitigation measures, if this were the case, there would be a requirement to publish an Addendum to the Environmental Statement, within which appropriate impacts and mitigation measures would be described. Such an addendum would include a revised Schedule of Environmental Commitments that would subsequently be incorporated into appropriate Method Statements and Design Guidance. It is stressed that the final design would not give rise to impacts that are of any