

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

greater significance than those described in this Environmental Statement unless a subsequent Addendum was issued for consultation.

8.2.4 It should be noted also that the Schedule of Environmental Commitments provides a summary of the mitigation measures developed at the outline design stage in the design process. The measures outlined in Table 8.1 may require further specification and detail to be added during the detailed design stage. Both operational and construction stage impacts are considered under each environmental parameter and therefore a separate Disruption due to Construction heading has not been included in the Table.

Table 8.1: Environmental Commitments

Subject	Mitigation Measures	Sub-Mitigation Measure	Objective of Mitigation	Location and Timing of Mitigation Measures	Monitoring Requirements	Additional Consultation Required
Geology & Soils	Avoidance of disturbance to top and sub-soils	N/A	To minimise disturbance to geomorphical attributes of the area	Across site. Construction and Operation	Monitoring on site during construction. Details to be included in Method Statement	N/A
Landscape Resource	Minimisation of impacts through design	Minimising of land take through small design footprint	To minimise impact on landscape	Pre-construction and construction phase	Monitoring on site during construction. Details to be included in Method Statement	N/A
		Minimise impact on landscape by limiting building height	To minimise impact on landscape	Pre-construction and construction phase	Monitoring on site during construction. Details to be included in Method Statement	N/A
	Minimisation of impacts through retention of vegetation	Minimisation of impact on 'Elevated Woodlands' through retention of trees	To minimise impact on landscape	Pre-construction and construction phase	Monitoring on site during construction. Details to be included in Method Statement	N/A

		Minimisation of impact on landscape through extra tree planting	To minimise impact on landscape	Pre-construction and construction phase	Monitoring on site during construction. Details to be included in Method Statement	N/A
Visual Amenity	Reduction of Impact on Viewpoint 2	Use of maximum building height	To reduce the impact on View point 2 (Guislich Farm)	Pre-construction and construction phase	Monitoring on site during construction. Details to be included in Method Statement	N/A
		Use of 30m strip of trees at the B970	To reduce the impact on View point 2 (Guislich Farm)	Pre-construction and construction phase	Monitoring on site during construction. Details to be included in Method Statement	N/A
		Changes to the existing alignment of the B970	To reduce the impact on View point 2 (Guislich Farm)	Pre-construction and construction phase	Monitoring on site during construction. Details to be included in Method Statement	N/A
	Reduction of Impact of proposed development	Retention of site vegetation	To reduce the impact on View point 2 (Guislich Farm) and the overall appearance of the proposed development	Pre-construction and construction phase	Monitoring on site during construction. Details to be included in Method Statement	N/A
Ecology & Nature Conservation	Reduction of loss and disturbance to Flora & Fauna during	Pre-construction surveys for species	To determine any change of use and provide mitigation details to meet legal requirements	Entire scheme, during detailed design and prior to construction	Details to be included in Method Statements	N/A

		Specific pre-felling bat roost surveys and supervision of tree felling where necessary	To avoided disturbance to bat roosts and ensure legislative compliance	Immediately prior to the removal of any trees, prior to site clearance and during construction	Details to be included in Method Statements	N/A
		Creation of a specific Ecological Management Plan	To reduce disturbance to species	Entire scheme, during detailed design and construction	Monitored on site during site preparation and construction activities.	Further discussion between ecologist and Rothiemurchus Estate/ CNPA/ SNH/ FCS.
		Reduction of lighting glare. Use of shielding	Reduce disturbance to species	Entire scheme, during detailed design and construction	Monitored on site during site preparation and construction activities. Details to be included in Method Statements	N/A
		Trenches left un-attended overnight to be either covered or ramped to prevent mammals becoming trapped. Watercourses to remain passable on banks at the end of every working day	To ensure animals can exit trenches and move along watercourses	Wherever trenches occur	Monitoring on site during construction. Details to be included in Method Statements	N/A

		Creation of a specific Method Statement for Red Squirrels	Reduce disturbance of the species and comply with legal requirements	Entire scheme, during detailed design and construction	Monitored on site during site preparation and construction activities. Details to be included in Method Statement	Further discussion between ecologist and Rothiemurchus Estate/ CNPA/ SNH/ FCS.
		Appropriate landscaping strategy/biodiversity enhancement proposals	To increase biodiversity wherever possible	At appropriate locations detailed design and post construction	Details to be included in Method Statements and monitored during implementation/post-construction	N/A
		Wherever possible Site clearance to be undertaken between September and February i.e. out with the bird, bat and red squirrel breeding season.	To avoid disturbance to breeding birds and ensure legislative compliance with all species	Entire scheme prior to site clearance	Details to be included in Method Statements	N/A
		Suitable soil storage and re-use of turves	To reduce disturbance and loss of soils and seedbank etc.	Entire scheme, during detailed design and construction	Monitored on site during site preparation and construction activities. Details to be included in Method Statements	N/A
		Blocking of all pipes, drains	To reduce potential for disturbance to terrestrial species	Entire scheme, during detailed design and construction	Monitored on site during site preparation and construction activities. Details to be included in Method Statements	N/A

		Retention of original vegetation where possible	Minimise the potential loss of flora & fauna	Construction and operation stage	Monitoring on site during construction. Details to be included in Method Statements and detailed design	N/A
		Specific design for river crossings with set back abutments and no disturbance of watercourse with built structures such as piers	Allow for free access along river bank for terrestrial species and minimise all risks of pollution	Construction and operation stage	Monitoring on site during construction. Details to be included in Method Statements	Further discussion between ecologist and SNH
		Introduction of mammal crossings where necessary	Allow for free access across roads in particular	construction and operation stage	Monitoring on site during construction and operation. Details to be included in Method Statements	N/A
		Reduction of speed limit to 20mph on whole site	Minimisation of loss and disturbance to fauna	Construction and operation stage	Monitoring on site during construction. Details to be included in Method Statements	N/A
		Provision of three offset areas of land	To provide offsetting mitigation and enhancement for habitat loss	Pre-construction	Monitoring and management to continue as necessary into operation. Details to be included in Ecological Management Plan	Further discussion between ecologist and Rothiemurchus Estate/ CNPA/ SNH/ FCS.

		Enhancement of habitats for species	Maximise faunal use during operation with the provision of bat and bird boxes, use of native species only for landscaping etc	Mainly during the construction period	Monitoring on site during and post construction. Details to be included in Method Statements	N/A
		Maximise community involvement	Encourage community involvement in Ecology	During operation phase	Develop early in Ecological Management Plan and implement fully at the start of the operation phase	Further discussion between ecologist and Rothiemurchus Estate/ CNPA/ SNH/ FCS.
		Micro-siting of all infrastructure elements	Reduce disturbance and loss of species in area such as riparian area of River Spey and River Druie	During the detailed design stage and construction period	Monitoring on site during construction. Details to be included in Method Statements	N/A
		Pet ownership	Promote the responsibilities of pet ownership to reduce species loss and disturbance	During operation phase	Develop at detailed design but implement at the start of the operation phase	Further discussion between ecologist and CNPA Wildcat Officer in particular
		Use of interpretive information	Reduce disturbance along sensitive areas such as River Spey	During operation phase	Develop at detailed design but implement at the start of the operation phase	N/A

		Design of access points to sensitive areas	Reduce disturbance along sensitive areas such as River Spey	During construction	Develop at detailed design but must be fully implemented at the start of the operation phase	N/A
Cultural Heritage	Woodland planting to reduce disturbance of specific sites	Woodland Planting round An Camas Mòr building	Reduce disturbance to site	Construction and operational phase	Monitoring in operational phase to ensure encroachment is avoided	Discuss with landscape architect and ecologist
		Woodland planting round An Camas Mòr farmstead	Reduce disturbance to site	Construction and operational phase	Monitoring in operational phase to ensure encroachment is avoided	Discuss with landscape architect and ecologist
		Woodland planting round An Camas Mòr fieldbank	Reduce disturbance to site	Construction and operational phase	Monitoring in operational phase to ensure encroachment is avoided	Discuss with landscape architect and ecologist
		Woodland Planting round An Camas Mòr hut circle	Reduce disturbance to site	Construction and operational phase	Monitoring in operational phase to ensure encroachment is avoided	Discuss with landscape architect and ecologist
		Woodland planting to be designed to ensure that self seeding trees do not subsequently encroach on sites	Reduce disturbance to site	Construction and operational phase	Monitoring in operational phase to ensure encroachment is avoided	Discuss with landscape architect and ecologist

		Avoid construction around An Camas Mòr boundary wall where possible	Reduce disturbance to site where possible	Construction and operational phase	Monitoring in operational phase to ensure woodland encroachment is avoided. Appropriate programme of archaeological investigation and recording	Discuss with archaeological consultant
Preservation of in-situ archaeology		Avoid construction around An Camas Mòr bank	Reduce disturbance to site	Construction and operational phase	Appropriate programme of archaeological investigation and recording	Discuss with archaeological consultant
		Avoid construction round An Camas Mòr sand quarry pit	Reduce disturbance to site	Construction and operational phase	Appropriate programme of archaeological investigation and recording	Discuss with archaeological consultant
		Disturbance of An Camas Mòr bank and sand quarry from pedestrian/cycl way route	Reduce disturbance to sites	Construction and operational phase	Avoidance of sites by development features wherever possible	Discuss with archaeological consultant
	Disturbance of archaeological sites	Disturbance of An Camas Mòr building (no 10) from housing	Reduce disturbance to site	Construction and operational phase	Appropriate programme of archaeological investigation and recording	Discuss with archaeological consultant
		Disturbance of Mill lade along access corridor	Reduce disturbance to site	Construction and operational phase	Appropriate programme of archaeological investigation and recording	Discuss with archaeological consultant

		Disturbance of Drumintoul boundary wall with relocation of present B970 at Colyumbridge	Reduce disturbance to site	Construction and operational phase	Appropriate programme of archaeological investigation and recording	Discuss with archaeological consultant
		Disturbance buried remains of rig and furrow cultivation by construction works in the Dell farmland	Reduce disturbance to site	Construction and operational phase	Appropriate programme of archaeological investigation and recording	Discuss with archaeological consultant
		N/A	To avoid archaeological disturbance	Construction and operational phase	Appropriate programme of archaeological investigation and recording	Discuss with archaeological consultant and THC
	Unforeseen archaeological discoveries in areas not subject to monitoring	Erect solid barriers to site boundary	To avoid encroachment of areas outside the development area	Construction phase	Monitoring on site and use of Method Statement	Discuss with THC
Air Quality	Construction Phase - Site Planning	Plan site layout - dust causing activities away from sensitive receptors	Reduce polluting activities	Construction phase	Monitoring on site and use of Method Statement	Discuss with THC
		Information for local residents identifying those responsible for site and construction site etc.	Reduce polluting activities	Construction phase	Monitoring on site and use of Method Statement	Discuss with THC

		Use of hard surface haul routes	Reduce polluting activities	Construction phase	Monitoring on site and use of Method Statement	Discuss with THC	
		All vehicles to avoid idling engines on site	To avoid air pollution	Construction phase	Monitoring on site and use of Method Statement	Discuss with THC	
	Construction Phase - Construction Traffic	All site vehicles to be maintained legislative or manufactures requirements	To avoid air pollution	Construction phase	Monitoring on site and use of Method Statement	Discuss with THC	
		Vehicle wheel cleaning and washing on site	To reduce air borne particulate pollution	Construction phase	Monitoring on site and use of Method Statement	Discuss with THC	
		All loads entering or leaving site should be covered	To reduce air born particulate pollution	Construction phase	Monitoring on site and use of Method Statement	Discuss with THC	
		Use of hard surfaces and cleaning of haul routes	To reduce air born particulate pollution	Construction phase	Monitoring on site and use of Method Statement	Discuss with THC	
		Use of on site speed limit	To reduce air pollution	Construction phase	Monitoring on site and use of Method Statement	Discuss with THC	
		Minimise dust generating activities	To reduce air born particulate pollution	Construction phase	Monitoring on site and use of Method Statement	Discuss with THC	
		Construction Phase - Site Activities	Use water as dust represent	To reduce air born particulate pollution	Construction phase	Monitoring on site and use of Method Statement	Discuss with THC

		Enclose stockpiles or keep them securely sheeted	To reduce air born particulate pollution	Construction phase	Monitoring on site and use of Method Statement	Discuss with THC
		Use (if permitted) concrete crusher/ batcher	To reduce air born particulate pollution	Construction phase	Monitoring on site and use of Method Statement	Discuss with THC
		Noise would be monitored on site in compliance with BS5228 etc.	To reduce on site noise	Construction Phase	Use of method Statement and BS 5228 Guidelines	N/A
Noise	Construction Phase - Reduction of Noise	Restrictions on site hours	To reduce on site noise	Construction Phase	Use of Method Statement. Application to THC is work required outside sensitive hours	N/A
		Use of appropriate piling methods	To reduce on site noise	Construction phase	Use of Method Statement	N/A
		Screening of piling rigs and similar equipment	To reduce on site noise	Construction phase	Use of Method Statement	N/A
		Position of equipment with particular directional noise from sensitive areas	To reduce on site noise	Construction phase	Use of Method Statement	N/A
		Notification of local receptors before work commences	To reduce on site noise	Construction phase	Use of Method Statement. Provide contact name and number for local receptors	N/A

		Site compound and equipment to be sited as far from local receptors as possible	To reduce on site noise	Construction phase	Use of Method Statement	N/A
		Stockpiles to be used to screen site compounds	To reduce on site noise	Construction phase	Use of Method Statement	N/A
		All equipment should be kept in good working order with appropriate noise control features such as mufflers and silencers	To reduce on site noise	Construction phase	Use of Method Statement	N/A
		All employee to use quiet working practices	To reduce on site noise	Construction phase	Use of Method Statement	N/A
		Avoidance of noise at the detailed design stage in compliance with PAN 55 etc.	To reduce on site noise	Construction phase	Use of Method Statement	N/A
	Operational Phase - Reduction of Noise	HVAC and other plant should be placed in best practicable positions to avoid noise attenuation	To reduce on site noise	Construction phase	Use of Method Statement	N/A

		Use of aquatic noise prevention in development design	To reduce on site noise	Construction phase	Use of Method Statement	N/A
		Use of earth bunds or aquatic fencing for sub-station road	To reduce on site noise	Construction phase	Use of Method Statement	N/A
		Appropriate road design lay out and use of traffic calming to reduce noise attenuation	To reduce on site noise	Construction phase	Use of Method Statement	N/A
		Use of vibration monitor when piling etc. is carried out	To reduce on site vibration	Construction phase	Use of method Statement	N/A
	Construction and Operational Phase - Reduction of Vibration	Contents of construction vehicles should be properly loaded at all time	To reduce on / off site vibration	Construction phase	Use of Method Statement	N/A
		Retention of 30m tree planting to west of site at B970	Reduce light intrusion, spill and glare	Construction and Operation	Monitoring on site during construction. Details to be included in Method Statement	Discussion with Ecologist and further discussion with CNPA

Night Lighting	Design Changes to reduce impact of lighting	Planting on the east and west side of the B970 and at the new roundabout	Reduce light intrusion, spill and glare	Construction and Operation	Monitoring on site during construction. Details to be included in Method Statement	Discussion with Ecologist and further discussion with CNPA
	Additional Planting to impact of lighting	On site training among site personnel to raise awareness of water pollution issues	Reduce pollution	Construction Phase	Monitoring on site during construction. Details to be included in Method Statement	Discuss with Hydrologist
Hydrology & Water Quality	Construction Phase - Reduction of pollution of development site	Adoption of SEPA pollution prevention guidelines to reduce risk of sediment laden surface run off entering watercourses and groundwater	Reduce pollution	Construction Phase	Monitoring on site during construction. Details to be included in Method Statement	Discuss with Hydrologist
		Stockpiling of soil at a location from watercourses and potential surface drainage pathways	Reduce pollution	Construction Phase	Monitoring on site during construction. Details to be included in Method Statement	Discuss with Hydrologist
		Use of soil stockpile as impermeable barrier	Reduce pollution	Construction Phase	Monitoring on site during construction. Details to be included in Method Statement	Discuss with Hydrologist

		Adequate measures to deal with fuel and oil storage such as bunded areas and spillage trays	Reduce pollution	Construction Phase	Monitoring on site during construction. Details to be included in Method Statement	Discuss with Hydrologist
		Removal and disposal of off-site or on-site treatment of any silty waters created in then construction site working areas and pumped out via the dewatering process	Reduce pollution	Construction Phase	Monitoring on site during construction. Details to be included in Method Statement	Discuss with Hydrologist
		Specific control measures when conducting concreting work should be employed when near watercourses or use of pre-cast concrete structures. Also use of designated wash out areas	Reduce pollution	Construction Phase	Monitoring on site during construction. Details to be included in Method Statement	Discuss with Hydrologist
		Consent of discharge to treated run-off will be obtained from SEPA	Reduce pollution	Construction Phase	Monitoring on site during construction. Details to be included in Method Statement	Discuss with Hydrologist

		Emergency contingency procedures to deal with accidental spillages – SEPA pollution response planning	Reduce pollution	Construction Phase	Monitoring on site during construction. Details to be included in Method Statement	Discuss with Hydrologist
		Implementation of SuDS to reduce the risk of pollution to watercourses and groundwater	Reduce pollution	Construction Phase	Monitoring on site during construction. Details to be included in Method Statement	Discuss with Hydrologist
		Adherence to sustainable re-uses of material and best practice with regard to waste management	Reduce pollution	Construction Phase	Monitoring on site during construction. Details to be included in Method Statement	Discuss with Hydrologist
		Adequate site restoration strategy after construction phase of project	Reduce pollution	Construction Phase	Monitoring on site during construction. Details to be included in Method Statement	Discuss with Hydrologist
		The adoption of measures to eliminate potential leakage and water losses in the new distribution network	Reduce pollution	Construction Phase	Monitoring on site during construction. Details to be included in Method Statement	Discuss with Hydrologist

	Operational Phase - Reduction of pollution of development site	The adoption of appropriate pollution control procedures, in accordance with SEPA's prevention of pollution guidelines	Reduce pollution	Construction Phase	Monitoring on site during construction. Details to be included in Method Statement	Discuss with Hydrologist
		Provision of adequate foul water treatment and emergency procedures at proposed pumping stations	Reduce pollution	Construction Phase	Monitoring on site during construction. Details to be included in Method Statement	Discuss with Hydrologist
		Provision of adequate SuDS to control storm water drainage	Reduce pollution	Construction Phase	Monitoring on site during construction. Details to be included in Method Statement	Discuss with Hydrologist
		Construction to avoid tourist venues, locations and viewpoints	Reduce disruption to tourism	Throughout proposed development	Monitoring on site during construction. Details to be included in Method Statement	Discussion with CPNA and Rothiemurchus estate
Socio-Economic, Community Impact and Tourism & Recreation	Construction Phase - Development of economy, community activities, tourism and recreation	Ensure access to key cycling and walking routes	Reduce disruption to tourism	Throughout proposed development	Monitoring on site during construction. Details to be included in Method Statement	Discussion with CPNA and Rothiemurchus estate
		Promote access and participation of local business to proposed development	Encourage economic development and local employment	Throughout proposed development	Monitoring on site during construction. Details to be included in Method Statement	Discussion with CPNA and Rothiemurchus estate

		Micro siting of proposed development	Encourage sensitive siting of development to limit any impact on existing tourism and recreation sites	Throughout construction and operational stages	Monitoring on site during construction. Details to be included in Method Statement	Discussion with CPNA and Rothiemurchus estate
	Operation Phase - Development of economy, community activities, tourism and recreation	Local business and employment should be involved at every stage	Encourage economic development	Operational stage	Monitoring on site during construction. Details to be included in Method Statement	Discussion with CPNA and Rothiemurchus estate
		Provision of balanced housing supply to meet local needs	Increase housing stock	Operational stage	Monitoring on site during construction. Details to be included in Method Statement	Discussion with CPNA and Rothiemurchus estate
		Promote sustainable development	Reduce impact of development on other assessment areas	Operational stage	Monitoring on site during construction. Details to be included in Method Statement	Discussion with CPNA and Rothiemurchus estate