

SCHEDULE OF PROPOSED CONDITIONS

Condition 1	The development to which this planning permission relates must be commenced not later than the expiration of three years beginning with the date on which this permission is granted.
<i>Reason</i>	<i>To accord with Section 58 of the Town and Country Planning (Scotland) Act 1997.</i>
Condition 2	Unless with the specific written authority of the Comhairle as Planning Authority, hours of construction operation should be restricted to 08.00 – 19.00 Monday to Friday, 08.00 – 13.00 on Saturdays and no working on Sundays.
<i>Reason</i>	<i>To protect the amenity at noise sensitive premises.</i>
Condition 3	The developer shall put in place measures to prevent surface water flowing onto the main road from the track during construction and subsequent operational use and this water should be led into a suitable watercourse.
<i>Reason</i>	<i>In the interests of road safety.</i>
Condition 4	The first 3 metres of the track should be surfaced with bitmac or other suitable bound material.
<i>Reason</i>	<i>In the interests of road safety.</i>
Condition 5	The developer shall set aside the turf layer cleared from any excavations and shall so far as possible re-use the cut turves to form a vegetated raised verge along the length of the proposed access.
<i>Reason</i>	<i>In order to partially screen and aid the natural regeneration of the disturbed ground along the route of the proposed access to mitigate the landscape and visual impacts of a development within a National Scenic Area.</i>
Condition 6	The developer shall surface the track with grey/brown coloured gravel/crushed rock.
<i>Reason</i>	<i>In order to aid absorption of the proposed access in the landscape and mitigate the visual impacts of the development.</i>

Informatives

1. **SSEN have made the following comments:**

If the access is per the attached then SSEN would register no objections but would note that prior to works commencing the applicant will need to arrange an on-site meeting to confirm the required safety precautions when working in proximity to the 11,000V overhead line and that works will need to comply with HSE guidance note GS6.

SEPA have made the following comments:

2. *The use of excavated peat should tie into the surrounding ground levels but not smother existing vegetation. Turves should be placed vegetation side up and tie into the vegetation layer. Where vegetation coverage is sparse, reseedling with peatland species such as cotton grass or wavy hair grass may be required. Spreading and smoothing excavated peat on the ground as would traditionally be done with other soil types is not appropriate.*

3. **NatureScot have made the following comments:**

To avoid any potential impact on watercourses and the species they may support, we recommend that best practice is followed in respect of the design of track drainage and the implementation of pollution prevention and mitigation measures during construction, especially in respect of siltation. Further guidance can be found in in our guidance Constructed Tracks in the Scottish Uplands links below:

[Constructed tracks in the Scottish Uplands](#)

[NatureScot – Planning and development presentation – Good practice for track construction](#)