
CAIRNGORMS NATIONAL PARK AUTHORITY

DEVELOPMENT PROPOSED:

Redevelopment of former secondary school site for erection of 9 houses at Former Tomintoul Secondary School, Main Street, Tomintoul, Moray, AB37 9HA

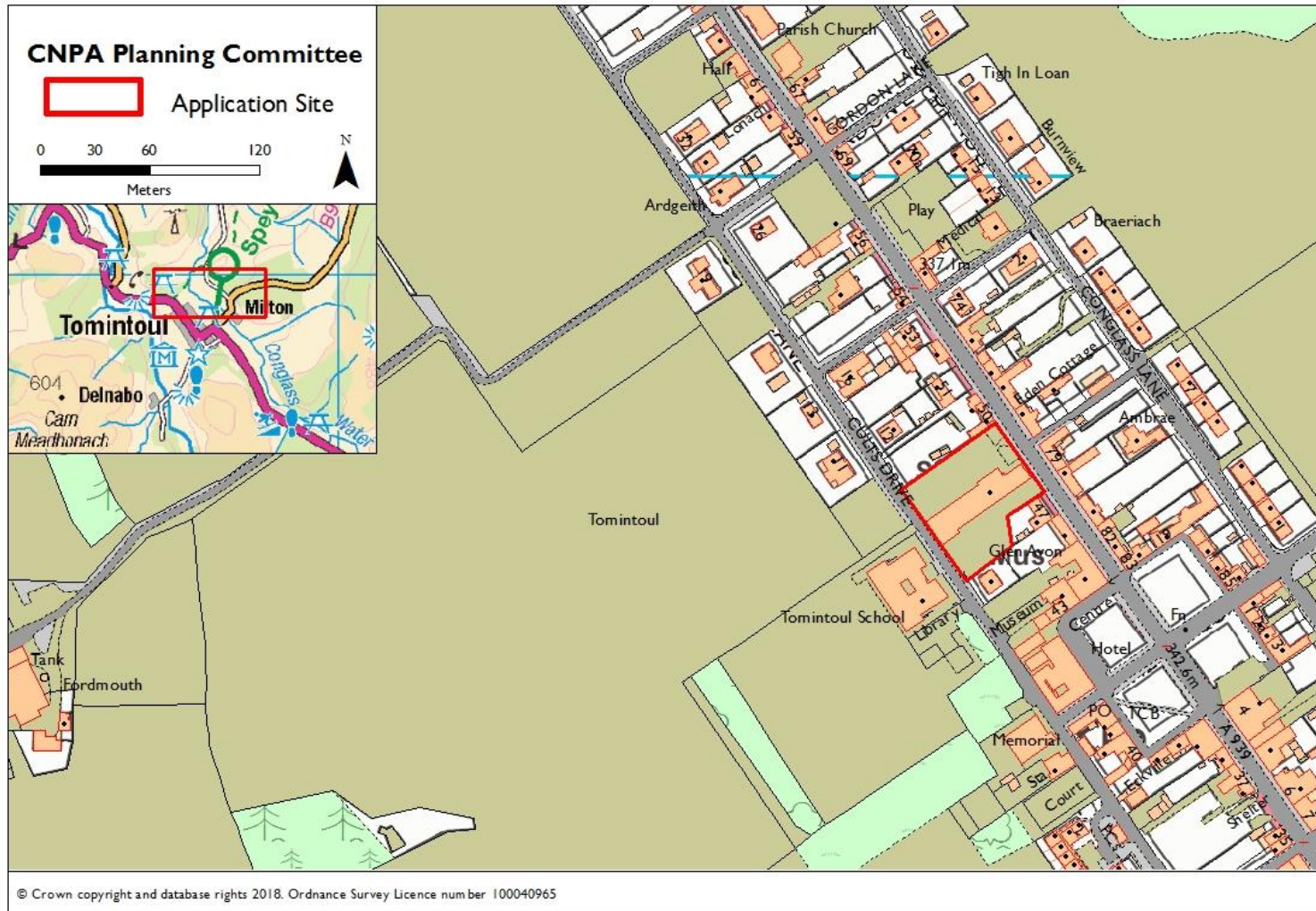
REFERENCE: 2017/0325/DET

APPLICANT: Mr Henry Paget

DATE CALLED-IN: 25 August 2017

RECOMMENDATION: Approve subject to Conditions

CASE OFFICER: Emma Wilson, Planning Officer



SITE DESCRIPTION, PROPOSAL AND HISTORY

Site Description

1. The site relates to the former secondary school in Tomintoul. The site lies within the centre of the village and covers approximately 3400 square metres. Tomintoul is a planned village with a traditional grid layout with the central north / south Main Street. The site comprises the former school building and associated playground area. It is bounded to the north east by Main Street and Cults Drive to the south west. Existing residential properties lie to the north - west and a large detached villa and the Glen Avon Hotel lie to the south - east. Tomintoul Primary School is located opposite the site on Cults Drive. The street edge to the Village is characterised by small scale house frontages. There is a predominance of traditional sandstone buildings varying between one and two storeys.

Proposal

2. The drawings and documents associated with this application are listed below and are available on the Cairngorms National Park Authority website unless noted otherwise:

<http://www.eplanningcnpa.co.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OVFVR6SI0BY00>

Title	Drawing Number	Date on Plan*	Date Received
Location Plan	PL01		11/09/17
House Type A - Elevations	PL03		11/09/07
House Type A - Floor Plans	PL04		11/09/17
House Type B - Elevations	PL05		11/09/17
House Type B - Floor Plans	PL06		11/09/17
House Type C - Elevations	PL07		11/09/17
House Type C - Floor Plans	PL08		11/09/17
House Type D - Elevations	PL09		11/09/17
House Type D - Floor Plans	PL10		11/09/17
House Type E - Elevations	PL11		11/09/17
House Type E - Floor Plans	PL12		11/09/17
Site Plan	PL02 REV C		07/12/17
Fence and Natural Stone Wall Details	PL13		07/12/17
Road Layout Plan	CTCH J1814 005 REV C		23/01/18
Drainage Layout Plan	CTCH J1814 004 REV C		23/01/18

Road Longitudinal Sections	CTCH-J1814-006 REV B		07/12/17
Tree Protection Plan			07/12/17
General Design Details			07/12/17
Drainage Impact Assessment and SUDS Strategy			07/12/17

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

3. A Planning and Design Statement was submitted detailing the background analysis, the design concept and details of the design and finishes of the proposed houses.
4. An Ecological Walkover Survey and subsequent Bat Activity Survey were undertaken and also form part of the submission.
5. Additional information was sought during the determination period from CNPA case officer and consultees and an updated Drainage Impact Assessment and detailed drainage plan were submitted.
6. The proposal is for the redevelopment of the site which will include the demolition of the existing school building and the introduction of nine houses which will include three affordable homes, with associated road access, footpath and cycle links.
7. The proposed layout and design of the houses take reference from the village's existing context. There will be six detached properties set within their own gardens and three affordable terraced properties, also with their own private garden area. Each property benefits from two private parking spaces. The properties will be finished in white, wet dash render, with dark grey smooth concrete roof tiles. Front porches to the detached properties will be finished in either timber or stone cladding.

History

8. PRE/2016/0030 - Demolition of the former school building and redevelopment for housing.

DEVELOPMENT PLAN CONTEXT

Policies

National Policy	Scottish Planning Policy 2014
Strategic Policy	Cairngorms National Park Partnership Plan 2017 - 2022
Local Plan Policy	Cairngorms National Park Local Development Plan (2015) Those policies relevant to the assessment of this application are marked with a cross

POLICY 1	NEW HOUSING DEVELOPMENT	X
POLICY 2	SUPPORTING ECONOMIC GROWTH	X
POLICY 3	SUSTAINABLE DESIGN	X
POLICY 4	NATURAL HERITAGE	X
POLICY 5	LANDSCAPE	X
POLICY 6	THE SITING AND DESIGN OF DIGITAL COMMUNICATIONS EQUIPMENT	
POLICY 7	RENEWABLE ENERGY	
POLICY 8	SPORT AND RECREATION	
POLICY 9	CULTURAL HERITAGE	
POLICY 10	RESOURCES	X
POLICY 11	DEVELOPER CONTRIBUTIONS	X

9. All new development proposals require to be assessed in relation to policies contained in the adopted Local Development Plan. The full wording of policies can be found at:

<http://cairngorms.co.uk/uploads/documents/Park%20Authority/Planning/LDPI5.pdf>

10. Other relevant local policies are (delete if not applicable)

Planning Guidance

11. Supplementary guidance also forms part of 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.

Policy 1	New Housing Development Non-Statutory Guidance	X
Policy 2	Supporting Economic Growth Non-Statutory Guidance	X
Policy 3	Sustainable Design Non-Statutory Guidance	X
Policy 4	Natural Heritage Supplementary Guidance	X
Policy 5	Landscape Non-Statutory Guidance	X
Policy 7	Renewable Energy Supplementary Guidance	
Policy 8	Sport and Recreation Non-Statutory Guidance	
Policy 9	Cultural Heritage Non-Statutory Guidance	
Policy 10	Resources Non-Statutory Guidance	X
Policy 11	Developer Contributions Supplementary Guidance	X

CONSULTATIONS

12. A summary of the main issues raised by consultees now follows:
13. **Scottish Water** – no response.
14. **Moray Council Developer Obligations Officer** recommends that no affordable housing contribution is required given the proposal for nine houses includes three affordable dwellings which is well in excess of the 25% benchmark

as specified in the Cairngorms National Park Authority Supplementary Guidance on New Housing Development. In terms of primary and secondary education, there is sufficient capacity within the catchment schools to accommodate additional pupil numbers and therefore no mitigation is necessary. The CNPA Supplementary Guidance on Policy 11 of the Local Development Plan states that opportunities to enhance the provision of sustainable travel options may be requested depending on the scale of the Development. Moray Council Transportation Service has confirmed that a contribution towards Moray Council's demand responsive transport service will be sought to mitigate the impact, in terms of increased usage, on the service given the limited bus service that currently exists for Tomintoul. In accordance with Moray Council's Supplementary Guidance on Developer Obligations a financial contribution is sought based on an amount per unit. A contribution towards compensating or mitigating the impacts of a development on natural heritage will only be acceptable where it is determined that mitigation out with the site is acceptable with the Natural Heritage Policy and Supplementary Guidance. Information relating to any necessary mitigation for natural heritage as a consequence of the proposed will be provided by the Planning Case Officer.

15. **Moray Council Contaminated Land Officer** has no objection to the application subject to a condition requiring a full assessment of potential land contamination, full details of any remediation or mitigation measures required and a full validation report demonstrating that no pollutants remain or are likely to occur.
16. **Moray Council Environmental Protection Team** has no objections.
17. **Moray Council Archaeology Service** has no objections.
18. **Moray Council Transportation Service** sought further information in relation to the roads layout. At the pre-application stage it was indicated that the roads within the site would remain private, however, the submitted layout indicates that the roads shall become part of the public network. Amendments are required to this layout to enable the adoption of the roads infrastructure. Following consideration of the additional information, the Transport Officer has highlighted an issue with the proposed walls for plots 7 and 8 which lie within the 2 metre wide service verge. For this road to be adopted, there should be no obstructions within the service verge. These walls should be relocated to the rear of the service verge. The visibility splays at both junctions onto the public roads can be reduced in accordance with Designing Streets. For the A939 the visibility splay can be 2.4m by 70m (or 60m) in both directions (as this is an 'A' class road) whereas at Cults Drive the visibility splay can be reduced to 2.4m by 25m. With respect to the proposed drainage provision, this will be fully reviewed as part of the RCC application. However, they confirm at this stage that the 'Aco' drainage channels across the prospective public road are not accepted.
19. **Moray Council Flood Prevention Team** sought further information to allow for a detailed assessment of the impact of the development. A revised

Drainage Impact Assessment and detailed drainage plan were submitted which now address the issues raised.

20. **CNPA Landscape Advisor** stated that the proposed development fit the pattern of the village, however, this could be improved upon and further information was required to ensure the development would make a positive contribution to the character of the village. Additionally an Arboricultural Report and a fully detailed landscape plan were requested. Following consideration of the additional information, the Landscape advisor is satisfied with the details as submitted. The landscape scheme is very simple, however, consisting of just 9 trees. Despite this being acceptable in principle, details of species, etc. should be specified. This should be included on the tree protection plan and include details of planting with references to the British Standard. As such there would be no requirement for a landscaping condition. The proposals for the wall are now acceptable.
21. **CNPA Ecology Advisor** sought further information including details of an appropriate SUDS scheme, further assessment and appropriate mitigation required if any protected species are identified from undertaking an Arboricultural Report and a further pre-demolition breeding bird survey. In terms of bats, they are satisfied that the trees bordering the site are to be retained and protected during demolition and construction so there is no requirement for more bat surveys, however, query how they were going to protect trees? They are also satisfied that there is a pre-demolition survey undertaken to check for breeding birds (swifts) within the building, ideally though demolition will take place out with the bird breeding season (May-Aug for swifts up here). In terms of SUDS, there is very little communal space outside the gardens, roads and parking required, however, it is disappointing that there are no 'green' SUD areas within this proposal. An overlooked option is to use the trees screening the bins as SUD features, see attached specification. Taylor Wimpey have recently installed rain gardens in a new development in Southern Scotland – so these features are within the individual property boundary rather than in communal ownership – there's a short video here <https://www.youtube.com/watch?v=SSZFdAfnaXg>
22. **Inclusive Cairngorms** has no comments to make on the application.
23. **Kirkmichael and Tomintoul Community Association** – no response.

REPRESENTATIONS

24. The application was advertised and there has been no representations received.

APPRAISAL

Principle

25. The Local Development Plan identifies the site as an excellent redevelopment opportunity which should contribute to the sustainable economic stability of the community and help meet their needs for enhanced facilities. The principle of introducing housing onto the site therefore requires to demonstrate that the type of housing proposed will meet a local need which, in turn, will benefit the local community. Moray Council Housing Service has identified the need for a range of public sector rented houses, mid - market private rented and low cost homes to meet local requirements. Pre-application advice encouraged the applicants to engage with the local community (notwithstanding procedurally they were not required to do so) which established that the community supported the delivery of affordable units and more especially the provision of smaller 2 and 3 bedroom units for potential private sale.
26. The site's central location allows excellent access in terms of service provision and local amenities. It is located on the main route through the village and is more conveniently located than the existing allocated sites at Conglass Land (H1) and Lecht Drive (H2).
27. The focus in the recent past has been on other regeneration projects (as identified within the Tomintoul Regeneration Strategy and Action Plan) such as the restoration of the Village museum, youth hostel and local hotels. As a consequence there has been less interest in developing the former school for a community use.
28. This is reflected within the Local Development Plan 2020 - Main Issues Report which recommends the site's deletion as a redevelopment opportunity specifically for community use. It proposes the delivery of development to support the community and local economy, with the provision of housing that meets the needs of the local community as being one of the main objectives in achieving this.
29. The principle of introducing this type of housing onto this site will fulfil a housing need as identified by the local community. Policy I: New Housing Development of the Cairngorms National Park Local Development Plan 2015 supports new housing in settlements. Part I.1 - Housing in Settlements states that all new housing developments within settlements will be supported where they reinforce and enhance the character of the settlement, maximising opportunities for infill, conversion, small scale development, use of derelict or under used land or the redevelopment of land. Part I.4 Contribution towards Affordable Housing Provision states that on developments of 4 or more open market dwellings, 25% shall be affordable units. In this instance 3 out of the 9 units will be affordable, well in excess of this requirement.

30. The principle of housing on this site is considered to be acceptable in terms of policy, subject to compliance with other relevant Local Development Plan policies.

Layout, Amenity and Design

31. Policy 1: New Housing Development and Policy 3: Sustainable Design, of the Cairngorms National Park Local Development Plan 2015, seek to reinforce and enhance the character of the existing settlement and encourages new development to be sympathetic to the traditional pattern and character of the area whilst encouraging innovative design and finishes.
32. The planned layout of the village is very distinctive, characterised by a rectilinear road /street pattern. Street frontages are strongly characteristic, with relatively low scale house fronts with either no front garden or very small front gardens. The proposed layout follows the general grain of this grid-like street pattern. The proposed dwellings fronting Main Street and Cults Drive take reference from the existing conditions and building lines and as such address the street frontage sympathetically.
33. On this basis the proposals comply with Policy 1 and 3.
34. In terms of residential amenity Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015 seeks to ensure that new development protects the amenity currently enjoyed by neighbours and affords sufficient private amenity ground and off street parking.
35. The proposed dwellings are located such that there will be a sufficient level of privacy between them and the existing houses that lie adjacent to the site. There are no windows proposed within the new dwellings that will overlook any neighbouring properties. Each property will have its own individual private garden and car parking spaces. The development will not introduce any issues of overlooking and loss of privacy and will afford a satisfactory level of amenity for future occupants and as such complies with Policy 3 in this respect.
36. Finally in terms of design, Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015 seeks to ensure that all new development delivers high standards of design and contributes to the sense of place. It should minimise the effect of climate change and make sustainable use of resources.
37. The design of the proposed dwellings takes reference from the village's existing context in terms of scale and architecture. There will be a mix of single and two storey dwellings which will incorporate traditional proportions, features and external finishes.
38. The site is centrally located close to local amenities. The redevelopment of this brownfield site will use existing materials where they can be recycled. All the

properties have been designed to incorporate sustainable design principles, including an energy efficient construction method.

39. Accordingly the proposed development is considered to comply with Policy 3.

Landscape Issues

40. Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2015 presumes against development which does not conserve and enhance the landscape character and special qualities of the National Park and in particular the setting of the proposed development.
41. The former existing school buildings are in poor condition and their loss will not have a detrimental impact on the village. There are several trees which lie just out with the boundary of the site however these make a positive contribution to the green infrastructure of the village. Initially there was no protection measures proposed for the retention of these trees. Accidental damage to them would have a significant effect on what are viewed as valuable features within this context. The applicants have now submitted a methodology for the protection of these neighbouring trees during the demolition and subsequent construction works within the site.
42. The proposals included the demolition of the existing boundary walls and did not provide any information of the treatment of the green spaces within the site. The village has many low, stone boundary walls and the loss of these boundary walls would reduce the contribution they make to providing cohesiveness to the character of the village. The development would appear exposed and undefined. The applicants have reconsidered this issue and further information has now been submitted which includes the reinstatement of the stone boundary walls. These will be constructed of natural stone, measuring 900mm high. Some details have been submitted in relation to hard and soft landscaping, however, it is recommended that a condition be attached for a landscaping scheme to be approved and subsequently implemented to ensure a satisfactory landscaping scheme is delivered.
43. The prominent location of the bin stores raised concern, however, these are now no longer necessary as there is sufficient space for provision within the curtilage of each property. A bin collection area is now proposed for the three terraced houses and this is more sympathetically located.
44. Subject to an appropriate landscape condition, the proposals are considered to comply with Policy 5: Landscape of the Cairngorms National Park Local Development Plan which seeks to ensure new development is appropriately designed and will conserve and enhance the landscape character and special landscape qualities of the National Park.

Environmental Issues

45. Policy 4: Natural Heritage of the Cairngorms National Park Development Plan 2015 seeks to restrict development that would have an adverse impact on protected species and where this cannot be avoided that appropriate mitigation measures are provided.
46. The CNPA Ecology Advisor advised that there was high potential for the existing building to support bats and that adequate survey work should be undertaken to establish this. This survey work concluded that there were no bats within the building and as such the proposed development would not impact on bats or their roosts. It is accepted that a pre-demolition breeding bird survey will be necessary and an informative will be attached to remind the applicant of this. An informative should also be included that recommends bat bricks and swift bricks should also be incorporated into the new dwellings.
47. It is noted that there are no 'green' SUDS incorporated within the proposed development. The CNPA Ecology Advisor provided advice and suggested schemes both at pre-application stage and during the assessment of the application that could be implemented to enhance biodiversity. The applicants were encouraged to review this. A suggestion was to utilise the new trees as SUDS features, a scheme that has been successfully implemented elsewhere on housing sites. The applicants have stated that they understand the benefits of such a system but given the size and mix of tenure in this more remote location, for practical and maintenance reasons, it will not be adopted by the local authority and therefore they are unwilling to consider this. This is unfortunate, however, the proposed SUDS satisfies the standards specified in the relevant guidance.
48. Given the above, the proposed development will comply with Policy 4.

Flooding and Surface Water Management

49. Policy 10: Resources of the Cairngorms National Park Development Plan 2015 seeks to ensure that surface water is dealt with accordingly and that an appropriate SUDs is adopted. It also seeks to ensure that that all new development is free from the significant risk of flooding.
50. A Drainage Impact Assessment and SUDS Strategy was revised to address further information sought by the Council's Flood Risk Management team. This has concluded that the site is not at risk of flooding from any source nor will it impact on any neighbouring residential properties in terms of flooding. As stated above the applicants have not adopted the SUDs as recommended by the Ecology Advisor. Traditional soakaways are proposed for both access road run-off, car parking bays and roof water run-off.
51. Transport note that a full assessment of the drainage provision will be undertaken at the Road Construction Consent (RCC) stage. However, they

object to the use of the proposed drainage channels across the prospective public road. The applicant is reminded that the appropriate consents under separate Roads legislation will be necessary prior to any works being undertaken on any new and existing road.

52. Notwithstanding this the proposals are considered to be in compliance with Policy 10: Resources.

Roads and parking

53. Policy 3: Sustainable Design of the Cairngorms National Park 2015 states that all new development will include an appropriate means of access, egress and space for off street parking. The development will be satisfactorily accessed from the existing public routes, Main Street and Cults Drive. Transport are, however, concerned that the roads within the site are to become part of the public network. As such additional information was sought to enable the adoption of the roads infrastructure. There remains outstanding information necessary to address these concerns. It has been identified that there requires to be an unobstructed service verge. The visibility splays at both junctions onto the existing public roads will also have to be reduced. Transport have recommended conditions be imposed to ensure these measures are undertaken and these road safety issues are addressed.
54. As stated earlier, there is adequate off street car parking provision.
55. Subject to appropriate conditions being attached, it is considered the application satisfies Policy 3.

Infrastructure and Developer Contributions

56. Policy 11: Developer Contributions of the Cairngorms National Park Local Development Plan 2015 states that where development gives rise to a need to increase or improve public services, facilities or infrastructure, or mitigate adverse effects, then the developer will normally be required to make a fair and reasonable contribution towards additional costs or requirements.
57. There is capacity at both the catchment Primary and Secondary Schools and as such no mitigation is necessary. No further improvements to existing services and facilities have been identified.
58. Supplementary Guidance on Policy 11 states that opportunities to enhance the provision of sustainable travel options may be requested depending on the scale of development and its location. Moray Council's Transportation Service has confirmed that a financial contribution of £1230 towards Moray Council's demand responsive transport service is required to mitigate the impact of the development, in terms of increased usage on this service given the limited bus service that currently exists in Tomintoul. Given the small sum of money, the most efficient means of payment will be a direct payment by the applicant prior

to release of a decision notice. Although a legal agreement could be used to secure it, this would add time and money to the overall cost.

CONCLUSION

59. The redevelopment of the former school will bring this vacant, derelict site back into use. The introduction of housing will fulfil a local need which will benefit the local community, through the provision of both private sale and affordable units. The development is sympathetically designed and will enhance the existing layout and character of the village. The proposals are considered to comply with Local Plan Policy subject to appropriate conditions in respect of landscape and servicing, and an appropriate legal agreement or upfront payment to secure the necessary developer contributions.

RECOMMENDATION

That Members of the Committee support a recommendation to the Redevelopment of former secondary school site for erection of 9 houses at Former Tomintoul Secondary School, Main Street, Tomintoul, Moray, AB37 9HA subject to payment of a planning obligation and the following conditions:

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

1. **No construction shall commence on any of the houses hereby approved until details by way of samples of external finishes have been submitted to and approved in writing by the Cairngorms National Park Authority, acting as Planning Authority.**

Reason: To ensure the development conserves and enhances, and is sympathetic to the existing character of the settlement in accordance with Policy 3: Sustainable Design, of the Cairngorms National Park Local Development Plan 2015.

2. **No development shall commence on site until a detailed landscape scheme (comprising a scaled plan, full specifications and management and maintenance statement) has been submitted to and approved in writing by the Cairngorms National Park Authority, acting as Planning Authority.**

Reason: To ensure the development conserves and enhances the landscape character and that an appropriate landscape setting is provided and maintained in accordance with Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2015.

3. **No works shall commence on site until full details (in the form of scaled plans and written specifications) are submitted to and approved in writing by the Cairngorms National Park Authority, acting Planning Authority on consultation with the Roads Authority to illustrate the following:**

- a) **Roads and footways, including the extension of the existing public road and public footway, including the footway along the site frontages onto Main Road and Cults Drive;**
- b) **Surface water drainage; and**
- c) **Access arrangements for individual properties.**

Thereafter the roads and surface water infrastructure shall be completed in accordance with approved details.

Reason: To ensure that the road improvement works are designed to an appropriate standard in the interests of road safety and to ensure that the road network is adequate to cater for the development in accordance with Policy 3: Sustainable Design and Policy 10: Resources of the Cairngorms National Park Local Development Plan 2015.

4. A visibility splay of 2.4m x 70m shall be provided and maintained at the access onto the Main Road in both directions, clear of any obstruction above 0.26m in height (measured from the level of the carriageway).

Reason: In the interests of road safety and to ensure safe access and egress for the development in accordance with Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

5. A visibility splay of 2.4m x 25m shall be provided and maintained at the access onto the Cults Drive in both directions, clear of any obstruction above 0.26m in height (measured from the level of the carriageway).

Reason: In the interests of road safety and to ensure safe access and egress for the development in accordance with Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

6. **No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Cairngorms National Park Authority, acting as Planning Authority in consultation with the Roads Authority.**

Reason: To ensure disturbance is kept to a minimum and neighbouring amenity is protected and in the interests of road safety in accordance with Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

7. No boundary fences, hedges, walls or any other obstruction whatsoever over 0.6m in height and fronting onto the prospective public road shall be within 2.4m of the edge of the carriageway.

Reason: In the interests of road safety and to ensure safe access and egress for the development in accordance with Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

8. New boundary walls/fences/hedges shall be set back from the edge of the public carriageway at a distance of 2.0m with no fences, walls or obstructions within the 2.0m wide service verge along the frontage of Plots 7 and 8. Driveways over service verges shall be constructed to accommodate vehicles and shall be surfaced with bituminous macadam.

Reason: In the interests of road safety and to ensure safe access and egress and for the development in accordance with Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

Informatives

1. The development hereby approved must commence within 3 years of the date of this decision notice. If development has not commenced within this period then this planning permission will lapse.
2. You are advised that should any work commence within the bird breeding season (April to August) then pre- construction surveys for breeding birds must be undertaken.
3. It is recommended that bat bricks and swift bricks should be incorporated into the construction of the dwelling houses.
4. You are advised that the approval of the Moray Council Roads Authority is required for any works affecting the public road and for any road construction consent or any other requirements under the Roads legislation.
5. You are advised in relation to condition 6, the Construction Traffic Management Plan shall include as a minimum:
 - duration of works;
 - construction programme;
 - number of vehicle movements (i.e. materials, plant, staff, components);
 - schedule for delivery of materials and plant;
 - full details of temporary arrangements to safeguard pedestrian movements during the construction period;
 - full details of any temporary construction access;
 - full details of any temporary closures or diversions;
 - details of restricted times for deliveries to the site when school children are travelling to/from the nearby school;
 - measures to be put in place to prevent material being deposited on the public road;

- traffic management measures to be put in place during works including any specific instructions to drivers;
- parking provision, turning, loading and unloading areas within the site for construction traffic.

This document shall also provide details of temporary signage which shall be erected to support the 'no stopping' restrictions associated with the school following the demolition of the wall fronting Cults Drive. The location shall be agreed in writing with Moray Council, as Roads Authority and thereafter, prior to the completion of the development, the existing road marking on Cults Drive shall be refreshed and new signage to support the 'no stopping' restrictions associated with the school shall be erected at a location to be agreed in writing with Moray Council as Road Authority.

6. Consent shall not be issued until a suitable legal agreement has been concluded to make a financial contribution towards Moray Council's Sustainable Travel policy.
7. The legal agreement should be concluded within 6 months of the date of this notice. If not concluded within that 6 month period, a report will be put to Committee with a likely recommendation that the application be refused.
8. The person undertaking the development is required to give the Planning Authority prior written notification of the date on 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.
9. Following completion of the development, a notification of the 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.

The map on the first page of this report 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.