

## CAIRNGORMS NATIONAL PARK AUTHORITY

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### **DEVELOPMENT PROPOSED:**

Erection of Heritage Centre including Office, Cafe and Retail Space and installation of Air Source Heat Pumps at Princess Royal And Duke Of Fife Memorial Park, Braemar, Aberdeenshire.

**REFERENCE:** 2017/0131/DET

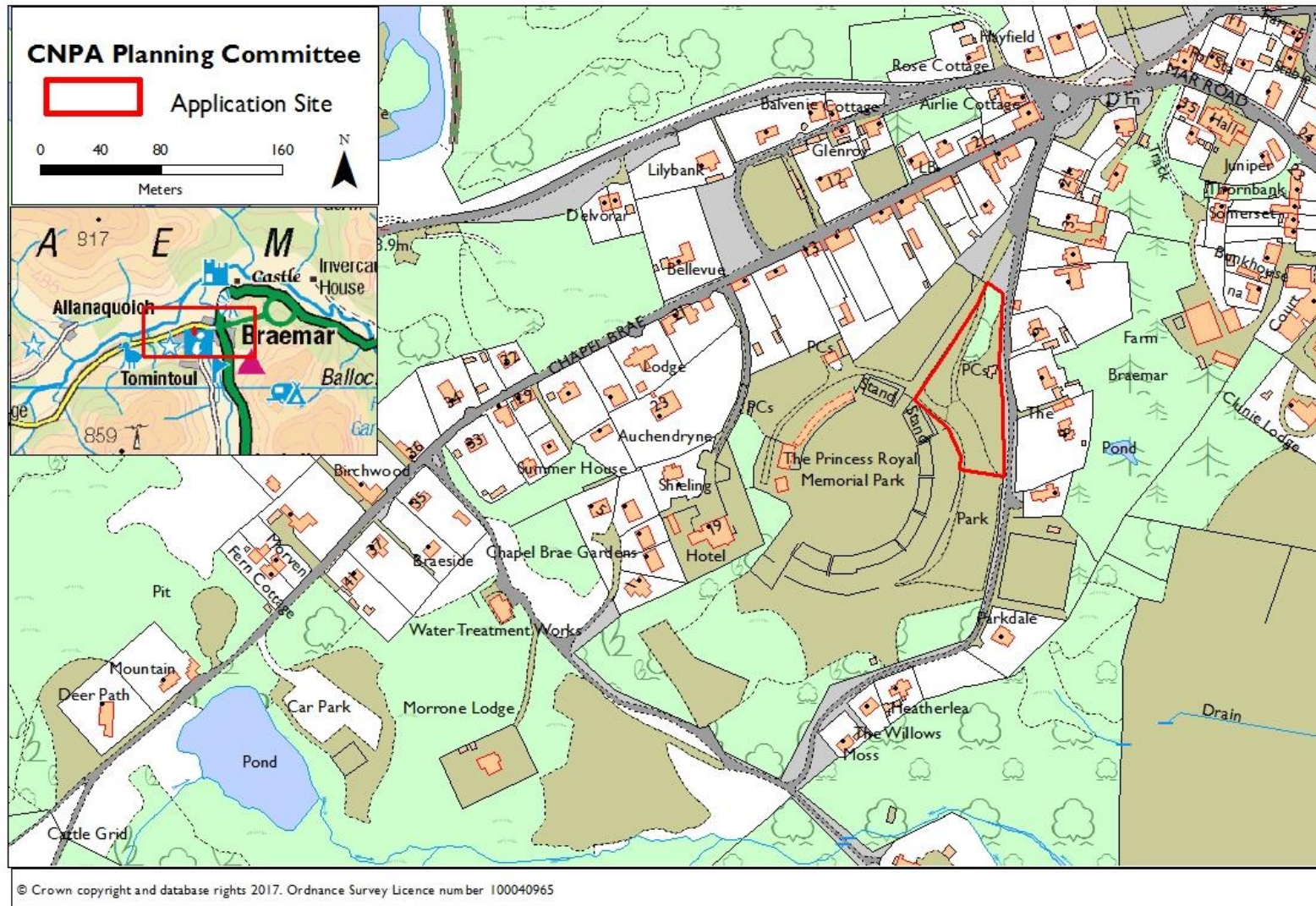
**APPLICANT:** Braemar Royal Highland Charity

**DATE CALLED-IN:** 24 March 2017

**RECOMMENDATION:** Approve with conditions

**CASE OFFICER:** David Allan , Planning Technician

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## SITE DESCRIPTION, PROPOSAL AND HISTORY

### Site Description

1. The application site is located within the grounds of The Princess Royal & Duke of Fife Memorial Park, which is the venue for the annual Braemar Gathering Highland Games. The Memorial Park is located to the South East of the settlement of Braemar, set amongst minor residential streets and forming part of the Braemar Conservation Area.
2. The Memorial Park contains a central games field with areas of grand stand seating to the North, East and South. To the Northwest there are areas of enclosed seating, a Patron's Pavilion and private enclosure for Royal attendees and guests. Access to the park is via a driveway which branches off Broombank Terrace and includes an entrance point marked with stone gate piers and flagpoles. A number of these structures together form a Category C listed building, listed for their special architectural or historic interest locally. The principal driveway extends to the games field and continues round to an area of informal parking to the South East. A secondary access route provides pedestrian access to the East. To the South, the Morrone dominates views out of the park.
3. The area proposed for development is situated in the North East corner of the park and comprises a small grassy knoll with embedded rock and clusters of birch trees. A concrete toilet block is located to the rear of the site and the existing vehicular and pedestrian access routes occupy the western extent of the site.
4. Formal designations associated with this site include: River Dee Special Area of Conservation (SPA) - designated for otter, freshwater pearl mussel and Atlantic salmon; Deeside and Lochnagar National Scenic Area; and native woodland.

### Proposal

5. 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=ONGWEESI0CA00>

Title	Drawing Number	Date on Plan*	Date Received
Site Location Plan	A_000	17/03/2017	03/04/2017
Existing Site Block Plan	A_001	17/03/2017	03/04/2017
Proposed Site Block Plan	A-002	17/03/2017	03/04/2017
Existing Site Layout Plan	A_003	17/03/2017	03/04/2017

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**Planning Committee Agenda Item 5**

Revised Proposed Site Layout Plan	A_010 Rev A	05/06/2017	06/06/2017
Existing Plan Fabric To Be Removed	A_004	17/03/2017	03/04/2017
Existing and Proposed Site Elevations	A-020	23/03/2017	03/04/2017
Existing and Proposed Site Sections A-A	A-030	17/03/2017	03/04/2017
Existing and Proposed Site Sections B-B	A-031	17/03/2017	03/04/2017
Proposed Floor Plan	A-101	17/03/2017	03/04/2017
Roof Plan	A-102	12/12/2016	03/04/2017
GA Elevations	A-201	17/03/2017	03/04/2017
Refuse Area Elevations	A-210	23/03/2017	03/04/2017
Lantern Detail	SK02	23/05/2017	23/05/2017
Access Diagram	SK03	05/06/2017	06/06/2017
Site Investigation Report – Soil Report	16.884		03/04/2017
Foundation Plan	16.884/090	12/12/2016	03/04/2017
Ground Floor Plan	16.884/100	12/12/2016	03/04/2017
Attic Plan	16.884/110	12/12/2016	03/04/2017
Roof Plan	16.884/120	12/12/2016	03/04/2017
Revised Drainage Plan and Details	16.884-701 Rev C	17/05/2017	23/05/2017
Tree Survey	BHG-1703-TR	15/03/2017	03/04/2017
Tree Management and Protection	BHG-1703-TP	15/03/2017	03/04/2017
Replacement Tree Planting	BHG-1703-LS	15/03/2017	03/04/2017
Bat Preliminary Roost Assessment		01/12/2016	03/04/2017
Design and Access Statement		01/03/2017	03/04/2017
Drainage Calculations		01/04/2017	09/05/2017
Heating Product Information			03/04/2017
Noise Impact Assessment		05/05/2017	05/05/2017
Sustainable Design Statement		13/03/2017	03/04/2017
Tank Sizing			03/04/2017
Planning Addendum 2		09/05/2017	09/05/2017
Planning Addendum 3		23/05/2017	23/05/2017
Planning Addendum 4		26/05/2017	26/05/2017
Planning Addendum 5		06/06/2017	06/06/2017

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

6. The proposal is for the construction of a new Highland Games Centre to provide year round visitor attraction facilities, primarily associated with the history and function of the existing games site. The principal element of the development is a single storey building of traditional design, comprising four linked yet visually distinct units which have been presented to convey a cluster of smaller buildings. Plans and illustrations are included as Appendix 1 of this report.
7. A Design and Access Statement (with addendums) has been submitted in support of the application, which provides an overview of the design approach and intended material finishes, and is included as Appendix 2 of this report. In summary, the design approach has been informed by the existing Edwardian structures within the Memorial Park, and takes further architectural cues from traditional buildings within Braemar. The building is to be of timber construction with external vertical cladding painted mizzle green, and with trim details and features, including dormers, architraves, and finials painted white. The roof is to be corrugated metal in a russet-red finish and features a timber, glazed roof lantern.
8. The Centre has a gross internal floor area of 473m<sup>2</sup> and is to include a gallery, exhibition hall, café and gift shop, office, and general service areas. The area in front of the Centre is to be finished in stone paving incorporating both stepped and ramped access routes. To the rear of the building there are areas for bin storage, an array of air source heat pumps and an LPG tank is to be installed. Two new gated entrances are to be created at the boundary to Broombank Terrace to allow collection of waste and to provide LPG tank access.
9. Whilst the existing principal driveway will provide vehicular access, the secondary access route will be restricted to pedestrian use and a minor modification to the alignment of this access is proposed. Parking for 4 coaches and 22 cars will be provided through use of the existing parking area within the wider site, with an additional 3 disabled parking bays to be formed close to the Centre. An existing concrete toilet block within the footprint of the proposed building is to be demolished.

## **History**

10. Planning permission was granted by CNPA's Planning Committee in 2014 (planning ref: 2014/0026/DET) for a visitor centre development at a different location within the Memorial Park. This proposal was for a larger, two storey visitor centre of contemporary design, which was to be integrated into the existing grandstand around the Northern edge of the games field. The approved elevations drawing for this permission is included as Appendix 1.12 of this report.
11. The supporting Design and Access Statement submitted with the current application states that The Braemar Royal Highland Charity, who are applicants in both instances, wish to pursue a smaller, more economically viable development, and as such are seeking a fresh permission for an alternative

proposal. Whilst the original permission remained extant at the time of application, it is confirmed that the development has not been implemented and that the permission expired on 11<sup>th</sup> of June 2017.

12. The current application was subject to pre-application advice with input from Aberdeenshire Council and CNPA. As part of this advice it was confirmed that a relocation of the proposed Visitor Centre would be welcomed and that in general, the proposed use and design approach were likely to be compliant with the policies contained within the Cairngorms National Park Local Development Plan 2015.

## DEVELOPMENT PLAN CONTEXT

### Policies

<b>National Policy</b>	Scottish Planning Policy 2014	
<b>Strategic Policy</b>	Cairngorms National Park Partnership Plan 2017 - 2022	
<b>Local Plan Policy</b>	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	
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	X
POLICY 10	RESOURCES	X
POLICY 11	DEVELOPER CONTRIBUTIONS	

13. 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>

### Planning Guidance

14. 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	
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	X
Policy 10	Resources Non-Statutory Guidance	X
Policy 11	Developer Contributions Supplementary Guidance	

## CONSULTATIONS

15. A summary of the main issues raised by consultees now follows:
16. **Scottish Natural Heritage** advise that as the application site is within the catchment of the River Dee Special Area of Conservation, CNPA is required to consider the effect of the proposal on the SAC. However, they conclude that with the incorporation of a SUDS scheme and adherence to a pollution prevention plan, and given the site location within Braemar, it is unlikely that there will be a significant effect on any of the qualifying features of the SAC. As such an appropriate assessment under the Habitats Regulations is not required. They further advise they are content for CNPA to agree the detail of any SUDS scheme and pollution plan without further consultation.
17. **Scottish Water** advise that there is sufficient capacity within Braemar Water Treatment Works and Braemar Waste Water Treatment Works to service the demands of the development. However, this capacity cannot be reserved and as such confirmation of ability to service the development will be provided upon receipt of a formal application to connect.
18. **Aberdeenshire Council Environmental Health** initially advised that in respect of the proposed air source heat pumps, they were unable to support the application until it could be demonstrated that the development could operate without causing unacceptable detriment to neighbouring amenity, and requested submission of noise assessment.
19. A noise assessment was subsequently submitted to the satisfaction of the Environmental Health Officer and the objection removed.
20. **Aberdeenshire Council Environmental Planner** notes that the application site is situated within close proximity to The Princess Royal and Duke of Fife Memorial Park, Patron's Pavilion, Private Enclosure and Gate piers, Broom Bank Terrace, Braemar (LB52167) which is a category C listed building. They further note that the site is situated within the Braemar Conservation Area.
21. They state that the existing listed buildings are a rare example of permanent highland games structures with a long and significant history associated with the sport. In terms of the current proposal, they advise that the design approach is both reflective of the character of the traditional vernacular buildings of the Conservation Area, and will also sit comfortably in the setting of the listed

buildings. They also state that the relocation of the Highland Games Centre to a less prominent location separate from the grandstand is a welcomed revision to the previously approved development. In further reference to the extant planning permission, they wished to seek assurance that it would not be possible to progress both schemes simultaneously.

22. Finally, it is recommended that physical and colour sample of all external finishes (including landscaping) be provided.
23. **Aberdeenshire Council Flood Prevention Unit** initially advised that whilst they were generally satisfied with the level of flood risk, further information was required in relation to surface water drainage including details of a SUDS scheme, and drainage calculations to demonstrate that an existing culvert has sufficient capacity to accept surface water drainage from this proposal.
24. Subsequently, a revised drainage strategy incorporating SUDS and the required drainage calculations have been provided to the satisfaction of the flood prevention unit and there is no objection to the application.
25. **Aberdeenshire Council Roads** have no objection to the application and advise that the existing access from Broombank Terrace has good visibility and slow traffic speeds. They further advise that the proposed parking provision is sufficient. They have requested that a planning condition be attached requiring that parking spaces, surfaced in hard standing, are to be provided as per the submitted plans prior to occupancy of the development.
26. **Aberdeenshire Council Transportation** advised that the development falls below the limit recommended by Transport Assessment Guidance for requiring a Transport Assessment, and that the size and location of the development are of no concern from a transportation perspective. Whilst they note the lack of a formalised footpath on Broombank Terrace to the entrance of the Memorial Park as a possible concern, it is not considered an impediment in respect of transportation due to anticipated everyday use.
27. **Aberdeenshire Council Waste Management** has no objection to the application. Whilst they offer no specific comment in respect of this proposal, they have provided standard advice for access requirements for waste collection vehicles.
28. **CNPA Ecology** advised that due to the proximity of the River Clunie, which is within the River Dee SAC, SNH should be consulted for comments on potential impacts to qualifying features of the SAC. They further advised that to ensure that all wastewater and pollution generated from construction activities does not reach the River Clunie, a Pollution Prevention Plan is required, and this can be controlled by way of a planning condition.
29. It was initially advised that the proposed drainage scheme did not include any provision for SUDS and that a revised scheme which should contribute to improved water quality, biodiversity and amenity would be required. On further discussion with the applicant, it was established that site conditions were a



constraint to the introduction of a scheme requiring percolation, and that a scheme which introduces standing water may present potential health and safety risks. A revised drainage scheme which includes the use of swales and an attenuation pipe was subsequently submitted and agreed.

30. It was requested that in addition to the initial bat roost assessment covering the buildings proposed for demolition, a further assessment of the trees marked for felling would be required. An additional bat roost assessment was submitted within Planning Addendum 4, and concluded to the satisfaction of the Ecology Adviser that there will be no impact on bats due to loss of trees. Whilst the loss of trees is considered a minor ecological impact, the proposed replacement planting is considered sufficient mitigation and will contribute to new foraging areas for bats in the medium to long term. It was also recommended that the applicant consider integrating bat and swift nesting boxes within the building design.
31. **CNPA Landscape Adviser** states that the proposed building is of a style and size that will add to the character of the Memorial Park. Removal of undisturbed ground and trees will alter the green structure and character of the local area but this can be mitigated.
32. They initially recommended that the building be relocated, 5-10 metres to the West of its proposed location to allow additional tree planting at the boundary to Broombank Terrace, strengthening the edge of the Memorial Park. Following discussion with the applicant's agent, it was demonstrated that the proposed location had been determined following an assessment of landscape impacts and desired site levels which allow for step free access, and as such the request was not upheld.
33. They also advised that in order preserve the impression of a peaceful place of traditional and simple style, the existing dual drive, marked as the coach route should be narrowed and not used for vehicular access. A revised access diagram to incorporate a dedicated pedestrian route and restricting coaches to the principal driveway has been submitted and agreed.
34. Finally it has been requested that revised tree planting and landscaping plan be submitted to include native species such as down birch, rowan, aspen and bird cherry, and a construction methods statement covering site preparation, construction phase, and site reinstatement.
35. **Inclusive Cairngorms** did not object to the application and advised that whilst the design and access statement made reference to provision of car parking for disabled visitors, a fuller statement would include details on elements such as doors, signage and paintwork.
36. A Planning Addendum to the Design and Access Statement (Addendum 2), has been submitted by the applicant that provides further detail on accessible routes, entrance points, and confirmation of single level access throughout. It also provides detail on further internal accessibility measures and material finishes and confirms that all building regulation requirements will be met.

37. **Braemar Community Council** were consulted but have not provided any comments on this application.

## **REPRESENTATIONS**

38. No public representations have been made in respect of this application.

## **APPRAISAL**

### **Principle for Development**

39. The proposed development seeks to enhance the visitor facilities at the Princess Royal and Duke of Fife Memorial Park. Through its role as the venue for the Braemar Highland Games, and the Royal heritage associated with this event, the park contributes to key visitor infrastructure within Braemar. Improvements to such a facility can be supported in principle subject to compliance with policies contained within the Cairngorms National Park Local Development Plan 2015, and mitigation of any adverse impacts.

### **Supporting Economic Growth**

40. In its current form, The Princess Royal and Duke of Fife Memorial Park offers no formal, permanent visitor facilities and limited visitor experience. The rationale for this proposal is to enhance the site by providing indoor and therefore year round facilities, which will be used to champion the local and cultural heritage interests associated with the site and the highland games in general.
41. The provision of a heritage based visitor centre, with space for exhibitions and functions, and a café/restaurant focusing on traditional and local cuisine is both appropriate to the site and to the core functions of the Braemar Royal Highland Charity as detailed in the supporting Design and Access Statement.
42. If successful in its aspiration to become a year round, destination visitor attraction, then this is likely to strengthen the tourism portfolio of Braemar. This may be particularly relevant in terms of extending and adding to winter opportunities as the current site provides no indoor element. It is also anticipated that this will contribute to opportunities for employment or volunteering.
43. The supporting planning statements indicate that this proposal is intended to complement rather than compete with existing businesses in Braemar. Given the proximity of the application site to the centre of Braemar, and with an understanding that the existing site is in many ways an established attraction, it is reasonable to conclude that the proposed centre will feature as part of an itinerary of attractions in Braemar. It is therefore considered to comply with Policy 2: Supporting Economic Growth of the Cairngorms National Park Local Development Plan 2015.

## Natural Heritage and Landscape

44. The site has no specific designations in respect of species or habitats. However, due to its proximity to the Clunie Water, which is a tributary of the River Dee Special Area of Conservation it was necessary to consider potential impacts to qualifying interests of the SAC. It is concluded that the development itself will have no impact on these qualifying features, however, there is potential that waste water and pollution generated during the construction phase could. This potential impact can be appropriately mitigated through adherence to a pollution prevention plan, and it is recommended that a planning condition (Condition 1) be attached requiring the detail of this document to be agreed prior to commencement of development.
45. As the toilet block is to be demolished and a number of trees felled these have been surveyed for their potential to support bats. There is no evidence that any bat species are present. However, it is considered that the site, within its wider setting, does provide suitable foraging habitat and therefore there is potential that bats could be encouraged to use the site. As such, and in an attempt to provide ecological enhancements at the site, it has been agreed that bat and swift nest boxes will be incorporated into the design.
46. Once built, the area around the Centre is to be reinstated and landscaped. This largely consists of laying of turves and the implementation of a scheme for replacement tree planting. Adherence to the replacement planting proposals, which includes a 5 year maintenance requirement, will help provide a sense of natural enclosure around the new building and will ensure that site reinstatement contributes to ecological enhancements. It is recommended that a planning condition (Condition 2) be attached requiring submission of a revised tree planting plan including additional native species.
47. To ensure that resources such as soil and turfs are managed responsibly, allowing their re-use, and to ensure that construction activities minimise their impacts to restoration requirements, it is recommended that a planning condition (Condition 3) be attached requiring submission of a detailed Construction Methods Statement.
48. In terms of landscape, the proposal introduces new built structures within the Memorial Park setting. Therefore it is important to ensure that the proposed building sits comfortably in its surroundings and is not overbearing either to the Listed Building interest, neighbouring residential properties, or landscape views. The building is of an appropriate scale that whilst being an obvious addition it is in balance with the existing structures. The approach to massing which attempts to convey the sense of a cluster of smaller buildings will help reinforce this. It has also been demonstrated that one of the key considerations in determining the location of the Centre was to ensure views out of the park towards The Morrone were protected and the offset location achieves this.
49. As such, the proposal is considered to comply with Policy 4: Natural Heritage, and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2015.

## **Cultural Heritage – Listed Buildings & Conservation Area (Design and Materials)**

50. The Braemar Gathering has been held in its present form since 1832 and has been regularly attended by the reigning Monarch and members of the Royal Family since 1848. As such, the Memorial Park is a valuable cultural asset to Braemar and the proposed development present an opportunity to contribute to the continued viability of this site.
51. The proposal does not include any alterations or modifications to the structures which make up the Category C listed building, therefore any potential impacts would be limited to the setting of the listed building. The relocation of the Centre in comparison to the previously approved design is an improvement and provides a welcomed separation from the games field.
52. As the proposed palette of materials and finishes has been informed by both the existing listed structures and traditional properties in the Conservation Area, this will ensure that the new building accords visually within its setting. There can be a risk in recreating traditional styles so to further ensure a high quality finish, it is recommend that a planning condition (Condition 4) be attached requiring physical sample be made available for inspection prior to construction of the building. Therefore, subject to approval of appropriate materials, the proposal is considered to comply with Policy 9: Cultural Heritage of the Cairngorms National Park Local Development Plan 2015.

## **Sustainable Design and Resources**

53. The application is supported by a Design and Access Statement (with addendums) and a suite of further supporting information documents relevant to sustainable design requirements and responsible use of resources.
54. Whilst issues relating to the visual aspects of the design, in terms of potential impacts to the contextual setting are covered above under cultural heritage, detail has been provided to demonstrate how consideration has been given to sustainability in terms of accessibility, building performance, and services.
55. Internally, the building is on one level, maximising the opportunity for full access throughout and the open layout of the gallery and exhibition hall provide good circulation space. It has been further demonstrated that through considered use of accessible counters and displays, a centrally located accessible toilet, lighting design and tonal contrasts, and measures such as lever style ironmongery the building design aims to prevent barriers to use. It is also confirmed that all required building standards regulations will be met.
56. The sustainability report details how low or zero carbon technology has been incorporated to contribute to reduced CO<sub>2</sub> emissions, and identifies the use of air source heat pumps as the most practical solution in this case. These are located to the rear of the building and it has been demonstrated that their use

will not result in an unacceptable impact to the amenity of neighbouring residential properties.

57. The wider Memorial Park site is already established in use and the current proposal largely makes use of the existing access and parking provision. However enhancements including, introduction of dedicated disabled parking bays, and the provision of cycle parking, will ensure that the site is adequately serviced in terms of access and parking. It is recommended that a planning condition (Condition 5) be attached requiring the implementation of formalised coach and car parking prior to occupation of the development.
58. The location of the site, close to the centre of Braemar is also conducive to active travel modes both for visitors and local residents alike. Pedestrian movement through the site is also promoted by way of a dedicated non-vehicular route which is wheelchair accessible and has ramped access to the Centre. Therefore, the proposal is considered to comply with Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.
59. It is proposed that the development will connect to two existing drainage systems. Foul and waste water from the Centre is to be discharged to an existing Scottish Water combined sewer and it has been confirmed in principle that there is sufficient capacity to accept this connection. Surface water run-off will pass through an onsite SUDS scheme incorporating swales and an attenuation pipe before discharging to an existing estate field drain. Again this has been confirmed that there is sufficient capacity at the existing culvert to accept this. Consideration was given to the development of a more elaborate SUDS scheme which would deliver wider ecological enhancements; however, there are both physical and practical constraints applicable to the site which has justified the agreed approach. There is no known flood risk.
60. All waste will be collected by the Local Authority who will require the applicants to adhere to any segregation regime. A waste collection point has been identified to the rear of the site at Broombank Terrace, and no issues have been raised by the Local Authority. Therefore, the proposal is considered to comply with Policy 10: Resources of the Cairngorms National Park Local Development Plan 2015.

## CONCLUSION

58. The proposed development seeks to enhance an existing key tourism site within the settlement of Braemar. The provision of a purpose built visitor centre which can be used throughout the year will improve the visitor experience, provide increased opportunities to promote cultural heritage interests, and is anticipated to contribute to increased employment or volunteering opportunities. The design approach is sympathetic to the traditional architectural styles found in Braemar and is in keeping with the character and heritage of the existing listed structures. Therefore, it is considered that the proposal is in accordance with the policies of the Cairngorms National Park Local Development Plan 2015.

## RECOMMENDATION

**That Members of the Committee support a recommendation to: grant full planning permission for the Erection of Heritage Centre including Office, Cafe and Retail Space and installation of Air Source Heat Pumps at Princess Royal And Duke Of Fife Memorial Park, Braemar, Aberdeenshire, subject to the following conditions:**

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

### Conditions

1. **No development shall commence on site until a Pollution Prevention Plan detailing how waste water and pollution from construction related activities will be prevented from adversely affecting the River Clunie, has been submitted to and approved in writing by Cairngorms National Park Authority, acting as Planning Authority. Thereafter, works shall be carried out in accordance with the approved plan.**

**Reason: To ensure that appropriate measures are in place to prevent unnecessary adverse impact to water quality of the River Clunie, and to prevent harm to qualifying feature of the River Dee SAC in accordance with Policy 4: Natural Heritage and Policy 10: Resources of the Cairngorms National Park Local Development Plan 2015**

2. **No development shall commence on site until a Construction Method Statement, which shall contain details of the following:**
  - a) **Site clearance and preparation including demolition of existing structures, stripping and storage of turfs and soils, and tree felling;**
  - b) **Location of all construction related compounds and materials storage areas;**
  - c) **Site reinstatement;**

**has been submitted to and approved in writing by Cairngorms National Park Authority, acting as Planning Authority. Thereafter works shall proceed in accordance with the approved details.**

**Reason: To demonstrate that soils, vegetation, and hard surfaces are managed to ensure there are no adverse landscape or ecological impacts all in accordance with Policy 3: Sustainable Design, Policy 4: Natural Heritage, and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2015.**

3. **Prior to the commencement of construction on site a revised landscaping plan which shall include details of the following:**

- a) Number, location, and height at time of planting for replacement trees;
- b) A revised tree planting list to include native species such as downy birch, rowan, aspen and cherry;
- c) Areas to be turfed or seeded;
- d) Location of SUDS features;
- e) All hard landscaping material finishes;
- f) Tree planting methodology;
- g) Ongoing maintenance arrangement to include replacement of dead and seriously damaged or diseased trees within first five years.

shall be submitted to and approved in writing by Cairngorms National Park Authority, acting as Planning Authority. Thereafter landscaping shall be carried out in accordance with the approved landscaping plan, and all replacement planting implemented in the first available planting season following completion of construction.

Reason: To ensure that all hard and soft landscaping is in keeping with the character and setting of the Memorial Park in accordance with Policy 3: Sustainable Design and Policy 9: Cultural Heritage, and to ensure that replacement tree planting provides appropriate ecological enhancements in accordance with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2015.

4. Prior to the above ground construction of the hereby approved Highland Games Centre, physical samples of all external material finishes shall be submitted to and approved in writing by Cairngorms National Park Authority, acting as Planning Authority, in consultation with Aberdeenshire Council Environmental Planner. Thereafter, construction shall be carried in accordance with the approved material finishes.

Reason: To ensure that external materials and finishes are of a high quality and are in keeping with the character and setting of the Memorial Park in accordance with Policy 3: Sustainable Design and Policy 9: Cultural Heritage of the Cairngorms National Park Local Development Plan 2015.

5. Prior to the first use of the development, parking spaces, surfaced in hard standing materials shall be provided within the site as shown on the submitted site plans. Thereafter, parking spaces shall be retained and maintained in accordance with the approved plans unless otherwise agreed in writing by Cairngorms National Park Authority, in consultation with Aberdeenshire Council.

Reason: To ensure an appropriate level of onsite parking provision is provided to prevent unnecessary on street parking, in the interest of amenity and in accordance with Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

6. Prior to the first use of the development, drainage is to be implemented in accordance with the hereby approved drawing I6.884-701 Rev C, "Revised Drainage Plan and Details". Thereafter the drainage strategy is to be retained

and maintained in accordance with the approved detail unless otherwise approved in writing by the Cairngorms National Park Authority.

Reason: To ensure that the drainage strategy provides for separate treatment of surface and foul water, includes provision of SUDs measures and to prevent any adverse impact nearby watercourses in accordance with Policy 10: Resources of the Cairngorms National Park Local Development Plan 2015.

7. Upon completion of the required replacement tree planting, bat and swift nesting boxes are to be provided as outlined in Planning Application Addendum 5, dated 6<sup>th</sup> June 2017 and thereafter maintained and retained.

Reason: To encourage use of the site by bats and swifts thereby creating opportunities to further biodiversity and promote ecological interest 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. 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.
3. 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.
4. Construction work (including the loading/unloading of delivery vehicles, plant or other machinery) should not take place out with the hours of 0800 hours to 1900 hours Mondays to Fridays, 0800 hours to 1300 hours on Saturdays or at any time on Sundays or Bank Holidays in order to minimise disturbance to residents in the area. It is recommended that you contact Scottish Water regarding connections to public water and foul drainage supplies that will be



necessary to service this development as. Further information is available in Scottish Water's response to this planning application.

5. You are advised that if any work is proposed to start during the bird breeding season (April to August) then pre construction checks for breeding birds must be undertaken.

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.