
CAIRNGORMS NATIONAL PARK AUTHORITY

DEVELOPMENT PROPOSED:

Development of 6 Affordable Homes and associated Access Road, Car-Parking and Landscaping at Land South of Dellmhor, Rothiemurchus, Aviemore, Highland

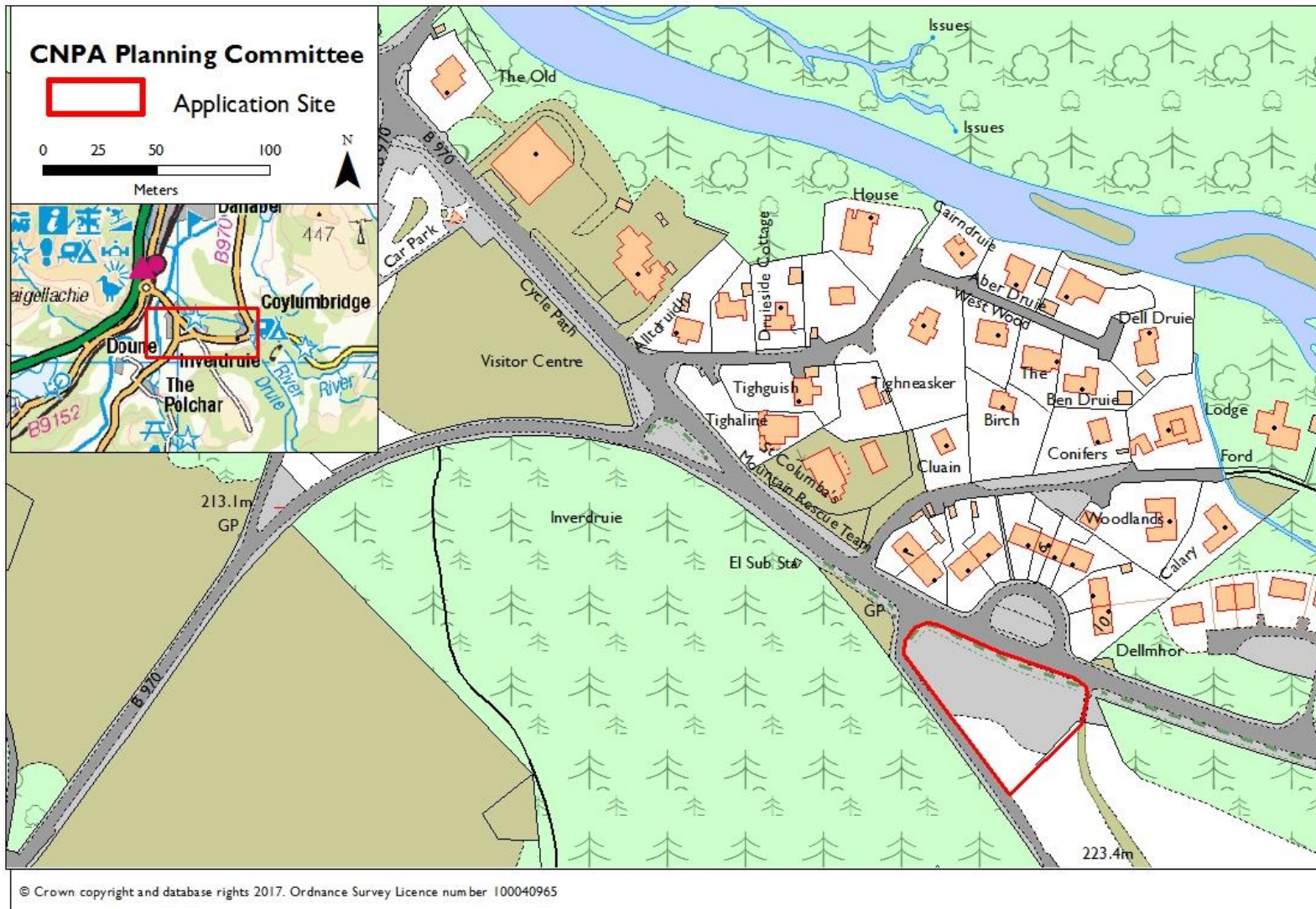
REFERENCE: 2016/0434/DET

APPLICANT: Albyn Housing Society Ltd

DATE CALLED-IN: 1 December 2016

RECOMMENDATION: Approve subject to Conditions and Conclusion of Planning Obligation

CASE OFFICER: David Allan & Gavin Miles, Planning Technician and Head of Planning and Communities



SITE DESCRIPTION, PROPOSAL AND HISTORY

Site Description

1. The application site is an area of vacant green land located within the settlement boundary of Inverdrue at the junction of the B970 Ski Road and unclassified road U250 to Blackpark and Tullochgrue. It sits south of and opposite the existing Crescent at Dellmhor. The site is relatively flat, with slight slope from south to north and an embankment along the south east corner. It is covered by rough grassland and scrub, with a number of semi-mature and mature trees around the perimeter. The old Logging Way runs along the northern boundary of the site beside the B970.

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.eplanningcpa.co.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OHJYG3SI0CA00>

Title	Drawing Number	Date on Plan*	Date Received
Location Plan	1530.PL.01.11		20/07/2017
Site Plan	1530.PL.01.13		20/07/2017
Site Appraisal	1530.PL.01.12		20/07/2017
Landscaping Plan	1530.PL.01.14		20/07/2017
Site Sections	1530.PL.01.15		20/07/2017
Fence Details	1530.PL.01.16		20/07/2017
Elevations (Houses 1-3)	1530.PL.01.17		20/07/2017
Elevations (Houses 4-6)	1530.PL.01.18		20/07/2017
Drainage Layout	3060:105 Rev A		22/06/2017
Drainage Impact Assessment			05/12/2016
Design and Access Statement			05/12/2016
Extended Phase I Survey Report			05/12/2016
Phase I Habitat Map			05/12/2016
Ecological Designations			05/12/2016
Arboricultural Impact Assessment			05/12/2016
Tree Schedule			05/12/2016

Tree Protection Plan			21/12/2016
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*Where no specific day of month has been provided on the plan, the system defaults to the 1st of the month.

3. The proposal is for the construction of 6 affordable homes, with associated access, parking and landscaping. The dwellings will comprise 2no. two-storey semi-detached units, and 2no. single-storey detached units arranged in a crescent shaped row in the rear (southern) portion of the site. Landscaping is proposed to the front/roadside of the site with some existing trees to be retained at the rear of the site. The landscaping will also include ground contouring to the front of the site as illustrated in site sections.
4. Vehicle access will be created through a new access point to the North-West of the site from the unclassified U250 Blackpark road with a service bay at the access point as the collection point for service vehicles. Bin storage provision is shown at this entrance. The houses will be set back from the main access point and then curve around the south of the site with landscaping between the site access and the ski road. A secondary access point to the North East will provide direct pedestrian and cycle access to the "Logging Way". Parking will be provided via spaces on the access road and in private drives. The junction of the Blackpark road and B970 ski road will be upgraded as part of the development proposals.
5. The proposed units are modular in design and are to be manufactured offsite prior to construction. The four central units will be two-storey and the units at the ends of the new crescent will be single storey. The design is contemporary but reflects elements of traditional buildings. The external appearance of the buildings has been significantly revised to change layout, materials and roof design since the application was made to address concerns about the visual appearance. This revised submission was re-advertised and interested parties informed.
6. Externally, material finishes are to include profiled fibre-cement sheet cladding for walls and roofs using a mixture of black, grey brown and blue grey colours. The rear gardens will be enclosed by 1.8 metre high fencing comprising a mixture of close boarded timber fencing and mesh fencing sections to create privacy but also retain some open views through the gaps between the units/blocks. The fences between garden plots will be 1.8 metre high screen fencing for privacy.
7. It is proposed to connect to public water and foul drainage systems. Surface water will be managed via a bio-retention basin located within the landscaping area to the north of the houses with discharge from this basin by infiltration. This system will be privately maintained.
8. Plans of the proposed layout and design of the development, including proposed fencing, are attached as **Appendix I-Plans**.

9. The application is supported by the following documents:
- a) Drainage Impact Assessment which considers drainage and flooding implications. It concludes that there is no flooding risk, recommending that a cut off drain and bund be formed along the south and east boundaries of the houses to protect them from any potential run off from the quarry access road. Proposals for surface water disposal were detailed and supported by testing of ground conditions
 - b) Landscape Scheme
 - c) Extended Phase I Survey Report and Phase I Habitat Survey. This identified three red squirrel dreys within the site. No European Protected Species were found.
 - d) Arboricultural Impact Assessment detailing condition of trees, those to be lost and those to be retained, and measures for protection
 - e) Design and Access Statement explaining how the design has evolved and how pre application advice has been taken into account

History

10. Outline planning permission was granted by CNPA in December 2005 (05/300/CP) for the construction of 5 affordable homes including access, parking and landscaping, and a subsequent reserved matters application was approved by The Highland Council in 2009 (08/00274/REMBS). This permission was not implemented and has since lapsed.
11. Within the wider area full planning permission was granted in June 2016 following consideration at the September 2015 Planning Committee meeting to erect five one and a half storey houses to the north east in front of another existing crescent of houses and these new houses have been recently completed. (Reference 2014/0390/DET)

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	
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

12. 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

13. 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	
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

14. A summary of the main issues raised by consultees now follows:
15. **Scottish Natural Heritage** advised that have no objection to the planning application. While the proposed development could have a significant effect on the capercaillie qualifying interests of nearby SPAs, SNH had undertaken their own appraisal to consider increased recreational use of capercaillie woodlands and concluded that any increase in recreation will follow existing patterns of use and consequently will not result in significant disturbance to capercaillie. They also advised that CNPA were required to carry out Habitats Regulations Appraisal.
16. **Scottish Water** have no objection to the application and advise that whilst Aviemore Water and Wastewater Treatment Works (foul water only) currently both have sufficient capacity to service the development, this capacity cannot be reserved and will be confirmed upon receipt of a formal request for connection.

17. They further advise that there is a water main within 10metres of the indicated site boundary, and as such, the applicant should identify any potential conflicts or restrictions on proximity of construction with Scottish Water assets.
18. **The Highland Council (Contaminated Land)** have no comments in respect of this application.
19. **The Highland Council (Flood Risk Management Team)** initially advised that whilst they were satisfied with the drainage arrangements for the new hardstanding on the site, they objected to the application on the grounds that details for a cut off bund and drain, as identified in the submitted Drainage Impact Assessment had not been included. Following submission of drawing no 3060:105: A (Drainage Layout) which shows the proposals for the cut off drain and confirms of the drainage maintenance arrangement, the objection has been withdrawn.
20. **The Highland Council (Forestry Officer)** commented on the original submission expressing concern about the proposal to remove trees along the east side of the Blackpark Road. The Officer further advised that discrepancies in the tree protection measures as detailed in the provisional Tree Protection Plan and Landscaping Plan required to be addressed and raised concern that proposed planting species contained unsuitable and exotic species.
21. **The Highland Council (Transport Planning Team)** initially advised that the proposed road junction improvements are welcome, and, subject to satisfactory construction of the junction works as per the submitted plans and reinstatement of road and cycleway markings, they had no objection to the application. It was also noted that the applicant will be required to apply for a Minor Works Permit prior to works commencing on or adjacent to the public road network.
22. Following re-consultation on the revised design and layout, it was confirmed that ownership and responsibility for the roads and drainage features for the site will remain private and the Team confirmed they had no further comments.
23. **CNPA Ecology Adviser** notes that the proposal will involve loss of 41 trees, mostly young and semi mature birch, and semi improved grassland. In the context of the wider area these features are considered to be of relatively low value with proposals for replacement planting having potential to create biodiversity interest. It is recommended that a pre-construction red squirrel survey be carried out as it has been two years since the last survey. It is also recommended that felling of trees within the construction protection zone be restricted unless necessary for health and safety reasons with deadwood allowed to decay naturally to provide additional habitats.
24. The CNPA heritage team undertook an Habitat Regulations Appraisal of the proposal which is attached as **Appendix 2**. It concludes that the proposals will

not have an adverse effect on site integrity of any European protected sites and no further mitigation.

25. **CNPA Landscape Adviser** has noted the qualities of this area being on the ski road, one of the most used routes in the Park. On the basis of the crescent shaped layout submitted, the team advised changes to the pattern and colour schemes, that proposed tree planting should be of native species, and that palisade fencing should be minimised in this rural location.
26. The team are satisfied with the revised layout and finishes of buildings. They note that a bund is to be provided along the roadside frontage and make comment on how the seed source from excavation may be best used, recommending that a construction method statement be provided. Further detail on the tree protection measures and landscape scheme are sought. and concern continues to be raised regarding the proposed palisade fencing. The landscape team would prefer to see post and wire fencing throughout the development. They would also prefer to see stone wall screening of the bin store rather than the gabion baskets proposed.
27. **CNPA Outdoor Access Team** advises that once developed, the site will no longer be available for the exercise of access rights, however, there are no established routes or paths across it, and the site does not appear to support informal recreation or access demand. They welcomed the proposed screening between the application site and the cycle path.
28. The Team further advised that as the Old Logging Way is a Core Path, it should not be subject to closure unless unavoidable. If closure is required, this should be short term and an alternative route provided. It is requested that an access management plan be submitted to demonstrate how access to the route, or alternative, will be provided for the duration of the proposed road junction works.
29. **Inclusive Cairngorms** advised that no comments had been received from members in respect of this application.
30. **Aviemore and Vicinity Community Council** state that whilst they accept the principle of housing on the site, they object to the current application on the grounds of design and material choice, building method, and insufficient parking provision.
31. Following re-consultation in relation to the revised plans the Community Council has maintained their objection, considering that whilst the colour change is an improvement the development will still be intrusive. They also consider that the parking provision remains insufficient. Both responses are included as **Appendix 3** of this report and the Community Council has requested to be heard at Committee.

REPRESENTATIONS

32. Four representations were received in objection in response to the original submission. One party has requested to be heard. The main points raised include:
- a) Proposal does not enhance the natural and cultural heritage of the area;
 - b) Houses do not reflect the look of the Dellmhor houses with particular regard to pre-fabrication and material /colour choices;
 - c) Houses will not be built locally;
 - d) Applicant is unable to specify that future residents will be local;
 - e) Affordable housing would be more suited to Aviemore due to proximity to amenities and services;
 - f) Any children resident would require funded transport to attend school in Aviemore;
 - g) Inadequate levels of parking which may result in on-road parking;
 - h) Potential adverse impacts to local traffic volume and road safety on busy road;
 - i) Development will adversely impact flora, fauna and trees present on site;
 - j) Development of this site, in addition to other recent developments will contribute to overdevelopment of a rural area.
33. A representation was received from the RSPB who highlight that an appropriate assessment should be undertaken to consider the impacts on the integrity of the Cairngorms Special Protection Area. They also recommend that information be provided to the residents of the development regarding capercaillie interests in the area.
34. A further representation from the Badenoch and Strathspey Conservation Group, who also request to be heard at Committee, objects to the application on the following summarised points:
- a) The addition of six households at this location will likely impact on the nearby Ancient Woodland Inventory site, including cumulative impacts with other recently permitted nearby development
 - b) The loss of habitat and habitat connectivity is not appropriately compensated for with the proposed additional planting.
 - c) The development will introduce additional disturbance to Capercaillie at nearby designated sites and cumulative impacts with recently permitted nearby developments need to be considered.
 - d) Potential for adverse impacts to red squirrels and birds with concern raised regarding the appropriateness of the bird survey work in relation to the range of species in the area

- e) The built design and landscaping will have detrimental landscape and visual impacts including concern regarding materials choices and landscaping planting species within a National Scenic Area
 - f) Concerns regarding appropriateness of internal layout and proposed household capacity.
 - g) Concerns regarding level of car parking provision
 - h) Development inconsistent with aims of National Park
35. All representations are included in their entirety in **Appendix 4**. Following re-advertisement of the revised design details in July 2017, no further public representations were made.

APPRAISAL

Principle of Housing Development

36. Policy I: New Housing Development of the Cairngorms National Park Local Development Plan provides support for new housing development within settlements where they are on an identified site or where they reinforce and enhance the character of the settlement maximising opportunities for infill, conversion, small scale development, use of derelict or underused land or the redevelopment of land.
37. The proposed development is for six affordable housing units on an undeveloped site within the settlement boundary of Inverdrue, to the south east of Aviemore. Whilst the site is not allocated for a specific use within the Cairngorms National Park Local Development Plan 2015 (LDP), it is located within the settlement boundary of Inverdrue and Coylumbridge. The LDPs supporting text explains that infill and windfall housing which meets the needs of the community and the objectives for the village will be supported. In addition planning permission for housing on this site was granted by CNPA (05/300/CP) and The Highland Council (08/00274/REMBS).
38. Further policy support is offered within Policy I where it sets out that development of 100% affordable housing will be supported where it meets a demonstrable local need. In this case the development is to be operated by a Housing Association, with all 6 units providing affordable rented residential accommodation for tenants with an identified need.
39. In these circumstances it is considered that the principle of residential development at this location fully complies with Policy I New Housing Development.

Design, Layout and Landscape Impacts

40. The proposed layout is considered to satisfactorily reflect the crescent shaped pattern of housing development in the immediate area with an attractive landscaped area between the new units and the popular ski road to the

immediate north of the site. The retention of the existing trees to the rear of the site this means that the proposed development will benefit from a strong landscape setting. The houses are sufficiently far away from existing Dellmhor housing on the north side of the B970 to ensure there is no loss of privacy or amenity for those properties.

41. The design of the development has been carefully considered and significantly modified meet both the needs of the housing provider and address concerns expressed about the visual appearance of the original proposal. We consider that the revisions to the scheme in terms of finishes, colours and form of buildings will fit in site and surrounding area well. The design is contemporary and distinctive but reflects elements of other recent housing in Inverdrue and will blend into the local landscape over time.
42. The development is considered to comply with Policy 3: Sustainable Design and Policy 5: Landscape of the Cairngorms National Park Local Development Plan which also encourages innovation in design and use of materials whilst still requiring that the proposals be sympathetic to the character of the area.

Natural Heritage

43. The site is of relatively low natural heritage interest apart from potential use by red squirrel potential which can be addressed through pre-construction surveys. The loss of trees can be adequately compensated for by the landscape and SUDS proposals which have considerable potential to deliver biodiversity benefits.
44. The Habitats Regulation Appraisal undertaken to consider impacts on designated Natura sites in the area concludes that there will be no adverse impacts on the designated site and its capercaillie interests (Cairngorms SPA) with no further mitigation required. The development is considered to comply with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan.

Servicing and Infrastructure Impacts

45. The site will have good pedestrian and vehicle access, with improvements to the Blackpark road junction making it safer for all users. The road access to the site will be private but with bin storage and servicing sufficient for public collection. The site will have 14 car parking spaces and are considered sufficient by the Highland Council Transport Planning Team.
46. The site will be connected to public water and foul drainage systems. The surface water drainage proposals are sufficient and have potential to create landscape and biodiversity benefits. A cut-off drain that is part of the surface water drainage system is located within a tree protection area to the south of the site and a condition will ensure it does not have an unacceptable impact on trees.

47. Although some representations have raised concern at the ability of local infrastructure to cope with additional development, the potential for development of this site was considered during the preparation of the Local Development Plan and is not considered to be a significant issue. The application is considered to comply with Policy 3: Sustainable Design and Policy 10: Resources of the Cairngorms National Park Local Development Plan.
48. Policy 11: Developer Contributions of the Cairngorms Local Development Plan requires that any development should make a fair and reasonable contribution where there is a need to increase public services as a result of a development. This application is within the housing catchments of Aviemore Primary School and Kingussie High School where there will be short or long term capacity is likely to be exceeded by new development. The Highland Council has provided CNPA with estimates of the financial sums required from new development to allow additional capacity to be created and an agreement with the developer over the sum and mechanism of payment will need to be concluded before a decision notice can be issued in order to comply with Policy 11.

Other Issues Raised in Consultations and Representations

49. Concern has been raised in some representation that there will be no local economic benefits due to the off-site construction of pre-fabricated units. However, this construction method is becoming a more common practice in order to control standards of construction, reduce costs, waste and deliver affordable or other housing. The creation of affordable housing will also bring economic benefits. There will be potential for local businesses to undertake other works such as site works and landscaping. This is not a
50. Concern is also raised that the houses won't be reserved for local people local to the area. In response, the houses will be let by Albyn Housing Society with tenants taken from the Highland Housing Register. There are many people in the Aviemore area on the register seeking homes in the Aviemore area so it is expected that the new hoes will help address that need and demand.
51. None of these additional concerns represent material land use planning considerations which would justify refusing the application.

CONCLUSION

52. The proposed development will deliver affordable housing in the National Park. This is a priority in the Cairngorms National Park Partnership Plan, which has a target of 200 new affordable homes being created in the National Park between 2017 and 2022. The site is well located in relation to the settlement, will bring an unused site into productive use and will provide affordable housing in a location where there is no longer such housing. The design and layout of the development is considered to be appropriate to its setting. The site can be satisfactorily serviced and accessed and it is not considered that there are any significant adverse impacts on the environment or on residents in

the area. We consider the application complies with Local Development Plan policies subject to appropriate planning conditions being imposed to achieve landscape, ecological and servicing requirements and conclusion of a reasonable planning obligation.

RECOMMENDATION

That Members of the Committee support a recommendation to grant full planning permission for the Development of 6 affordable homes and associated access road, car-parking and landscaping at Land South Of Dellmhor, Rothiemurchus, Aviemore subject to the following conditions and conclusion of planning obligations:

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

1. **No development shall commence on site until a revised landscape scheme including maintenance and management details has been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority. The scheme must include details of:**
 - a) **Hard and soft landscaping;**
 - b) **Screening of bin stores;**
 - c) **Finishes of all paths, roads, parking spaces and footpaths;**
 - d) **Trees to be retained and measures for their protection;**
 - e) **Species, size, ground preparation, planting distances, and ongoing protection of all new planting.**

All landscaping shall be implemented in accordance with the approved scheme in the first planting season following completion or occupation, whichever is the sooner, of the housing hereby approved, and thereafter managed and maintained in accordance with the approved scheme

Reason: To ensure that the development conserves and enhances the landscape character of the area, and that an appropriate landscape setting is provided and maintained in accordance with Policy 5: Landscape and Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015

2. **No development shall commence on site until a revised Tree Protection Plan has been submitted to and approved in writing by the Cairngorms National Park acting as Planning Authority to show:**
 - a) **The tree protection area extended into the back gardens of the middle plots;**
 - b) **Whether any trees are to be felled within this area for health and safety reasons;**

- c) **Protection of trees at the entrance of the new access point; and;**
- d) **How the cut off drain arrangements will be constructed without damage to existing trees.**

Thereafter no development shall commence on site until the tree protection fencing has been erected in accordance with the approved details. This fencing shall thereafter be retained throughout the duration of construction.

Reason: to ensure that impacts upon biodiversity and the environment are minimised and existing trees protected in accordance with 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2015

3. **No development shall commence on site until revised details of boundary enclosures have been submitted to and approved in writing by the Cairngorms National Park acting as Planning Authority. These details must reflect the requirement for post and wire fencing along the rear of the house plots unless open to the Blackpark unclassified road to the south or the quarry access track to the north. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (or as otherwise amended) the development shall thereafter be implemented and retained in accordance with the approved details.**

Reason: To retain an open feeling to the development, and to ensure that the design of any enclosures are sympathetic to the character of the area, in accordance with Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

4. **No development shall commence on site until a site specific Construction Method Statement has been submitted to and approved in writing by the Cairngorms National Park Authority. This Statement must include details of:**

- a) **Environmental protection during construction;**
- b) **How vegetation will be stripped, stored and re-used in formation of landscaped bund and other site works; and**
- c) **How the Logging Way core path will be kept open and unobstructed during all works.**

Work shall thereafter proceed in accordance with the approved Plan throughout the construction of the development hereby approved.

Reason: To ensure that there are no adverse impacts on the environment, neighbouring residents and the path and roads network in accordance with Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

5. **No development shall commence on site until a pre-construction survey for red squirrels has been submitted to and approved in writing by the Cairngorms National Park Authority, acting as Planning Authority. This survey shall include proposals for any mitigation required. Thereafter any mitigation works detailed in the approved survey shall be implemented in accordance with the approved plan**

Reason: To ensure that impacts upon biodiversity and the environment are minimised and mitigated in accordance with 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2015.

6. No development shall commence on the construction of any house until details, by way of samples or brochures, of all proposed external finishes have been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority. These details shall reflect the principles shown on the approved elevations. The development shall thereafter be constructed in accordance with the approved details.

Reason: To ensure that the development conserves and enhances the landscape character and is sympathetic to the character of the area in accordance with Policy 5: Landscape and Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

7. No development shall commence on the construction of any house until details of the proposed layout and design of any renewable energy proposals have been submitted to and approved in writing with the Cairngorms National Park Authority acting as Planning Authority in consultation with the Highland Council Environmental Health Team. The works shall thereafter be installed in accordance with the approved details

Reason –To ensure that the development conserves and enhances the landscape character and is sympathetic to the character of the area in accordance with Policy 5: Landscape and Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

8. No external lighting shall be installed until details of the proposed layout and design have been submitted to and approved in writing with the Cairngorms National Park Authority acting as Planning Authority in consultation with the Highland Council Transport Planning Team. The lighting shall thereafter be installed and maintained in accordance with the approved details.

Reason: To ensure that the development conserves and enhances the landscape character and is sympathetic to the character of the area in accordance with Policy 5: Landscape and Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

9. The development hereby approved shall be constructed in accordance with the approved sections and plans

Reason: To ensure that the development conserves and enhances the landscape character, is sympathetic to the character of the area in accordance with Policy 5: Landscape and Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015

10. No house shall be occupied until the surface water drainage and cut off drain arrangements have been implemented in accordance with the approved plans, Drainage Impact Assessment and Drainage Layout Plan 3060:105:A (unless otherwise agreed following submission of information required for condition 2) with certification from an appropriately qualified professional confirming compliance with the approved scheme, has been submitted to an approved in writing by the Cairngorms National Park Authority acting as Planning Authority in consultation with the Highland Council Flood Risk Management Team. The scheme shall thereafter be managed in accordance with the approved Drainage Impact Assessment with annual monitoring and inspection reports to demonstrate compliance. Any remedial actions necessary identified together with a timetable for their implementation, shall thereafter be submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority in consultation with the Highland Council Flood Risk Management Team.

Reason: To ensure surface water is satisfactorily managed in order to minimise any risk of pollution or flooding in accordance with Policy 10: Resources of the Cairngorms National Park Local Development Plan 2015

11. No residential unit shall be occupied until:
- a) It is connected to public water and drainage supplies;
 - b) The access, including junction improvements, has been completed in accordance with the approved plans;
 - c) The access, footpaths, car parking and turning areas, and bin storage provision has been implemented in accordance with the approved plans.

Reason: To ensure that the development is appropriately serviced in accordance with Policy 10: Resources and 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.
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.
6. In relation to the requirements of condition I it is recommended that the advice of the Cairngorms Ecology National Park Authority and Landscape Advisors be referred to for guidance.
7. 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. Further information is available in Scottish Water's response to this planning application. You should also contact Scottish Water's Asset Management Team regarding any impacts upon their assets.
8. You are advised that you must apply for a Minor Works Permit from the Roads Authority (The Highland Council) prior to works commencing on or adjacent to the public road network.

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.