

Agenda Item 5

Appendix 2

2023/0399/DET

Supporting information – access
statement



Dalfaber Road, Aviemore, PH22 1PU

Application Number: 2023/0399/DET
Development Proposed: Change of use of land to beer garden (in retrospect)
Location: Land 45M SE Of Old Bridge Inn, 23 Dalfaber Road, Aviemore

In addition to the application submitted, including the letter dated 1st November addressed to the CNPA planning committee, please consider this access statement in conjunction with the enclosed site plan.

Access Statement

- Unrestricted pedestrian access to the River Spey, via our site, will be permitted and promoted at all times. Signage will be erected at the entry point, as well as a clear and permanent statement at oldbridgeinn.co.uk & Aviemore-bunkhouse.com.
- Vehicular access for drop off and unloading will be provided by way of the creation of a loading / drop off point within our site. This will be for both river users and Old Bridge Inn customers and will be permitted for 30 minutes per vehicle/visit. This will be made clear through the installation of signage at the entry point from Dalfaber Road and at oldbridgeinn.co.uk & Aviemore-bunkhouse.com.
- No picnic benches, or any other apparatus, shall be placed outside of the Application boundary (shown in red), keeping the riverbank and river entry point entirely free to be used as intended by the wider community. Please note, at the request of the community council, the Old Bridge Inn voluntarily agreed to forego rights on its previous lease to allow the land owner to create this separate section that included the riverbank, which could then be leased to the community. We shall continue to encourage this community asset.
- A clear pedestrian corridor (notated by the green arrows shown on the plan) no less than 2.5m in width shall be maintained, from the Unloading / drop-off bay to the river entry point. No picnic benches or other obstacles will be placed here. The staff of the Old Bridge Inn will remain responsible for keeping this clear and will attend to this on a continual basis. This is an unfenced corridor, maximising flexibility of access.
- On the very rare occasion that a second tent is erected, it shall be located in the most northerly point of the application site, well clear of the riverbank, the loading bay and the pedestrian corridor.
- While being operated as a beer garden, the currently undesignated site, which has historically been used for parking, will no longer be available for parking during the Spring and Summer months. Dalfaber Road is a public road, with no parking restrictions, with limited residential properties, all of which have private driveways. There is ample parking for vehicles on almost any given day.

- In addition, we shall continue to operate our car park on the west side of Dalfaber road, offering additional free spaces for our customers. The collective parking provisions available compare favourably with any others on offer to similar businesses locally.
- Through the use of parking cones, we will keep clear the stretch of road adjacent to the beer garden entrance and loading bay and immediately on front of our wooden shelter on the east side of Dalfaber Road. This will create a two lane section of Dalfaber Road, allowing multiple vehicles to pull in and allow others to pass in the opposite direction. It will also allow vehicles entering the loading bay a clear line of site to safely pull in and manoeuvre into the loading bay, as well as for pedestrians to see any vehicles arriving.
- We remain open and in principle supportive to any additional traffic calming / traffic management steps from the Highland Council roads department, but any such steps are beyond our own purview.
- We have created 2 separate bike storage areas; one (sheltered) in front of Aviemore Bunkhouse and the other at the north gable wall of the Old Bridge Inn. The former also has a bike pump/tool station. All are freely available to the public, including river users not visiting the Old Bridge Inn or Bunkhouse.
- River facing signage on approach to the access point shall be erected, promoting the landing point and offering a 'Welcome to Aviemore' message.