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CAIRNGORMS NATIONAL PARK AUTHORITY

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**Title:** REPORT ON CALLED-IN PLANNING APPLICATION

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(DEVELOPMENT MANAGEMENT)

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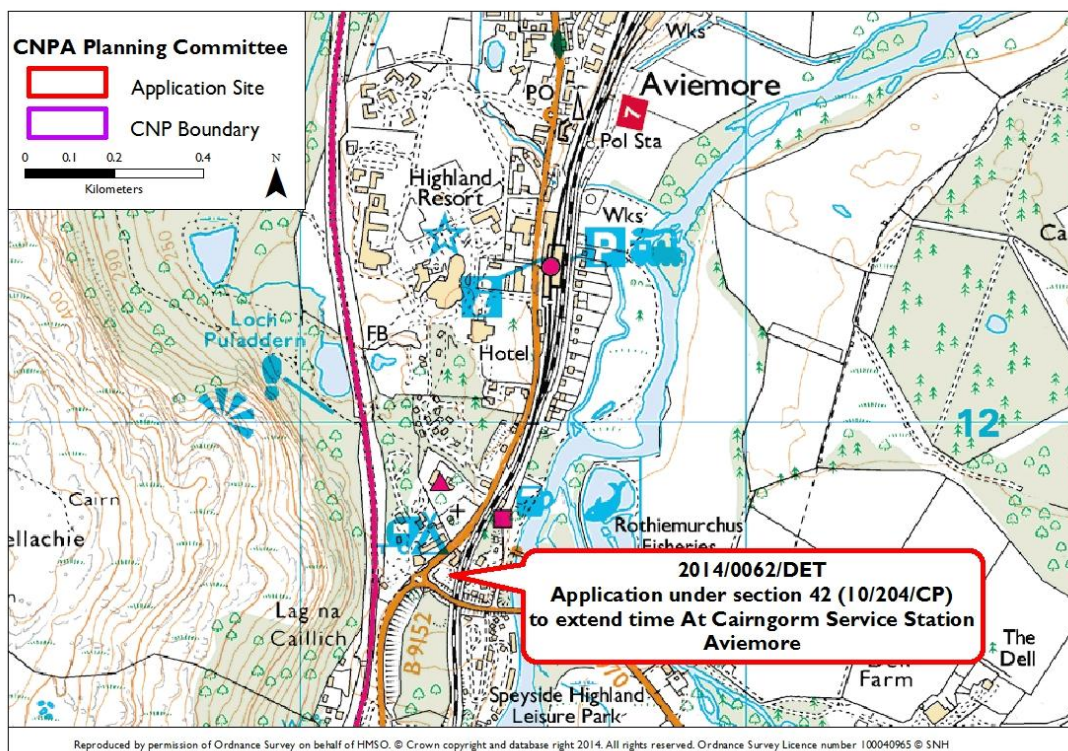
**DEVELOPMENT PROPOSED:** APPLICATION TO EXTEND TIME LIMIT (10/204/CP), AT CAIRNGORM SERVICE STATION, AVIEMORE

**REFERENCE:** 2014/0062/DET

**APPLICANT:** UPLAND DEVELOPMENTS PER MUIR SMITH EVANS

**DATE CALLED-IN:** 3 MARCH 2014

**RECOMMENDATION:** APPROVE, SUBJECT TO CONDITIONS



**Grid reference**  
**Fig. 1- Location Plan**

## SITE DESCRIPTION AND PROPOSAL

1. The application site, comprising the former BP 'Cairngorm' Service Station, is located at the southern end of Aviemore, on the B9152 Grampian Road, and adjacent to the B970 Coylumbridge Road roundabout. The disused filling station, boarded-up and fenced off, has been vacant since 2005 and occupies a prominent position at the gateway to Aviemore.



**Fig. 2 – Site as Existing**

2. This is an application to amend the Time Limit Condition attached to the planning permission 10/204/CP. The application takes the form of a covering letter, together with a copy of the approved plans, and is made under S.42. Applications to extend the timescale condition of an existing permission (post 5<sup>th</sup> August 2009) may no longer be appropriate under S.42. However in this particular case it is recognised that the time limit condition pertaining to planning permission 10/204/CP was inadvertently imposed. The application was accepted but on the basis that it would be considered as though it was an application under Regulation 11.1 of the Development Management Procedure (Scotland) Regulations 2013. The application is not accompanied by any information to explain why there has been a delay in the commencement of the development, or to indicate what the future plans are for the delivery of the scheme should the time extension be permitted.

## PLANNING HISTORY

3. Planning permission was granted on the 21 March 2011 (Application No 10/204/CP) for the erection of a three-storey 53 bedroom 'Travelodge' type hotel, based on the drawings below.



**Fig. 3 – Proposed Site Layout**



**–Grampian Road frontage and SW Elevation**

**Fig. 4**



**Fig. 5 – Rear and NE Elevation**

4. The Committee report on Application No 10/204/CP is attached as Appendix 1 to this report. Planning permission was granted subject to the payment of planning contributions for core path improvements and subject to 19 conditions, including 8 suspensive conditions, none of which have been discharged to date.
5. During the summer of 2012, the applicant sought to remove a number of the trees on the site. There were concerns by the CNPA's Monitoring and Enforcement Officer and Landscape Adviser that none of the suspensive conditions had been discharged at that date. The removal of some trees to enable survey work to be undertaken was subsequently agreed by CNPA.

## DEVELOPMENT PLAN CONTEXT

6. Part 2, Section 25 of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006, requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan covering the application site comprises the Highland Structure Plan 2001 and the Cairngorms National Park Local Plan 2010.

## National Planning Policy

7. The consolidated **Scottish Planning Policy** is a statement of the Scottish Government's policy on nationally important land use planning matters. Core principles which the Scottish Government believe should underpin the modernised planning system are outlined at the outset of **SPP** and include:
  - a) The constraints and requirements that planning imposes should be necessary and proportionate;
  - b) The system should ..... allow issues of contention and controversy to be identified and tackled quickly and smoothly; and
  - c) There should be a clear focus on quality of outcomes, with due attention given to the sustainable use of land, good design and the protection and enhancement of the built and natural environment.
8. The **SPP** emphasises the key part that development management plays in the planning system, highlighting that it should "operate in support of the Government's central purpose of increasing sustainable economic growth." Paragraph 33 focuses on the topic of Sustainable Economic Growth and advises that increasing sustainable economic growth is the overarching purpose of the Scottish Government. It is advised that "the planning system should proactively support development that will contribute to sustainable economic growth and to high quality sustainable places." Planning authorities are encouraged to take a positive approach to development, recognising and responding to economic and financial conditions in considering proposals that would contribute to economic growth.
9. Under the general heading of Sustainable Development, it is stated that the fundamental principle is that development integrates economic, social and environmental objectives, and that the "aim is to achieve the right development in the right place."
10. As a replacement for a variety of previous planning policy documents the new **Scottish Planning Policy** includes 'subject policies', of which many are applicable to the proposed development. Topics include economic development, landscape and natural heritage.
11. **Scottish Planning Policy** concludes with a section entitled 'Outcomes' in which it is stated that the "planning system should be outcome focused, supporting the creation of high quality, accessible and sustainable places through new development, regeneration and the protection and enhancement of natural heritage and historic environmental assets."

## Strategic Policy

### Cairngorms National Park Partnership Plan (2012 - 2017)

12. The Cairngorms National Park Plan sets out the vision and overarching strategy for managing the Park and provides focus and priorities at a time of limited financial resources. The Plan also provides a strategic context for the Local Development Plan and shows how the four aims of the national Park can be achieved together. It sets out the strategic direction and priorities for the Park.
13. Three long term outcomes for the park are set out as follows:
  - a) A sustainable economy supporting thriving businesses and communities;
  - b) A special place for people and nature with natural and cultural heritage enhanced; and
  - c) People enjoying the park through outstanding visitor and learning experiences
14. These outcomes address the interaction of the three main characteristics of the National Park, these being that the Park is an internationally important area for nature conservation; a fragile rural economy, and an internationally known tourism destination. Recognising the relationship of these outcomes is at the heart of the National Park. Specific policies of the Plan seek to promote and enhance the special qualities of the Park.

## Structure Plan

### Highland Structure Plan (2001)

15. The Structure Plan seeks the creation of an improved business environment, looking to accommodate development and support new business growth. It states that tourism is a vital element of the Highland economy, and that general accommodation is not considered on the whole to be in short supply.
16. **Policy G2 (Design for Sustainability)** states that developments will be assessed on the extent to which they, amongst other things; are accessible by public transport, cycling and walking as well as by car; maximise energy efficiency in terms of location, layout and design; make use of brownfield sites; demonstrate sensitive siting and high quality design; promote varied, lively and well-used environments; and contribute to the economic and social development of the community.
17. **Policy L4 (Landscape Character)** states that the council will have regard to the desirability of maintaining and enhancing the present landscape character when considering development proposals.

## Local Plan Policy

### Cairngorms National Park Local Plan

18. **Policy 2 National Natural Heritage Designations** requires that development that would adversely affect the National Scenic Area shall only be permitted when the objectives of the designation are not compromised or they are clearly outweighed by social and economic benefits on national importance.
19. **Policy 6 Landscape** any development that does not complement and enhance the character of the Park will not be permitted unless there are clear socio-economic benefits and the adverse effects have been fully minimised and mitigated.
20. **Policy 11 The Local and Wider Cultural Heritage of the Park** development should protect, conserve and enhance the cultural heritage of the area.
21. **Policy 14 Contaminated Land** states all development shall be free of contamination or should include effective remediation to control and limit risk.
22. **Policy 16 Design Standards for Development** requires that all development minimises the effects of climate change, reflects the local vernacular and uses materials and landscaping that compliments its setting.
23. **Policy 18 Developer Contributions** any development which gives rise to a need to increase or improve public services, facilities or infrastructure will normally require the developer to make a fair and reasonable contribution in cash or kind towards the additional costs or requirements.
24. **Policy 33 Tourism-Related Development** proposals, including those for tourism accommodation, which has a beneficial impact on the local economy will be considered favourably if it does not have adverse impacts on the landscape, built and historical environments or the biodiversity of the National Park.

### Supplementary Planning Guidance

25. **The Sustainable Design Guide** requires development in the National Park to be well designed, sustainable and wedded to its location in this special place. It requires the design of all development to minimise the effect of the development on climate change; reflect and reinforce the local vernacular and local distinctiveness, whilst encouraging innovation in design and use of materials; and demonstrate sustainable use of resources. It requires a Sustainability Statement to be submitted.
26. **Developer Contributions** sets out the framework for the provision of contributions per development. It sets out various payment mechanisms and states that the applicant may opt to remit the full amount due prior to the issuing of the planning permission. This course of action is widely used where the cost of putting in place a legal agreement is disproportionate to the planning gain contribution required.

## Other Material Considerations

27. **Cairngorms National Park Sustainable Tourism Strategy** was endorsed by the CNPA Board in January 2011. It states that tourism is critically important to the area, providing the major source of income and employment. The Strategy highlights that the quality grading of accommodation is quite high, with most properties achieving a 3-star rating or higher. Further to this, it sets a number of strategic objectives including SO1: Tourism Growth, which seeks significant growth in the value of tourism, leading to an increase in the profitability of local businesses and prosperity. Stemming from the objectives comes a range of actions which include 7f: Encourage improvement in the range and quality of accommodation and catering. This suggests that the availability of good quality accommodation, though not necessarily luxury or high price, is to be encouraged, in part by new investment and development.

## CONSULTATIONS

### Highland Council Roads – no comments

28. **Highland Council Contaminated Land** – a contaminated land condition was deemed necessary on the original permission. Should the permission document be revised for this application, recommends inclusion of standard condition wording which has been updated to reflect amendments to guidance.
29. **Network Rail** - no objections in principle to the proposal, but due to its close proximity to the operational railway, request that various matters are taken into account, and if necessary and appropriate included as conditions or advisory notes, if granting the application.
30. **CNPA Landscape Adviser** - concluded that there is scope for a reasonably large building to be developed on this site without significant adverse landscape effects. However, advises that it will only be possible for this development to complement and enhance the landscape character and setting of Aviemore (and meet policy 6 Landscape) if major efforts are made to secure a high quality design solution. Advises that any permission be subject to conditions that take account of the following:
- a) The provision of green facades, given the bland nature of the road-side elevation in particular.
  - b) Advises that the reasons for conditions 2 and 3 be amended to reflect the sensitivity of the site ...so that the materials are appropriate to the character of the building, its highly prominent gateway site and the landscape setting, and not just appropriate to the character of the building.
  - c) Recommends that the wording of condition 8 be amended to include ...a detailed Arboricultural method Statement and Tree Protection Plan shall be submitted ... ..this to comply with BS5837:2012.
31. **CNPA Natural Heritage Officer** – Some felling of trees has already taken place on the edge of the site, where the gradient slopes down to the railway line. It is

assumed that the remaining trees are to be retained within the proposal. A Tree Protection Plan must be provided prior to construction and comply with BS5837:2012 and detail how remaining trees are to be protected from root damage and compaction (conditions 8 and 9).

32. If the remaining trees on the site are to be retained, then no further survey work for bats or red squirrel is needed. However, if more trees are needed to be removed, a visit to the site by a qualified ecologist must be made to perform a pre-felling check for red squirrel dreys. Red squirrels are known to be able to establish new dreys quickly and these structures are fully protected by law from destruction and disturbance. A licence is needed from SNH to fell trees containing active red squirrel dreys, should any be found.
33. **CNPA Economic Development** - With around 4000 employees, the broadly defined tourism sector is by far the largest employer in the Park. Badenoch and Strathspey in particular is the most tourism-intensive district in the United Kingdom. Therefore a broad accommodation mix is welcomed. As a business plan has not been provided it is not possible to assess the business case. After discussion with the CNPA Sustainable Tourism Officer, it has been concluded that the advice provided in August 2010 is still relevant and that there was no subsequent information provided that would alter this response. The environment is a key economic driver in the CNP and significant impacts on important habitats, or iconic species, may have a long term impact on visitor numbers and tourism in the Cairngorms.
34. **Inclusive Cairngorms** - Assuming that a budget hotel is available for everyone whatever their ability, it would be desirable to have more detail on the availability of accommodation /rooms for people with disabilities, or with mobility problems eg:
  - a) Are there rooms which are fully accessible, with extra space for wheelchair users?
  - b) Are there wetroom ensembles (with walk-in showers) available – rather than those with baths? (The plans have baths in all rooms)
35. **Aberdeenshire Council Planning Gain Service** - no comments.
36. There has been no response from any of the following consultees:
  - **SEPA**
  - **Highland Council Forestry**
  - **Highland Council Archaeologist**
  - **Scottish Water**
  - **Health and Safety Executive**
  - **Cairngorms Business Partnership**
  - **Aviemore Community Council**

## REPRESENTATIONS

37. No representations have been received.



## APPRAISAL

38. In determining this planning application regard is to be had to the Development Plan and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. In this particular case, there is a very significant material consideration – namely that planning permission has previously been granted for the proposed development, albeit with a condition limiting the start date.
39. The issue at the outset is therefore whether the Development Plan policies have changed in the interim period. The National Planning Policy remains the Scottish Planning Policy, the Strategic Policy remains the Highland Structure Plan (2001) and the Local Plan Policy remains the Cairngorms National Park Local Plan. The Cairngorms National Park Plan (2007) has been replaced by the Cairngorms National Park Partnership Plan but the impact of this development in policy in relation to the determination of a planning application within a settlement is considered to be minimal.
40. The requirement is to consider the application in its entirety, rather than simply to consider whether it is appropriate to extend the period for commencement of the development. However, in so doing, the application in these circumstances is to be assessed against the same policies and considered in an identical way to the original application (ref: 10/204/CP).

## Conclusion

41. To conclude, the application is in compliance with the Development Plan policies and there is a very strong material consideration that the development has previously gained planning permission against those same policies. Thus, the recommendation on this current application is identical to that on the original application, with some slight adjustment of the wording of the contaminated land condition, as requested by the Contaminated Land Officer to reflect a technical change in the interim period. Other conditions are also amended where considered necessary so as to be in line and consistent with more recent and effective CNPA practice in relation to the wording and imposition of conditions. The nature and effect of the conditions remains as per the original planning permission.

## IMPLICATIONS FOR THE AIMS OF THE NATIONAL PARK

### Conserve and Enhance the Natural and Cultural Heritage of the Area

42. The development was previously considered to improve the urban townscape in this location and therefore enhance the cultural built heritage of the area. The development aims to retain as many trees on site as possible with various protection measures put in place.

### **Promote Sustainable Use of Natural Resources**

43. The proposed development would use timber cladding which promotes the sustainable use of renewable materials and would include water saving sanitary appliances. A limited sustainability statement suggests the applicants would further explore the use of air or ground source heat pumps. Further to this, it highlights that the development makes efficient use of available brownfield land and being located within a settlement it also presents opportunities to minimise car travel. The suspensive conditions will ensure further sustainability measures are required.

### **Promote Understanding and Enjoyment of the Area**

44. The proposal would increase the availability and range of tourist accommodation in a key tourist resort destination in the National Park, which may be of benefit in attracting additional visitors to the area and could thereby encourage greater understanding and enjoyment of the area by visitors. Developer Contributions would go towards moves to enhance and extend the core paths network around the local area improving access and recreation.

### **Promote Sustainable Economic and Social Development of the Area**

45. The development provides positive implications in terms of this aim. The provision of additional tourism accommodation in a location close to the commercial core of Aviemore is likely to have a positive impact on the vitality and viability of existing shops and restaurants and could add to the general economic resilience of Aviemore. Some increased employment opportunities (estimated at around 8-10 housekeeping FTE staff and receptionists) would also be available within the proposed new development.

## **RECOMMENDATION**

46. **That Members of the Committee support a recommendation to grant planning permission to extend time limit at Cairngorm Service Station, Aviemore (I0/204/CP) subject to the following conditions:**
- I. No development shall commence until exact details, specifications and where appropriate samples (including details of colours) of all proposed external finishing materials (including roofing materials, eaves, windows and doors, wet harl finishes and timber linings and retaining walls) have been submitted to and agreed by the Cairngorms National Park Authority (CNPA) acting as Planning Authority.

**Reason:** In order to ensure that the materials are appropriate to the character of the building.

2. No development shall commence, notwithstanding any submitted drawings of the development hereby approved, until revised drawings have been submitted to and agreed by the CNPA acting as Planning Authority, showing:
- a) The roof finished with an appropriate roofing slate and not the concrete roof tiles as detailed, and;
  - b) The area of timber linings increased towards the ends of the building.
- Thereafter the development shall implement and retain these changes.

**Reason:** In order to ensure that the materials are appropriate to the character of the building, it's highly prominent gateway site and the landscape setting.

3. No development shall commence until cross sections, site levels, plans and other elevational details which demonstrate any retaining walls or other retaining structures and any cut/fill or other built up ground areas have been submitted to and agreed by the CNPA acting as Planning Authority in consultation with Network Rail. Thereafter the scheme shall be implemented as per the agreed detail.

**Reason:** To ensure the implementation of a satisfactory scheme of landscaping which will in due course improve the environmental quality of the development and to ensure the integrity of the slopes adjacent to the railway line.

4. No development shall commence until a scheme to deal with potential contamination on site has been submitted to and agreed in writing by the Planning Authority. The scheme shall include:
- a) The nature, extent and type of contamination on site and identification of pollutant linkages and assessment of risk (i.e. a land contamination investigation and risk assessment), the scope and method of which shall be submitted to and agreed in writing by with the Planning Authority, and undertaken in accordance with PAN 33(2000) and British Standard BS 10175:2011+A1:2013 Investigation of Potentially Contaminated Sites - Code of Practice;
  - b) The measures required to treat/remove contamination (remedial strategy) including a method statement, programme of works, and proposed verification plan to ensure that the site is fit for the uses proposed;
  - c) Measures to deal with contamination during construction works;
  - d) In the event that remedial action be required, a validation report that will validate and verify the completion of the agreed decontamination measures;
  - e) In the event that monitoring is required, monitoring statements shall be submitted at agreed intervals for such time period as is considered appropriate by the Planning Authority.

**Reason:** In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.

5. No development shall commence until written confirmation has been received that the scheme has been implemented, completed and, if required, monitoring measurements are in place, all to the satisfaction of the Planning Authority.

**Reason:** In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.

6. No development shall commence until a landscaping plan and method statement has been submitted to and agreed by the CNPA acting as Planning Authority specifying the quantity, position, size, species and protection measures (tree shelters, stakes and ties) of all trees / shrubs to be planted. The landscaping plan shall also include the following:
- a) Proposals for shrub and tree planting (using native species - Scots pine shall be the predominant species) in order to reduce the visual impact of the development along the frontage of the site and all other boundaries;
  - b) Proposals for the provision of native climbers, to be established on the retaining walls and any other retaining structures;
  - c) Proposals for the planting of shrubs and replacement trees on land around the vicinity of the southern area.
  - d) Proposals for the addition of climbing plants on some parts of some of the building facade on high-tensile steel cables.
  - e) Proposals for all other general landscaping showing the finished levels. Any areas of disturbed ground shall be shaped to merge with the existing undisturbed landform. As many trees as possible shall be retained. The overall landscape design objective shall be for the creation of a wooded environment with the strategic placement of trees so that they contribute over time to the streetscape as well as the immediate environs of the hotel. The retention and planting of tall-growing native species shall be a key part of the landscaping proposals.
  - f) The location of those trees to be retained.

**Reason:** To ensure the implementation of a satisfactory scheme of landscaping which will in due course improve the environmental quality of the development.

7. A maintenance programme shall also be submitted in conjunction with the landscaping plan. The landscaping shall be carried out in accordance with the agreed plan and shall be completed within one year of the commencement of works. Any trees or shrubs that die or become seriously damaged or diseased within a period of five years from the time of planting shall be replaced with others of a similar size and species, suited to the climate of the area, within the next planting season.

**Reason:** To ensure the implementation of a satisfactory scheme of landscaping which will in due course improve the environmental quality of the development.

8. No development shall commence until a detailed Arboricultural Method Statement and Tree Protection Plan to comply with BS5837:2012 has been submitted to and agreed by the CNPA acting as planning Authority giving details of tree removal, tree protection, and the nature and timing of excavations of the whole site.

**Reason:** To ensure the implementation of a satisfactory scheme of tree works which will in due course improve the environmental quality of the development.

9. No development shall commence until until trees marked for retention on the submitted and agreed within a tree protection plan, have been protected around the extremities of the crowns of these trees to the satisfaction of the CNPA acting as Planning Authority, and in accordance with BS5837:2005, Trees in Relation to Construction.

**Reason:** In order to ensure that no damage is caused to these trees during development operations, in the interests of amenity.

10. No development shall commence until details of low level street lighting have been submitted to and agreed by the CNPA acting as Planning Authority in consultation with Highland Council.

**Reason:** To ensure adequate street lighting and to allow the CNPA to have an input into the design and location of any lighting.

11. No development shall commence, notwithstanding any existing submitted information, until a more detailed sustainability statement, as per the requirements of the CNPA Sustainable Design Guide, pertaining to the design, construction and future operation (in terms of energy efficiency and generation, water efficiency, waste and recycling) of the development has been submitted to and agreed by the CNPA as Planning Authority. Thereafter its measures shall be implemented and adhered to.

**Reason:** To ensure that the building design and construction involve sustainable building methods, materials and operating systems consistent with minimising the impact of development on the natural environment and limiting carbon emissions.

12. No surface water shall discharge on to the railway or alterations and works affect the operation of the line. No external lighting shall give rise to confusion with railway signalling operations.

**Reason:** To ensure the safety of the railway line.

13. Visibility splays of not less than 70 metres shall be provided in each direction at the junction of the new access with the existing road prior to the commencement of the development and thereafter maintained free from any obstructions exceeding a height of 1 metre above the adjacent road channel levels.

**Reason:** In the interests of road safety; to ensure the provision and maintenance of adequate visibility at junctions and accesses.

14. The road layout shall be in general accordance with the submitted drawings. The internal road and parking areas shall be designed and constructed to the requirements of Highland Council's Road Guidelines for new developments for a minor access road. Prior to the commencement of development, the geometry of the access road at its junction with the public road shall be such that vehicles will be able to enter and leave the site in forward gear. Any gates that are provided

should be set back from the edge of the public road and shall open inwards only. Sufficient temporary and permanent parking and manoeuvring space shall be provided on site during both construction and operational phases. No water shall discharge onto the public road. These measures shall be carried out to the satisfaction of the CNPA acting as Planning Authority.

**Reason:** To ensure that all works undertaken meets the requirements of the Road's Authority and to control parking on the public roads close to the site.

15. Prior to the occupation of any of the development, the proposed surface water drainage system and other SUDS shall be completed in accordance with the approved Drainage Assessment, all to the satisfaction of the CNPA acting as Planning Authority.

**Reason:** To ensure that adequate surface water drainage measures are planned and implemented for the site.

16. All public services for the development, including electrical, cable television and telephone cables, shall be located underground throughout the site. All such work shall be carried out prior to road surfacing and junction boxes shall be provided by the developer.

**Reason:** In the interests of the visual amenity of the area.

17. The stone boundary wall shall be retained in its entirety with alterations to it limited to those as shown on the approved drawings.

**Reason:** To ensure the existing stone wall is retained to maintain the character and amenity of Aviemore

18. No vegetation clearance shall be undertaken during the breeding bird period March- August (Inclusive) unless agreed in writing with the CNPA acting as planning authority. In the event that a bat roost is found all work must stop immediately and SNH must be contacted and no works shall resume until appropriate licensing and/or mitigation has been agreed and implemented.

**Reason:** In the interests of ensuring the natural heritage of the area is appropriately protected.

19. Prior to the occupation of the development, appropriate noise mitigating measures are to be incorporated into the design in accordance with details submitted to and agreed with the CNPA acting as planning authority in consultation with Highland Council Environmental Health, thereafter the measures shall be implemented and retained in perpetuity.

**Reason:** In the interests of ensuring that a suitable level of amenity can be achieved, reducing the impact from external noise influences.

20. During construction activities on site all machinery and plant should be used in accordance with BS5228, Noise Control and Construction and Open Site and Control of Pollution Act 1974. The hours of operation should be restricted on site between Monday – Friday between 0700hrs and 2000hrs and on Saturdays between 0800hrs and 1300hrs only. Any work requiring to be carried out outwith these times shall only commence with prior written approval of the CNPA acting as Planning Authority.

**Reason:** In the interests of safeguarding the amenity of adjoining and nearby residents.

**Advice Notes:**

1. In accordance with section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), this permission lapses on the expiration of a period of 3 years beginning with the date on which this permission is granted unless the development to which this permission relates is begun before that expiration.
2. For the avoidance of doubt, this planning permission is linked to Application No 10/204/CP, which granted conditioned planning permission for:  

To Erect a New Fifty Three Bedroom "Travelodge" Type Hotel with Associated  
Siteworks and Landscaping  
At Cairngorm Service Station, Grampian Road, Aviemore PH22 IPT
3. Specialist advice should be sought from the Bat Conservation Trust (01786 826792) on how bat roosts can be incorporated into building design.
4. The provision of good quality nesting and roosting opportunities for both bat roosts and swift nest sites should be incorporated into the design of new structures. There is a range of methods of incorporating nesting cavities for swifts into new building design, which can utilise purpose-designed cavities in brick work ('swift bricks', in boxed soffits or neatly fitted triangular boxes under the eaves at the apex of a gable end. The boxed soffits and 'swift bricks' can be easily incorporated within building structure, require no maintenance after installation and, have the advantage over appended nest boxes, of not impacting on building aesthetics.

**Fiona Murphy**  
**30 April 2014**

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