

## CAIRNGORMS NATIONAL PARK AUTHORITY

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### **DEVELOPMENT PROPOSED:**

Erection of 20 No. Commercial Letting Units and access roads at Land 85M SE  
Of Batching Plant Knockgranish Aviemore

**REFERENCE:** 2022/0057/DET

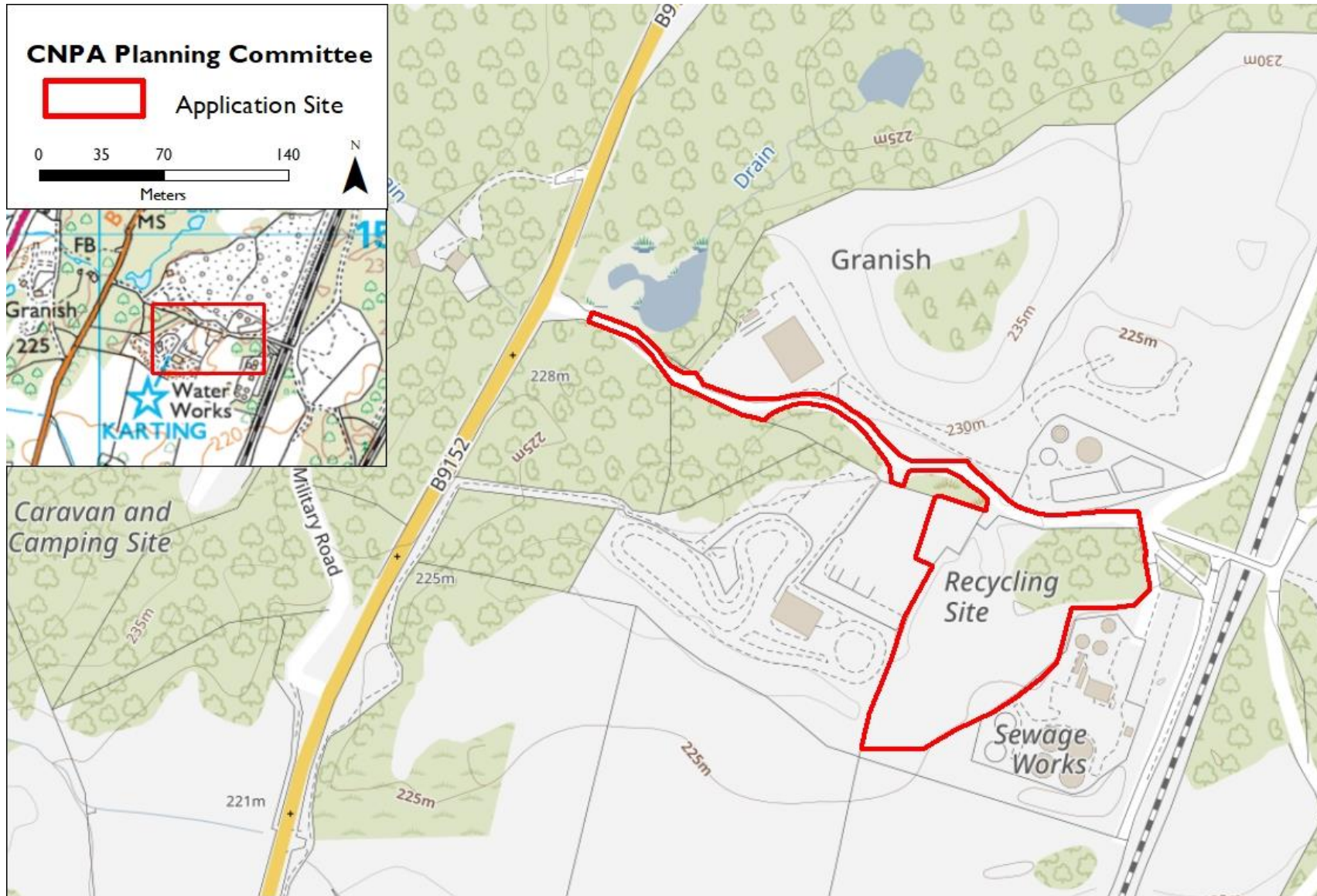
**APPLICANT:** Granish Farm Partnership

**DATE CALLED-IN:** 21 February 2022

**RECOMMENDATION:** Approve, subject to conditions

**CASE OFFICER:** Stephanie Wade, Planning Officer

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## SITE DESCRIPTION, PROPOSAL AND HISTORY

### Site Description

- The application site is 1.24ha of vacant land situated to the north of Aviemore, within Granish and accessed off the B9152. The surrounding area is semi-industrial comprising recycling centre, quarry, landfill, Scottish water treatment works and a karting track. The site was previously disturbed in 2021 during the Scottish Water Treatment Works expansion with topsoil being stripped, tree removal and contours regraded. The site was poorly reinstated and is now predominantly patchy, natural wild grass regeneration.

### Proposal

- 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=R7AZJMSI0C100>

Title	Drawing Number	Date on Plan*	Date Received
<b>PLANS</b>			
Plan – Location Plan	PL.001 Rev.A	27/10/22	27/01/23
Plan – Block Plan	PL.002 Rev.A	09/11/22	27/01/23
Plan – Proposed Site Plan	PL.003 Rev.C	25/01/23	27/01/23
Plan – Drainage Layout	201384-902 Rev.3	15/11/22	22/11/22
Plan – Visual Elevations	PL.103	18/10/21	21/02/22
Plan – Proposed Site Sections	PL.005	18/10/21	21/02/22
Plan – Landscaping Plan	PL.004 Rev.A	27/10/22	16/11/22
Plan – 3 Unit Block Plan, Elevations and Section	PL.101	02/09/21	21/02/22
Plan – 8 and 9 Unit Block Plans, Elevations and Section	PL.102	28/01/22	21/02/22
Plan – Access Road Layout Plan	201384-1001 Rev.5	19/01/23	27/01/23
Plan – Access Road Swept Path Analysis	201384-1002 Rev.4	15/11/22	22/11/22
Plan – Access Road & Path Link Visibility Splays on B9152	PL.005 Rev.A	14/02/23	15/02/23

Plan – Road Longitudinal Sections	201384-907 Rev.2	14/09/22	22/11/22
Plan – Swept Path Analysis	201384-930 Rev.3	15/11/22	22/11/22
Plan – Drainage Construction Details	201384-920 Rev.2	14/09/22	22/11/22
Plan – Tree Protection Plan	002	19/08/22	19/08/22
Plan – Tree Constraints Plan	001	14/08/22	19/08/22
<b>SUPPORTING INFORMATION</b>			
Other- Revised Design, Access, and Sustainability Statement	GCU DASS	28/10/22	17/11/22
Other- Drainage Impact Assessment	201384 Rev.1	28/10/21	21/10/22
Other- Letter from agent confirming floor sizes			21/10/22
Other- Arboricultural Impact Assessment/ Method Statement		19/08/22	19/08/22
Other- Site Condition Statement	GLU LUS.100822		19/08/22
Other- Survey Small Scabious Mining Bee		01/08/22	21/02/22
Other – Bat Roost Potential Survey		01/10/22	16/10/23
Other – Stage 2 Bat Survey		05/02/23	10/02/23
Other – Tree and Shrub Landscaping Specification			16/11/22
Other – Landscaping Maintenance Plan	PL.LMP	11/01/23	27/01/23
Other – Transport Statement	V2	18/11/22	22/11/22

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

3. This application seeks planning permission for the erection of 20 light industrial units together with vehicular parking areas and associated infrastructure. The units are proposed for use under Use Class 4 – Business. The proposal seeks to offer the industrial units in three separate, terraced blocks:
  - a) Block one is sited on the western side of the site and accommodates 9 units
  - b) Block two takes form of an L-shape, located on the eastern side of the site accommodating 8 unit; and
  - c) Block three is sited adjacent the access on the north of the site, housing three units.
  
4. Each unit provides a floor area of 100 sqm. The industrial units take form from a steel portal frame construction with part timber clad and part metal sheeted elevations. The principal elevations have a steel roller shutter door, a pedestrian door, and a timber

framed window. The roof is proposed to have a low profile, covered in metal sheeting with the addition of translucent sheets for natural lighting.

5. The proposal will utilise the existing vehicular access junction to the B9152 with an internal access road to be of adoptable standard. The road layout provides a central access between the buildings which terminates at a turning circle. The layout also includes a spur to the east, in front of the third block, which is to be a one-way system. The proposed parking areas, which are dispersed in clusters around the site, are to be permeable block paving for drainage and will remain unadopted providing parking for 88 vehicles. Surface water is proposed to be dealt with by soakaways and infiltration. Foul water drainage is proposed to be dealt with via the installation of a treatment tank and soakaway system on site. Drinking water will be provided by connecting to the mains water. The site layout also includes provision for bin storage and bike storage for 12 bicycles. A path connection is also proposed to connect the site with the existing path which currently terminates at the Kart-track car park.
  
6. Plans of the proposal are included within **Appendix I**.

### History

7. The site has no recent planning history.

## DEVELOPMENT PLAN CONTEXT

### Policies

National Policy	National Planning Framework 4 (NPF4) Scotland 2045
POLICY 1	Tackling the Climate and Nature Crisis
POLICY 2	Climate Mitigation and Adaptation
POLICY 3	Biodiversity
POLICY 4	Natural Places
POLICY 5	Soils
POLICY 6	Forestry, Woodland, and Trees
POLICY 9	Brownfield, Vacant and Derelict Land, and Empty Buildings
POLICY 13	Sustainable Transport
POLICY 14	Design, Quality and Place
POLICY 15	Local Living and 20 Minute Neighbourhoods
POLICY 18	Infrastructure First
POLICY 22	Flood Risk and Water Management
POLICY 23	Health and Safety
POLICY 25	Community Wealth Building
POLICY 26	Business and Industry
<b>Strategic Policy</b>	Cairngorms National Park Partnership Plan 2022-2027
<b>Local Plan Policy</b>	Cairngorms National Park Local Development Plan (2021) 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	DESIGN AND PLACEMAKING	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	OPEN SPACE, SPORT AND RECREATION	
POLICY 9	CULTURAL HERITAGE	
POLICY 10	RESOURCES	X
POLICY 11	DEVELOPER OBLIGATIONS	X

8. 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:

<https://cairngorms.co.uk/wp-content/uploads/2021/03/CNPA-LDP-2021-web.pdf>

## Planning Guidance

9. 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	Housing Supplementary Guidance	
Policy 2	Supporting Economic Growth Non-Statutory Guidance	X
Policy 3	Design and Placemaking Design Non-Statutory Guidance	X
Policy 4	Natural Heritage Non-Statutory Guidance	X
Policy 5	Landscape Non-Statutory Guidance	X
Policy 7	Renewable Energy Non-Statutory Guidance	
Policy 8	Open Space, Sport, and Recreation Non-Statutory Guidance	
Policy 9	Cultural Heritage Non-Statutory Guidance	
Policy 10	Resources Non-Statutory Guidance	X
Policy 11	Developer Obligations Supplementary Guidance	X

10. The site forms part of a wider allocated area within the Local Development Plan 2021 for economic development- Allocation 'ED3: Granish'. The allocation states that the area provides land opportunities for economic growth to complement the existing uses.

## CONSULTATIONS

### Summary of the main issues raised by consultees

11. **Scottish Water** has no objection to the scheme but requires the developer to submit Pre-Development Enquiries to them regarding connecting to their water systems.

12. **Highland Council Transport Planning Team** originally requested revisions to the site layout to ensure that the road layout met Council Standards. Following these revisions, the Team request the following conditions are attached to any subsequent decision notice: design of spur road to be marked as a one-way system, with details to be agreed prior to use; agreement of final design for path crossing point; and installation and maintenance of visibility splays which meet current standards.
13. **Highland Council Flood Risk Management Team** has no objection to the application. The site is outwith the predicted 1 in 200-year flood events. The applicant should refer to SEPA standing advice for waste treatment licenses, if required.
14. **Highland Council Contaminated Land Officer** notes that the site is located within 250m of a PPC permitted former landfill with an active gas collection system including a flare and SEPA should be contacted for comment. Copies of the most recent gas monitoring results from the perimeter points have been reviewed and the annual averages are within the current PPC trigger levels. Therefore, no contaminated land conditions are required.
15. **Scottish Environment Protection Agency** confirms that the development should accord with their standing advice for “new developments proposed near a SEPA regulated site including landfills.
16. **CNPA Outdoor Access Officer** notes that the public right of way which exists along the access track needs to be protected during and after any works. Following the submission of the path link, the Team defer to the Highland Council Transport Planning Team for their comments on where the proposed path crosses and integrates with the road access. With regards to the maintenance, the Officer is satisfied that the updated Landscaping and Maintenance Plan now includes satisfactory information regarding the long-term upkeep of the proposed path link.
17. **CNPA Landscape Officer** confirms that the landscape possess capacity for the type of development being proposed, strongly influenced by the presence of existing industrial facilities, and the go-kart track, as well as mitigation afforded by surrounding patches of woodland and landform undulations. The siting and design generally seem to fit the landscape character, and the proposed incorporation of elements such as exterior larch cladding, and wooden windows is very welcome. Following the submission of additional details, the Officer confirms that the landscape proposals are of a good quality and recommends the inclusion of planning conditions for a construction method statement and prior agreement of the permeable block paving to ensure its colour and finish mitigates the landscape and visual effects as it will cover a large expanse of parking area.
18. **CNPA Ecology Officer** confirms that a Habitats Regulations Appraisal is not required due to the site having no connectivity to European sites. The Officer recommends pre-start checks for reptiles and breeding birds and that works are to take place outwith the bird breeding season unless a pre-start breeding bird survey is undertaken.

19. Regarding the impact on bats, the Officer welcomes the further survey work undertaken and the submission of a Species Protection Plan. A planning condition is recommended to ensure that the plan is implemented prior to the commencement of work, with survey data submitted for review by the CNPA, together with the installation of bat boxes.
20. The Officer notes the tree loss proposed and recommends that planning conditions ensure the landscape plan and maintenance are adhered to, so that the compensatory planting is implemented to take account of the tree loss.
21. **Aviemore and Vicinity Community Council** remain neutral on this application. However, they do have concern about the increased traffic flow from the access road onto the B9152. A copy of their full comments can be found at **Appendix 2**.

## REPRESENTATIONS

22. The application was advertised when first submitted. No letters of public representation have been received.

## APPRAISAL

23. The main planning considerations are considered to be the principle of development; the impact upon the landscape, layout and design; the environmental impacts; access and servicing and developer contributions.

### Principle of Development

24. **Policy 2: Supporting Economic Growth** states that developments that contribute to the provision of an identified local economic need, such as the provision of small business units, will be particularly encouraged. **Criterion 2.4: Other Economic Development** permits development which supports or extends the economy, or which enhances the range and quality of economic opportunities or facilities within the National Park, where they:
  - a) Have no adverse environmental or amenity impacts on the site or neighbouring areas; and
  - b) Are compatible/ complementary with existing business activity in the area; and
  - c) Support the vitality and viability of the local economy.
25. The policy also states that developments that contribute to provision of an identified local economic need, such as the provision of small business units, or contribute to the delivery of the Cairngorms National Park Economic Action Plan, will be particularly encouraged. Policy 26 of NPF4, also supports development proposals for business and industry uses on sites allocated for those uses within the LDP. Criterion 26(c) of NPF4 also states that proposals will be supported where they are compatible with the primary business function of the area and other employment uses will be supported where they will not prejudice the function of the area.



26. The application proposes to erect 20 industrial units on part of the allocated site ED3: Granish. The proposed use of the buildings for light industry is compatible with the surrounding land uses to the site and the proposal would help to address a local need for business premises within the area. The site makes use of a brownfield piece of land which has laid underused since its use to aid the 2021 Scottish Water Treatment works expansion. The proposal is therefore considered to support the vitality and viability of the local economy. The principle of development is therefore considered to be acceptable and in accordance with Policy 2: Supporting Economic Growth of the Cairngorms National Park Local Development Plan 2021 and Policy 26 of NPF4 subject to compliance with other relevant Local Development Plan policies as outlined in more detail below.

### Landscape Impacts, Siting and Design

27. **Policy 5: Landscape** of the Cairngorms National Park Local Development Plan 2021 presumes against development which does not conserve and enhance the landscape character and special qualities of the National Park and in particular the setting of the proposed development.
28. The proposal comprises three blocks of light industrial units and ancillary facilities within an area of semi-industrialised land uses. The buildings are proposed to be of steel frame construction, with a mix of timber and sheet steel elevations and timber fenestration. The proposal lies within the Strathspey- Pityoulish to Boat of Garten landscape character area, which includes a patchy pattern of woodland, farms, agricultural fields, as well as industrial and recreation facilities. The site is mainly viewed from people travelling along the B9152, by residents and visitors around Granish and Dougal Drive and by visitors of the surrounding industrial facilities and go-kart track. Otherwise, the site is discreet within the wider landscape due to local landform undulations and patches of woodland.
29. The CNPA Landscape Officer considers that the landscape possesses capacity for the type of development being proposed subject to the finer details of the scheme being agreed and mitigation being undertaken by way of additional planting, compensatory planting for the tree loss and details on the construction and lighting. It is therefore proposed that these elements are confirmed by the addition of planning conditions on any subsequent decision notice.
30. Subject to appropriate landscape conditions, regarding a construction method statement, lighting details, and implantation of the landscaping plan/ tree protection plan, the proposal is considered to comply with Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2021.

### Environmental Issues

31. **Policy 4: Natural Heritage** of the Cairngorms National Park Local Development Plan 2021 seeks to ensure that there is no adverse impact upon designated areas, protected species or biodiversity whilst **Policy 10: Resources** sets out the need to fully consider impacts on flooding and water resources. Policy 3 of NPF4 requires

development proposals to contribute to the enhancement of biodiversity, including restoring degrading habitats.

32. The proposed development site has no connectivity to European Sites. Regarding protected species and habitats, the CNPA Ecology Officer has no objection subject to the inclusion of a planning condition to ensure the implementation of the submitted bat species protection plan to mitigate against any potential impacts the proposal may have on the species together with biodiversity enhancement of installing bat boxes. On this basis, the proposal is considered to accord with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2021 and Policy 3 of NPF4.
33. A total of 40 trees are proposed to be felled during the construction. Removal of woodland is only permitted where it complies with the Scottish Government's Control of Woodland Removal Policy and where the removal of the woodland would achieve clearly defined benefits. This Policy stance is reiterated within Policy 6(c) of NPF4. None of the trees form part of any ancient semi-natural woodland or any woodland recorded in the Ancient Woodland Inventory. The proposed public benefit of supporting the local economy, on an existing, brownfield site, is considered, on balance to outweigh the local contribution of the subject trees and a planning condition for compensatory planting is recommended.
34. Regarding other environmental matters, it is confirmed that the site is not at risk of flooding from any source, nor will it impact on any neighbouring residential properties in terms of flooding. The site is located within 250m of a landfill. The Highland Council Contaminated Land Officer confirms that the gas levels are within the trigger levels and does not recommend the need for any planning conditions. The Environmental Health Officer has not provided any comments on the scheme and SEPA have no specific comments. The proposal is not considered to negatively interact with the regulated site and no amendments are required to the scheme by way of mitigation measures. The proposal is considered to comply with Policy 10: Resources of the Cairngorms National Park Local Development Plan 2021.

### **Servicing and Access**

35. **Policy 10: Resources** of the Cairngorms National Park Local Development Plan 2021 sets out the need for new development to be satisfactorily serviced and without harm to resources or the environment.
36. The proposal will join into the public water supply. The proposed drainage measures of the installation of commercial sewage treatment plants together with foul drainage soakaways and an infiltration trench for surface water run-off are considered sufficient to deal with the wastewater arising from this scale of development and in this location. The Highland Council Flood Risk Management Team has no objection to the proposed drainage measures. The drainage measures are acceptable on this basis in accordance with Policy 10: Resources of the Cairngorms National Park Local Development Plan 2021.
37. **Policy 3: Design and Placemaking** of the Cairngorms National Park Local Development Plan 2021 states that all new development must include an appropriate

means of access, egress and space for off street parking. The proposal looks to upgrade the existing access track from the public road and provides off road parking for over 80 vehicles within the site. The space within the site is sufficient to provide adequate parking and circulation space for vehicles for ensure a forward gear egress onto the road, subject to the inclusion of the planning condition to ensure the one-way system is clearly denoted. Highland Council's Transport Planning Team have raised concern regarding then proposed visibility splays in that there are a number of trees that encroach within the visibility splay. It is therefore recommended that a condition requiring a revised drawing showing the spays are clear of all trees and vegetation that may obstruct views at the site access. They raise no other objections subject to the inclusion of their recommended planning conditions and therefore the proposal is considered to accord with **Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021** with regards to road safety matters.

38. **Policy 3: Design and Placemaking** also sets out that new development should be designed to maintain and maximise all opportunities for responsible outdoor access. The proposal looks to link into the existing path network which joins the north of Aviemore to the adjacent Karting Track facility. On this overall basis the proposal is considered to comply with Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021.

### **Developer Contributions**

39. **Policy 11: Developer Obligations** of the Cairngorms National Park Local Development Plan 2021 states that where development creates a need to increase or improve public services, facilities, or infrastructure, or mitigate adverse effects, the developer will be required to make a fair and reasonable contribution in cash or in kind towards additional costs or requirements. The proposal does not give rise to the requirement of any developer contribution.

### **Other Issues Raised in Consultations and Representations**

40. All matters raised by consultees and third parties have been addressed above. Aviemore Community Council raise no objection to the scheme, however query the increased traffic flow form the access road onto the B9152. The traffic generation has been assessed by the Highland Council Transport Planning Team who have not raised an objection on road safety impacts arising from the development. The applicant has demonstrated that the visibility splays at the access junction meet Council requirements and the proposal is not considered to adversely impact the local road network or road safety.

### **CONCLUSION**

41. The redevelopment will bring this underused, brownfield site back into a productive use fulfilling a need to support the local economy by providing business premises for the local community.
42. Any remaining points of detail that have not been sufficiently addressed will be resolved through the imposition of suitable conditions. Subject to these recommended

conditions, the proposed development is considered to comply with the policies contained within the adopted Cairngorms National Park Local Development Plan 2021 and approval is therefore recommended.

## RECOMMENDATION

**That Members of the Committee support a recommendation to APPROVE the Erection of 20 No. Commercial Letting Units and access roads at Land 85M SE Of Batching Plant Knockgranish Aviemore 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

- I. No development shall commence on site until a Construction Method Statement (CMS) and programme of works has been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority. The CMS shall include, but not be limited to:**
  - a) The approach to site preparation, soils management, restoration and reinstatement;**
  - b) Construction stage SUDs;**
  - c) Confirmation that works will take place outside of bird breeding season**
  - d) Reference to the tree protection plan and measures;**
  - e) Reference to the bat species protection plan and pre-construction survey work for reptiles;**
  - f) Construction pollution prevention measures;**
  - g) Programme of works;**

**The construction of the development shall thereafter be implemented in accordance with the approved details.**

**Reason:** The works are to be undertaken in an environmentally sensitive area. It is therefore necessary for a Construction Method Statement to be agreed prior to the commencement of any works to ensure that work on site proceeds without damage to the environment in accordance with Policy 4: Natural Heritage and Policy 10: Resources of the Cairngorms National Park Local Development Plan 2021.

- 2. No development shall commence on site until the tree protection measures have been installed on site in accordance with the approved tree protection plan and maintained in accordance with those details for the duration of construction.**

**Reason:** To ensure that trees adjacent to the site, which contribute to the landscape character and biodiversity of the area are appropriately protected during construction works in accordance with Policy 4: Natural Heritage and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2021.

3. **Ground preparation (including tree felling) and construction works must take place outwith the bird breeding season (mid-march to mid-August inclusive) unless a pre-start breeding bird survey has been carried out by a suitably qualified ecological surveyor with a tree protection plan based on the survey results, submitted for approval in writing by the Cairngorms National Park Authority, acting as Planning Authority, before any ground preparation or construction works take place.**

**Reason:** To ensure there is no adverse impact on European protected species, pre-construction surveys are required in accordance with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2021 and Policy 3: NPF4.

4. **No development shall commence on site until pre-construction checks for reptiles have been undertaken and the results, together with any associated species protection plan has been submitted to and approved in writing by the Cairngorms National Park Authority, acting as Planning Authority- details of any mitigation required to be identified and agreed and thereafter implemented in accordance with the approved details before construction.**

**Reason:** To ensure there is no adverse impact on European protected species, pre-construction surveys are required in accordance with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2021 and Policy 3: NPF4.

5. Prior to the first operation of the site, details of the one-way spur road signage to be installed within the site, shall be submitted to, and agreed in writing by the Cairngorms National Park Authority, acting as Planning Authority in consultation with the Highland Council Transport Planning Team.

**Reason:** In the interests of road safety in accordance with Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021.

6. Prior to the first operation of the site, finalised details of the pedestrian path link including the material finish and construction, shall be submitted to and agreed in writing by the Cairngorms National Park Authority in consultation with the Highland Council Transport Planning Team. The path shall be installed in accordance with the approved details prior to the first operation of the site.

**Reason:** To ensure that the proposal includes active travel links in accordance with Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021.

7. Prior to the first operation of the site, all parking, cycle storage stores, paths, turning and access arrangements, including visibility splays shall be fully implemented in accordance with the approved details.

**Reason:** To ensure that the site is satisfactorily serviced and accessed in the interests of road safety and in accordance with Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021.

8. The development, hereby permitted, shall not be undertaken other than in strict accordance with the Mitigation Measures as set out in the approved “Bat Species Protection Plan” dated 22<sup>nd</sup> February 2023 and prepared by A9 Consulting Ltd, with survey results and any subsequent mitigation, submitted to and approved in writing by the Cairngorms National Park Authority, acting as Planning Authority prior to the first operation of the site.

**Reason:** The site is associated with Bats which is a European protected species and the development is only considered to be acceptable subject to the mitigation measures being undertaken to secure the strict protection of the European protected species and ecological interests of the site in accordance with the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended), Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2021 and Policy 3 of NPF4.

9. No lighting shall be installed on site until details (position, type and intensity) have been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority. The lighting, if being provided, shall be installed, and operated in strict accordance with the approved plans.

**Reason:** To ensure that the development does not adversely affect European Protected Species including the commuter bats in accordance with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2021.

10. The approved landscaping plan shall be implemented in full, by a suitably qualified landscape consultant prior to the first operation of the site and thereafter maintained in accordance with the approved landscape maintenance plan.

**Reason:** To ensure the development complements and enhances the landscape and to ensure the provision of compensatory planting is provided for the tree loss in accordance with Policy 4: Natural Heritage, Policy 5 Landscape of the Cairngorms National Park Local Development Plan 2021, and Policies 3 and 6 of NPF4.

## 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 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 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. You are advised that should any work commence within the bird breeding season, (April to September) then pre-construction surveys for breeding birds must be undertaken.
5. Construction work (including the loading/unloading of delivery vehicles, plant or other machinery) should not take place outwith the hours of 0800 hours to 1900 hours Mondays to Fridays, 0800 hours to 1300 hours on Saturdays or at any time or Bank Holidays to minimise disturbance to residents in the area.

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.