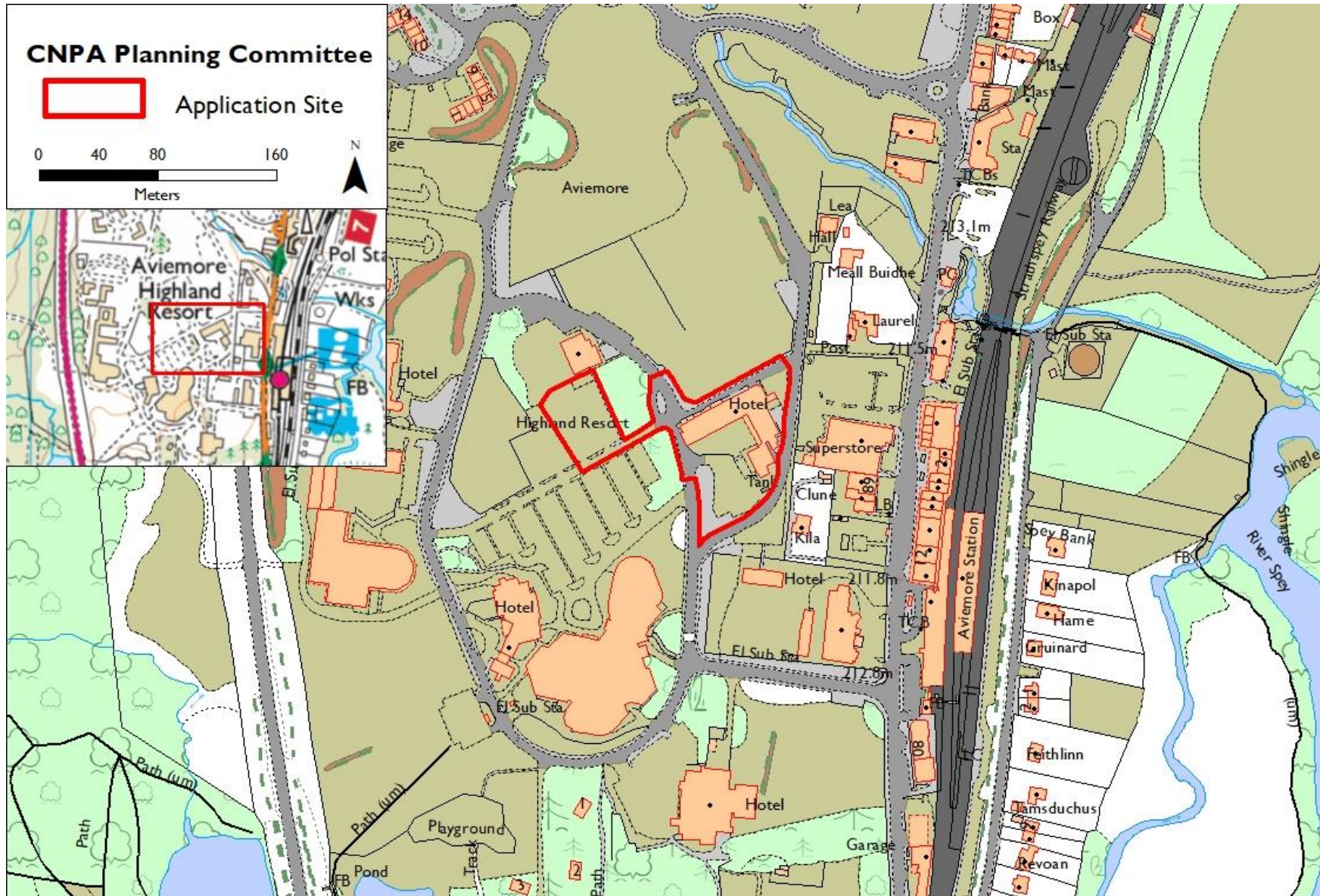


CAIRNGORMS NATIONAL PARK AUTHORITY

DEVELOPMENT PROPOSED:

Alterations and extension at Macdonald Aviemore Hotel The
Aviemore Centre Grampian Road Aviemore Highland PH22 1PF

REFERENCE: 2022/0241/DET
APPLICANT: Macdonald Aviemore Highland Resorts
Ltd
DATE CALLED-IN: 25 July 2022
RECOMMENDATION: Approve subject to Conditions and
Developer Contribution
CASE OFFICER: Stephanie Wade, Planning Officer



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SITE DESCRIPTION, PROPOSAL AND HISTORY

Site Description

1. The site comprises an area of 0.9ha situated adjacent to the eastern site boundary of the MacDonald Highland Resort. The application site comprises the Aviemore Hotel which currently provides holiday accommodation for families. The hotel comprises 97 suites arranged over four floors with a restaurant and gaming room on the ground floor. The building takes form from a flat roofed, L-shaped block with existing vehicular parking sited predominantly to the southern side of the building. The parking area provides 42 vehicular spaces. The hotel is surrounded by the internal road layout of the resort, with the main resort complex and facilities sites to the south-west. The red line area also includes land to the west of the hotel which is hard surfaced and currently used by the Aviemore Ice Rink. To the east, is the Tesco Superstore and beyond this is Grampian Road and the main high street of Aviemore.
2. The site is included within the Aviemore Mountain Resort Tree Preservation Order.

Proposal

3. 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=RF2FZZSI0CP00>

Title	Drawing Number	Date on Plan*	Date Received
PLANS			
Plan – Location Plan	10181/PL01	28/06/2022	25/07/2022
Plan – Existing Site Plan	10181/ PL02	28/06/2022	25/07/2022
Plan – Existing Floor Plans	10181/PL 100	30/06/2022	25/07/2022
Plan – Existing Elevations	10181/PL30 0	30/06/2022	25/07/2022
Plan – Proposed Site Layout Plan	10181/PL03 Rev.A	10/03/2023	10/03/2023

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Plan – Proposed Elevation A South West Facing	10181/PL30 1 Rev.C	24/02/2023	10/03/2023
Plan – Proposed Elevation B South East Facing	10181/PL30 2 Rev.C	24/02/2023	10/03/2023
Plan – Proposed Elevation C North East Facing	10181/PL30 3 Rev.C	24/02/2023	10/03/2023
Plan – Proposed Elevation D North West Facing	10181/PL30 4 Rev.C	24/02/2023	10/03/2023
Plan – Existing and Proposed Roof Plans	10181/PL40 0 Rev.B	20/02/2023	10/03/2023
Plan – Proposed Third Floor	10181/PL 101 Rev.B	28/07/2023	31/07/2023
Plan – Proposed Fourth and Fifth Floor Layouts	10181/PL 101 Rev.C	09/03/2023	10/03/2023
Plan – Typical Bedroom Layout	10181/ PL 103	29/06/2022	25/07/2022
Plan- Building Heights – Previous Designs	10181/703	02/03/2023	10/03/2023
Plan – Visualisations	1010181 702 Rev.B	27/03/2023	31/03/2023
SUPPORTING DOCUMENTATION			
Other- Supporting Statement	10181	01/07/2022	25/07/2022
Other – Visualisations Report	Rev.A		07/11/2022
Other – Design Statement Addendum	10181		07/11/2022
Other – Drainage Assessment	GMC22- 1009	10/10/2022	27/10/2022
Other – Agent response to Roads Comments		01/10/2022	03/10/2022
Other – Transport Assessment	Issue 01	25/08/2022	29/08/2022
Other – Preliminary Bat Roost and Nesting bird Assessment	Rev.1	14/12/2022	15/12/2022
Other – Biodiversity Enhancement Statement			19/07/2023

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

4. The application looks to expand the existing hotel by adding two additional floors to the building, together with changes to the external appearance of the building. The proposal looks to create a total of 25 additional accommodation

rooms over the floors three and four together with the creation of a sky bar on the fifth floor. The new bedrooms would provide 23x 4-person family rooms and 2x1 person rooms.

5. The proposed sky bar on the fifth floor comprises a large, open plan area with a central bar, toilets, and seating for customers, together with an external, circular viewing platform. Access to the fifth floor includes the installation of new stairwells and a new, external lift on the north west elevation. The roof of the sky bar is proposed to be clad in zinc, with a mix of flat and pitched roof sections. The elevations of the sky bar are to be created of glazed units. A glazed balustrade surrounds the viewing platform. The roof of the four-storey element of the building is proposed to be altered to a pitched roof (north-east elevation). The upper storey elevations of the building are proposed to be clad with zinc, coloured grey.
6. The proposal also looks to create an additional parking area for the hotel, to be located on a separate block of land to the west of the building, which is currently used for the community ice rink. The new car park would provide 48 vehicular spaces and 3 motorcycle spaces together with covered secure cycle storage for 10 bicycles. The existing parking area would also be reconfigured to provide an overall total of 93 vehicular spaces which includes 7 disabled parking spaces.
7. For reference, the Design Statement confirms that the existing community ice rink will be sited on adjacent land to its current location to continue operation.
8. Plans of the proposal are included within **Appendix 1**.

History

9. Within the wider MacDonald Highland Resort, there are several applications running concurrently to this application which are outlined below:
 - a) 2023/0030/PPP – Planning permission in principle for the residential development, staff accommodation and infrastructure. Application submitted 19th December 2022, and is currently under consideration by the CNPA.
 - b) 2023/0004/DET – Change of use of land for siting of 27 lodges, access road, landscaping at site of dry ski slope, MacDonald Resort. Application submitted on 9th January 2023 and is currently under consideration by the CNPA.
 - c) 2022/0328/PPP – Erection of holiday apartments, at Land West of Cairngorm Hotel. Application submitted 17 October 2022 and is currently under consideration by the CNPA.

Habitats Regulations Appraisal

10. A Habitats Regulations Appraisal [HRA] has been undertaken to consider the effects of the proposal upon the conservation objectives of the European Sites, as listed within the document attached as **Appendix 2**. The sites potentially affected are the:
- a) Kinveachy Forest Special Protection Area [SPA]
 - b) River Spey Special Area of Conservation [SAC].
11. The River Spey SAC is within 200m of the proposed development site however there is a lack of direct ecological connectivity between the site and the SAC and is scoped out of the remaining assessment. The HRA concludes that the proposal will not have an adverse impact on site integrity of the Kinveachy Forest SPA as the conservation objectives can be met.

DEVELOPMENT PLAN CONTEXT

Policies

National Policy	National Planning Framework 4 (NPF4) Scotland 2045	
POLICY 1	Tackling the Climate and Nature Crises	
POLICY 3	Biodiversity	
POLICY 4	Natural Places	
POLICY 6	Forestry, Woodland, and Trees	
POLICY 7	Historic Assets and Places	
POLICY 13	Sustainable Transport	
POLICY 14	Design, Quality and Place	
POLICY 15	Local Living and 20 minute neighbourhoods	
POLICY 22	Flood Risk and Water Management	
POLICY 30	Tourism	
Strategic Policy	Cairngorms National Park Partnership Plan 2017 - 2022	
Local Plan Policy	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 CONTRIBUTIONS	X

12. All new development proposals require to be assessed in relation to policies contained in the adopted Development Plan which comprises National Planning Framework 4 (NPF4) and the Cairngorms National Park Local Development Plan 2021. The full wording of policies can be found at:

<https://www.gov.scot/publications/national-planning-framework-4/documents/>

and at:

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

13. Within the Cairngorms National Park Local Development Plan 2021, the site forms part of a wider allocated area for 'mixed use', under allocation Aviemore- M1. The Aviemore Highland Resort is a large site in the centre of Aviemore. It currently has a range of different uses including hotels and holiday accommodation, retail, recreation, and housing and has undergone significant development to create the resort it is today. The allocation offers an opportunity for the enhancement and diversification of the current uses, including the provision of additional housing, retail, recreation, and employment spaces. There is also a Development Brief for the site, which is non statutory planning guidance providing details on site constraints and opportunities and development requirements.

Planning Guidance

14. Supplementary guidance also forms part of the Local Development Plan and provides more details about how to comply with the policies. Guidance that is relevant to this application is marked with a cross.

Policy 1	Housing Supplementary Guidance.	
Policy 2	Supporting Economic Growth Non-Statutory Guidance	X
Policy 3	Design and Placemaking 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	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 Contributions Supplementary Guidance	X

CONSULTATIONS

Summary of the main issues raised by consultees

15. **Highland Council Flood Risk Management Team** have no objection to the proposal subject to the inclusion of a planning condition for the agreement of a finalised drainage report and layout, considering updated calculation methods.
16. **Highland Council Contaminated Land Officer** has no objection.
17. **Highland Council Forestry Officer** notes that the site is in the Aviemore Mountain Resort Tree Preservation Order (TPO NO.HRC42). Whilst the works would not directly impact existing TPO trees, the Officer is concerned regarding construction activity causing impacts. The Officer also queries whether tree removal is required for the car park installation. The Officer welcomes the proposed tree planting around the car parking area but requests further planting and details to be sought by planning condition.
18. **Highland Council Transport Planning Team** have provided comments on the latest amendments of the scheme. The Team has no objection to the application subject to the payment of a developer contribution to improve two pedestrian crossings on Grampian Road. This is required due to the Transport Assessment stating that most of the trip to the new development would be on foot. Planning conditions are also recommended relating to cycle parking for staff and electric vehicles charging provision.
19. **CNPA Landscape Officer** considers that the latest version is an improvement on the previous submissions. The simplification of the lift housing reduces the overall complexity of the elevation from Grampian Road. It is now acceptable in respect of landscape matters. There are no landscaping details submitted and so a full landscape plan is required. This must contain details of all planting, ground preparation, planting operations and a landscape maintenance plan for at least 5 years after planting.
20. **CNPA Ecology Officer** notes that no roosting bats were identified during the survey work undertaken although foraging and commuting activity was noted. The Officer therefore recommends a bat species protection plan as a

planning condition. A planning condition is also recommended to schedule works outwith the bird breeding season together with the incorporation of a pre-construction check to confirm any nesting. The Officer recommends further biodiversity enhancement through additional planting and the installation of bat/ bird nesting boxes within the site.

21. **CNPA Outdoor Access Officer** has no objection to the scheme. The officer notes there are core paths nearby but unaffected by the development. The Officer supports the secure cycle storage facility proposed subject to it meeting Highland Council standards.
22. **Aviemore Community Council** were consulted on the latest design and consider that the proposals are inappropriate in the context of the centre of Aviemore. The scale and bulk would dominate the surrounding, and the proposed terrace would overlook the village centre, intruding on others. They welcome the pitching of the roof, which helps to mitigate the worst of the visual impact. They are also concerned that the boundary of the overall proposed development appears to impact on the site of the community ice rink. Copies of their full comments can be found at **Appendix 3**.

REPRESENTATIONS

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

APPRAISAL

24. The main planning considerations are the principle of development, the impact upon the landscape, layout and design, the environmental impacts, access and servicing and developer contributions.

Principle

25. The application site is situated within the settlement of Aviemore and involves the alteration of an existing hotel, within the MacDonald Highland Resort. Aviemore plays a key role as an employment and service centre for the wider Badenoch and Strathspey area. Local Development Plan policy supports opportunities for business growth and those which will increase Aviemore's attractiveness as a tourist and recreation destination.
26. **Policy 2:1 Town Centres First** of the Cairngorms National Park Local Development Plan 2021, supports commercial and leisure development where they are located within an identified town centre. The application site is in the identified settlement boundary of Aviemore and forms part of a wider site allocation under reference M1- Aviemore. This LDP allocation states that the

allocation offers the opportunity for the enhancement and diversification of the current uses, including the provision of additional housing, retail, recreation, and employment spaces. The application looks to enhance the existing tourist use of the site by expanding the facilities offered within the building, which could help to contribute to the vitality and viability of this existing town centre in accordance with **Policy 9** of NPF4.

27. **Policy 30: Tourism** of NPF4 offers support to development proposals for new or extended tourist facilities in locations identified within the LDP. Proposals should consider:

- a) The contribution made to the local economy.
- b) Compatibility with the surrounding area in terms of the nature and scale of the activity and impacts of increased visitors.
- c) Impacts on communities, for example by hindering the provision of homes and services for local people.
- d) Opportunities for sustainable travel and appropriate management of parking and traffic generation and scope for sustaining public transport services particularly in rural areas.
- e) Accessibility for disabled people.
- f) Measures taken to minimise carbon emissions.
- g) Opportunities to provide access to the natural environment.

28. **Policy 2:2 Tourist Accommodation** of the Cairngorms National Park Local Development Plan 2021 supports tourist related accommodation where:

- a) it has no adverse environmental or amenity impacts on the site or neighbouring areas,
- b) it contributes to/ supports the provision of a wide range of visitor accommodation; and
- c) it supports or contributes to a year-round economy.

29. The development involves the expansion of the hotel by adding two additional floors of accommodation providing a further 25 units of accommodation, and an additional roof bar. The proposal would make use of an allocated, existing building, and would expand on the existing capacity of an established tourist accommodation business, the Highland Resort. It would also provide a wider range of tourist accommodation through the provision of smaller units of the family and single occupancy rooms. Location wise, the site benefits from good recreational access links with Core Path HB54 being in proximity together with good sustainable transport links along Grampian Road.

30. Given the above, it is considered that the principle of the development accords with Policy 2: Supporting Economic Growth of the Cairngorms National Park Local Development Plan, subject to compliance with other relevant Development Plan policies and Policy 30 of NPF4.

Landscape Impacts, Layout and Design

37. **Policy 14: Design, Quality and Place** of NPF4, promotes well designed developments that make successful places by taking a design-led approach and applying the Place Principle. Proposals should be consistent with the six qualities of successful places: healthy, pleasant, connected, distinctive, sustainable, and adaptable.
38. **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. **Policy 3: Design and Placemaking** of the Cairngorms National Park Local Development Plan 2021 seeks to reinforce and enhance the character of the existing settlement and encourage new development to be sympathetic to the traditional pattern and character of the area, whilst encouraging innovative design and finishes.
39. The proposal seeks to add additional floors to the hotel building as well upgrade its exterior appearance. The building at present is a multiple storey, flat roofed structure with a limited palette of materials and architectural detailing which has a prominent position when viewed from Grampian Road. The current building is not considered to be of architectural merit and does not positively add to the character of the area. The proposal with its simplification of materials is considered to improve on the existing character of the building and wider street scene. The latest version of the scheme is acceptable in respect of landscape matters with the simplification of the lift housing reducing the overall complexity of the elevation from Grampian Road. The reduction in the height from the original scheme submitted is welcomed allowing views to Craiggellachie to be partially maintained.
40. Regarding soft landscaping works, the proposal includes a limited planting strategy. In accordance with the CNPA Landscape Officer's response, and in accordance with Policy 3 (Biodiversity) of NPF4, a planning condition is recommended to be attached to any subsequent decision, seeking the agreement of a revised landscaping scheme and maintenance strategy to provide more biodiversity enhancement within the site. Additional tree planting is also recommended by the Council's Forestry Officer, which can be incorporated into any revised landscaping plan.
41. Subject to the inclusion of the recommended planning conditions, the proposal is considered to accord with Policy 3: Design and Placemaking, Policy 1: New Housing Development and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2021 and Policies 3, and 14 of NPF4.

Environmental Impacts

42. **Policy 1: Tackling the Climate and Nature Crises** of NPF4 requires that significant weight is given to the global climate and nature crisis when consideration is given to new development. **Policy 3: Biodiversity** seeks to ensure that development will conserve, restore, and enhance biodiversity. **Policy 4: Natural Places** seeks to protect, restore, and enhance natural assets including protected areas while Policy 6: Forestry, woodland and trees seeks to protect existing woodland and trees and expand cover where appropriate.
43. **Policy 4: Natural Heritage** of the Cairngorms National Park Local Development Plan 2021, seeks to ensure there are no adverse impacts upon designated areas, protected species, or biodiversity.
44. The application relates to previously developed land, and although it has no specific environmental designations itself, regarding habitats and species, it is located within proximity to Kinveachy Forest SPA. The HRA (attached at **Appendix 2**) concludes that due to distance, and no direct connectivity, the proposal is not considered to affect the integrity of the designations.
45. Regarding protected species, the proposed area has the potential to support bats. The submitted survey work confirmed that the proposal would have no adverse impact on protected species subject to the inclusion of planning conditions for a Bat Species Protection Plan to be agreed and scheduling works outwith the bird breeding season with pre-construction checks to be undertaken. The Officer recommends ecological enhancements which could be incorporated into the scheme ranging from installation of bat boxes to enhancement of planting within the landscape design. These recommendations are to be secured through the planning conditions.
46. Subject to the recommended planning conditions, the proposal is considered to comply with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2021 and Policies 3 and 4 of NPF4.
47. Regarding arboricultural impacts, a revised tree protection plan is recommended by condition to ensure that existing trees are protected from construction works. Additional tree planting will be provided through the revised landscaping scheme.
48. Given this, the proposal is considered to comply with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2021, and policies 3 and 6 of NPF4.

Flooding, Drainage and Water Issues

49. **Policy 2: Climate mitigation and adaptation** of NPF4 requires that development is sited and designed to adapt to current and future risks from climate change while **Policy 22 Flood risk and water management** seeks to reduce the vulnerability of existing and future development to flooding. **Policy 3: Design and Placemaking** and **Policy 10: Resources** of the Cairngorms National Park Local Development Plan 2021 set out the need for new development to be satisfactorily serviced and without harm to resources or the environment.
50. The site lies outwith any fluvial and pluvial flooding during a 1:200-year event. The proposal would utilise the existing wastewater drainage measures of the hotel. Regarding surface water drainage for the proposed car parking area, the Council's Flood Risk Management Officer has no objections to the use of a proposed infiltration system with private maintenance, however a planning condition is recommended for a finalised drainage report and layout, which uses the most recent methodology of rainfall calculations.
51. It is considered that there are technical solutions to the drainage issues on the site and appropriate conditions are proposed to agree the finalised scheme in accordance with Policy 22 of NPF4 and Policy 3: Design and Placemaking and Policy 10: Resources of the Cairngorms National Park Local Development Plan 2021.

Contaminated Land

52. **Policy 10: Resources** of the Cairngorms National Park Local Development Plan 2021 states that development affecting contaminated land will be considered favourably where assessments are undertaken to identify actual and potential impacts, on site and off site, of all stages of development proposals on the risks to human health and to the Park's biodiversity, geodiversity, hydrology and other special qualities. The Contaminated Land Officer has no objection to the scheme noting that there are no issues regarding contaminated material within the building or wider site.

Access

53. **Policy 13: Sustainable Transport** of NPF4 supports developments that provide direct, easy, segregated, and safe links to local facilities via walking, wheeling, and cycling networks before occupation. **Policy 15: Local Living and 20-minute neighbourhoods** supports development which contributes to local living and the Place Principle and where, among other things, there is the opportunity for sustainable modes of transport including high quality walking, wheeling and cycling networks. **Policy 3: Design and Placemaking** of the Cairngorms National Park Local Development Plan 2021 seeks to promote

sustainable transport methods and active travel and maximise opportunities for responsible outdoor access.

54. **Policy 30: Tourism** of NPF4 requires development proposals to promote opportunities for sustainable travel and appropriate management of parking and traffic generation and scope for sustaining public transport services. Regular bus services are accessible from Grampian Road which is within a 5-minute walking distance from the application site. In addition, Aviemore Train Station is within a 10-minute walk from the site. The supporting documentation confirms that most of the trips to the hotel will be on foot. The Transport Planning Team therefore request a developer contribution towards improving pedestrian accessibility within the area by upgrading two crossings on Grampian Road. The recommended improvements consist of bringing the existing pedestrian crossing at the access road to the hotel up to current standards and providing a raised crossing at the existing pedestrian crossing at the supermarket. The works which include changing tactile paving and installing a road hump are relatively minor and will improve pedestrian safety in the town and therefore provide betterment for hotel guests, visitors and residents in Aviemore.
55. This policy also requires that the internal provision is made for pedestrians and cyclists. Indicative plans have been provide showing cycle storage on site for 20 bicycles. The Highland Council Transport Planning Team also require the provision of staff cycle parking to be provided. This shall be secured by planning condition.
56. **Policy 3: Design and Placemaking** also requires that new development should include an appropriate means of access, egress and space for off-street parking. The proposal will be served by the existing private track that is within the resort, leading from Grampian Road. The Council are satisfied with the number of parking spaces proposed but request a planning condition for the provision of EV charging points.
57. Subject to the inclusion of the recommended planning conditions and the payment of the developer contribution, the scheme is considered to accord with road safety, sustainable transport and access matters as defined by Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021, and Policies 13, 15 and 30 of NPF4.

Impact upon Amenity

58. In terms of amenity **Policy 3: Design and Placemaking** of the Cairngorms National Park Local Development Plan 2021 seeks to ensure that new development protects amenity currently enjoyed by neighbouring occupants to sites and affords sufficient private amenity ground and off-street parking with the development. **Policy 14: Design, Quality and Place** of NPF4 does not

support developments that would be detrimental to the amenity of the surrounding area.

59. The proposal is compatible with the surrounding land uses which comprise commercial and tourist related uses. A Construction Method Statement is recommended by condition to secure good construction working practices are adhered to in the interests of neighbouring amenity.
60. The introduction of a roof terraced bar would give rise to an increase in noise at a higher location. The Environmental Health Team provided no comments in relation to this. Noise impacts would be covered outwith the planning system by licensing hours and the business's own desire to maintain a sensible environment for guests of their hotel and wider resort. If it is subsequently found that noise from patrons using the terrace cannot be adequately managed, the Licensing Authority would also have powers to put restrictions in place.
61. With regards to potential light pollution, the sky bar has been designed with tinted glass to reduce light transmittance by 30%. In addition, it is noted that the building is located within a settlement which is not a light sensitive environment and will be seen in the context of the other built form on the Resort which are of similar scale. On this basis the proposal is not considered to give rise to any adverse impacts on amenity of surrounding occupants.

Developer Contributions

62. **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 Policy also requires contributions to affordable housing where applicable and where no affordable housing is provided on site.
63. As previously noted, a developer contribution towards Active Travel to upgrade the existing pedestrian crossings, is required. The applicant has indicated their willingness to pay the contribution amount and subject to its payment, either by upfront payment or by Section 75 legal agreement, the development complies with the requirements of Policy 11: Developer Contributions of the Cairngorms National Park Local Development Plan 2021.

CONCLUSION

64. The expansion of an existing hotel within a well-defined settlement is considered to be acceptable and the proposed changes to the external appearance look to enhance a well-established building within the street scene. 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 and the payment of the developer contribution figure, 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 Alterations and extension at Macdonald Aviemore Hotel The Aviemore Centre Grampian Road Aviemore Highland PH22 1PF subject to:

- a) The payment of the developer contribution for Active Travel; and**
- b) the following conditions:**

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

Conditions

- 1. No development shall commence on site, until a finalised surface water drainage design and Drainage Impact Assessment have been 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. The works shall thereafter be implemented in accordance with the approved scheme.**

Reason: To ensure that the drainage is appropriate to meet the needs of the scheme and has been calculated using up to date methods in accordance with Policy 22: Floodrisk and water management of NPF4 and Policy 3: Design and Placemaking and Policy 10: Resources of the Cairngorms National Park Local Development Plan 2021.

- 2. No development shall commence on site until a fully detailed landscaping scheme both hard and soft landscaping proposals and the future maintenance and management of the proposed scheme has been submitted to and approved in writing by the CNPA acting as Planning Authority. This shall include, but not be limited to:**
 - a) Hard landscaping material specification;**

- b) Soft landscaping plant and tree species including planting specifications (species, number, size and planting mix);
- c) Details of compensatory tree planting;
- d) Details of the biodiversity enhancement measures;
- e) Details of tree protection measures for trees to be retained on site.

Thereafter the development shall be implemented in accordance with those approved details and not later than the expiry of the next planting season following commencement of the development or within such time as approved by CNPA acting as Planning Authority.

Reason: To ensure the long-term retention of an appropriate landscaping setting, enhanced biodiversity and to ensure the development will not have an adverse impact on the landscape setting or ecological quality of the development in accordance with Policy 3: Biodiversity and Policy 4: Natural Places of NPF4 and Policy 4: Natural Heritage and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2021.

3. **No development shall commence until pre-construction surveys are carried out by a suitably qualified ecologist for breeding birds (if works are to be undertaken during the breeding bird season of March to August - inclusive). The results, together with any associated Species Protection Plan shall be submitted to and approved in writing by the Cairngorms National Park Authority acting at Planning Authority. Thereafter all mitigation measures shall be implemented in accordance with any approved species protection plans and overseen by a suitably qualified Ecological Clerk of Works.**

Reason: To determine the effects of the proposals on the ecology of the site and to inform mitigation measures for protected species during construction works in accordance with Policy 3: Biodiversity and Policy 4: Natural places of NPF4 and Policy 4: Natural Heritage of the Cairngorms National Park Authority Local Development Plan 2021.

4. **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) Reference to the pre-construction ecology checks and subsequent species protection plans if required;
 - d) Construction pollution prevention measures;
 - e) Programme of works.
 - f) Reference to tree protection measures.

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

Reason: A Construction Method Statement must 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 3: Biodiversity and Policy 4: Natural Places of NPF4 and Policy 4: Natural Heritage and Policy 10: Resources of the Cairngorms National Park Local Development Plan 2021.

- 5. No development shall commence on site until a Construction Traffic Management Scheme has been submitted to and approved in writing by the Cairngorms National Park Authority, acting as Planning Authority, in consultation with the Highland Council Transport Planning Team. The construction of the development shall thereafter be implemented in accordance with the approved plan.**

Reason: To ensure there are no adverse impacts on the road network in relation to road safety and that construction traffic associated with the development causes minimum disruption to residents in accordance with Policy 13: Sustainable Transport and Policy 15: Local Living and 20 minute neighbourhood of NPF4 and Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021.

- 6. No development shall commence until a Bat Species Protection Plan has been submitted to and agreed in writing by the Cairngorms National Park Authority acting as Planning Authority. Thereafter, all mitigation set out the approved Bat Species Protection Plan, including timing of works, shall be implemented in accordance the details contained in the Plan.**

Reason: To ensure that the development does not adversely affect European Protected Species in the area in accordance with Policy 3: Biodiversity of NPF4 and Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2021.

- 7. No development shall commence on site until a scheme for electric vehicle charging infrastructure has been submitted to and approved in writing by the Cairngorms National Park Authority acting as planning authority, in consultation with the Highland Council Transport Planning Team. The details shall include:
 - a) The location of the charging points.**
 - b) Timescale for implementation.**The approved scheme shall be implemented in line with the approved timescale.**

Reason: To facilitate the move toward the reduction in reliance on petrol and diesel cars in accordance with Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2021.

8. Prior to the first occupation of the additional accommodation, as permitted, details of the provision of bat and bird boxes throughout the site shall be submitted to and approved in writing by Cairngorms National Park Authority acting as Planning Authority. Thereafter the development shall be implemented in accordance with those approved details. The boxes shall then be maintained and retained in situ.

Reason: To ensure the provision of enhanced opportunities for bird and bat roosting in accordance with Policy 3: Biodiversity and Policy 4: Natural places of NPF4 and Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2021.

9. Prior to its installation, details of a covered cycle parking area for employee use, shall be submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority in consultation with the Highland Council Transport Planning Team. The cycle parking shall be installed in accordance with the approved details prior to the first operation of the development, hereby permitted.

Reason: To ensure that adequate cycle storage facilities are provided on site in the interests of promoting active travel, in accordance with the Highland Council Transport Planning Team Standing Advice and Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021.

10. No external 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.

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. 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.