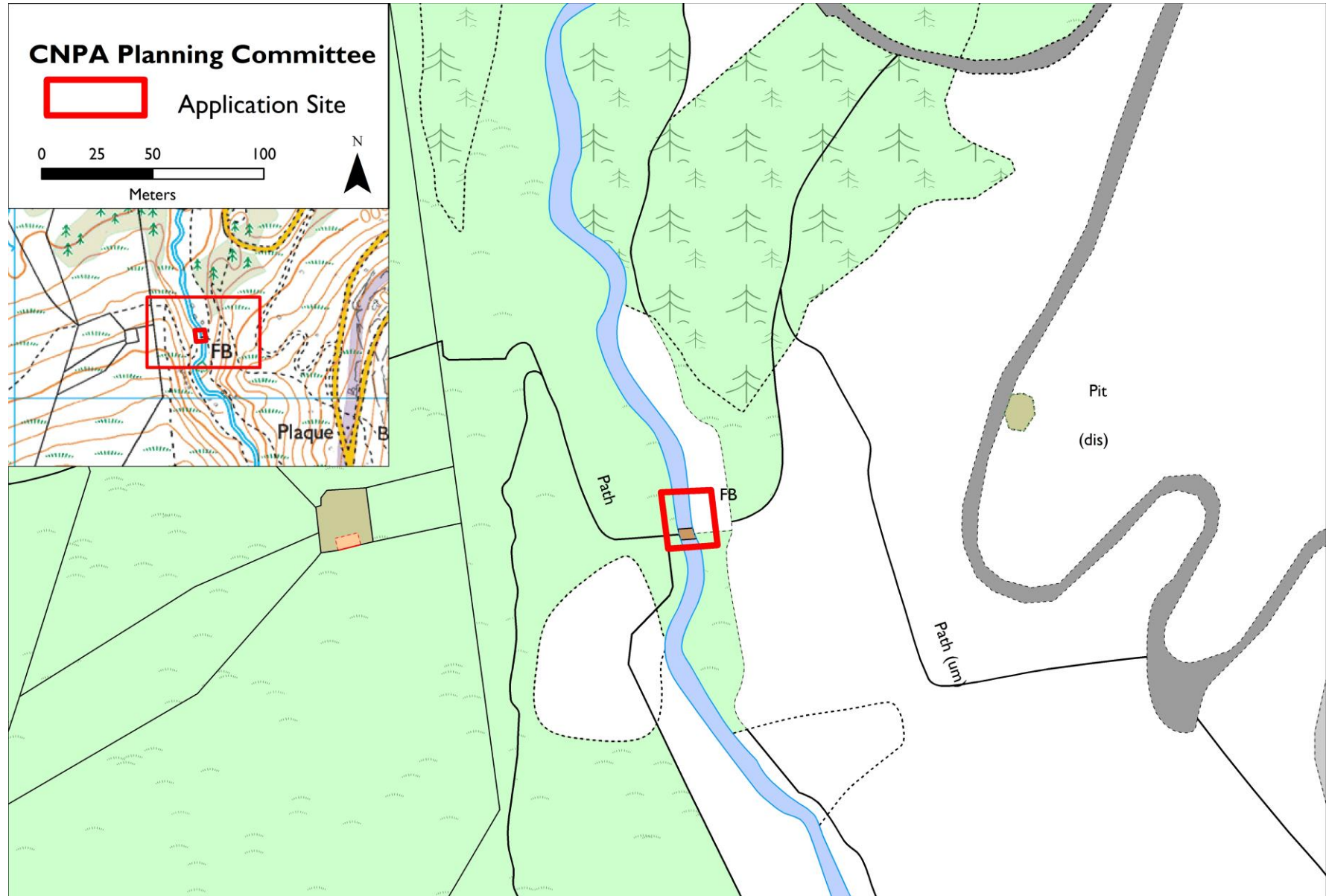

CAIRNGORMS NATIONAL PARK AUTHORITY

DEVELOPMENT PROPOSED:	
Replacement of bridge slightly downstream of the current bridge. at Land 1300M NW Of Ranger Base Office, Cairngorm Mountain, Glenmore, Aviemore	
REFERENCE:	2019/0051/DET
APPLICANT:	Mrs Kelly McKellar
DATE CALLED-IN:	13 February 2019
RECOMMENDATION:	Approve subject to Conditions
CASE OFFICER:	Stephanie Wade, Planning Officer



SITE DESCRIPTION, PROPOSAL AND HISTORY

Site Description

1. The site is located on the Allt Mor River, which is approximately 0.28km south-west of the Sugarbowl Car Park (as the crow flies), which is located on the road between Glenmore and Cairngorm Mountain.
2. The site is accessed via a network of public footpaths including the Forestry and Land Scotland's Allt Mor trail from the Sugarbowl car park and from the Cairngorms National Park Core Path GR12, which follows the river along the glen.
3. At present, the Allt Mor public footpath trail crosses the river within the application site via a pedestrian bridge which is understood to have been erected across the river in 1979. The bridge takes form from a steel beam and timber decked construction over stone abutments with a central pier located on the islet.
4. The application site is located within an area of environmental designations including: the Cairngorms Special Protection Area (SPA), the Cairngorms Special Area of Conservation (SAC), the River Spey SAC and the Glenmore Forest Site of Special Scientific Interest (SSSI) and the Allt Mor SSSI.

Proposal

5. 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=PMWVGCSI0CH00>

Title	Drawing Number	Date on Plan*	Date Received
Plan - Overall Plan		04/02/2019	18/02/2019
Plan - Location Plan		04/02/2019	18/02/2019
Plan - Site Plan	CETS/1621/03	10/03/2019	26/03/2019
Plan - Proposed Bridge General Layout Plans (Amended)	CETS/1621/01 Rev.C	13/06/2019	17/06/2019
Plan - Proposed Bridge Ramp Details Plan (Amended)	CETS/1621/02 Rev.A	11/02/2019	17/06/2019
Other- Ecology Survey		04/03/2019	26/03/2019
Other - Supporting Statement		04/02/2019	18/02/2019
Other- Existing Bridge Details		20/03/2000	26/03/2019

Other- Utsi Bridge Waterway Revised Calculations		13/06/2019	17/06/2019
Construction Method Statement		22/05/2019	23/05/2019
CMS Details- Agent Covering Email		22/05/2019	23/05/2019

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

6. The proposed development is the replacement of a pedestrian footbridge within the application site. The proposed bridge is to be sited between 1 and 2 metres north of the existing bridge location. The existing structure is proposed to be removed upon completion of the replacement bridge installation. The existing bridge is a timber and steel structure spanning an overall length of approximately 21.5 metres with a deck width of approximately 1 metre. The existing bridge has a deck to bed height of approximately 1.5 metres in the deepest part of the channel. The existing bridge is supported by stone abutments and a central pier. It is understood from the application details that the existing structure is in a state of disrepair with the existing watercourse undermining the central pier through scour.
7. The replacement structure is proposed to be formed from two aerial mast type steel bridges, which are to be clad with timber. It will be supported by gabion basket abutments and a central stone faced, concrete pier located on the islet. The deck and balustrades are proposed in timber. The structure is proposed to span an overall length of approximately 28.2 metres with a deck width of approximately 1.8 metres. The deck to bed height is proposed at approximately 3.3 metres in the deepest part of the channel. The existing public footpath is proposed to be realigned with the access points of the new bridge structure. One rowan tree located on the islet is proposed to be removed as part of the works.
8. The application description has been amended following its original submission to remove the word 'temporary' from the proposal to reflect the permanent nature of the works.
9. During the consideration of the application, additional information was sought by CNPA Officers and consultees to allow for a more informed assessment of the proposal. Additional waterway calculations, together with a construction method statement and a revised General Layout plan, have been submitted. The additional information also confirms that the proposed materials for the works will be delivered to the site by helicopter during September to October to avoid helicopter movements within the bird breeding season. It is understood from the submitted details that the helicopter use would equate to approximately 6-8 flying hours spread over a 2-3 week construction period.
10. Plans of the proposals are included within **Appendix I**.

History

11. There is no recent planning history associated with the application site.

DEVELOPMENT PLAN CONTEXT

Policies

National Policy	Scottish Planning Policy 2014	
Strategic Policy	Cairngorms National Park Partnership Plan 2017 - 2022	
Local Plan Policy	Cairngorms National Park Local Development Plan (2015) Those policies relevant to the assessment of this application are marked with a cross	
POLICY 1	NEW HOUSING DEVELOPMENT	
POLICY 2	SUPPORTING ECONOMIC GROWTH	
POLICY 3	SUSTAINABLE DESIGN	X
POLICY 4	NATURAL HERITAGE	X
POLICY 5	LANDSCAPE	X
POLICY 6	THE SITING AND DESIGN OF DIGITAL COMMUNICATIONS EQUIPMENT	
POLICY 7	RENEWABLE ENERGY	
POLICY 8	SPORT AND RECREATION	X
POLICY 9	CULTURAL HERITAGE	
POLICY 10	RESOURCES	X
POLICY 11	DEVELOPER CONTRIBUTIONS	

12. All new development proposals require to be assessed in relation to policies contained in the adopted Local Development Plan. The full wording of policies can be found at:

<http://cairngorms.co.uk/uploads/documents/Park%20Authority/Planning/LDPI5.pdf>

Planning Guidance

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

Policy 1	New Housing Development Non-Statutory Guidance	
Policy 2	Supporting Economic Growth Non-Statutory Guidance	
Policy 3	Sustainable Design Non-Statutory Guidance	X
Policy 4	Natural Heritage Supplementary Guidance	X
Policy 5	Landscape Non-Statutory Guidance	X
Policy 7	Renewable Energy Supplementary Guidance	
Policy 8	Sport and Recreation Non-Statutory Guidance	X
Policy 9	Cultural Heritage Non-Statutory Guidance	
Policy 10	Resources Non-Statutory Guidance	X
Policy 11	Developer Contributions Supplementary Guidance	

Habitats Regulations Assessment (HRA)

14. A Habitats Regulations Assessment has been undertaken to consider the effects of the proposal upon the conservation objectives of the Natura Sites of the Cairngorms Special Area of Conservation (SAC), Cairngorms Special Protection Area (SPA) and the River Spey SAC. A copy of the HRA is included in **Appendix 2**.
15. The Assessment highlighted the need to assess the proposal against its likely significant effect on capercaillie and Scottish Crossbill, otter, salmon, Caledonian Forest and green shield moss if present at the location. The HRA concludes that there would be no impact from the proposal on the integrity of any of the Natura sites, subject to a post determination condition requiring pre-construction surveys to be undertaken for green shield moss and otter.
16. In supplement to the Appraisal, the document includes consideration of the proposal's impact on the Allt Mor SSSI and Glenmore Forest SSSI designated areas. The document concludes that there would be no impact on the Allt Mor SSSI, however it recommends the addition of a condition to survey for wood ants prior to the construction of the bridge in relation to the Glenmore Forest SSSI.

CONSULTATIONS

17. A summary of the main issues raised by consultees now follows:
18. **Scottish Natural Heritage (SNH)** was consulted in relation to the impacts upon the designated SSSI and Natura sites and the protected species. A Habitats Regulations Appraisal has been undertaken and SNH advise that the proposal is likely to have a significant effect on some of the qualifying interests of the sites but they conclude that the proposal will not adversely affect the integrity of any of the sites. SNH therefore recommend that pre-construction survey work is undertaken to check for signs of otter holts and resting places, Green shield-moss and wood ant nests. These areas should be avoided if found. SNH also advise that they consider the proposal would not impact on the Allt Mor SSSI nor the Glenmore Forest SSSI subject to the wood ant pre-construction checks.
19. Following the submission of the additional information, which includes the use of helicopters, SNH conclude no impact on site integrity for any of the designated sites due to the works being undertaken outside of the bird breeding season.
20. A copy of the revised Habitats Regulations Assessment can be found at **Appendix 2**.

21. **Scottish Environment Protection Agency (SEPA)** initially raised an objection to the application and requested the submission of additional information in support of the application. Following this submission, SEPA has removed their objection on flood risk grounds noting that the new bridge would be considerably elevated above the 1 in 200 year floor level and it would be unlikely that this structure would be at medium to high risk of flooring or cause an obstruction to flow. Regarding hydromorphology, SEPA request the inclusion of a post determination condition to ensure the river bank is reinstated appropriately following any removal of the existing abutments. SEPA also confirm that they require a registration of the structure instead of a licence under The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (CAR).
22. **Highland Council Flood Team** has no specific comments regarding this application.
23. **CNPA Outdoor Access Officer** has examined the application details and has no specific comments to make regarding the proposal. The Officer notes the intention towards avoiding path closure through the retention of the existing bridge whilst the replacement bridge is being installed and they acknowledge and support the proposal on the basis that the path in question facilitates access to a number of key locations.
24. **CNPA Landscape Officer** notes that Utsi Bridge is located in a water channel, surrounded by a riparian vegetation and open moorland beyond. The Officer has no objection to the replacement bridge and considers that the proposal will have a minimal and localised impact upon the landscape character of this part of the Glen More LCA and any relevant SLQs. The Officer has requested the inclusion of a post determination condition for the submission and approval of a Construction Method Statement and requested further details on whether any other trees would be affected by the development other than the one identified within the submission details.
25. **CNPA Ecologist** initially provided comments which confirmed that they agree with the conclusions of the HRA carried out by SNH which conclude that there will be no likely significant effects on the Cairngorms SAC/SPA or River Spey SAC arising from the proposal if the appropriate mitigation is included within a Construction Method Statement. The Ecologist also requested the inclusion of suspensive planning conditions on any subsequent decision to ensure no adverse impacts to biodiversity. The conditions request the submission of a Construction Method Statement and programme of works together with a pollution prevention plan and details of species protection measures.
26. Following the applicant's submission of further information, including a Construction Method Statement, the CNPA Ecologist welcomes the details included within this document however requests that the Construction Method Statement is updated prior to the commencement of works to reflect any HRA mitigation revisions and to provide further information on pre-start checks and species protection measures, pollution and the watercourse, working areas and confirmation that the helicopter use is restricted between September – October to minimise the change that bird species nesting outside the main periods will be affected.

27. **Aviemore Community Council** initially confirmed that they have no specific comments relating to the proposal and they provided no further comments on the amended scheme. A copy of their response can be found at **Appendix 3**.

REPRESENTATIONS

28. The application has been advertised and no letters of public representation have been received in respect of the proposal.

APPRAISAL

29. The main planning considerations in relation to this application comprise: the principle of development; the impact on the natural environment in respect of designated areas, protected species and landscape impacts; together with the impact on flooding and the design, scale and materials of the proposal.

Principle

30. **Policy 3: Sustainable Design of the Cairngorms National Park adopted Local Development Plan 2015** (the adopted Local Plan) states that development proposals should maintain and maximise all opportunities for outdoor access, including links into the existing path network; accord with the Core Paths Plan and minimise the effect of the development on climate change in terms of siting and construction. **Policy 8: Sport and Recreation of the adopted Local Plan** also places emphasis on new development maintaining and maximising opportunities for responsible outdoor access.
31. The principle of this development is to construct a new river crossing close to and in place of the existing bridge, with associated works to realign the access tracks on either side of the bridge. It is understood that the existing bridge's integrity is being undermined by the water course and therefore, the proposal looks to maintain outdoor access opportunities within the immediate area whilst being erected in a location which is considered to be less at risk of flood damage than that at present. The CNPA Outdoor Access Officer has no objections to the scheme and supports the proposal on the basis that the path in question facilitates access to a number of key locations. The principle is considered to be acceptable in accordance with **Policies 3: Sustainable Design and Policy 8: Sport and Recreation of the Local Plan** subject to the consideration of the other material planning considerations outlined below.

Environmental Issues

32. **Policy 4: Natural Heritage of the adopted Local Plan** seeks to ensure that there is no adverse impact on the integrity of designated sites, nor upon protected species or biodiversity from development proposals.

33. The main likely environmental impacts from this development relate to the potential impact the proposal would have on the qualifying interests of the designated areas of the Natura sites, the Sites of Special Scientific Interest and also the potential impact on the protected species within the immediate area. The ecological information submitted in support of the application has been reviewed by the CNPA Ecologist and Scottish Natural Heritage.
34. A habitats regulations assessment (**Appendix 2**) has been undertaken which concludes that there will be no likely significant effects on the Natura Sites arising from the proposal, if the appropriate mitigation of pre-construction surveys are undertaken as stipulated in the assessment. The same document also concludes that subject to a pre-construction survey being undertaken for wood ants, the proposal is not considered to have any likely significant effects on the designated SSSIs of the area.
35. SNH has reviewed the application details and conclude that the proposal would have no impact on site integrity for any of the designated areas, with reference being made to the use of helicopters between September – October which avoids the bird breeding season and removes any potential impacts on breeding birds. A number of pre-construction surveys are recommended to be attached to any subsequent decision by way of condition to avoid any potential impact on the qualifying interests of designated sites if found within the construction area of the application site.
36. The National Park's Ecologist agrees with the conclusions reached in the HRA and it is considered that sufficient information has been provided to demonstrate that any impacts on the ecological interests of the site can be satisfactorily mitigated by both working practices and by the measures outlined in the HRA. Subject to the inclusion of the recommended post determination conditions by the CNPA Ecologist in the interests of biodiversity mitigation measures, the proposal is considered to have a negligible effect on the ecological interests of the area in accordance with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2015.

Impact on Flooding

37. **Policy 10:** Resources of the Cairngorms National Park Local Development Plan 2015 seeks to ensure that all developments do not increase flood risk nor adversely impact on the water quality of the area.
38. As the site lies within a flood risk area as identified on SEPA's map, it is therefore essential to consider the potential risks from flooding to both the site and other receptors in the area as required by policy. The proposal removes an existing structure across the river and introduces a new structure within the site. It is understood from the application details that the replacement bridge's design and siting have been influenced by the incorporation of flood resilient measures including having a deck level above the 1 in 200 year return period storm water levels. Highland Council Flood Team raises no objection to the proposal. SEPA conclude that they have no objection to the scheme following the submission of the additional information by the applicant to demonstrate the impact on flood risk from the proposal. Regarding hydromorphology, a condition is recommended to ensure the river bank is reinstated appropriately following the removal of the existing bridge abutments.

39. The proposed replacement structure is not considered to introduce any additional flooding impact from the existing impact previously established on site. Whilst there is an existing risk of flooding at the site itself, the vulnerability of the proposed use is classed as low and the proposal reduces the flood risk through the use of more flood resilient materials and design. The proposed change in dimensions from the replacement structure to the original is not considered to increase upstream or downstream flood risk. On this basis, the proposal is considered to comply with the requirements of Policy 10: Resources of the Cairngorms National Park Local Development Plan 2015.

Design, Scale and Materials

40. **Policy 3:** Sustainable Design of the Cairngorms National Park Local Development Plan 2015 requires development to use materials and landscaping that will complement the setting of the development and for development to be designed to minimise the effect of the development on climate change in terms of siting and construction.
41. It is understood that the site topography, limited accessibility and the site flood risk have been taken into account and dictated the design of the proposed structure. The application supporting information explains that the type of bridge structure has been specifically chosen due to its lightweight components and due to its ability to be constructed by hand with the use of simple winches. The proposal incorporates the use of traditional and sustainable materials with the incorporation of timber cladding of the steel elements to aid the visual appearance of the structure.
42. The scale of the replacement structure is proposed to be larger than the existing bridge. This includes having a larger deck to bed distance to improve the flood resilience of the structure and an overall longer span to maintain bank habitat by setting back the abutments. Taking this into account, the proposed scale is considered to be acceptable.
43. The design, scale and materials of the proposal are therefore considered to be acceptable in accordance with Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

Landscape Impacts

44. **Policy 5:** Landscape of the Local Development Plan 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. Where development does not conserve, nor enhance the landscape character, development will only be permitted where adverse effects have been minimised and mitigated through appropriate siting, layout, scale, design and construction.

45. The site lies within the Glenmore Landscape Character Area and is characterised by the upper part of a bowl-shape landform, extending east from the Rothiemurchus character areas. Utsi Bridge is located within a water channel surrounded by riparian vegetation and open moorland beyond. The CNPA Landscape Officer considers that the proposed replacement bridge together with the existing bridge removal will have minimal and localised impact upon the landscape character of this part of the Glenmore LCA and any relevant Special Landscape Qualities of the National Park. The Officer requested further details including the submission of a Construction Method Statement and details of any other trees to be impacted by the proposed development. It is confirmed that only the one rowan tree identified on the accompanying plans is to be impacted by the proposal. Regarding the construction method statement, a planning condition is subsequently recommended requesting the submission of this document. In these circumstances, the proposed development is considered to comply with Policy 5: Landscape.

CONCLUSION

46. The proposed development involves the replacement of an existing bridge across the River Allt Mor to maintain access to the permitted rights of way network within the area whilst providing a more flood resilient structure than that at present. The principle of development therefore accords with Policies 3: Sustainable Design and Policy 8: Sport and Recreation of the Cairngorms National Park adopted Local Development Plan 2015.
47. Sufficient information has now been submitted by the applicant to demonstrate that the development can proceed without harm to the environment or landscape subject to final details/ refinement being agreed which will require a number of suspensive planning conditions to be attached to any subsequent decision notice. There are no adverse environmental impacts subject to appropriate mitigation measures being implemented.
48. In these overall circumstances the development is considered to comply with all relevant policies of the Cairngorms National Park Local Development Plan 2015 and the collective aims of the National Park. There are no other material considerations which would warrant the refusal of planning permission. Approval is therefore recommended subject to appropriate planning conditions.

RECOMMENDATION

That Members of the Committee support a recommendation to grant FULL PLANNING PERMISSION for the replacement of bridge slightly downstream of the current bridge. at Land 1300M NW Of Ranger Base Office Cairngorm Mountain Glenmore 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

1. **No development shall commence, (unless otherwise agreed in writing), until pre-construction surveys for otter, wood ant and Green Shield Moss, have been undertaken and the results, together with any associated species protection plans have 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 works commence.**

Reason: The site lies within designated areas including Natura sites of which the qualifying interests of the sites include: otter and green shield moss. The site also lies within SSSI areas where wood ant is relevant. In order to ensure there is no adverse impact upon the environment, Natura Sites and European Protected Species, pre-construction survey work and subsequent mitigation measures are required in accordance with Policy 3: Sustainable Design, Policy 4: Natural Heritage and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2015.

2. **No development shall commence on site until a revised site specific Construction Method Statement has been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority. This plan is to include the following:**
 - a) **Detail on pre-construction environmental checks for Otter, Green Shield Moss and Wood Ant and any mitigation measures;**
 - b) **Details of the measures to prevent otter entrapment;**
 - c) **Details of how reptiles will be safeguarded during the dismantling of gabions and boulder removal and how amphibians on the banks will be safeguarded during the works;**
 - d) **Vegetation and soil management including materials handling, storage, ongoing care and reuse;**
 - e) **Plant and machinery to be used in the construction works;**
 - f) **Pollution prevention measures and temporary drainage or river diversion measures (if needed), including confirmation that machinery is excluded from the watercourse;**
 - g) **Construction programme including timings, helicopter use and weather related risks;**
 - h) **Arrangements for pre-start/ pre-construction meeting**
 - i) **Details of material and tool storage areas on site.**

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

Reason: The works are to be undertaken in an environmentally sensitive area. It is therefore necessary for a revised 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 2015.

3. Prior to the removal of the existing bridge abutments, of the development hereby permitted, details of the riverbank reinstatement, including but not limited to, details of vegetation planting, shall be submitted to and agreed in writing by the Cairngorms National Park Authority acting as Planning Authority in association with SEPA. The works shall be implemented in accordance with the approved details thereafter.

Reason: The development includes works which affect the river bank. Details of how the habitat is proposed to be restored on the river bank are required to ensure the sympathetic reinstatement of this environmentally sensitive area in accordance with Policy 4: Natural Heritage and Policy 10: Resources of the Cairngorms National Park Local Development Plan 2015.

4. All helicopter movements associated with the development, hereby permitted, shall be undertaken between the months of September and February (inclusive).

Reason: The development includes the use of helicopters to transport materials to and from the site. The use of helicopters is therefore required to be restricted to ensure the development does not impact on breeding birds within the area, to mitigate the development's environmental impacts in accordance with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2015.

5. Any laydown areas will be cleared of all plant, machinery and materials within 2 months of the completion of development, including the removal of the old bridge, as detailed on the approved site plan to be removed.

Reason: To ensure there are no lasting impacts of the development beyond the construction phase of the proposal in accordance with Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2015.

6. The development, hereby permitted, shall not be externally lit unless the specification of the lighting has been submitted to and agreed in writing by the Cairngorms National Park Authority acting as Planning Authority. The lighting shall accord with the approved details thereafter.

Reason: To protect the ecological interests of the immediate area in accordance with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2015.

Informatives

1. The development hereby approved, must commence within three years of the date of this decision notice. If this has not commenced within this period, then this planning permission consent shall lapse.
2. The person undertaking the development is required to give the Planning Authority prior written notification of the date on which it is intended to commence the development. Attached to this decision notice is a Notice of Initiation of Development for completion and submission. Submission of this information assists the Cairngorms National Park Authority Monitoring and Enforcement Officer in monitoring active work within the area to ensure compliance with the approved details and to identify and correct any potential problems, as they arise, rather than later when it may be more difficult and more costly to rectify. Failure to give notice would constitute a breach of planning control which may result in enforcement action being taken.
3. It is important to note that the granting of planning permission does not imply there is an unconditional absence of floor risk relating to (or emanating from) the application site. As per Scottish Planning Policy (paragraph 259), planning permission does not remove the liability position of developers or owners in relation to flood risk.
4. You are advised that work on site must stop immediately, and Scottish Natural Heritage must be contacted, if evidence of any protected species or nesting/ breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from SNH:
www.snh.gov.uk/protecting-scotlands-nature/protected-species
5. SEPA Regulatory Advice- The initial bridge with central pier requires a registration rather than a simple licence under CAR. The removal of the existing bridge could be included in this registration. Further details of regulatory requirements and good practice advice for the applicant can be found on the Regulations Section of the SEPA website www.sepa.org.uk . If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the regulatory services team in your local SEPA office at: 28 Perimeter Road, Pinefield, ELGIN, IV30 6AF Tel: 01343 547663.
6. Following completion of the development, a notification of the completion shall, as soon as practicable, be given to the Planning Authority. Attached to this decision notice is a Notice of Completion of Development for completion and submission. Submission of this form will assist the Cairngorms National Park Authority Monitoring and Enforcement Officer in making a final inspection and checking compliance with the approved drawings and conditions. If the development hereby approved is to be carried out in phases, then a notice of completion should be submitted at the completion of each phase.

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.