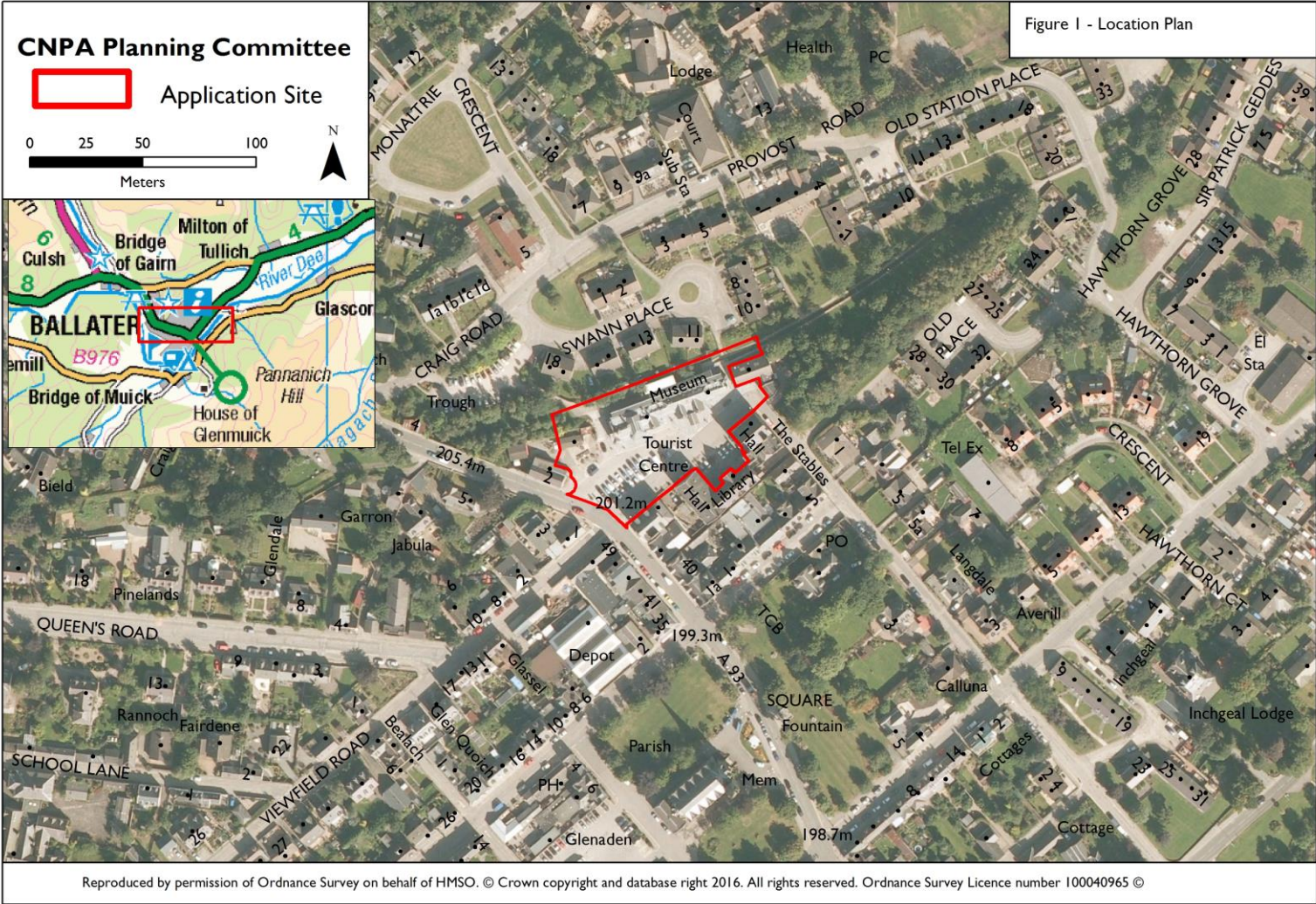

CAIRNGORMS NATIONAL PARK AUTHORITY

DEVELOPMENT PROPOSED:	
Reinstatement of Royal Station including a new internal layout, enhanced exhibition space to the platform side and Station Square improvements at Aberdeen and Grampian Tourist Board, Tourist Information Centre, Station Square, Ballater.	
REFERENCE:	2016/0195/DET & 2016/0196/LBC
APPLICANT:	Aberdeenshire Council
DATE CALLED-IN:	06 June 2016
RECOMMENDATION:	APPROVE WITH CONDITIONS
CASE OFFICER:	Matthew Taylor, Planning Officer



SITE DESCRIPTION, PROPOSAL AND HISTORY

Site Description

1. Ballater is the largest settlement in the Aberdeenshire part of the Park and plays a strategic role in this part of Upper Deeside. The Royal Station and Station Square are located within the centre of the settlement.
2. The Station and Station Square are located within the Conservation Area and form part of the Victorian heart of Ballater. This site is adjacent to The Victoria and Albert Halls and forms part of the setting of Craigendarroch Hill when viewed from the south.
3. Surrounding the site are modern single storey residential dwellings to the north, with modern commercial/retail unit to the east; mixed use buildings including hall, offices, library and retail units within larger Victorian buildings to the south; and retail and cafe units within more modest traditional buildings immediately adjacent to the site and across Bridge Street to the west.
4. The buildings to the south of the station are of a relatively grand scale and serve to contain public views to the principle elevations of the Royal Station. The main public view and access to the site is from Bridge Street to the west and across Station Square which is currently utilised for car parking, and via the road and footpath from the east. Further pedestrian access to the station is available from the Deeside Way, and public footpaths linking car parking and residential development from the north.
5. The immediate site context and its position within the settlement of Ballater is shown on the aerial photograph, location plan and proposed site plan that are attached as part of **Appendix I**.

Proposal

6. 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.eplanningnpa.co.uk/online-applications/#searchApplications>

Title	Drawing Number	Date on Plan	Date Received
Site Location Plan	10163-L(90)001 C	22/04/16	06/06/16
Site Location Plan	10163-L(90)001 D	22/04/16	06/06/16
Post Fire Survey	18008	27/08/15	06/06/16
Existing Site Plan	10163-L(90)002 B	13/05/16	06/06/16
Proposed Site Plan	10163-L(90)003 B	13/05/16	06/06/16
Proposed Site Plan	10163-L(90)003 C	13/05/16	06/06/16
Cross Sections	10163-L(00)004 D	05/04/16	06/06/16
Proposed Ground	10163-L(00)001 D	05/04/16	06/06/16

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Floor			
Proposed Roof Plan	10163-L(00)002 D	05/04/16	06/06/16
Long Sections	10163-L(00)005 D	05/04/16	06/06/16
Long Sections	10163-L(00)006 D	07/04/16	06/06/16
View from Station Square	10163-L(00)011 A	27/05/16	06/06/16
3D VIEW 01	10163-L(00)015 A	27/05/16	06/06/16
3D VIEW 02	10163-L(00)016 A	27/05/16	06/06/16
3D VIEW 03	10163-L(00)017 A	27/05/16	06/06/16
VIEW FROM NORTH 01	10163-L(00)013 A	27/05/16	06/06/16
VIEW FROM NORTH 02	10163-L(00)014 A	27/05/16	06/06/16
VIEW FROM SOUTH	10163-L(00)012 A	27/05/16	06/06/16
Proposed Elevations	10163-L(00)003 D	05/04/16	06/06/16
Conservation Statement		May 2016	06/06/16
Open Day Consultation Report 2 April 2016	Rev 01	4/05/16	06/06/16
Ballater Station Renewal External Lighting Planning Statement	Issue 1	25/05/2016	06/06/16
Royal Station Renewal Design & Access Statement	V.1	May 2016	06/06/16

7. This application seeks full planning permission and listed building consent for the following works:

- a. Reinstate the principle elevations of the Ballater Royal Station matching the Victorian architecture, with traditional materials, detailing, fixtures, fittings and street furniture;
- b. Renewal of the fire damaged 'Queen Victoria Waiting Room' to match the original;
- c. Modification of the internal plan layout from that present at the time of the fire to provide enhanced provision for mixed use including tourist information facilities, cafe, library, and exhibition spaces;
- d. Extend the gallery/exhibition space to the platform side of the station to enhance the experience for visitors and provide improved accommodation for exhibitions;
- e. Modify the replica carriage building with revised external finishing;
- f. Public realm Station Square enhancements including resurfacing treatments, tree planting, parking bay adjustments, seating, and directional markers.

8. The submitted 'Design and Access Statement' and 'Conservation Statement' detail the appraisal of the site that informed the proposal and describe the proposed works.
9. The proposed floor plans, elevations and visualisations of the modified building reinstatement, as well as details of the Station Square improvements are contained within **Appendix I**.

History

10. The Royal Station, being a notable part of the Ballater Conservation Area, first came into operation in 1866 and was the Deeside Railways western terminus. Originally a simple structure, the station quickly developed into a grander building with various additions, including a richly detailed waiting room for Queen Victoria, a port cochere entrance & various extensions to the wings.
11. The buildings use as a train station eventually ended in 1966 and, although the Scottish Tourist Board and cafe occupied the building in the mid 1970s, the building gradually fell into a state of disrepair.
12. In 1999/2000 extensive renovation works were completed on the Royal Station with a focus on improvements to the underbuilding and internal layout. As part of the renovations, the entire building was propped up to provide a new underbuild with insulated concrete floor slab. Internal refurbishment works were also completed to provide improved accommodation for Visit Scotland, a restaurant and other space for small businesses. The construction of a new platform canopy to the rear with glazed infill created a new exhibition space which focussed on the Royal connection. The main station attractions being Queen Victoria's waiting room with replica wood panelling, and the replica Royal Carriage.
13. In May 2015 the Royal Station was significantly damaged by fire. The west wing and platform canopy were completely destroyed but fire fighters were able to save the replica Royal Carriage and much of the buildings central core, this housed the waiting room and east wing. Nevertheless, both areas suffered extensive damage as can be seen by the photographs and surveys submitted as part of the supporting documentation to the planning submission.
14. Following the fire Aberdeenshire Council secured the site by erecting temporary fencing and covering structures, this was to make the building safe and to protect the public and property from blown debris. Following on from the fire a condition survey, feasibility study and public consultation was undertaken, the results of which informed the decision by Aberdeenshire Council to submit proposals to reinstate the fire damaged 'B' Listed building elevations, restore the Queen Victoria Waiting Room and take the opportunity to enhance the building layout and enlarge the exhibition space. Also, and as part of the proposal, the Station Square public space to the front of the buildings would be subject to public realm improvements to reduce the dominance of the car parking, provide space for civic uses and spill out from the station, and to generally reinforce the relationship between the Royal Station and Victoria and Albert Halls.

DEVELOPMENT PLAN CONTEXT

Policies

National Policy	Scottish Planning Policy 2014	
	Scottish Historic Environment Policy 2011	
Strategic Policy	Cairngorms National Park Partnership Plan 2012 - 2017	
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	X
POLICY 3	SUSTAINABLE DESIGN	X
POLICY 4	NATURAL HERITAGE	
POLICY 5	LANDSCAPE	X
POLICY 6	THE SITING AND DESIGN OF DIGITAL COMMUNICATIONS EQUIPMENT	
POLICY 7	RENEWABLE ENERGY	
POLICY 8	SPORT AND RECREATION	
POLICY 9	CULTURAL HERITAGE	X
POLICY 10	RESOURCES	
POLICY 11	DEVELOPER CONTRIBUTIONS	

15. 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

16. 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	X
Policy 3	Sustainable Design Non-Statutory Guidance	X
Policy 4	Natural Heritage Supplementary Guidance	
Policy 5	Landscape Non-Statutory Guidance	X
Policy 7	Renewable Energy Supplementary Guidance	
Policy 8	Sport and Recreation Non-Statutory Guidance	
Policy 9	Cultural Heritage Non-Statutory Guidance	X
Policy 10	Resources Non-Statutory Guidance	
Policy 11	Developer Contributions Supplementary Guidance	

CONSULTATIONS

17. A summary of the main issues raised by consultees now follows:
18. **Historic Environment Scotland (HES)** consider the proposals do not raise issues of national significance and do not object to the proposal.
19. Furthermore HES support the proposals, which set out a comprehensive scheme to restore, reinstate, and revitalize this important B listed landmark former station building for multi use.
20. HES are content with the rationale for the altered plan layout and the new build enhanced exhibition space, as part of an overall improvement of the multi-use and visitor experience. HES consider that the new plan layout would not unduly detract from the buildings special architectural and historic interest, and that the new build for the exhibition space, in linear train shed form and metal standing seam cladding, would be complementary high quality new additions to the listed building.
21. Final specifications, large scale drawings and reports of the restoration and reconstruction works for the most sensitive areas, such as the ornate interior of the royal waiting room, including stained/leaded glass, timber panelling, and plaster strapwork ceiling, should be subject to suspensive conditions. HES also suggest that all new or replacement finishing materials and colours be appropriately managed.
22. HES make it clear that the proposal to relocate the Tullich Stones to Ballater Station does not form part of this planning application. Scheduled Monument Consent would be required from HES separately.
23. **Aberdeenshire Council (Roads Authority)**. Does not object to the application subject to appropriate conditions to secure final detailed design specification and technical review of the public realm enhancements; a quality audit for road safety, DDA, pedestrian and cyclists; and improvements to signage to direct vehicle and pedestrian movements between the square and nearby parking provisions.
24. There will be a reduction of 4 parking spaces. Reduced parking can be offset with reference to existing underutilised 26 space public car park to the rear of the site off Swann Place, however signage for both vehicles and pedestrians between Station Square and the public car park should be enhanced and improved as part of the proposals to encourage its use.
25. Current layout will not prevent informal parking in front of Victoria and Albert Halls which would likely occur given the current established parking provision in this area. It should be noted that facilitating/allowing parking in this area may interrupt safe and free flow of pedestrians crossing the square.

26. The Roads Service is generally supportive of the pedestrian friendly enhancements. However, conditions to secure final design and specification are requested to allow for further engagement and design with Aberdeenshire Council and external stakeholders. It should be noted that detailed design process may impact on layout which in turn may require some amendment to final planning layout submission of Station Square
27. **Aberdeenshire Council (Contaminated Land).** Records indicate that redundant underground fuel storage tanks and associated infrastructure was/is located within the boundary of the current application.
28. The bulk storage of fuel and other activities at the garage represent potential sources of contamination. Due to the possible presence of contamination, were an application submitted for a change of use of the site a full site investigation should be undertaken. However, as the proposals are for the reinstatement of a building associated with the existing use of the site, and on the basis that the area of the garage and the tanks is to be covered with hardstanding, a site investigation cannot be justified in this instance.
29. Whilst a site investigation is not requested to evaluate ground conditions, there remains a possibility that evidence of contamination could be encountered during the construction works. It is recommended that a note to applicant be incorporated into the decision notice advising of the past use of the land and measures to be taken should contamination of the ground be discovered.
30. **Aberdeenshire Council (Environmental Health).** No observations to make on the proposals and no objection to approval.
31. **Inclusive Cairngorms.** Wish to confirm that the doors are wide enough for wheelchairs to pass through?
32. **CNPA Economic Development Officer.** Until the recent destruction by fire the Visitor Information Centre at Ballater was one of only three centres directly managed by Visit Scotland within the National Park. As well as visitor information and dedicated staff to answer questions, the building also housed a popular exhibition about Queen Victoria using the railway building and carriage to focus on the royal journey to the Highlands. Some 27% of visitors to the National Park obtain information from a visitor information centre (CNP Visitor Survey 2015) and Ballater Station attracted up to 80,000 visits a year making it second only to Aviemore visitor information centre in usage. As such the restoration of the building will create both an important visitor attraction and a key place to provide information about Royal Deeside, The Cairngorms National Park and Scotland.
33. **The Ballater and Crathie Community Council** was consulted at the time of the application. No response at the time of report writing.

REPRESENTATIONS

34. The application was advertised and a single representation citing objection was received.
35. Dr Tyler of the Royal Deeside Railway Preservation Society strongly supports the provision of extended exhibition space for the display of historic railway vehicles. However, the plans in their current form do not make any provision for the delivery or uplift of large exhibits such as the Gordon Highlander steam engine. Dr Tyler suggests that the disabled access ramp be relocated to provide 40m of linear access to the buildings to allow for the transfer of exhibits into the building.

APPRAISAL

36. The following is a joint report for Planning Application (2016/0195/DET) and Listed Building Consent application (2016/0196/LBC) submitted for the Ballater Station and Station Square proposals in Ballater.

Supporting Economic Growth

33. The Cairngorms National Park Local Development Plan Policy 2 aims to enable and encourage growth and diversification in the economy of the Park. The policy supports the tourism sector alongside recreation and land management which are recognised as important to the Park wide economy. The policy supports retail and tourist development whilst protecting existing sustainable economic activity provided it meets a number of criteria.
35. The proposal would see the reinstatement, albeit in a modified form, of the established buildings and use of the site within the centre of Ballater. Provision for visitor services, cafe, retail, and exhibition space is long established, with Cairngorms National Park survey indicating a significant number of visitors utilising the station building and its facilities. Therefore the reinstatement of the use of the site and buildings, together with the public space enhancement, is considered beneficial to the vitality and viability of Ballater and its centre, and would contribute the wider economy of the Park.
36. The proposal would see the development of additional exhibition space to the rear of the building along the line of the old platform and track, with other improvements to the open space in front of the buildings at Station Square. The building extension would be of a single storey construction with linear plan form and contained within the site. It is anticipated that there would be no adverse impacts upon the neighbouring residential and commercial properties and would in fact make a positive contribution to the experience of visitors.
37. The applicant has confirmed that following further investigation of the siting of steam engines within the exhibition space, and in response to the comments made by Dr Tyler, this option is deemed to be infeasible for inclusion into the

proposed scheme. There is no proposal to relocate the existing disabled ramp access to the site. It should also be noted that control over the content of the exhibition space is outwith the scope of the planning assessment and is the responsibility of the site operator.

38. In this instance the proposed development is considered to comply with the relevant provisions and intent of Policy 2 of the Cairngorms National Park Local Development Plan 2015.

Design

39. The Cairngorms National Park Local Development Plan policy 3 on sustainable design aims to ensure that all development, not just the expensive or iconic, delivers high standards of design and contributes to the sense of place.
40. The planning application was submitted with a Sustainable Design Statement outlining the design approach, and a Conservation Statement appraising the architectural and historic importance of the B listed station building and its contribution to the Ballater Conservation Area. This noted the brief for the proposal and the design rationale adopted to inform the approach to the reinstatement and public realm works. Feasibility study and public consultation, together with pre-application discussions between Aberdeenshire Council officers and their agents, CNPA, and HES where undertaken in advance of the submission.
41. The proposal for reinstatement, albeit modified with other public space enhancements, was chosen as the preferred option, and will see the reconstruction to original form and finish of the station building to its principle elevations, including the internal restoration of the important Queen Victoria Waiting Room and Royal Carriage. This approach will conserve the special architectural and historic interest of the building and the character and appearance of the wider conservation area.
42. In addition to the reconstruction, the proposal will see the development of enlarged and improved exhibition space to the rear to house the Royal Carriage and exhibitions. It is previously noted that it is beyond the scope of the planning assessment to control the artifacts to be displayed within the exhibition space, and this is left to the operators of the site to manage. However, the use of the site as museum/exhibition space is established, and the external appearance of the revised development is material to the assessment.
43. The extended exhibition space is designed using a 'train shed building' typology. This typology is considered to be a relevant building form, with evidence of a train shed type on the site previously, the simple linear plan form would be complimentary to the Victorian building architecture. Material finishes have been carefully considered and the use of standing seam/profile sheeting, with dark finish to the main building, and bright copper finish to the Royal Carriage building, enhancing the amenity of the site.

44. Design components to utilise the views to Craighdarroch from within the building through high level horizontal window openings, are considered an enhancement to the experience of visitors, whilst also maintaining (and improving) privacy to the adjacent residential dwellings.
45. Whilst the proposal is primarily for the reconstruction of the station buildings with limited scope for change to layout and openings to the south elevations, the material choices for the rear extensions, approach for design features to assist climate control within the buildings, and high levels of insulation are considered to minimise the effect of the development on climate change.
46. With reference to the consultation response from Inclusive Cairngorms, and in relation to design for disabled access, the applicant has confirmed that all disabled access requirements for the building will be met through the stage 2 warrant application. Further engagement with stakeholders on the Station Square enhancements will be undertaken in advance of the commencement of that part of the development to ensure DDA compliance and a safe and convenient space for pedestrians.
47. In respect of the immediate site context, in particular relationship with the historic town centre buildings within Ballater. The juxtaposition with the surrounding building is important to consider, as the reinstatement has the potential to significantly affect the character and appearance of this part of the town centre.
48. Notwithstanding the above, and if the reinstatement was only to the external form and finish of the building that was lost, the proposal would have neutral impact upon the character and appearance of the Conservation Area. However, the proposal also includes public realm improvements to Station Square, with some realignment of parking and access routes, and large scale replacement of standard surface treatments with high quality finishes such as Caithness Stone pavements, granite slabs, and tree planting. The proposal also includes seating and visitor information features including waymarker.
49. The proposed enhancements are intended to reinvigorate the square by reconnecting the station with the Victoria and Albert Hall, focussing on pedestrians and civic uses, and providing more pedestrian friendly meeting places, and spill out space from the station.
50. The design approach to both the building reinstatement and public square enhancement, is considered to respond sympathetically to the town centre location. As the reinstatement follows the form and appearance of the damaged station, with new additions located to the rear of the historical elements, the proposal avoids conflict or competition with the townscape and Conservation Area. The development is considered to be entirely sympathetic to the traditional pattern and character of the surrounding area, local vernacular and local distinctiveness, with the inclusion of innovation in the use of design and materials to the modified exhibition space.

51. In this instance, the proposed development is considered to comply with the relevant provisions and intent of the Cairngorms National Park Local Development Plan 2015 Policy 3 (Sustainable Design).

Cultural Heritage

52. Policy 9: Cultural Heritage seeks to ensure that development affecting a site, feature, or use of land of local or wider or cultural historic significance or its setting will protect or conserve and enhance the feature and its setting; or take reasonable measures to avoid, minimise and mitigate any adverse effects.
53. As previously noted the Ballater Royal Station is 'B' listed for its architectural and historic importance and is located within the Ballater conservation area. Full Planning Permission and Listed Building Consent is sought for the works.
54. The approach to development of the site was informed by a full conservation appraisal of the building and a survey of its condition following the fire. Aberdeenshire Council planning and conservation officers, HES, and CNPA planning officers met on numerous occasions as part of the pre-application discussions during the feasibility studies carried out by Aberdeenshire Council with input from architectural advisors, and this early engagement was beneficial.
55. HES support the proposals, which set out a comprehensive scheme to restore, reinstate, and revitalize this important B listed landmark former station building for multi use. The proposals are well presented and illustrated by visualisations and design statements which serve to inform the assessment of the affects on the listed building and conservation area. However, precise specifications, architectural detailing and external treatments to the facades of the building, as well as surface and material treatments to Station Square should be more fully detailed to secure acceptable high standards and in order to avoid any adverse impacts. As such appropriate conditions are proposed that would allow for a phased implementation of the necessary works as early as possible and to reduce the time taken to restore the site within Ballater.
56. The proposal to restore/reinstate the listed building to its form and appearance prior to the catastrophic fire is welcomed. The approach is considered to both conserve the structure and safeguard its contribution to the cultural heritage of the Park.
57. In this instance, the proposed development is considered to comply with the relevant provisions and intent of the Cairngorms National Park Local Development Plan 2015 Policy 8 (Cultural Heritage).

CONCLUSION

58. The development proposal would reinstate the damaged Royal Station buildings with enhanced accommodation bringing back into use an established and successful local attraction. The Royal Station in Ballater is a popular tourist and cultural destination within the Park. The design and material finishes of the building and public realm works, conserve and enhance the character and appearance of the conservation area as well as reinstating the character and architectural quality of the listed building following significant damage by fire, and would help to strengthen the viability and vitality of the town centre by creating an attractive destination for local residents and visitors.
59. The proposal would provide for an opportunity to enhance the overall site amenity and remedy the loss of economic benefit and the visual impacts arising from the loss of the royal station buildings. There are no known detrimental environmental impacts or conflicting uses on the established area.

REASON FOR APPROVAL

60. The proposed building reinstatement and enlargement is appropriately designed and sited and will enhance and complement the character and appearance of the conservation area whilst restoring the character and architectural quality of an important listed building. The development is considered to fully comply with Local Development Plan policies and is welcomed as contributing to the range and provision of tourist facilities and commercial and social venues available within the Park. The proposal complies with the relevant provisions and intent of the Cairngorms National Park Local Development Plan 2015 and there are no other material considerations that would warrant the refusal of planning permission.

RECOMMENDATION

**That Members of the Committee support a recommendation to:
GRANT FULL PLANNING PERMISSION for the reinstatement of the royal station including new internal layout, extension to exhibition space, and Station Square public realm improvements subject to the following conditions:**

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

Planning Permission 2016/0195/DET

- 1. Notwithstanding the approved details, and prior to the commencement of the construction or refurbishment of the external walls and roofs to the buildings hereby approved, precise details of the specification and materials, including the colour finish to be used on the walls, roof and external joinery/openings of the new constructions and refurbished/altered structures, shall be submitted to and approved in writing by the Cairngorms National Park Authority (CNPA), acting as Planning Authority in consultation with Historic Environment Scotland (HES). Thereafter the development shall be implemented in strict accordance with these approved details unless otherwise agreed.**

Reason: To protect the character and integrity of the listed building and to preserve or enhance the character and appearance of the Ballater Conservation Area in compliance with Local Development Plan Policy 3: Sustainable Design, and Policy 9: Cultural Heritage.

- 2. No development shall commence on the 'Station Square' resurfacing and improvement works until a detailed design/specification and technical review of the proposal is agreed in writing by the Cairngorms National Park Authority (CNPA) as Planning Authority in full consultation with Aberdeenshire Council as Roads Authority.**

Thereafter the development shall proceed in accordance with those agreed details unless otherwise agreed in writing by the CNPA as Planning Authority.

Reason: To ensure that the development proceeds in a manner that will ensure the safe and functional operation of the public realm and maximise all opportunities for responsible outdoor access, improve the existing public amenity open space, and promote sustainable transport methods, in compliance with local development Plan Policy 3: Sustainable Design.

3. **No development shall commence on the ‘Station Square’ resurfacing and improvement works until a quality audit (comprising a minimum stage 2 Road Safety Audit, a DDA access audit including pedestrian and cycle audit statements together with a designers response) is submitted to and agreed in writing by the Cairngorms National Park Authority (CNPA) as Planning Authority in full consultation with Aberdeenshire Council as Roads Authority.**

Thereafter the development shall proceed in accordance with those agreed details unless otherwise agreed in writing by the CNPA as Planning Authority.

Reason: To ensure that the development proceeds in a manner that will ensure the safe and functional operation of the public realm and maximise all opportunities for responsible access, improve the existing public amenity open space, and promote sustainable transport methods, in compliance with local development Plan Policy 3: Sustainable Design.

4. **No development shall commence on the ‘Station Square’ resurfacing and improvement works until details of signage for both vehicle and pedestrian access between Station Square and alternative off-site public parking within Ballater is submitted to and agreed in writing by the Cairngorms National Park Authority (CNPA) as Planning Authority in full consultation with Aberdeenshire Council as Roads Authority.**

Thereafter the development shall proceed in accordance with those agreed details unless otherwise agreed in writing by the CNPA as Planning Authority.

Reason: To ensure that the development proceeds in a manner that will ensure the safe and functional operation of the public realm and maximise all opportunities for responsible outdoor access, improve the existing public amenity open space, and promote sustainable transport methods, in compliance with local development Plan Policy 3: Sustainable Design.

5. **No development shall commence on the ‘Station Square’ resurfacing and improvement works until details of:**
- a. **tree planting including species, measures for tree protection and long term maintenance;**
 - b. **Design for street furniture including public seating and waymarker.**

Is submitted to and agreed in writing by the Cairngorms National Park Authority (CNPA) as Planning Authority.

Thereafter the development shall proceed in accordance with those agreed details unless otherwise agreed in writing by the CNPA as Planning Authority.

Reason: To ensure that the development proceeds in a manner that will maximise all opportunities for responsible outdoor access, improve the existing public amenity open space, and enhance the character and appearance of the conservation area and setting of listed buildings, in compliance with local development Plan Policy 3: Sustainable Design, and Policy 10 Cultural Heritage.

- 6. No development shall commence until a site plan showing the location and extent of site working compounds/material storage/ and contractor welfare facilities, is submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority.**

Thereafter the development shall proceed in accordance with these approved details.

Reason: To protect the residential amenity of neighbours in accordance with Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

Informatives:

1. In accordance with section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), this permission lapses on the expiration of a period of 3 years beginning with the date on which this permission is granted unless the development to which this permission relates is begun before that expiration.
2. Prior to the commencement of development, a notice of the intended date of initiation of development shall be submitted to the CNPA acting as Planning Authority and such notification shall contain the information set out in the 'Notification of Initiation of Development' Notice as appended, pursuant to Section 27A(1) of the Town & Country Planning (Scotland) Act 1997.
3. Following the completion of the development, a notification of the completion shall, as soon as practicable, be submitted to the CNPA acting as Planning Authority and such notification shall contain the information as set out in the 'Notification of Completion of Development' Notice as appended, pursuant to Section 27B(1) of the Town & Country Planning (Scotland) Act 1997.
4. The developer is advised that petroleum was formerly stored on site, a potentially contaminative use. Should any contamination of the ground be discovered during development the planning authority should be notified immediately. The extent and nature of the contamination should be investigated and a suitable scheme for the mitigation of any risks arising from the contamination should be agreed and implemented to the satisfaction of the

Planning Authority. The responsibility for ensuring the safe development of the site rests with the developer.

5. The developer is advised that the proposed construction materials used on Station Square are largely non-standard materials and these must be installed at the developers expense constructed in accordance with a standard and specification to be fully agreed in advance of construction with Aberdeenshire Councils Roads Development Section.
6. The developer should make adequate provision for surface water drainage to ensure that surface water does not pond and cause potential hazards on any impervious surfaces. Opportunity to incorporate improvements such as SUDS attenuation/treatment for surface water should be investigated in consultation with Aberdeenshire Council Roads Development section.
7. The developer should take adequate precautions to protect statutory undertakers plant which may be affected by the works/development.
8. Construction work (including the loading/unloading of delivery vehicles, plant or other machinery) should not take place out with the hours of 0800 hours to 1800 hours Mondays to Fridays, 0900 hours to 1300 hours on Saturdays or at any time on Sundays or Bank Holidays in order to minimise disturbance to residents in the area.
9. The developer is reminded that should Bats be indentified within the site of the development (buildings subject to taking down or alteration) all building work should cease and they should make contact with SNH in the first instance for advice.
10. As the works on the square will be classed as major works, the applicant is advised to enter early discussion with roads and landscape services to ensure proper entry on Scottish Roadworks Register (SRWR). **Please note that major works are to be notified on SRWR at least 3 months in advance of proposed start date.** In addition an application for a **Road Excavation Permit** must be submitted to Infrastructure Services, Area Roads Office at least 15 days prior to the commencement of any excavation works within the boundaries of the public road. Applicants should note that failure to obtain a permit is an offence in terms of s56 of the Roads (Scotland) Act 1984. **Note: The public road may incorporate carriageway, verge, cycleway/footway and visibility envelopes.**

Further details and application forms may be obtained by telephoning the relevant Area Roads Office or on the Councils website.

Listed Building Consent 2016/0196/LBC

1. **Notwithstanding the approved details, and prior to the commencement of the construction or refurbishment of the external walls and roofs to the buildings, precise details of the materials**

(including type, size and profile shown on large scale drawings) and colour finish to be used on the walls, roof and external joinery/openings of the new constructions/refurbished/altered structures, and including specifications for the installation of any building furniture such as light brackets, fascias etc, shall be submitted to and approved in writing by the Cairngorms National Park Authority (CNPA), acting as Planning Authority in consultation with Historic Environment Scotland (HES).

Thereafter the development shall be implemented in strict accordance with these approved details unless otherwise agreed in writing by the CNPA.

Reason: To protect the character, architectural quality and integrity of the Listed Building and to preserve or enhance the character and appearance of the Ballater Conservation Area in compliance with Local Development Plan Policy 3: Sustainable Design, and Policy 9: Cultural Heritage.

- 2. Notwithstanding the approved details, and prior to the commencement of the refurbishment of the interior of the Royal Waiting Room, specialist reports including precise specifications of all joinery, stained and leaded glass, plasterwork, and timber panelling to be installed or refurbished must be submitted to and approved in writing by the Cairngorms National Park Authority (CNPA) acting as Planning Authority in consultation with Historic Environment Scotland (HES).**

Thereafter the development shall be implemented in strict accordance with these approved details unless otherwise agreed in writing by the CNPA.

Reason: For the avoidance of doubt to protect the integrity of the Listed Building by maintaining and restoring the architectural detailing in compliance with Local Development Plan Policy 9: Cultural Heritage.

Informatives:

- 1. In accordance with Section 16 of the Planning (Listed Building and Conservation Areas)(Scotland) Act 1997 (as amended) the development to which this listed building consent relates must commence within three years of the date of this decision notice. If development has not commenced within this period, then this listed building consent shall lapse.**

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.