
CAIRNGORMS NATIONAL PARK AUTHORITY

Title: REPORT ON CALLED-IN PLANNING APPLICATION

Prepared by: MARY GRIER, PLANNING OFFICER (DEVELOPMENT CONTROL)

DEVELOPMENT PROPOSED: FULL PERMISSION FOR THE DEMOLITION OF STEADINGS AND THE ERECTION OF A SELF CONTAINED DWELLING ANNEXE.

REFERENCE: 06/344/CP

APPLICANT: MR. WILLIAM GRANT, 'BEECHGROVE', MAINS OF GARTEN FARM, BOAT OF GARTEN, INVERNESS-SHIRE.

DATE CALLED-IN: 8TH SEPTEMBER 2006

RECOMMENDATION : GRANT WITH CONDITIONS

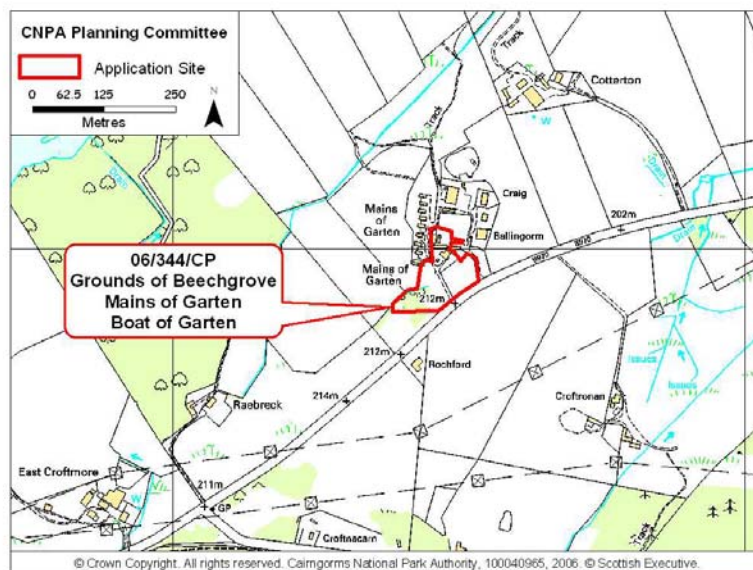


Fig. 1 - Location Plan

SITE DESCRIPTION AND PROPOSAL

1. Full permission is sought in this application for the demolition of a steading and the erection of new residential accommodation on the footprint of the steading. The new accommodation is proposed to be positioned to the rear of an existing dwelling house, known as 'Beechgrove' on Mains of Garten Farm, on the western side of the B970 approximately 2.7 kilometres outside Boat of Garten. The new build is intended to form a self contained dwelling annex to the main dwelling house, and it is proposed to be medically adapted to cater for the specialist needs of a family member. Although having a self contained layout, the design concept also includes proposals for the creation of a corridor linking the new build with the existing dwelling house, in order to allow it to function as part of the overall family home.
2. The existing structures and the remains of former structures that are proposed for demolition form an L shape to the rear of the main dwelling house. The structures have in the past been used as stables and a barn. A single storey steading forms the first part of the L shape and is located approximately 6 metres from the nearest point of the rear elevation of the dwelling house. The original part of the steading is a stone structure, and there have been a number of later additions (thought by the applicant to have been added in the 1950's), including one at either end of the original stone structure and also projecting from a central point on the structure, with the extensions generally having a combination of concrete blockwork and timber boarding. The roof covering on the structure consists of asbestos sheeting.



Fig. 2 : Partial exterior view of steading



Fig. 3 : internal view of steading



Fig. 4 : Later additions to steading



Fig. 5 : Ruins of former barn

3. The ruins of the former barn extend northwards at right angles from the steading to complete the L shape of the original footprint of the buildings. Essentially all that remains in this area is the outer wall of the barn, together with evidence of the floor of the former structure. Timber clad stables extend along the western side of the outer wall of the former structure (adjacent to the laneway on the western boundary of the site). The L shape created by the steading and ruined barn form the southern and western enclosures of a garden area.
4. The proposed new structure is designed on the same footprint as the existing and former buildings and is a single storey form. The floor plan shows a layout which includes a large kitchen / dining / social space, computer room, bathroom facilities and three bedrooms, one of which is allocated as a carer's bedroom. The layout also incorporates a hydrotherapy pool, with associated plant room and shower room, and also includes an integrated double garage, which is proposed to be fitted with a wheelchair platform lift providing access to the rest of the structure.

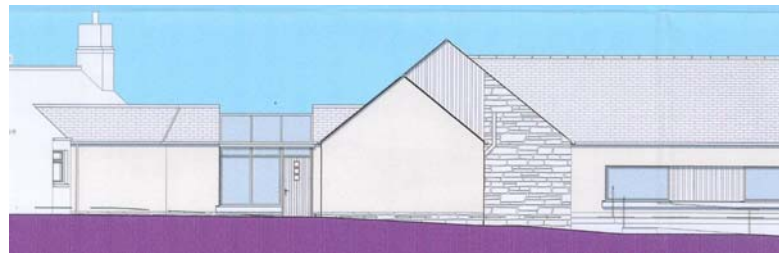


Fig. 6 : Eastern elevation, including link corridor between existing house and proposed new structure.



Fig. 7 : Proposed courtyard view from north / gable elevation



Fig. 8 : Proposed view from west (adjacent laneway serving holiday chalets)

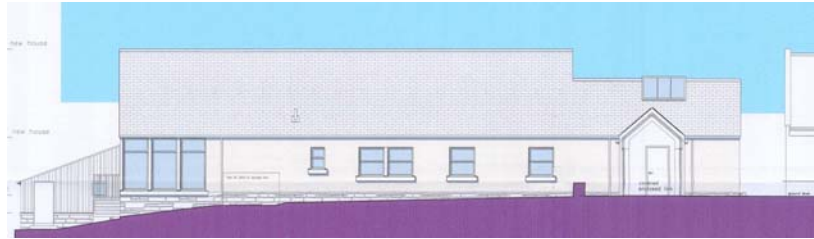


Fig. 9 : View from south (section shown through linking corridor to main dwelling house).

5. The external finishes proposed consist of the predominant use of a wet dash roughcast, with stonework proposed as a basecourse and also for detailing purposes on parts of the northern and eastern gabled sections, all under a natural slate roof. The use of larch is also proposed for detailing purposes. The design also incorporates white timber windows. The projecting single storey stable section on the western elevation is proposed to consist of grey metal profile sheeting. A large decked area with views over the courtyard is proposed to extend from the main L shape structure and includes a ramped access from the courtyard / garden area.
6. Vehicular access to the proposed new residential annex is intended to be provided via the existing access arrangements, with a private access road coming off the B970 to serve the main dwelling house (Beechgrove) and continuing alongside the western boundary of the subject site, to serve the Mains of Garten chalet development. From this existing route, vehicular access is proposed into the site via the existing gate. It is proposed to connect the development to the public water supply. Foul drainage proposals involve the installation of a BioDisc sewage treatment plant and reed bed system in a field to the north outside the subject site.
7. A statement on the condition of the existing outbuilding has been included with the application documentation in support of the proposal to demolish the outbuildings and replace with a new structure. The outbuildings were examined by an engineer from The Structural Partnership, Consulting Engineers and were found to generally be in a very dilapidated condition. It is stated that the walls are in poor structural condition due to the age and exposure of the structures. The report also states that "mortar bedding has perished, stonework is spalling, saturated and cracking and several of the walls are out of plumb." The structures which are the original farm outbuildings are described as consisting of traditional rubble masonry walls and infill blockwork construction with timber trusses and corrugated metal roofs. There is no damp proof course evident and it is also unlikely that there are any significant foundations or sufficient frost cover to the foundations. The statement concludes that the buildings are beyond reasonable structural repair.

8. In addition to the statement submitted by an independent firm of structural engineers, a brief summary of the history of the buildings proposed for demolition has been provided by the applicants' agent. The exact date of the original steading is unknown but it is thought to date from circa. 1880. Some improvements were made in 1957, including the existing walls raised by concrete blockwork and the development of a new timber roof with asbestos content sheeting. Extensions were also erected for the purposes of creating calf pens and a storage shed. In 1967 a new lean-to was added to the western side of the northern barn area, with the lean-to still in use today as stables and pen. In 1991 while the barn area was in use for livestock it suffered badly from winter weather, with heavy snow resulting in the collapse of the roof. The loss of the roof exacerbated the rate of deterioration of the barn, with the result that it became necessary for health and safety reasons to demolish half the walls of the structure. In an appraisal of the current state of the structures on the site, the architect for the project sets out his view that "what's left of both buildings cannot be described as having any architectural merit or cultural heritage value." The relatively intact steading is a mixture of the original random rubble walls, blockwork, and timber additions added over the years. It is stated that there is no quality stone or slate worthy of retention and the project architect expresses concern in his letter about the level of damp in the walls, particularly during the winter months when ice has been known to form inside the roofed steading.
9. The application documentation includes a letter of support from a doctor at Grantown-on-Spey Medical Practice, outlining the background to the need for the proposed structure. Reference is made to the medical condition of the applicant's daughter and the fact that the condition necessitates her use of a wheelchair. The purpose built facility is designed on a single level to facilitate use by a wheelchair user and it is intended to improve the safety of the applicant's daughter (by lessening the likelihood of falls due to changes in ground levels etc.) as well as assisting in developing her skills of independent living. Hydrotherapy has also been recommended as part of her medical treatment and for this reason a hydrotherapy pool has been included within the layout.
10. Various options were considered by the applicants and their architect prior to submitting an application for the proposed new building. Consideration was given to the use of an adjacent dwelling house which is in the ownership of the applicants. It was determined that the accommodation required could not be developed within the existing one and a half storey dwelling house and the constraints of the small site associated with the property precluded consideration of extensions of a sufficient size. In addition, the property is occupied by a long term tenant who works locally and whose children attend the local school and the eviction of that family from the property was not considered by the applicants to be appropriate.

11. Supporting documentation from the applicants' agent / architect makes reference to the planning policy generally applicable in the area and states that the proposal "is an exception as it is clearly a related family matter in particular and can also be justified re. management of land and occupation reasons." The submission also stresses that the proposal is considered an extension and not a new house. The applicant has also confirmed that he is willing to enter into a Section 75 agreement restricting the occupancy of the proposed structure and / or restricting the use of the proposed structure to ancillary accommodation to the main dwelling house, if required to do so.

DEVELOPMENT PLAN CONTEXT

National Policy

12. At national level, **Scottish Planning Policy 3 (Planning for Housing) (February 2003)** considers design in new housing developments to be an important issue when planning for housing development in both urban and rural areas. **Planning Advice Note 44 (Fitting New Housing Development into the Landscape) (March 1994)** states that "*In seeking to protect and enhance the quality of the environment, developers should aim for a high standard of design and landscaping in new housing development.*" Particular emphasis is given to the shape, layout and form of the development and its impact on the surrounding area; the choice of materials, with colours and textures that complement development in the locality; well designed schemes that respect both the local environment and the landscape setting; and the visual impact of new developments as seen from major roads and rail routes.
13. **Planning Advice Note 67 (Housing Quality) (February 2003)** emphasises the essential role that the planning process can play in ensuring that the design of new housing reflects a full understanding of its context in terms of both its physical location and market conditions; the design of new housing reinforces local and Scottish identity; and new housing is integrated into the movement and settlement patterns of the wider area. It refers in the main to more urban housing developments but it nonetheless emphasises the importance of general issues such as landscape and visual impact, topography, building height, relationship with adjacent development, and views into and out of a site. **Planning Advice Note 72** is the new advice from central government on **Housing in the Countryside, (February 2005)** and on design it states "High quality design must be integral to new development and local area differences must be respected". Furthermore it states "In some areas, such as National Parks, National Scenic Areas and Conservation Areas, there may be a case for more prescription and a preference for traditional design, but it is also important to encourage the best of contemporary designs. There is considerable scope for creative and innovative solutions whilst relating

a new home to the established character of the area. The overall aim should be to ensure that new housing is carefully located, worthy of its setting, and is the result of an imaginative, responsive and sensitive design process.” In its concluding remarks, it states “Every settlement should have its own distinctive identity. This is determined in part by the local characteristics of the area's architectural style of individual buildings and the relationship of these buildings to each other.”

Highland Structure Plan 2001

14. **Policy H3** of the Structure Plan states that housing will generally be within existing and planned new settlements. New housing will not be permitted unless it can be demonstrated that it is required for the management of land and related family purposes. **Policy L4 Landscape Character**, states that the Council will in the consideration of development proposals have regard to the desirability of maintaining and enhancing present landscape character. **Policy G2 Design for Sustainability**, lists a number of criteria on which proposed developments will be assessed. These include service provision (water and sewerage, drainage, roads, schools, electricity); accessibility by public transport, cycling, walking and car; energy efficiency in terms of location, layout and design (including the utilisation of renewable energy sources) and impacts on resources such as habitats, species, landscape, cultural heritage and scenery.

Badenoch and Strathspey Local Plan (1997)

15. The Landward ‘Housing in the Countryside’ strategy identifies the land in question as a Restricted Countryside Area. Accordingly, section 2.1.2.3 of the Plan reconfirms the sentiments of the Structure Plan policy stating that a “strong presumption will be maintained against the development of houses” in such areas. Exceptions will only be made where a “house is essential for the management of land, related family and occupational reasons.” It further stresses that adherence to the principles of good siting and design will be required.

16. **For information purposes only** : The **Consultation Draft of the Cairngorms National Park Local Plan** includes the proposed site within an area identified as **General Policy 1**. The proposed policy states that “development will be permitted if it is unlikely to have a significant adverse effect on the aims of the National Park or any of its special qualities. Where it is concluded that there would be adverse effects on the aims of the National Park, any of its special qualities, or public health or amenity from a development, it will only be permitted where it is outweighed by social and economic benefits of national importance or of importance to the aims of the National Park and where appropriate measures are taken to minimise and mitigate the adverse effects of the development.”

17. The draft Local Plan includes a policy entitled **New Housing Outwith Defined Settlements**, and section 3.103 states that “outwith settlements, but adjacent to existing building groups, housing for local residents / workers may be permissible.” Section 3.104 expands on this defining an ‘existing building group’ as 3 or more residential properties. The ‘pattern’ of existing development refers to the density and spacing of the group.

CONSULTATIONS

18. The **Area Roads and Community Works** section of Highland Council has assessed the proposal and has no objection. The consultation response recommends in the event of consideration being given to the granting of planning permission that it be conditional upon the applicant entering into a Section 75 legal agreement linking by title the dwelling annexe to the existing dwelling house. The recommendation is made in order to limit the number of properties in different ownership served by the existing access roads and in order to reduce the potential for disputes arising regarding future maintenance of such roads.
19. In a consultation response from **SEPA** it is acknowledged that proposals for foul drainage are to be dealt with via a biodisc treatment plant and reed bed system, with the plant located in the field to the north of the proposed development site. The response also notes that the water management proposals for the swimming pool include the provision of a holding tank, capable of holding the volume of water contained within the swimming pool, and that the tank would be vented to allow the chlorine to dissipate. The response from **SEPA** concludes that the proposals are acceptable, provided that the drainage system soakaways are constructed in accordance with Building Regulations, following the carrying out of percolation tests to demonstrate the suitability of the ground in the proposed location, and maintaining appropriate distances from ground and surface waters, all to the satisfaction of the Planning Authority.
20. **Scottish Water** has not raised any objection to the proposal and advise that the Blackpark Water Treatment Works currently has sufficient capacity to service the development. However, the response also advises that any granting of approval by the Planning Authority does not guarantee a connection to Scottish Water infrastructure until a satisfactory solution is identified. The response from **Scottish Water** also advises that there are no known sewers in the vicinity of the proposed development and accordingly advise that any septic tank should be sited in such a manner as to allow easy access for emptying by tanker.

21. In a response from the **Archaeology Section** of Highland Council it is noted that the proposal will affect at least one building that is depicted on the first edition Ordnance Survey map of c. 1870. Consequently it is recommended that major alterations should not be carried out without a visual record first being made. In order to protect the historic interest of the site it is recommended in the event of the granting of planning permission that a condition is included requiring no site clearance works shall be undertaken until a comprehensive photographic record of the remains of the old buildings or the other features affected by the proposed development has been compiled and lodged with the Planning Authority.
22. Further information on the history and usage of the structures on the site was sought in the initial response from Highland Council's **Contaminated Land Unit**. Further to receipt of the information a second response was received from that unit, in which it was recommended that all asbestos contained within the building fabric be removed by an appropriately licensed contractor to a waste facility licensed to accept asbestos waste.
23. **Boat of Garten and Vicinity Community Council** discussed the proposal at their September meeting and subsequently prepared a submission stating that there is no objection to the development proposal and that the Community Council "regard this project as an excellent use of derelict buildings." Following the October meeting of the Community Council, a further submission was made on the proposal, emphasising the desire of the Community Council to "have consideration given to the social aspect of this application" stating that it will be built as a facility for a member of a family with a disability."

REPRESENTATIONS

24. One letter of representation has been received from RSPB Scotland, which rather than being a letter of objection simply sought clarification on proposals for servicing the development. Reference was made in the letter to the fact that RSPB currently own three chalets at Mains of Garten, all of which share septic tank infrastructure with three of the applicants existing properties.¹ Reference was made to there historically being difficulties experienced with the existing sewage system backing up, despite the tank being regularly emptied. The letter of representation therefore raises the issue of whether or not there is capacity within the system to accommodate the proposed development and seeks clarification as to what sewerage system is proposed for the development.

¹ The properties referred to are understood to be three of the group of chalets to the west of the subject site, which are used for the provision of short term holiday accommodation.



Fig. 10 : view of some of the chalets adjacent to the western boundary of the subject site.

25. Further to the submission of detailed information on the servicing arrangements for the proposed development a representative of RSPB indicated in a telephone call to the CNPA that such proposals are acceptable and address the concerns raised in the letter of representation.

APPRAISAL

26. The proposed development is located within an area identified in the **Badenoch and Strathspey Local Plan** as Restricted Countryside, and as detailed earlier there is a strong presumption against the development of houses in such areas, with exceptions only being made where a house is essential for land management, related family and occupational reasons. The key issue to assess in this application is the nature of the development, and in particular whether or not it warrants assessment as a conventional dwelling house or as a self contained annex to the main dwelling house on the subject site. The assessment will also reflect on other issues such as general design, siting, visual impact, amenity, road access and servicing provision.



Fig. 11 : 'Beechgrove', Mains of Garten as viewed from the B970. The new structure is proposed to be positioned to the rear of the existing property.

27. The proposed structure is a substantial size and scale, more commonly associated with a dwelling house than an extension. However, although being of a size and having a layout which would allow it to function as a self contained residential unit, a linking corridor is provided to the main dwelling house. In addition the description of the proposed development as detailed on the planning application form

refers to “new accommodation to form a medical adaption extension to existing dwelling.” Whilst planning policy guidelines, such as those expressed in Highland Council’s **Development Plan Policy Guidelines (April 2003)** dictate that the “personal preferences or financial circumstances of any individuals involved are not material planning matters” I feel that it is necessary in this particular case to acknowledge the personal circumstances giving rise to this application. As detailed in earlier paragraphs of this report, the principle reason for the proposed new structure is to provide a purpose built facility to comfortably and safely accommodate the medical needs of a family member. It is clear from the layout of the proposed new building (which incorporates carer’s accommodation, a hydrotherapy pool and a wheelchair lift from the proposed integrated garage) and from the design which includes a wide corridor link to the main family home, that the proposal is genuinely required as ancillary accommodation to the main dwelling house. In addition the applicant has agreed to enter into a Section 75 Agreement restricting the use of the new build element to ancillary accommodation. In accepting the proposed development as an extension or as ancillary accommodation to the main dwelling house, it does not offend planning policies on residential development applicable to this area.

28. Given that an extension to a dwelling house is generally acceptable, it is then necessary to assess the design of the new building. The proposal involves the demolition of a steading and justification for this has been advanced in supporting documentation (please refer to paragraphs 7 – 11 of this report), including details from an independent engineer of the deteriorating structural condition of the remaining element of the original steading and barn, as well as the practicalities of internal layout requirements resulting from the medical needs of the end user which necessitates a level layout, spacious rooms to facilitate wheelchair use, and also the incorporation of a hydrotherapy pool, as recommended by medical experts. Aside from the issue of the structural instability of the existing stone building, the required layouts and spaces could not be achieved within the constraints of the existing steading. Indeed efforts to achieve this would more than likely result in the destruction of many of the original characteristics of the existing building. It is therefore understandable and I believe entirely justifiable, to propose the demolition of the remaining structure and replacement with a new purpose built structure.
29. Considerable efforts have been made in the design approach to respect the form of the original buildings on the site, with the proposed development forming an L shape following the original footprint. Ridge heights vary between 5 metres and 8 metres across the different elements of the building. However, the design generally creates the impression of a low level building and efforts have been made to incorporate natural stone work in several places which attempts to echo the stone finish of the buildings which it is to replace. Windows opening throughout the building also have a traditional vertical

emphasis. Within a National Park, I feel it is entirely appropriate to advocate innovative approaches to building design, in suitable locations, and where it will result in a building of lasting quality. In supporting this proposal, it is worth noting some of the text of SPP15 (Planning for Rural Development (February 2005)). Paragraph 23 states that “opportunities to replace run down housing and steadings with designs using new materials should also be embraced. Planning Authorities should not unreasonably constrain such modernisation and steading conversion within the original footprint or height limit unless there are compelling design or conservation reasons for doing so. They should adopt a supportive approach and ensure that new development fits in the landscape. There is an unmet demand for plots on which unique, individually designed houses can be built in rural locations.”

30. In addition to the proposed new structure being sited in accordance with the L shape footprint of the original building, its location is also to the rear of ‘Beechgrove’, the main dwelling house, in an unobtrusive position. The structure will be set amidst a collection of buildings, including the aforementioned main dwelling house to the south east, a further residential property immediately to the east of the proposed new structure, a collection of mobile homes to the north east, open land immediately to the north and the Mains of Garten holiday chalets to the west of the proposed building. In the context of such a grouping of structures I do not consider that the proposed new building will be an obtrusive feature or have any negative visual impact at the proposed location. On the contrary, the new structure could be considered an enhancement of the area in which it is proposed, which at present includes deteriorating buildings and appears to be an underutilised and somewhat poorly maintained outdoor space.
31. Where window openings in the new structure overlook the existing properties, there is adequate separation distance to ensure that the residential amenity of such properties is not unduly affected. The number of windows in the western elevation (facing the holiday cottages) is limited, with the majority of window openings contained within the southern elevation (in closest proximity to the existing family dwelling house) and in the eastern elevation overlooking the proposed timber deck and garden area which is enclosed on two sides by the footprint of the building. In addition, an existing belt of mature coniferous trees forms a prominent feature along much of the north eastern boundary and would provide an effective screen between the proposed structure and the mobile homes / caravan park on neighbouring land.



Fig. 12 : Extent of existing vegetation along the north western boundary.



Fig. 13 : ruins of buildings and garden ground.

32. Finally in terms of infrastructure and general servicing, the proposed residential annex would not add any further pressures to access or drainage and water requirements. The structure would be utilised by family members already in residence in the main dwelling house, and would be accessed via the same driveway. It would also be serviced by its own independent sewage treatment plant and would not therefore have any impact on sewerage arrangements for surrounding properties.

IMPLICATIONS FOR THE AIMS OF THE NATIONAL PARK

Conserve and Enhance the Natural and Cultural Heritage of the Area

33. The outbuildings which would be lost as a result of the proposed development are in a deteriorating condition and the original character of the relatively intact stone built structure has already been significantly compromised by way of several additions in the 1950's. The structures on the site are not therefore considered to be of strong cultural heritage value.

Promote Sustainable Use of Natural Resources

34. No details have been provided on the sourcing of materials used in the proposed new building. There is however a possibility that stone from the remaining standing on the site could be re-used in the new design, which incorporates significant amounts of stonework.

Promote Understanding and Enjoyment of the Area

35. The proposal is not of particular relevance to this aim, although a quality building on the site in place of the deteriorating outbuildings could be considered to offer some aesthetic improvement benefits for visitors staying at the adjacent Mains of Garten chalets, which overlook the subject site.

Promote Sustainable Economic and Social Development of the Area

36. The proposal does not make any particular contribution to this aim.

RECOMMENDATION

That Members of the Committee support a recommendation to:

Grant full planning permission for the demolition of steadings and erection of a self contained dwelling annexe at Mains of Garten Farm, Boat of Garten, subject to the completion of a S75 Agreement to restrict the use of the proposed annexe to accommodation ancillary to the main dwelling house and restricting the sale of the annexe separate from the main dwelling house; and subject to the following conditions : -

1. The development to which this permission relates must be begun within five years from the date of this permission.
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, no additional house extension shall be formed, and no greenhouse, shed, garage or other structure shall be erected without the prior written consent of the Planning Authority.
3. Prior to the commencement of development, a landscaping plan which shall include (i) proposals for the planting of indigenous trees and shrubs within and on the boundaries of the site and (ii) details of all other types of new boundary treatments proposed, shall be submitted for the agreement and written approval of the CNPA acting as Planning Authority. All approved landscaping shall be :
 - (a) Completed during the planting season next following the completion of the development, or such other date as may be agreed in writing with the CNPA acting as Planning Authority;
 - (b) maintained in perpetuity in accordance with the detailed maintenance schedule/table. Any trees or shrubs removed, or which in the opinion of the CNPA acting as Planning Authority, are dying, being severely damaged or becoming seriously diseased within three years of planting, shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.
4. All public services for the development including electrical, communal television and telephone cables, shall be undergrounded throughout the site.

5. Prior to the commencement of development, a photographic record shall be made of the remains of old buildings and / or other features affected by the proposed development, in accordance with the attached specification, and shall thereafter be submitted for the agreement of the CNPA acting as Planning Authority, in consultation with Highland Council's Archaeology Section. No clearance work shall take place until confirmation in writing has been received from the CNPA acting as Planning Authority that the record made has been lodged and is satisfactory.
6. All windows and external doors shall be timber.
7. Prior to the commencement of the wall rendering works, a sample panel, approximately 1 metre square, of the wet dash roughcast finish shall be prepared on site for the inspection and further written approval of the CNPA acting as Planning Authority.
8. The proposed stone finish, shall consist of natural stone only, with stone from the demolished steading being utilised wherever possible. Prior to the commencement of development, details of the stonework shall be submitted for the agreement and written approval of the CNPA acting as Planning Authority.
9. All asbestos contained within the building fabric shall be removed by an appropriately licensed contractor to a waste facility licensed to accept asbestos waste. Prior to the completion of the development and before the building is occupied for residential use, a copy of the Waste Transfer Notice recording that this has occurred shall be submitted for the written agreement of the CNPA acting as Planning Authority.

Advice note :

- Scottish Water has not objected to the proposed development, but nonetheless advise that any planning approval granted by the Planning Authority does not guarantee a connection to Scottish Water infrastructure until a satisfactory solution is identified. It will be necessary for the developer to ensure that the development will not have any detrimental impact on the water services that Scottish Water currently provide to existing customers. Scottish Water advise that the developer will be required, as part of any network upgrading work, to provide a solution that would prevent or mitigate any further impact.

- In accordance with the requirements of SEPA, pool water may be discharged to a separate soakaway, provided that :
 - the chloride concentration is maintained at no more than 1.5 parts per million;
 - the regular discharge to backwash the filtration system and any discharge from emptying of the pool is de-chlorinated prior to discharge to ground by being allowed to stand in a container vented to the atmosphere for at least 3 days;
 - the total volume discharged does not exceed 6m³ per 3 days;
 - the contained water is tested to confirm that it is chlorine free prior to discharge to ground;
 - a ground water and percolation test is carried out in order to identify the suitability of the site of the proposed soakaway;
 - the soakaway is constructed in accordance with BS6297, and is located at least 50 metres away from any well and 10 metres away from any field drain, ditch or watercourse.

Mary Grier

planning@cairngorms.co.uk

10 November 2006

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.