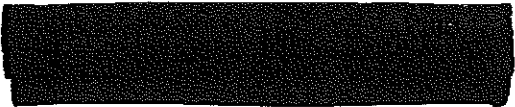


aviemore & vicinity
community council

"Stand fast, Craigellachie"



'Colonsay'
12 Morlich Place,
Aviemore,
Inverness-shire.
PH22 1TH



12th June 2010

Head of Planning & Development Management,
Cairngorms National Park Authority,
Albert Memorial Hall,
Station Square
Ballater
Aberdeenshire.

Dear Sir,

**Planning Application - 10/153/CP - Land To East Of Football Pitch Birch Road
Aviemore**

I refer to the above application for a new community primary school at Aviemore. Aviemore and Vicinity Community Council support the application, however wish to make the following comments;

Design

The building is good in design.

Ventilation

We note that the design aims to provide an energy efficient building yet the method of ventilation will result in a loss of heat from the building. The intention if the building overheats is to use natural ventilation by opening windows so releasing heat. Only if this is unable to cope will a mechanical system with heat recovery be used. In other words for most of the time, when ventilation is needed, heat will be being wasted.

Heating

Heating will be through a water based under-floor heating system with heated water produced by wood pellet fired heating system. We see this as being important in terms of the environment. However, as we understand it, there are no suppliers of the low moisture wood pellets locally and they would have to be transported from the Central Belt. Hardly 'green'. Why does it have to be low moisture pellets system? Higher moisture content woodchips are used successfully in other facilities in Aviemore. Why not here? Is there any likelihood that low moisture pellets will become available locally?

Why are there no solar energy panels? If domestic houses can fit them why not the school?

Why is there no ground source heating? It has to be accepted that there is a cost in digging to install piping however, the football pitch will have to be dug deeply to prepare it. This would present an opportunity to install the necessary piping for the system.

Exterior Lighting

Low level exterior lighting would be preferable. The general ambiance of the area would be increased and light pollution reduced.

Doors - Access for Persons with Disabilities

We understand that only the principle entrance will be DDA compliant. Is this the case? We feel it is important that all access doors are compliant. We have been informed that, for security reasons, only one door will be used to access the building during the day when children are present. We do not have any issues with this, however the other doors will become emergency exits in the case of fire. It is essential that those doors are DDA compliant.

Pedestrian and Traffic Management

Access to the school will be from Grampian Road via Muirton. We are unhappy that there is no information on traffic management on Muirton or Grampian Road. Other applications of this size require traffic management plans. It is not enough to just say how the traffic is going to get in and out.

Grampian Road - Grampian Road is the main road through Aviemore and has a 30mph limit. Most pupils will either walk along Grampian Road or cross over from the west side. Those coming from the houses at the north end of Aviemore will have to cross Dalfaber Drive. We suggest that it is essential that proper road traffic calming measures, such as 20mph limits and further light controlled crossings be installed and this should be a condition of planning permission.

Muirton - We have concerns about traffic management on Muirton. Muirton houses the Scottish Ambulance Service and the Fire Service. Both obviously operate an emergency service and movements cannot be predicted. The Fire Service, in particular, could pose further safety problems in that it is manned by volunteers who often arrive for emergencies by car. It is essential that a robust traffic management plan is put in place to cope with such emergency situations before the school is completed and this should be a condition of planning permission.

Old Football Pitch

The school is to be built on the site of the present football pitch and it will be more than a year before a pitch is again available to local teams and users. The nearest football pitch will be in Carrbridge or Boat of Garten. This may place undue burdens on locals who use the pitch. Bearing in mind that, due to ill thought out planning decisions in the past, there will be a total lack of such facilities in Aviemore and the surrounding area, what does the applicant propose as an alternative while the school is being built?

Old Playground

We note that the children's playground next to the British Legion property is being lost. What provision is there for replacement of the playground. Aviemore suffers from a lack of facilities such as children's playgrounds. We are keen to see the playground relocated and not quietly disposed of.

In conclusion;

The replacement primary school is much needed. The design which allows for public access to facilities during the day is welcome. However we are disappointed at the apparent lack of imagination used for the heating and ventilation systems. There was an opportunity here for innovative thinking including full use of 'green' technology.

We are disappointed that no traffic and pedestrian management scheme is included with the application, or at least none that we can comment on. Our primary concern is the safety of the children at and going to and from school. This application does not allay any fears.

It should be noted that these concerns over the 'green' nature of the school and lack of traffic management plans were conveyed to the council some time ago when there was a consultation meeting with the community council. Our comments appear to have fallen on deaf ears.

Yours Faithfully,

John Grierson, Chairman