
CAIRNGORMS NATIONAL PARK AUTHORITY

DEVELOPMENT PROPOSED:

Replacement of SUDS pond with a soakaway and raise ground levels on plots 7-10 at Land 150M NW Of Beachen Court Grantown On Spey

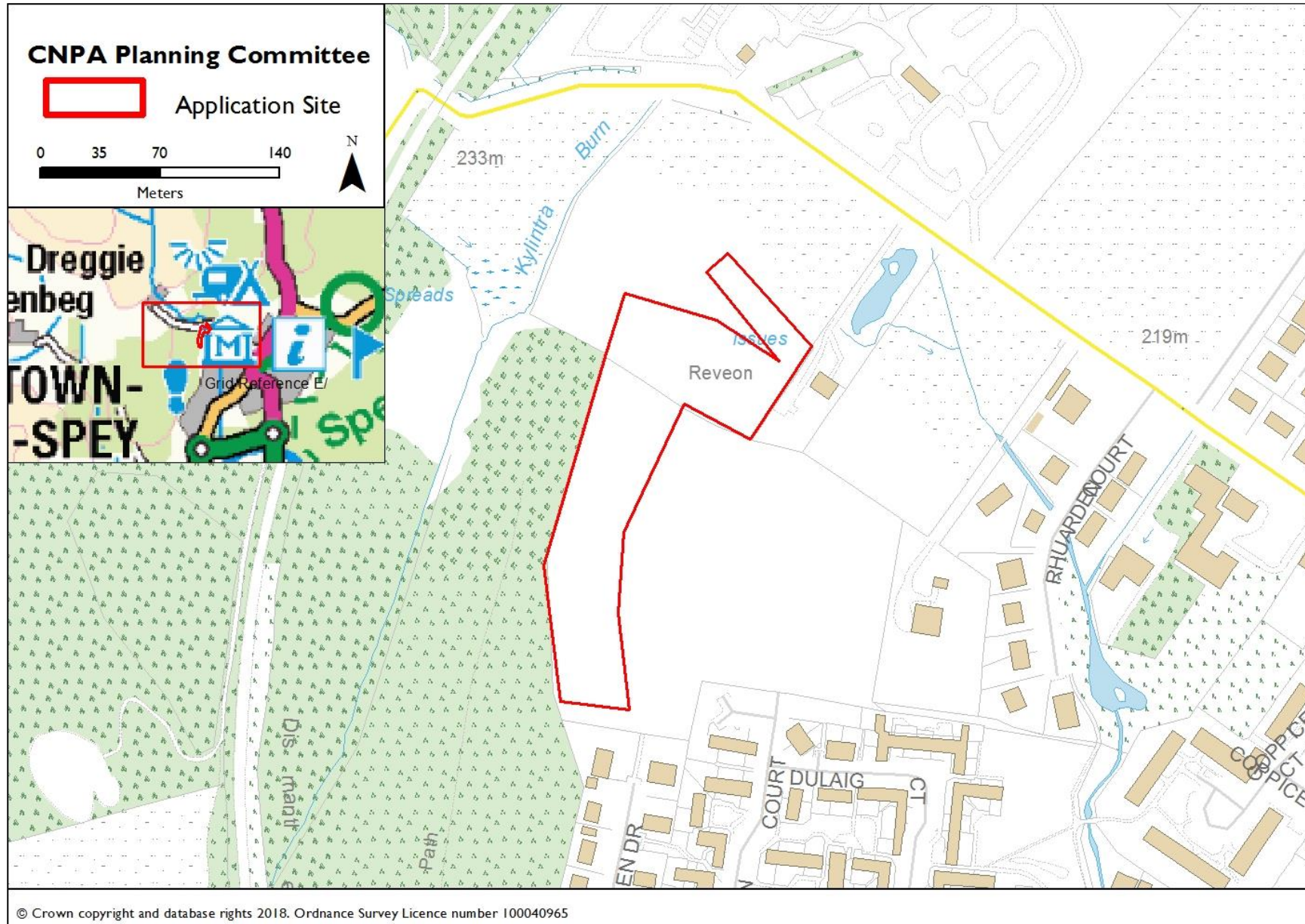
REFERENCE: 2018/0402/DET

APPLICANT: RS Mcleod Developments Ltd

DATE CALLED-IN: 18 October 2018

RECOMMENDATION: Approve subject to conditions

CASE OFFICER: Katherine Donnachie



SITE DESCRIPTION, PROPOSAL AND HISTORY

Site Description

1. The application site was originally grazing land located on the north-west side of Grantown on Spey. It lies in the middle of a wider housing development at Beachen Court/Seafield Avenue which was approved in 2016 in terms of the road and plot layout, infrastructure and landscaping (Reference 2016/0060/DET).
2. The site is located to the west of Revoan, a large detached property taking access from Seafield Avenue. It comprises an area of ground leading westwards towards the woods where new housing plots are proposed and where the proposal is to raise ground levels slightly. This area is separated from the wider housing site to the south by an existing stone dyke through which access will be taken. Land to the north of this comprises sloping ground where the proposed soakaway is to be located. The land is presently rough grazing and it slopes down northwards to where lower lying, more marshy grazing land lies beyond the application site. Seafield Avenue lies to the far north bounding this area of lower lying ground.
3. In terms of the overall context of the application site, the lower part of the wider development site here is bounded to the west by the Kylintra Burn which leads into the River Spey Special Area of Conservation (SAC). This burn also runs along the roadside to the north boundary along Seafield Avenue, and the crosses eastwards within the wider site. The overall site access runs through this land. A SUDS pond is being constructed here too, to the immediate west of the drive to the Dulaig, which is a large detached property to the far east of the application site.
4. There is woodland to the west of the wider site. On the other (east) far side of Grantown lies Anagach Woods designated as a Special Protection Area (SPA) for Capercaillie interest. The River Spey Special Area of Conservation (SAC), designated for its Atlantic salmon, lamprey, fresh water pearl mussel and otter interest lies to the south of Grantown. The River Spey is also designated as a Site of Special Scientific Interest (SSSI) for these interests.
5. On the wider site, development has proceeded relating to construction of the originally approved access roads, SUDS pond and some houses. This is ongoing.

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.eplanningcnpa.co.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PGUHQSSI0CH00>

Title	Drawing Number	Date on Plan*	Date Received
Location Plan	PL90-100	10/07/18	
Surface water layout	147132/06 Revision L	14/01/19	

Title	Drawing Number	Date on Plan*	Date Received
Proposed Raised Ground Levels	147132/220 Revision F	14/01/19	
Soft Landscape Proposals, Roads and Strategic Landscaping Areas	HK240.1G/L.0 I Revision K	12/11/8	
Soft Landscape Maintenance Management and Maintenance Regime	HLD K240.16 Revision D	07/06/16	
Construction Method Statement by McGowan Ltd	MF010		08/11/18
Flooding and SUDS Statement Appendix D			29/10/18
SUDS Maintenance Schedule			
Agent response to issues raised-statement by Colin Armstrong Architects			
Covering Statement by Colin Armstrong Architects			08/11/18

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

7. This application proposes to alter the approved surface water drainage arrangements relating to four of the originally approved plots, these being plots located to the immediate west of Revoan. Whilst details of the house types on these plots have yet to be submitted and approved, the surface water from these plots was originally to drain to a new SUDS pond proposed over 60 metres to the north beside Seafield Avenue on lower lying wetland type land, as shown on **Appendix 1 Original Drainage Proposal**. An access for this pond was also proposed as shown on the plans.

8. Under the terms of the conditions of the original consent (206/0060/DET) no work could start on constructing this pond until such time as further information was submitted and approved to (1) justify the adequacy of the existing culvert beneath the driveway into Revoan to accommodate the anticipated surface water discharge and (2) justify the location of the pond in relation to the any floodplain in order to demonstrate that there would be no adverse impacts on either the Revoan culvert or the flood plain. By way of background a second SUDS pond on the other (east) side of the access to Revoan, was also proposed to serve the rest of the wider development and this has been constructed.

9. It is now proposed to no longer construct this SUDS pond for these plots and instead to construct a soakaway arrangement closer to the plots and above the lower lying wetland. This is shown in **Appendix 2 -Plans**. Supporting information has been provided to demonstrate that the ground conditions are suitable for this type of drainage.

10. The levels of four plots (plots 7-10 on the originally approved layout) will be raised by around 0.5 metres to enable this, using surplus top soil from the ongoing site works at the wider site and in particular the plots to the south. Sections have been submitted to show how this will be achieved.
11. It is intended that this soakaway system be privately maintained by the developer until the site is completed when the maintenance will be taken over by a factor. At this stage this is anticipated to be the landscape design team who have been involved with the development to date. Details of a maintenance scheme have been provided.

History

12. The application site as noted earlier lies within land covered by an earlier planning consent as follows.
13. 2016/0060/DET -Creation of residential plot layout (43 units), Roads, Drainage and Strategic Landscaping at Land 150M NW of Beachen Court Grantown-on-Spey which was approved at October 2016 Planning Committee. At this time an overall plot layout was approved and the current application fits into this utilizing the approved servicing. This development is under construction in terms of the new access roads and SUDS drainage. Condition 11 of this consent stated as follows: "No development shall commence on the construction of SUDS pond 1 to the west of Revoan until information to (a) justify the adequacy of the existing culvert beneath the driveway into Revoan to accommodate the anticipated surface water discharge and (b) justify the location of the pond in relation to any floodplain in order to demonstrate that there will be no adverse impacts on either has been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority in consultation with the Highland Council's Flood Risk Management and Transport Planning teams. Thereafter no residential unit using this pond for surface water disposal (plots 6-10) shall be occupied until the pond is installed in accordance with the requirements of Condition 16.

Note: Condition 16 requires submission of appropriate certification that the drainage arrangements have been installed as per the approved details.

14. 2015/0394/DET - Immediately to the south of the above application site, beside Beachen Court, permission was also granted at the October 2016 Planning Committee meeting for the erection of ten affordable houses and these houses are under construction. They share their construction access road with the access road being formed for 2016/0060/DET, but will ultimately take vehicular access through Beachen Court.
15. Various applications have also been approved for the details of house types on the wider layout
16. An application to change the ground levels on the current application site was withdrawn in July 2018 (Reference 2018/0227/DET) as it lacked clarity on the land raising proposals and any changes to drainage arrangements required. The current submission has been made in order to address these shortcomings.

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	X
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	
POLICY 9	CULTURAL HERITAGE	
POLICY 10	RESOURCES	X
POLICY 11	DEVELOPER CONTRIBUTIONS	

17. 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>
18. The application site is part of a wider area expressly designated for housing in the Local Development Plan settlement statement for Grantown on Spey located within the site designated as H1. A Development Brief has also been approved which covers the site setting out the design principles, constraints and key issues to be considered when developing the site. This informed the original planning application for 43 plots and is non-statutory planning guidance.
19. The CNPA will shortly be consulting on the Proposed Local Development Plan 2020. At present this has no additional materiality with regard to the decision making process for this current application.

Planning Guidance

20. 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	X
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	
Policy 9	Cultural Heritage Non-Statutory Guidance	
Policy 10	Resources Non-Statutory Guidance	X
Policy 11	Developer Contributions Supplementary Guidance	

CONSULTATIONS

21. A summary of the main issues raised by consultees now follows:

22. **Scottish Environment Protection Agency (SEPA)** was consulted in view of their previous involvement in the original case and any flooding issues. They have noted that the site boundary is limited to higher ground and does not contain any land within the functional floodplain. It lies outwith the indicative extents of SEPA's flood maps and is also outwith the floodplain areas defined in the Flood Risk Assessment previously carried out for the wider site. SEPA has highlighted that water quantity aspects of surface water flooding are generally a matter for the Local Authority and accordingly they have no further advice

23. **The Highland Council Flood Risk Management Team** in pre application advice previously noted that they originally had concerns regarding the originally proposed SUDS pond in terms of potential risk as the outfall entered the existing culvert under the driveway to Revoan. Accordingly proposals to drain the plots via a soakaway nearer to the source of the surface water would be welcomed.

24. In relation to the current submission they have confirmed that the proposals to replace the SUDS pond with a trench soakaway are preferable because it will ensure that any pluvial flood storage areas associated with low lying boggy land adjacent to the Kylintra Burn remain undisturbed. The Team further note that the infiltration tests have demonstrated the suitability of the ground to accommodate infiltration and that the soakaway has been sized to accommodate the 1 in 200 year plus climate change run off which is welcomed. They also noted that the system is unlikely to be adopted by Scottish Water and maintenance is to be factored privately. As a result they have requested that a condition be applied to ensure that details of who will be maintaining the system in perpetuity are approved by the CNPA prior to the sale of the first plot,

25. Finally the Team has confirmed that they have no concerns regarding the raising of ground levels as this area lies outwith the functional flood plain and will have no effect on the existing flood risk.

26. On receipt of additional material from the applicants relating to the proposed maintenance arrangements for the soakaway the Team have advised that it is for the CNPA to decide whether sufficient information has been provided on future maintenance. However they suggest that full details of the factor be provided and that consideration be given to a condition be attached to cover the eventuality of the soakaway not being adopted by the Council or Scottish Water, or if the factor ceases to operate then the original developer will remain responsible for future

management and maintenance. The Team also advise that the maintenance schedule appears to be appropriate

27. The Team were also asked to comment on an objector's concern relating to potential for increased downstream flood risks. They have confirmed that they have no concerns that the location of the soakaway would have any noticeable impact upon the groundwater flows entering the burn. They further advise that a soakaway here more closely replicates the natural drainage regime by managing the run-off closer to source than a SUDS basin, even with a controlled outflow into the burn. Accordingly they consider that the proposal offers betterment.
28. The Team had no further comments to make on additional material provided by the applicant on future maintenance.
29. **The Highland Council Transport Planning Team** initially sought clarity on ownership and future maintenance of the SUDS system. The Team highlighted that they do not support surface water run-off from adoptable roads being dealt with by private drainage arrangements whereby if the system were to be privately maintained they would not adopt the section of road serving these plots.
30. On receipt of further information confirming that the system will be privately maintained the Team has confirmed that they will not adopt the section of cul-de-sac serving the plots or the associated roadside swale. They recommend that information be provided by the applicants regarding the ongoing ownership, maintenance and liability arrangements for this section of road to ensure that there will be a robust, lasting arrangement in place for the safe operation of this infrastructure.
31. **CNPA Landscape Advisor** considers that the level of fill need not have any significant landscape and visual impacts providing existing landform contours are followed; material is not spread beyond plot boundaries; vegetated soils are dealt with appropriately; and soils placed back in correct order. The officer is satisfied that the submitted plans and construction method statement achieve these objectives.
32. The officer concludes that the level of landscape impact will be low. It is also noted that there is potential for the soakaway to deliver further benefits if it were designed to take account of the Ecology Advisor's comments and be of a more organic form.
33. **CNPA Ecology Advisor** advises that the change in design from SUDS pond to soakaway will have a number of benefits including reducing loading on the Kylintra burn upstream of the Revoan culvert as well as taking the SUDS scheme out of the floodplain which was not ideal.
34. The officer recommended that consideration be given to having a more creative drainage solution such as planted infiltration swales and basins to mirror the riparian strip along the Kylintra Burn. This recommendation was put to the applicants' agents who have advised that they consider that there will be biodiversity benefits from their current proposals, highlighting that they are already incorporating swales. They do not therefore wish to change the design.

35. **Grantown on Spey and Vicinity Community Council** have noted that this is a complex case which they do not consider they have the expertise to respond to competently. They indicate that they are inclined to support the comments made by an objector- Dr Bulloch which are attached in **Appendix 3**. The Community Council is also concerned regarding frequent alterations to and discrepancies with proposals at this site. A copy of the Community Council's comments is attached as **Appendix 2**.

REPRESENTATIONS

36. Two representations have been received both objecting to the application and these are attached as **Appendix 3**.
37. Whilst one objector welcomes the replacement of the pond by a soakaway for environmental reasons including less disturbance to wildlife and habitats, and avoiding any overtopping of the Revoan culvert, concerns are raised on the detail of the proposals as follows:
- a) Positioning of soakaway closer to the plots than the SUDs pond originally was to be located means that there will be less potential for attenuation of water flows into the field whereby water could potentially get into the burn faster thus potentially increasing downstream flood risk.
 - b) Planning application form is inaccurate as landowner is RS Mcleod Development Ltd not RS Mcleod.
 - i. *Note: this has been rectified and a revised form submitted.*
 - c) Application drawings misleading as the numbering of the plots to be upfilled (19-22 on engineering drawings) does not match the numbering used in the application description (Plots 7-10) which is confusing.
 - d) There should be no working during bird breeding season as waders and lapwings use this field. Otter are also present in the area and should be taken into account.
 - e) There should be no development within the low lying field beside Revoan in perpetuity as this is part of the flood plain.
 - f) Lack of clarity regarding ongoing private maintenance of drainage scheme must be resolved and clear binding financial undertakings provided before consent is granted.
 - g) Routing of surface water in event of soakaway failure should be clarified.

APPRAISAL

Principle

38. The principle of development at this site is well established, both by existing live planning consents and the Local Development Plan designation. Consequently the key planning issue is simply whether the proposals for a revised drainage scheme and associated up-filling of the plots draining into the scheme are acceptable in land use planning and policy terms.

Landscape Impacts

39. **Policy 5:** Landscape of the Cairngorms National Park Local Development Plan 2015 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.
40. In this case the landscape impacts of up-filling plots by 0.5 metres are low, with the submitted information illustrating by way of sections and construction method statement that this low impact work can be satisfactorily achieved on site. Conditions will be required to ensure compliance with the submitted information.
41. Similarly construction of a soakaway will have little landscape impact, with a landscape scheme submitted to show satisfactory landscaping beside the soakaway feature. Indeed there will be less landscape impacts than would have been the case with the originally proposed SUDS pond which also involved formation of an access road across and down the field.
42. In these circumstances the application is considered to fully comply with Policy 5: Landscape.

Environmental Impacts- Ecology

43. **Policy 4:** Natural Heritage of the Cairngorms National Park Local Development Plan 2015 seeks to ensure that there is no adverse impact upon protected species or biodiversity.
44. In this case there will be less habitat loss than would have been the case with the previous proposal, with no works now proposed within the lower lying wetland area which is a biodiversity enhancement in itself. Whilst it would have been ideal if the Ecology Advisor's suggestions to further improve biodiversity of the drainage feature had been taken on board it would not be possible to resist the application on these grounds given the other benefits it will deliver.
45. Whilst it is noted that objectors wish to have a condition attached preventing any development within this lower lying area this is not considered to be justified given that (a) the landscape plan which will be approved with this development shows planting and management of this area whereby any proposals to deviate from this would require further planning consideration and (2) any "development" would require planning consent in itself whereby there are considered to be adequate planning controls in place.
46. Finally in relation to ecology issues it is noted that objectors wish a condition to be attached to prevent working within the bird breeding season. It is standard practise to attach an informative to any consent to advise developers to check for nesting birds if works are proposed during the bird breeding season. This approach is considered to be appropriate here. It is also noted that on this site the services of

an Ecological Clerk of Works have been retained and this will also ensure that good practise is followed for all species and habitats.

47. On this basis the application is considered to fully comply with Policy 4: Natural Heritage.

Environmental Impacts – Flooding

48. **Policy 10:** Resources of the Cairngorms National Park Local Development Plan 2015 set out the need for new development to be satisfactorily serviced and without harm to resources or the environment. Specifically it requires that all development should be free from significant risk of flooding, not increase the risk of flooding elsewhere, not add to the area of land that requires flood prevention measures and not affect the ability of the functional flood plain to move or store flood waters.
49. In this regard technical consultees are satisfied with the proposals, with the Council Flood Management Team considering that they offer betterment in terms of flooding issues by avoiding increased load on the culvert at Revoan, replicating natural systems and locating the system closer to the source of the surface water. They do not share the objectors' concerns regarding increased flood risk, all as summarised in the consultations section.
50. Future maintenance of the scheme has been raised as an issue given that it is to be privately maintained. Whilst the Flood Management Team is satisfied with the maintenance regime they require comfort on the ongoing maintenance responsibilities. This can be achieved by an appropriately worded planning condition. It is difficult however in planning terms to ensure that the original developer is made responsible for the ongoing maintenance as requested by the Team as the key issue is simply to ensure that the scheme is maintained adequately not to insist upon who does it.
51. It is noted that objectors wish a financially binding arrangement to be put in place. This is not sought with other developments and it is considered sufficient to attach conditions to ensure the ongoing maintenance of the scheme as per the approved details. Any subsequent issues that may arise relating to maintenance of the scheme would thereafter be addressed in the usual manner.
52. On this basis the application is considered to comply with Policy 10: Resources.

Servicing Issues

53. **Policy 3:** Sustainable Design of the Cairngorms National Park Local Development Plan 2015 sets out the need for new development to be satisfactorily serviced and accessed with appropriate access provided.
54. As noted previously the proposals can be adequately serviced in terms of the arrangements for surface water disposal subject to appropriate planning conditions. However, there is also a potential issue in respect of servicing relating to the road network serving the site given that the Council Transport Planning Team have

highlighted that the section of road serving these plots will not be adopted as it will drain into a private system. The key planning issue here is simply to ensure that the road is maintained to the required standards in a similar manner as the drainage system should be. Accordingly this can be covered by an appropriately worded planning condition.

55. On this basis the application is considered to comply with Policy 3: Sustainable Design.

Other Issues Raised in Consultations and Representations

56. The Community Council has raised concern regarding frequent discrepancies and alteration to plans at this site. Whilst this has no bearing on the land use planning consideration of the current application it is noted that developers are entitled to seek to amend their proposals, and also that this site is the subject of regular monitoring by the CNPA Monitoring and Enforcement Officer.
57. An objector has also raised concern regarding misleading plans in terms of numbering of plots. The applicants have been asked to update their engineering drawing to reflect the same numbering as the landscape scheme and revised plans have now been submitted. However as it was clear from the originally submitted plans which plots were involved this is not considered to be a particular land use planning issue in this instance.
58. All other comments made by consultees and contributors have been covered in this report.

CONCLUSION

59. It is considered that this application, which seeks to amend the previously approved drainage arrangements for an existing development site, offers further environmental and landscape benefits and complies fully with relevant Local Development Plan policies. 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 SUDS pond with a soakaway and raise ground levels on plots 7-10 at Land 150M NW Of Beachen Court Grantown On Spey 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 on site until the following information has been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority in consultation with the Highland Council Flood Risk Management and Transport Planning Teams:**
 - a) **Details of the parties responsible for the ongoing maintenance of both the drainage system and the section of road serving the site with any changes to the subsequent maintenance responsibilities to be notified in writing to the Cairngorms National Park Authority acting as Planning Authority**
 - b) **Details of the proposed maintenance regime for the road**

The surface water drainage arrangements and roads network shall thereafter be implemented in accordance with the approved plans with certification from an appropriately qualified professional confirming compliance with the approved soakaway and drainage arrangements submitted to and approved in writing by the Cairngorms National Park Authority, acting as Planning Authority before the system is brought into use.

Reason: To ensure that satisfactory arrangements for the disposal of surface water and provision of access are provided and maintained in accordance with Policy 3: Sustainable Design, Policy 4: Natural Heritage and Policy 10: Resources of the Cairngorms National Park Local Development Plan 2015.

2. The SUDs system shall be maintained in accordance with the approved SUDS maintenance schedule throughout the lifetime of the development hereby approved and the road shall be maintained in accordance with the details approved under the terms of Condition 1. Annual monitoring and inspection reports to demonstrate compliance, any remedial actions necessary identified and a timetable for implementation of such remedial works shall be submitted to and approved in writing by the Cairngorms National Park Authority, acting as Planning Authority in consultation with the Highland Council Flood Risk Management and Transport Planning Teams, unless otherwise agreed in writing with the Cairngorms National Park Authority acting as Planning Authority

Reason: To ensure that satisfactory arrangements for the disposal of surface water and provision of access are maintained in accordance with Policy 3: Sustainable Design, Policy 4: Natural Heritage and Policy 10: Resources of the Cairngorms National Park Local Development Plan 2015

3. All landscaping located on land to the north of the existing stone dyke (beside plots 7 -10 and west of Revoan) shall be implemented in accordance with the approved landscape plan drawing number HK240.IG/L.01 Revision K in the first planting season following completion of the approved drainage scheme unless otherwise agreed in writing with the Cairngorms National Park Authority. The landscaping shall thereafter be maintained and managed in accordance with the approved plans

Reason: To ensure that a suitable landscape setting is established and maintained, biodiversity is enhanced and that the development conserves and enhances the landscape character and special qualities of the National Park in accordance with Policy 5: Landscape and Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2015

4. The development shall be implemented in accordance with the approved sections and construction method statement

Reason: To ensure that a suitable landscape setting is established and maintained, there is no harm to the natural environment and biodiversity, and that the development conserves and enhances the landscape character and special qualities of the National Park in accordance with Policy 5: Landscape and Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2015.

Informatives

1. The development hereby approved must commence within 3 years of the date of this decision notice. If development has not commenced within this period then this planning permission will lapse.
2. The person undertaking the development is required to give the Planning Authority prior written notification of the date 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. 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

4. You are advised that if any work is proposed during the bird breeding season (April to August) then pre-construction checks for breeding birds must be undertaken.
5. You are advised that the Highland Council will not adopt any section of road which drains to a private system.
6. Construction work should not take place out with the hours of 0800 hours to 1900 hours Mondays to Fridays, 0800 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.
7. The developer is advised to contact SEPA at their Elgin office (telephone 01343 547663) regarding any regulatory requirement- more detail in SEPA's consultation response.

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.