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## CAIRNGORMS NATIONAL PARK AUTHORITY

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### **DEVELOPMENT PROPOSED:**

Temporary Change of Use of Farmyard to Form Car Park and Associated Toilet and Refuse Facilities at Land At Clarack Dinnet Aboyne Aberdeenshire AB34 5LP

**REFERENCE:** 2021/0143/DET

**APPLICANT:** Dinnet And Kinord Estate

**DATE CALLED-IN:** 3 May 2021

**RECOMMENDATION:** Approve subject to conditions.

**CASE OFFICER:** Alan Atkins, Planning Officer

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## SITE DESCRIPTION, PROPOSAL AND HISTORY

### Site Description

1. The site is located adjacent to the A93 (Firmouth Road) west of Dinnet, Aboyne The site is currently occupied by a number of buildings to the north and west, farmland land to the east and A93 to the south. The buildings include a cottage, steadings, cattle court and an open barn. None of the buildings on site are listed, but the Category C Listed Dinnet Clarack farmhouse, steading and old dairy (LB 9291) are located nearby.
2. The site is located to the west of Dinnet, between Loch Kinord and Clarack Loch. Access to the site is currently available on the southern boundary of the site via an informal track from the A93.
3. The site lies outside nearby designated areas, although shares a boundary with the Glenmore National Nature Reserve. Other designated areas are located at approximately 0.2km north-west of the site. These include the Muir of Dinnet SPA, Muir of Dinnet SAC and River Dee SAC.

### Proposal

4. 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=QS9VDJSI0CH00>

Title	Drawing Number	Date on Plan*	Date Received
<b>Plans</b>			
Plan - Location Plan.		01/04/2021	05/05/2021
Plan – Site Plan		01/04/2021	05/05/2021
Plan - Proposed Internal Arrangements.	20112_001REVA	30/03/2021	05/05/2021
Plan -Temporary Toilet Block Arrangements.	3366_17PL_001	01/04/2021	05/05/2021
Plan- Toilet Block Drawing	NBSO 800	10/02/2013	05/05/2021
Plan - Adoptable Surfaces	RAC-22-XX-DR-C-0101A	16/04/2021	05/05/2021
Plan - General Arrangement	LC90J0001/REVA	20/04/2021	05/05/2021
Plan – Hard and Soft Landscaping.	NB50 800 REV1	01/04/2021	05/05/2021

Plan - Drainage Layout.	RAC-22-XX-RR-C-0103-B	16/04/2021	05/05/2021
Plan – Visibility Splays	RAC-22-DR-C-0100-C-Revision C	16/04/2021	05/05/2021
Plan – General Arrangement	RAC-22-DR-C-0100-C-Revision C	25/05/2021	25/05/2021
<b>Supporting Documentation</b>			
Drainage Statement	C5485 Rev.B	16/04/2021	05/05/2021
Technical Note			05/05/2021
Scotloo Toilet Block photograph			05/05/2021
Plan – Visual Analysis Along the A93 Corridor		20/03/2021	25/05/2021

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

5. The application seeks consent for a temporary change of use of the farmyard to form a car park, the erection of an associated self-contained toilet block and refuse facilities. The toilet block will be 5.48m (width), 2.69m (length) and 3.37m (height). The proposals also include car parking ticket machines and the bin store will be bounded by a 2m high close boarded, timber fence.
6. The proposals include the formalisation of the existing junction with the A93. The existing buildings on the site will be maintained, and the car park formed in a central, open space. The application is for a two-year temporary permission to address visitor needs in the area while the applicant develops detailed plans for longer term visitor facilities in the area.
7. The application is supported by the following documentation:
  - a) **Drainage Statement** – this outlines the current and historic drainage patterns for the site and provides details regarding surface water, soil classification, soil porosity and the wastewater drainage proposals.
  - b) **Technical Note** – this outlines the design and operational details of the proposals, including roads and access, site layout and refuse collection arrangements.

Plans for the proposals are included within **Appendix I**.

## History

8. PRE/2020/0019 - Proposed formation of a car park and caravan / campervan servicing station.

## Habitats Regulations Appraisal

9. A Habitats Regulations Appraisal [HRA] has been undertaken to consider the effects of the proposal upon the conservation objectives of the European Sites at Muir of Dinnet Special Area of Conservation (SAC), Muir of Dinnet Special Protection Area (SPA) or River Dee SAC. The full appraisal is attached at **Appendix 2**.
10. The appraisal concludes that all the conservation objectives of all the designations will be met and therefore there will not be an adverse effect on site integrity of any relevant European site.

## DEVELOPMENT PLAN CONTEXT

### Policies

<b>National Policy</b>	Scottish Planning Policy 2014	
<b>Strategic Policy</b>	Cairngorms National Park Partnership Plan 2017 - 2022	
<b>Local Plan Policy</b>	Cairngorms National Park Local Development Plan (2021) Those policies relevant to the assessment of this application are marked with a cross	
POLICY 1	NEW HOUSING DEVELOPMENT	
POLICY 2	SUPPORTING ECONOMIC GROWTH	<b>X</b>
POLICY 3	DESIGN AND PLACEMAKING	<b>X</b>
POLICY 4	NATURAL HERITAGE	<b>X</b>
POLICY 5	LANDSCAPE	<b>X</b>
POLICY 6	THE SITING AND DESIGN OF DIGITAL COMMUNICATIONS EQUIPMENT	
POLICY 7	RENEWABLE ENERGY	
POLICY 8	OPEN SPACE, SPORT AND RECREATION	
POLICY 9	CULTURAL HERITAGE	
POLICY 10	RESOURCES	<b>X</b>
POLICY 11	DEVELOPER OBLIGATIONS	

11. 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:

<https://cairngorms.co.uk/wp-content/uploads/2021/03/CNPA-LDP-2021-web.pdf>

### Planning Guidance

12. 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 (2015)	
Policy 2	Supporting Economic Growth Non-Statutory Guidance	<b>X</b>
Policy 3	Sustainable Design Non-Statutory Guidance (2015)	<b>X</b>
Policy 4	Natural Heritage Supplementary Guidance	<b>X</b>

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 (2015)	

## CONSULTATIONS

### Summary of the main issues raised by consultees

13. **Scottish Water** has no objections to this planning application, however a Pre-Development Enquiry (P.D.E.) form must be submitted to Scottish Water prior to any formal technical application being submitted.
14. **NatureScot** has no objections to the proposals. It is recognised that, given the site lies outwith any protected areas, there will not be any adverse impacts on the special interests locally.
15. **Transport Scotland** has no objections to the proposals.
16. **Aberdeenshire Council Archaeology Team** state no archaeological mitigation is required.
17. **Aberdeenshire Council Contaminated Land Team** state that under current legislation, there does not appear to be any issues of concern. As a consequence of this, no further contaminated land information is required.
18. **Aberdeenshire Council Flood Risk and Coastal Protection Team** has no objections to the proposal, subject to further information required regarding the extent of the area proposed for the soakaway, the area to be covered with sized granite chippings, and whether this is a better drainage solution than existing, details of any non – porous surfacing being proposed, and details of the overland flow paths for the whole site.
19. **Aberdeenshire Council Waste Management Team** has no objections subject to the planned refuse facilities having a trade waste agreement with a licensed agency, from whom they can be serviced.
20. **Aberdeenshire Council Roads Team** have raised issues regarding drainage, but these have been addressed by the applicant in the form of a written response and an amended layout plan. The Service does not object to the application subject to appropriate conditions and advisories being applied should planning permission be granted.
21. **Aberdeenshire Council Environmental Planner** has no objections however recommends that a Setting Assessment is carried out and that the listed building is secured with limited access.

22. **CNPA Outdoor Access Officer** states that it is evident that there is established demand for parking in the area with problems arising at times of peak need and are thereby supportive of the principal of enhanced provision as a means of alleviating this whilst also providing more effectively for visitors to the Nature Reserve.
23. There are no further comments to make on the basis there are no observed impacts upon statutory access rights.
24. **CNPA Landscape Advisor** states that the site possesses landscape capacity for this type of development. Nonetheless, the landscape is sensitive to the proposals, particularly how they relate to the rural landscape character, distinct landscape pattern, views of historic buildings (Category C listed), which contribute to the SLQ's (Special Landscape Qualities), adjacent local woodland and local views by those partaking in recreation and by the residents of Clarack Cottage.
25. The landscape and visual effects of the proposal will depend on its design details, construction, management and restoration, and it is advised that further information is submitted, or controls provided, on the following: roads signs and fencing details, finalised landscape plan, and specifications, details on ongoing landscape management, landscape restoration proposals, predicted landscape and visual effects.
26. **CNPA Ecology Advisor** states that the proposals will not negatively impact on the existing ecology of the site which is mainly hard standing with a few areas of low growing vegetation which have developed around the edges. There are historic records of barn owl using the farm buildings and they are likely to support bats but these buildings will not be impacted on by the proposals. The proposals include planting plans for native hedges and tree planting on the site boundary and these are welcomed- further information is required as detailed in the Landscape advice. A HRA has been undertaken to assess likely impacts from the proposal on the adjacent Protected Areas.
27. **Mid - Deeside Community Council** has responded in support of the application, and recognise that that last year there were impacts on the Muir of Dinnet Nature Reserve from high visitor numbers, including through parking on verges and wild camping around Loch Kinord. Insufficient formal toilet facilities for the number of visitors also resulted in antisocial behaviours around the Loch. If visitors to the Loch can be encouraged to park in one place, then damage to the Nature Reserve could potentially be limited through controlling routes of access and improving the ability to message visitors about appropriate use of the area. The provision of public toilet facilities may also reduce antisocial behaviours. It is, therefore, appreciated that the proposed development has the potential to alleviate pressure on the Nature Reserve by providing formal parking and toileting facilities.
28. However, there are concerns that, in providing an extra 70 spaces for parking, there is the potential for the existing problem to be exacerbated rather than improved if measures are not taken simultaneously to ensure that a similar number of cars that currently park elsewhere to access the Loch are prevented from doing so. Therefore, the Mid – Deeside Community Council are concerned that the proposed application could have the unintended consequence of potentially exacerbating the current impacts that high visitor numbers are having on the Muir of Dinnet Nature Reserve.

29. It is requested that any approval of this application should only follow the preparation of an impact assessment undertaken by the applicant which demonstrates that the proposal will not increase but preferably reduce the overall impact of visitors to the Loch. It is believed that any permission granted should be subject to ongoing monitoring of visitor numbers using the facility, and any resulting impact on the Loch, to ensure that use of the car park does not increase pressure on breeding birds or on the Nature Reserve as a whole. The CNPA should also have the ability to require that the use of the additional parking provided at the Clarack Steading must cease, or be reduced, if any impact on the Nature Reserve arising from its use is considered unsustainable.

## REPRESENTATIONS

30. There have been no letters of representation submitted.

## APPRAISAL

31. The main planning considerations are considered to be: the principle of development; the impact upon landscape, siting and design; the environmental impacts; amenity impacts; access and servicing impacts.

### Principle of Development

32. **Policy 2.3:** Other tourism and leisure developments of the Cairngorms National Park Local Development Plan 2021 permits development which enhances formal and informal recreation and leisure facilities; tourism and leisure-based business activities and attractions; and improved opportunities for responsible outdoor access will be supported where:
- a) it has no adverse environmental or amenity impacts on the site or neighbouring areas; and
  - b) it makes a positive contribution to the experience of visitors; and
  - c) it supports or contributes to a year-round economy
33. This application for tourism facilities looks to address the lack of suitable parking, toilet and waste disposal facilities at the site. The application aims to improve the management and ease the growing pressure from cars, and camper vans within the wider area. The proposal uses an existing area of hard standing in a less sensitive location than some smaller parking areas around the Lochs Kinord and Davan on the estate. By providing dedicated and sustainable waste disposal options to visitors, the facility may be seen as attractive to visitors, complimentary to the existing facility, and lead to the avoidance of unmanaged waste disposal in the local environment.
34. On this basis, the principle is considered to accord with **Policy 2:** Supporting Economic Growth of the Cairngorms National Park Local Development Plan 2021 subject to compliance with other relevant Local Development Plan policies.



## Landscape Impacts

35. **Policy 5:** Landscape of the Cairngorms National Park Local Development Plan 2021 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.
36. The CNPA landscape officer has responded that, although the site possesses the capacity for a proposal of this type, there is still the potential for landscape and visual effects. Further information has been requested, which can be covered through appropriate conditions.
37. The application itself is for a period of two years, in order to allow the estate to develop more detailed plans for the wider site. The most significant change will be the use of the area for parking and the installation of the self-contained toilet facility on the existing farmyard. Visually, this will be to the rear of the main farm buildings and listed building which face the A93, but within the envelope where farm vehicles, machinery and farm supplies will have been stored and seen in the past.
38. The development components would not introduce any notable detrimental change to the character of the site and immediate area, and subject to the conditions being included, the proposal is considered to comply with **Policy 5:** Landscape of the Cairngorms National Park Local Development Plan 2021.

## Siting and Design

39. **Policy 3:** Design and Placemaking of the Cairngorms National Park Local Development Plan 2021 requires that all development proposals should be designed to be sympathetic to the traditional pattern and character of the surrounding area, local vernacular and local distinctiveness whilst encouraging innovation in design and use of materials. Development should seek to use materials and landscaping that will complement the setting of the development. Development should also ensure that the amenity of neighbours is protected.
40. In terms of the proposed additional car parking spaces, the proposal will be designed, and constructed using materials that will not have adverse impact on the character of the surrounding area. Given its size, scale and positioning, the proposed toilet block will not result in any loss of residential amenity. Furthermore, the proposed bin store, will be screened by a 2m high timber fence. The Council's Environmental Officer has suggested that a Setting Assessment be undertaken, however, it is not considered that the scale and impact of the proposed development warrants this. The design and proposed materials for the development are in – keeping with those that might be expected to be found in this locality, and therefore has minimal impact on the setting of the site.
41. Significantly, these proposals are not permanent and a further application will be required to be made and consented in order to create a permanent facility and would be expected to address the visual amenity of the wider site and the use and condition of the listed buildings. On this basis the proposal is considered to accord with **Policy**

**3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021.**

**Environmental Impacts**

42. **Policy 4:** Natural Heritage of the Cairngorms National Park Local Development Plan 2021 seeks to ensure that there is no adverse impact upon designated areas, protected species or biodiversity whilst **Policy 10:** Resources sets out the need to fully consider impacts on flooding and water resources.
43. It is proposed to reconfigure the existing car park to provide additional parking, erect a toilet block, and refuse disposal facilities. In this instance, there will no habitat loss. Regarding the impact of the proposal on designated sites, a Habitats Regulations Appraisal has been undertaken (**Appendix 2**) which concludes appraisal concludes that all the conservation objectives of all the designations will be met and therefore there will not be an adverse effect on site integrity of Muir of Dinnet SAC, Muir of Dinnet SPA or River Dee SAC. On this basis the proposal is considered to accord with **Policy 4:** Natural Heritage of the Cairngorms National Park Local Development Plan 2021.
44. Regarding other environmental matters, it is confirmed that the site is not at risk of flooding from any source nor will it impact on any neighbouring residential properties in terms of flooding. The proposal is therefore considered to comply with **Policy 10:** Resources of the Cairngorms National Park Local Development Plan 2021.

**Servicing and Access**

45. **Policy 3:** Design and Placemaking of the Cairngorms National Park Local Development Plan 2021 sets out the need for new development to be satisfactorily serviced and without harm to resources or the environment.
46. Waste water in terms of foul drainage – Aberdeenshire Council Waste Team have confirmed that a Trade Waste Agreement is required with a licensed agency in order for the proposal to be serviced. This can be addressed through an appropriate condition. In terms of surface water drainage, the site is currently surfaced in permeable materials. However, there are plans to tarmac more of the site. Aberdeenshire Council Floods Team have requested further information from the applicant regarding drainage, overland path flows and materials. The applicant has submitted an amended plan, and a written response. Further consultation with the Council’s Floods Team has confirmed that the amendments are acceptable and that no further information is required. Therefore, there are no anticipated issues in respect of surface water management.
47. The development components would not introduce any notable detrimental change to the character of the site and immediate area, and subject to the conditions being included, the proposal is considered to comply with **Policy 3:** Design and Placemaking of the Cairngorms National Park Local Development Plan 2021.

48. **Policy 3:** Design and Placemaking of the Cairngorms National Park Local Development Plan 2021 states that all new development must include an appropriate means of access, egress and space for off street parking
49. The car park has established access from the public road and the proposal looks to provide a more formalised access point to the car parking. The farm yard area and circulation space is sufficient to accommodate the development and the proposal is considered to accord with **Policy 3:** Design and Sustainable Placemaking of the Cairngorms National Park Local Development Plan 2021.
50. Aberdeenshire Council Roads Officer has no objections to the application, subject to conditions.
51. On this overall basis the proposal is considered to comply with **Policy 3:** Design and Placemaking of the Cairngorms National Park Local Development Plan 2021 with regards to its servicing and access.

### **Amenity**

52. **Policy 3:** Design and Placemaking of the Cairngorms National Park Local Development Plan 2021 seeks to ensure that new development protects amenity currently enjoyed by neighbouring occupants to development sites.
53. There is one unoccupied residential property on the site, along with other agricultural buildings. Clarack Cottage is located east of the site and has the ability to share an access through the farm but also has its own access to the A93. North Lodge is located west of the site on the south side of the A93 but most of its view to the parking area will be obscured by the existing farm buildings. All of those properties on or close to the site are in the ownership of the applicant and it is not considered that there will be any loss of residential amenity as a result of the proposals.
54. On this overall basis the proposal is considered to comply with **Policy 3:** Design and Placemaking of the Cairngorms National Park Local Development Plan 2021 with regards to neighbouring amenity.

### **Other Issues Raised in Consultations and Representations**

55. Comments received from the Mid - Deeside Community Council on 08/06/2021 have been outlined above.

### **Duration of Consent**

56. The application seeks the granting of a temporary, two year consent. This is to address a lack of suitable parking provision locally in the short term, until a more permanent visitor facility can be planned in detail as part of the estate's wider visitor management proposals. Given the timing of the application and the Committee's decision, officers recommend that the consent provides a period of three years from the end of June 2021 to the end of June 2024 for operation of the temporary facility and its removal if no other consent is granted. This approach would provide two full calendar years for

operation of the facility and allow the estate to consider how effective the facility is and what changes might be required in an application for a permanent facility, as well as time in 2021 for installation and if required, time in 2024 for removal.

## CONCLUSION

57. The application for tourism facilities looks to address the lack of local short term parking, toilet and waste disposal facilities. The proposal extends an additional parking facility, which would result in any additional habitat loss. Subject to the inclusion of the planning conditions and time-limited duration for consent, the proposal is considered to accord with the relevant local development plan policies of the Cairngorms National Park Local Development Plan 2021 and approval is therefore recommended.

## RECOMMENDATION

**That Members of the Committee support a recommendation to APPROVE the Temporary Change of Use of Farmyard to Form Car Park and Associated Toilet and Refuse Facilities at Land At Clarack Dinnet Aboyne Aberdeenshire AB34 5LP 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

- No work shall commence on site until a finalised, fully detailed landscaping scheme showing both hard and soft landscaping proposals (prepared to meet BS 11091) and the future maintenance and management of the proposed scheme from beyond the year one, has been submitted to and approved in writing by the CNPA acting as Planning Authority. This shall include, but not be limited to hard landscaping material specification and plant and tree species and planting specifications and will also include any landscape restoration proposals, including the removal of structures and ground/vegetation restoration.**

**Thereafter the development shall be implemented in accordance with those approved details and not later than the expiry of the next planting season following commencement of the development or within such time as approved by CNPA acting as Planning Authority.**

**Reason:** To ensure the retention of an appropriate landscape setting, enhance biodiversity and ensure the development will not have an adverse impact on the landscape setting or ecological quality of the development in accordance with Policy 4: Natural Heritage and Policy 5 Landscape of the Cairngorms National Park Local Development Plan 2021.

- No work shall commence on site until a Construction Method Statement (CMS) and programme of works has been submitted to and approved in**

writing by the Cairngorms National Park Authority acting as Planning Authority. The CMS shall include, but not be limited to:

- a) The approach to site preparation, soils management, restoration and reinstatement;
- b) Construction pollution prevention measures;
- c) Programme of works.

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

**Reason:** The works are to be undertaken in an environmentally sensitive area. It is therefore necessary for a Construction Method Statement to be agreed prior to the commencement of any works to ensure that work on site proceeds without damage to the environment in accordance with Policy 4: Natural Heritage and Policy 10: Resources of the Cairngorms National Park Local Development Plan 2021.

3. Prior to the facility becoming operational, visibility splays, measuring 2.4m x 215m, shall be formed on either side of the junction of the vehicular access with the public road. The visibility splays, so formed, shall thereafter be kept free of all permanent obstructions above the adjacent carriageway level.

**Reason:** In the interests of road safety in accordance with Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021.

4. Prior to the facility becoming operational the junction that the proposed vehicular access forms with the public road access shall be kerbed to radii of 6.0m, the minimum width at the throat of the bell mouth so formed, to be 6.0m. The area within the bell mouth, and for a minimum distance of 10m from the public road carriageway, shall be constructed in accordance with Council specifications, appropriate to the type of traffic which will use the access, and shall be surfaced with dense bitumen macadam or asphalt.

**Reason:** In the interests of road safety in accordance with Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021.

5. Prior to the facility becoming operational, the first 10m of access (measured from the edge of the road, or back of the footway) shall be fully paved.

**Reason:** In the interests of road safety in accordance with Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021.

6. The maximum gradient of the first 5m of the new access shall not exceed a gradient of more than 1 in 20.

**Reason:** In the interests of road safety in accordance with Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021.

7. Planning permission is hereby granted for a temporary period only and shall cease to have effect on 30 June 2024 (the 'cessation date'). Prior to the cessation date, the application site shall cease to be used as a car park and with the exception of hard standing and road surfaces, shall be cleared of all development approved under the terms of this permission (including any subsequent ancillary works, infrastructure, fixtures, fittings and any temporary developments permitted under Class 14 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended)) and reinstated in accordance to its condition prior to its use as a car park and the installation and siting of toilets, waste disposal facilities and ticket machines.

**Reason:** In recognition of the temporary nature of the proposed development, to enable the Planning Authority to reassess the impact of the development after a given period of time and to secure removal and restoration in accordance with Policy 3: Design and Placemaking, Policy 4: Natural Heritage and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2021.

### **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 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 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 the approval of the Aberdeenshire Council Roads Authority is required for any works affecting the public road and for any road construction consent or any other requirements under the Roads legislation.
5. Construction work (including the loading/unloading of delivery vehicles, plant or other machinery) should not take place outwith the hours of 0800 hours to 1900 hours Mondays to Fridays, 0800 hours to 1300 hours on Saturdays or at any time on Bank Holidays to minimise disturbance to residents in the area.

#### Road Informatives

6. The proposed vehicular access onto the public road shall be formed at the developer's expense, and must be constructed in accordance with Council specifications.
7. Adequate provision must be made for internal surface drainage to ensure that surface water does not run from the site onto the public road, or vice versa.
8. Adequate precautions shall be taken to protect any statutory undertakers plant which may be affected by the works / development.
9. The applicant should note that 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 Section 56 of the Roads (Scotland) Act 1984. Note: The Public Road may incorporate – carriageway, verge, cycleway/footway and visibility envelopes.

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.