

## CAIRNGORMS NATIONAL PARK AUTHORITY

---

**Title: REPORT ON CALLED-IN PLANNING APPLICATION**

**Prepared by: FIONA MURPHY  
(PLANNING OFFICER,  
DEVELOPMENT MANAGEMENT)**

---

**DEVELOPMENT PROPOSED: ERECTION OF 2 HOLIDAY LODGES TO SUPPLEMENT EXISTING RESORT ACCOMMODATION AT MACDONALD AVIEMORE RESORT, GRAMPIAN ROAD, AVIEMORE**

**REFERENCE: APPLICATION NO 2014/0096/DET**

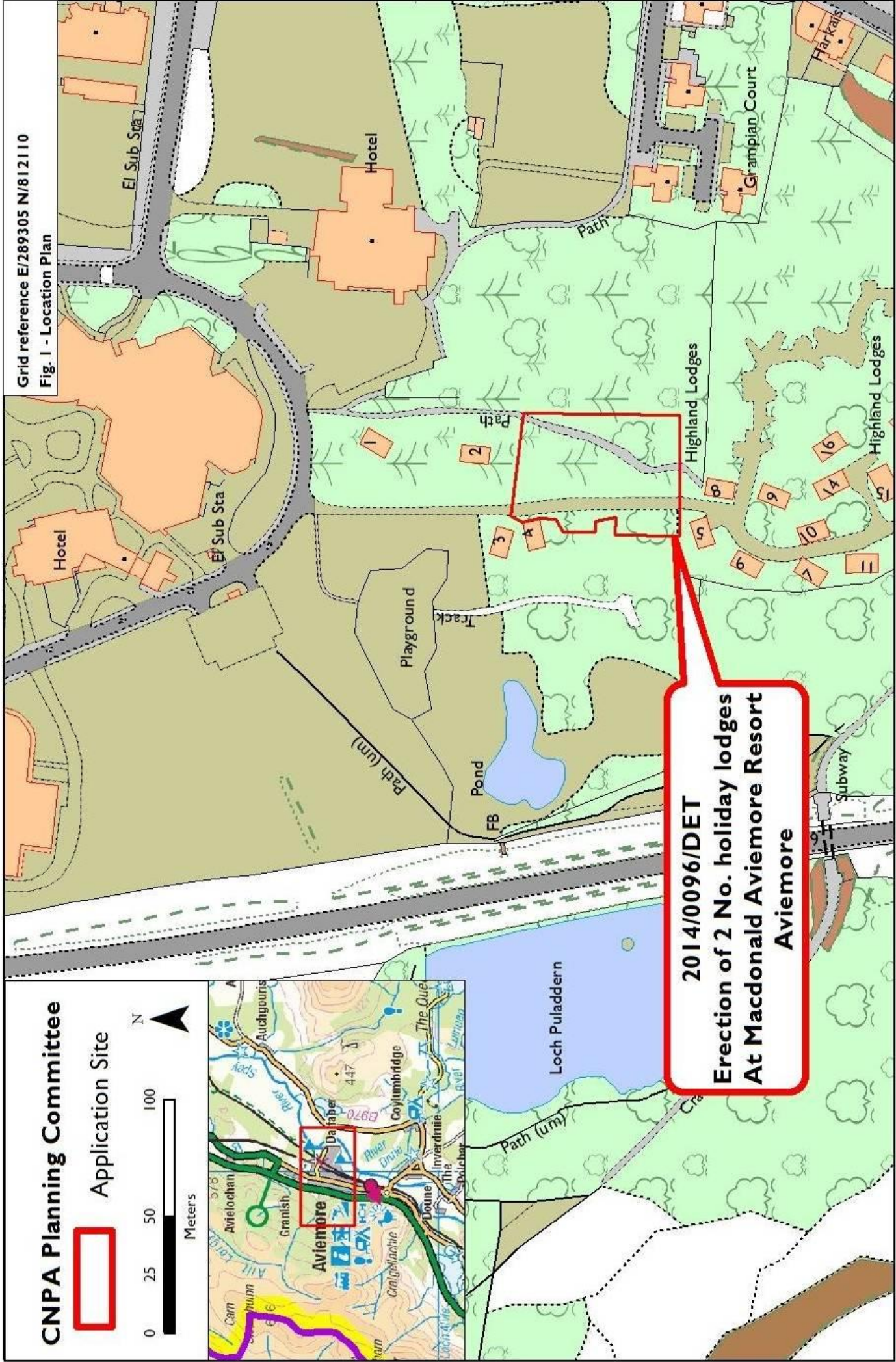
**APPLICANT: MACDONALD RESORTS LTD**

**DATE CALLED-IN: 24 MARCH 2014**

**RECOMMENDATION: APPROVE SUBJECT TO CONDITIONS**

Grid reference E/289305 N/812110

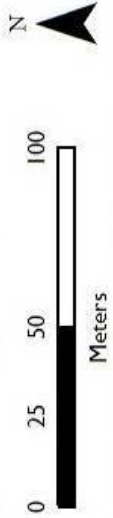
Fig. 1 - Location Plan



CNPA Planning Committee



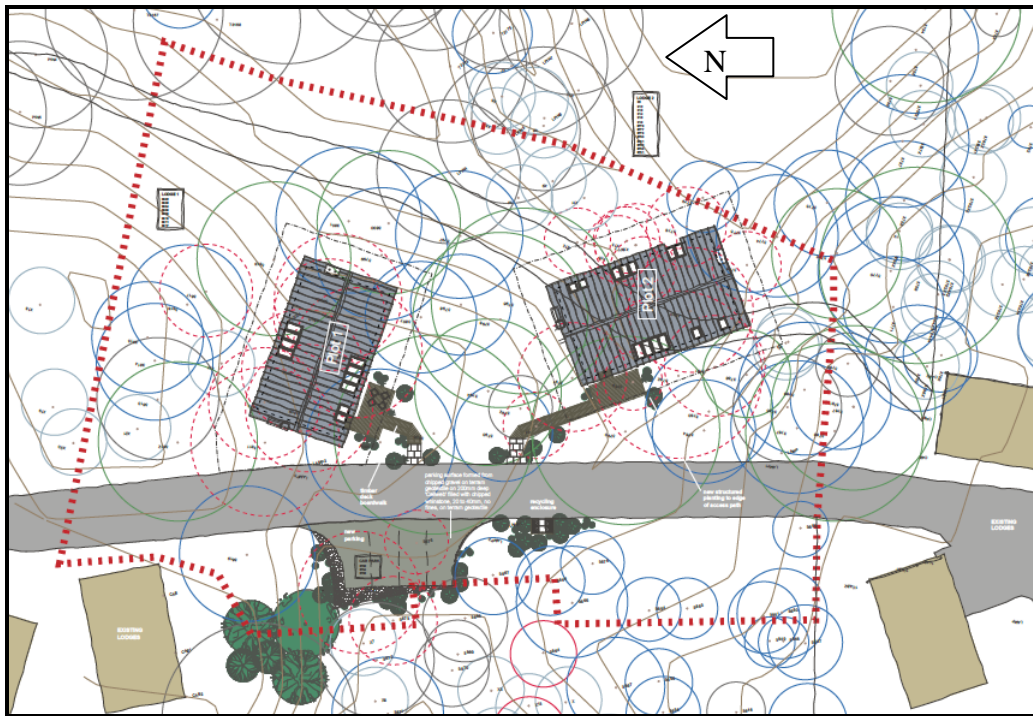
Application Site





## SITE DESCRIPTION AND PROPOSAL

1. The application site lies within the Aviemore Highland Resort, to the south-west of the Four Seasons Hotel, within an area of woodland where other lodges are already located. The area is predominantly pine woodland to the east of the access road and birch to the west in the vicinity of the application site. The proposed lodges are located to the east of the access road serving the existing lodges and the proposed parking spaces to the west.



**Figure 2 - Site Plan (For illustrative purposes only)**

(Extract from Drawing Number 104 Revision C – Phase I Site Plan as Proposed)

2. The site forms part of a larger site included on the Ancient Woodland Inventory as Semi Natural Ancient Woodland. It is covered by the Aviemore Mountain Resort Tree Preservation Order. The Highland Council's Forestry Officer has described the larger site as follows:-

'The majority of the woodland within the current application is plantation Scots pine which would have been planted around 50 - 60 years ago. There are some small groups of naturally regenerated pole stage birch where there are large enough gaps in the pine. Although spacing between trees is quite varied, there is no evidence of thinning and this has resulted in some suppression of the trees. In addition, the trees have a high height to stem diameter ratio which can lead to instability. Thinning of the woodland would allow for the removal of weaker and suppressed stems and also would give the remaining stems an opportunity to increase girth as well as improving long-term stability'.

3. The plans and documents submitted by the applicant and under consideration for this application are identified in the table below.

<b>Title</b>	<b>Drawing Number</b>	<b>Date on Plan</b>	<b>Date Received</b>
Location Plan	100	Mar 2014	02 Apr 2014
Phase 1 Site Plan as Proposed	104 Rev C	Mar 2014	10 Sep 2014
Phase 1 Foundation Plan as Proposed	105 Rev C	Mar 2014	10 Sep 2014
Site Section as Proposed	120 Rev B	Mar 2014	10 Sep 2014
Type 2 Lodge Plans as Proposed	201 Rev A	Feb 2014	02 Apr 2014
Type 2 Lodge Elevations as Proposed	210	Feb 2014	02 Apr 2014
Type 3 Lodge Plans as Proposed	301 Rev A	Feb 2014	02 Apr 2014
Type 3 Lodge Elevations as Proposed	310	Feb 2014	02 Apr 2014
Location Plan Trees and Topo	SK001	09/02/2014	10 Sep 2014
Revised Tree Protection		28/08/2014	10 Sep 2014
Revised Tree Removals		28/08/2014	10 Sep 2014
Arboricultural Impact Assessment, incorporating Arboricultural Method Statement		September 4 2014	10 Sep 2014
Report on Outline Structural Specification and Construction Method	C0304	May 2014	11 Jun 2014

4. The proposal is to 'pocket' the individual lodges into the existing woodland, taking advantage of existing openings or areas where tree thinning would be beneficial. The service connections are simple tails from the existing primary supplies.
5. The proposal is to remove twenty-eight trees – thirteen pine, twelve birch and three goat willow - and to erect two large timber lodges on the east side of the access road and four parking spaces on the opposite side of the access road. Three of the trees are category A; sixteen are category B trees; eight are category C trees and one is category U. The developer proposes to use the 'Bullivant Systemfirst Foundation System' for the development. This is a mini-pile construction system specifically designed to minimise negative ground impact on woodland floor environments whereby the superstructure is supported on mini piles four metres apart, which are installed using small rubber tracked rigs into cleared areas of ground extending over the footprint of the proposed buildings. The components of the lodges will also be carried onto the site by a small tracked vehicle.

6. The two lodges replicate the form of the existing lodges with a simple volume with duo pitch roof. The proposed lodges are rectangular in plan. The lodges are to be finished in European larch timber cladding, with zinc standing seam cladding on the roof and the upper part of the gable elevations, natural stone chimneys and aluminium clad timber framed triple glazed windows. The designs are slightly different as identified in **Figures 3 and 4**. Both have three bedrooms but the Type 2 Lodge has the bedrooms on the ground floor and the living accommodation on the upper floor, whilst the accommodation in the Type 3 Lodge is reversed. The elevations of the lodges closest to the access road are similar, whilst the end gable of the Type 2 Lodge (Plot 1) which faces into the woods is substantially glazed, as is the rear elevation of the Type 3 Lodge (Plot 2), which faces in a similar direction.



**Figure 3 – Elevations – Type 2 Lodge (For illustrative purposes only)** (Extract from Drawing Number 210 – Type 2 Lodge – Elevations as Proposed)





**Figure 4 – Elevations –Type 3 Lodge (For illustrative purposes only)**  
 (Extract from Drawing Number 310 – Type 3 Lodge – Elevations as Proposed)

7. The application is accompanied by a tree planting proposal on land outwith the application site but within the same area and also owned by the applicant. The proposals are for the planting of 60 to 80 1.2 metre feathered rowan, bird cherry, silver birch and goat willow whips on the south-west boundary of the woodland area and a mixture of another 33 whips of the same type, but including 3 Scots pine, in the area between lodges 16 and 17.
8. The application is accompanied by a Design and Access Statement. This states that MacDonald Hotels and Resorts have identified a need for a high quality self-catering holiday product which can be purchased on a quarter share or full ownership basis to supplement the existing accommodation at the Resort. The report advises that the application is for two show lodges, with a further application in the future for 12 more proposed. The applicant advises that this is a demonstration process to review and agree the principles for inserting new development into this important and sensitive site. The supporting information notes that in terms of landscaping, the existing woodland character is essential to the financial success of the development since the existing woodland lodges are the most popular (and profitable) product at Aviemore Highland Resort.
9. In terms of sustainability, the Statement advises that the proposals have been designed to minimise carbon dioxide emissions and maximise the benefits of solar gain. It is hoped to use a heat recovery system and a back boiler powered by using local timber. The building design aims to maximise

daylight, natural ventilation and solar gains to the internal spaces, particularly at first floor level. All timbers to be used in construction are to be FSC certified. The external stone is to be sourced locally and, where possible, constructed using local labour. The roofing material is 100% recyclable and is formed from 95% recycled material.

10. The application is also accompanied by an Ecological Report, a Site Appraisal and Strategy, an Arboricultural Impact Assessment and a Construction Method Statement. The application notes that the current woodland suffers from a lack of management and that in some areas the woodland has deteriorated. Many of the pine trees are drawn up due to their density and have become more susceptible to wind damage. There is also limited under canopy planting. The supporting report suggests that 'if carefully managed the insertion of new lodges will give the opportunity to improve the condition of the existing woodland by clearing some trees, encouraging new under canopy planting and improving the overall amenity and habitat'.

### **Site History**

11. Eighteen lodges were constructed in the vicinity in 2004.
12. In 2008, planning permission was sought for a Masterplan for the Aviemore Centre (Application No 08/241/CP), the development being described as 'Demolition of existing admin building; construction of mixed use development comprising residential, retail, office, community, leisure, environmental improvements, roads, additional lodges and hotel extension'. This was granted in April 2011, following the signing of an associated Section 75 Agreement. This full planning permission was subject to 34 conditions, the majority of which are suspensive, requiring approval of details prior to the commencement of the development.
13. The Section 75 relates to the provision of the north-south link road within the site, and the provision of rights of access to neighbouring land fronting Grampian Road, community provision and affordable housing.
14. Condition 20 attached to this planning permission states:-

*Permission is given for up to 15 lodges within the existing lodge development in the woodland to the south of the site. The precise number and positions for the woodland lodges shall be agreed on site with the CNPA before any works take place and it will be necessary to demonstrate to the satisfaction of the CNPA that any lodges can be accommodated without significant adverse impact on the designated woodland or other natural heritage interest within the site. Installation of any approved lodges shall take place in accordance with a method statement to be submitted to and agreed with the CNPA acting as Planning Authority before development commences. For the avoidance of doubt the method statement shall make provision for supervision of installation by CNPA staff or appointed persons if so required by CNPA acting as Planning Authority.*

*Reason: This is an extremely sensitive area and the character of the woodland and nature conservation interests involved mean that the precise number can only be*

ascertained on site. The CNPA is of the view that any more than 15 would have an unacceptable impact on those interests.

15. Condition 21 attached to this planning permission states:-

*Prior to the commencement of any development on the site a red squirrel survey and management plan shall be submitted to and approved by the CNPA acting as Planning Authority for the south of the site in the woodland area identified for Woodland Lodges and Block S. This shall include measures to enhance the red squirrel habitat within and around the proposed site and will inform the method statement in Condition 20 above. The precise extent of the area covered by the survey and management plan shall be agreed beforehand with CNPA acting as Planning Authority.*

*Reason: To ensure that red squirrels which are a protected species are safeguarded, along with their dreys, during and after development.*

## DEVELOPMENT PLAN CONTEXT

### National policy

16. **Scottish Planning Policy (SPP, revised 2014)** sets out national planning policies that reflect Scottish Ministers priorities for the operation of the planning system and for the development and use of land. Under planning law, planning applications must be determined according to the development plan unless material considerations indicate otherwise. The content of SPP is a material consideration in planning decisions that carries significant weight. The SPP promotes consistency in the application of policy across Scotland while allowing sufficient flexibility to reflect local circumstances.
17. The SPP sits alongside four other Scottish Government planning policy documents:
- The **National Planning Framework (NPF)** which provides the statutory framework for Scotland's long term spatial development. The NPF sets out the Scottish Government's spatial development policies for the next 20 to 30 years;
  - **Creating Places**, the policy statement on architecture and place, containing the Scottish Government's policies and guidance on the importance of architecture and design;
  - **Designing Streets**, a policy statement putting street design at the centre of placemaking. It contains policies and guidance on the design of new or existing streets and their construction, adoption and maintenance; and
  - **Circulars**, which contain policy on the implementation of legislation or procedures.



## Strategic Policies

### Cairngorms National Park Partnership Plan (2012 - 2017)

18. The Partnership Plan sets out the vision and overarching strategy for managing the Park and provides a strategic context for the Local Development Plan. Three long term outcomes have been identified to deliver the vision for the Park and development proposals would be expected accord with those :
- a. A sustainable economy supporting thriving businesses and communities;
  - b. A special place for people and nature with natural and cultural heritage enhanced; and
  - c. People enjoying the park through outstanding visitor and learning experiences.

The CNP Partnership Plan can be viewed on the Cairngorms National Park Authority website at <http://cairngorms.co.uk/park-authority/about-us/publications/?publicationID=299>

## Local Plan Policy

### Cairngorms National Park Local Plan (2010)

19. The Cairngorms National Park Local Plan was formally adopted on 29<sup>th</sup> October 2010. The full text can be found at : <http://www.cairngorms.co.uk/parkauthority/publications/results.php?publicationID=265>
20. The Local Plan contains a range of policies and new development requires to be assessed in relation to all policies contained in the Plan. The policies follow the three key themes of the Park Plan to provide a detailed policy framework for planning decisions:
- Chapter 3 - Conserving and Enhancing the Park;
  - Chapter 4 - Living and Working in the Park;
  - Chapter 5 - Enjoying and Understanding the Park.
21. Policies are not cross referenced and applicants are expected to ensure that proposals comply with all policies that are relevant. The site-specific proposals of the Local Plan are provided on a settlement by settlement basis in Chapter 6. These proposals, when combined with other policies, are intended to meet the sustainable development needs of the Park for the Local Plan's lifetime. The following paragraphs list a range of policies that are appropriate to consider in the assessment of the current development proposal.
22. Policy 3 – Other Important Natural and Earth Heritage Sites and Interests –This policy is intended to prevent loss of nationally, regionally or locally important natural or earth heritage sites that are not afforded special protection by designation.

23. Policy 4 – Protected Species – This policy ensures that the effects of development proposals on protected species including any cumulative impacts are fully considered by the planning authority.
24. Policy 5 – Biodiversity – This policy is intended to ensure that development does not weaken the overall integrity and connectivity of the ecosystems of the National Park.
25. Policy 6 – Landscape – This policy states that there will be a presumption against any development that does not complement and enhance the landscape character of the Cairngorms National Park, and in particular the setting of the proposed development.
26. Policy 16: Design Standards for Development sets out the design standards to be met with new development, including:
  - Minimise the effect of the development on climate change
  - Reflect and reinforce the traditional pattern and character of the surrounding area and reinforce the local vernacular and local distinctiveness, whilst encouraging innovation in design and use of materials
  - Use materials and landscaping that will complement the setting of the development
  - Protect the amenity enjoyed by neighbouring properties
27. Policy 23 – Tourism-Related Development supports development which has a beneficial impact on the local economy through enhancement of the range and quality of tourism attractions and related infrastructure including accommodation, provided it will not have an adverse impact on the landscape, biodiversity or the culture and traditions of the National Park which outweigh that beneficial impact.
28. Policy 25 – Business Development supports economic development where it is compatible with existing businesses in the area or extends an existing business.
29. Aviemore is identified as a Strategic Settlement in the Local Plan. The application site is included under Proposal AV/Env, which states:- ‘A number of open spaces and land, which contribute to the setting of Aviemore, are identified and will be protected from adverse development’.

### **Supplementary Planning Guidance**

30. In addition to the adoption of the Cairngorms National Park Local Plan (2010) on 29th October 2010, a number of Supplementary Planning Guidance documents were also adopted, including the Sustainable Design Guide and Natural Heritage:-

### **Sustainable Design Guide**

31. This guidance encourages everyone involved in development in the Cairngorms National Park to adopt a more sustainable approach to design,

and this should help to deliver individual buildings and larger scale developments which:

- are sensitively located, reflect existing development pattern and setting, and respect the natural and cultural landscape of the Park;
- reflect traditional materials and workmanship and take on board innovation, contemporary design and the emergence of modern methods of construction;
- maximise efficient use of natural resources;
- minimise negative environmental impacts; and
- provide the foundation stone for sustainable communities.

### **Natural Heritage**

32. This guidance sets out how the natural heritage of the National Park will be taken into account when considering all development proposals, including the six key principles that will be used to address planning applications, to ensure that there is no net loss of natural heritage interest.

### **Proposed Cairngorms National Park Local Development Plan (LDP)**

33. The Department of Planning and Environmental Appeals (DPEA) carried out an Examination of the proposed Cairngorms National Park Local Development Plan over the Spring and Summer 2014. The CNPA received the Report of the Examination on 8 September 2014. The proposed Plan and the Reporter's recommendations are now a material consideration in planning decisions.
34. Within the proposed Plan, the map accompanying Section 16 – Aviemore and vicinity – has grey shading indicating 'Existing permissions – for information only' over the Aviemore Highland Resort area, which includes the current application site. Whilst numbered and presented differently, the policies in the proposed LDP relating to the issues that applied in respect of the adopted Cairngorms National Park Local Plan are very similar and do not give rise to any new issues that have not been identified in this report.

### **CONSULTATIONS**

35. In his final response, following a site visit and detailed negotiations with the agent, **The Highland Council's Forestry Officer** advises that whilst he still has some concerns over the principle of the proposed development, he accepts that the applicant has gone to great lengths to demonstrate that the proposals will be carried out in a sympathetic manner within the existing protected woodland.
36. He advises that he has minor concerns in relation to the suggestion that the fixed tree protection barriers might be moved and to the need for arboricultural supervision from the start of the installation of the cellular containment system. He has also identified a need for overall woodland management, particularly in advance of subsequent applications to develop the edge of the woodland with more lodges. He advises that he now has no



objection to the application and recommends that conditions are attached to any planning permission to address these issues.

37. The **CNPA Natural Heritage Officer** advises that the development would have a minor impact on ecology but has the potential to be addressed by appropriate mitigation measures. A squirrel survey is specified for the mature trees proposed to be removed and within a buffer zone of 50m of the proposed area. Tree felling should ideally take place outwith the breeding season for squirrels and birds; otherwise a pre-felling check will be needed for breeding birds.
38. The **CNPA Landscape Adviser** is content that providing the plans and guidance submitted with the application are followed, there will be no adverse landscape or visual effects beyond the disturbance and activity of the immediate construction phase.
39. The **CNPA Sustainable Tourism Officer** comments that the applicant has extensive experience in developing and managing holiday accommodation, and has identified a demand for this type of accommodation. The development is likely to have a positive impact on the local economy, in particular retail and catering businesses.
40. **Aberdeenshire Council's Planning Gain Service** advises that the scale of the development is below the threshold and the proposal should provide increased employment and tourism opportunities, so no developer contributions will be sought.
41. **Aviemore and Vicinity Community Council** – No response.

## **REPRESENTATIONS**

42. None
43. The agent has requested to address the Planning Committee.

## **APPRAISAL**

44. The legislation requires that a planning application is determined in accordance with the current Development Plan policies, unless there are material considerations which would indicate otherwise.
45. The first issue is the principle of the development in relation to Policy 3 (Other Important Natural and Earth Heritage Sites and Interests). The tree loss associated with the proposed development has been carefully considered and the proposed lodges have been micro-sited to minimise the impact on the woodland. In addition, new tree planting is proposed in a ratio in excess of three to one to mitigate for the loss of trees and the applicant is prepared to address the management of the remainder of the woodland. Overall there will be an improvement in the quality of the woodlands and their extent will be increased. It is therefore considered that the applicant has taken adequate steps to meet with the requirements of Policy 3.

46. In terms of Policies 4, 5 and 6, relating to Protected Species, Biodiversity and Landscape, it is noted that the proposals are considered to have a minimal effect.
47. In relation to Policy 16 (Design Standards), the proposed lodges are of similar design to the existing ones and it is considered that conditions could be applied to ensure that the materials are suitable and locally sourced where possible.
48. Whilst the principle of development of tourist accommodation is supported by Policy 23 of the Local Plan, there is a specific caveat that it does not have an adverse impact on the landscape and biodiversity of the National Park which outweighs its beneficial impact in economic terms. Thus the development is considered to be acceptable under Policy 23.
49. The proposal relates to and extends an existing business within Aviemore and therefore complies with Policy 25 (Business Development)
50. In relation to Proposal AV/ENV, it is considered that the type and style of development proposed is very similar to that which has previously been accepted in this vicinity. The proposed lodges have been carefully sited to minimise the impact on the woodland and new planting is proposed. Overall, it is considered that the proposals cannot be identified as 'adverse development', especially given the material consideration outlined in Paragraph 52 below.
51. In terms of the Supplementary Planning Guidance, the applicant has demonstrated that sustainability principles have been considered in developing the proposals and that due cognisance has been taken of natural heritage issues. The design is a development of the earlier design used on the site.
52. A material consideration in this case is the current planning permission for the Aviemore Highland Resort, which includes the application site. Condition 20 states that 'Permission is given for up to 15 lodges within the existing lodge development in the woodland to the south of the site' but that 'The precise number and positions for the woodland lodges shall be agreed on site with the CNPA before any works take place and it will be necessary to demonstrate to the satisfaction of the CNPA that any lodges can be accommodated without significant adverse impact on the designated woodland or other natural heritage interest within the site'. The current proposals have been designed to minimise the impact on the designated woodland and it is considered that if they were being assessed in relation to that condition, they would meet its requirements.
53. It should also be noted that whilst the planning permission for the Highland Resort covers a much wider area, it cannot be implemented until the terms of the Section 75 Agreement are met and all the suspensive conditions are discharged. The issue to be considered is therefore whether the granting of planning permission for the current application would compromise the

overall delivery of the Highland Resort Masterplan, in relation to collective issues such as flooding, roads, footpaths etc. However, in this particular case, it is considered that the addition of 2 lodges within the existing lodge area, by reason of its limited scale and nature, is appropriate in its own right.

54. A second material consideration is the Cairngorms National Park Proposed Local Development Plan, which identifies the site within an area of an existing planning permission only. As stated in the previous paragraph, it is considered that the granting of planning permission for the current application will not compromise this.

## **CONCLUSION**

55. Taking into account the material considerations that planning permission 08/241/CP allows for up to 15 lodges in the protected woodland and that the Proposed Local Development Plan acknowledges this, together with the fact that the proposed development has been carefully designed to minimise the impact on the woodland and provide appropriate compensation for the limited loss of trees to seek to meet the requirements of the Cairngorms Local Plan policies as far as possible, it is considered that it would be appropriate to grant planning permission subject to conditions in this particular case.

## **IMPLICATIONS FOR THE AIMS OF THE NATIONAL PARK**

### **Conserve and Enhance the Natural and Cultural Heritage of the Area**

56. The proposals involve the removal of some protected trees and hence will have a slight adverse impact on this aim. However, this will be compensated for by the planting of more than three times the number of trees lost elsewhere within the lodge development. In addition, a condition is proposed to secure the appropriate maintenance of the existing woodland, which has not been prioritised in recent years.

### **Promote Sustainable Use of Natural Resources**

57. The lodges are constructed from timber and have been designed to minimise carbon dioxide emissions and maximise the benefits of solar gain. A condition is proposed to ensure that the materials are sourced locally where appropriate.

### **Promote Understanding and Enjoyment of the Area**

58. The lodges will provide an opportunity for a greater number of people to stay in the area and will thereby promote the understanding and enjoyment of the area.



**Promote Sustainable Economic and Social Development of the Area**

59. The lodges will make a limited contribution to the continued development of the Aviemore Highland Resort and will provide work for contractors whilst the lodges are under construction.

**RECOMMENDATION**

**That Members of the Committee support a recommendation to GRANT PLANNING PERMISSION for the Erection of 2 Holiday Lodges to Supplement Existing Resort Accommodation at the MacDonald Aviemore Resort, Grampian Road, Aviemore, in accordance with the plans and documents (identified in paragraph 3 of this report) and subject to the following conditions:-**

1. No development shall commence until details, colours and specifications (samples or manufacturers catalogues may be required) of the external materials for the lodges have been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority. The materials shall be sourced locally where possible.

**Reason:** To ensure that the type, quality and colour of the materials are appropriate for this sensitive location within the existing woodland.

2. No development shall commence until details, colours and specifications (samples or manufacturers catalogues may be required) of the proposed materials for the access paths and car parking spaces have been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority.

**Reason:** To ensure that the type, quality and colour of the materials are appropriate for this sensitive location within the existing woodland.

3. No development shall commence until a Pre-Construction Survey for red squirrel dreys has been undertaken by a suitably qualified ecologist and submitted to and approved in writing by the Cairngorms National Park Authority acting as planning authority. This must be carried out no more than 3 weeks prior to the commencement of felling on site.

**Reason:** As the red squirrel and its places of rest are protected under the Wildlife and Countryside Act 1981 (as amended).

4. No development shall commence until proposals for external lighting have been submitted to and approved in writing by the Cairngorms National Park Authority acting as planning authority. External lighting shall be restricted to that required for safety only.

**Reason:** To ensure that the lighting is limited and does not detract from the woodland environment and to minimise the impact on wildlife therein.

5. No development shall commence until the timing of the tree felling has been submitted to and agreed in writing by the Cairngorms National Park Authority acting as planning authority. Tree-felling should normally take place outwith the months of February to September, the breeding season for squirrels and birds. If felling is proposed within the breeding bird season (April to July) a pre-felling check for breeding birds should be carried out and the outcome agreed in writing with the Cairngorms National Park Authority acting as planning authority.

**Reason:** To ensure that the tree felling does not have an adverse impact on red squirrels or breeding birds, in the interests of maintaining the red squirrel and bird populations in the woodland area.

6. The accommodation shall be used for holiday letting purposes only and shall not be occupied as permanent residential accommodation (i.e. no use by a tenant, lessee, owner or occupier as their principal dwelling house, with no single period of occupation exceeding two months). The site operators shall maintain an up to date register of the names and addresses of all guests, their period of stay and their main addresses and shall make this information available at all times to the Cairngorms National Park Authority acting as planning authority. The register shall be set up prior to the first occupancy of the development.

**Reason:** To ensure that the accommodation is not used as a person's main or sole residence and is for holiday use only as the application has been assessed on this basis in relation to the Local Plan policies.

7. No external storage shall take place on the site.

**Reason:** As this would add further intrusions into the woodland, to the detriment of its character and amenity.

8. Prior to any site excavation or groundworks, a protective barrier of a specification contained within the Revised Arboricultural Impact Assessment (4/9/14), must be located as per the Revised Tree Protection drawing (28/8/14). Barriers are to remain in place throughout the construction period and must not be moved or removed without the prior written approval of the Cairngorms National Park Authority acting as planning authority.

**Reason:** To ensure the protection of retained trees throughout the construction period.

9. A suitably qualified Arboricultural consultant must be employed to ensure that the Revised Tree Protection drawing (28/8/14) and Arboricultural Method Statement (contained within the Revised Arboricultural Impact Assessment (4/9/14)) are implemented to the agreed standard. Stages requiring supervision are to be carried out in accordance with the Activities Schedule in the Revised Arboricultural Impact Assessment (4/9/14) and certificates of compliance for each stage are to be submitted to and approved in writing by the Cairngorms

National Park Authority acting as planning authority, in consultation with The Highland Council's Forestry Officer. The installation of the cellular containment system will require arboricultural supervision.

**Reason:** To ensure the protection of retained trees throughout the construction period.

10. Tree planting shall be implemented in full and as per the 'Location Plan Trees and Topo' drawing (SK001) and the Appendix 3 Planting Specification (13/2/14) during the first planting season following commencement of development or as otherwise agreed in writing by the Cairngorms National Park Authority acting as planning authority and shall thereafter be maintained in good condition in accordance with the Appendix 3 Planting Specification (13/2/14).

**Reason:** To compensate for the trees that are being removed, in the interests of contributing to safeguarding the future of the woodland in environmental and amenity terms.

11. No development shall commence until a Woodland Management Plan for the entire woodland within the applicant's ownership within the confines of the Location Plan (drawing number 100 dated Mar 2014) has been submitted to and approved in writing by the Cairngorms National Park Authority acting as planning authority. The Plan will detail the management proposals for the woodland area for a period of 10 years and will include thinning, enrichment planting and safety work proposals. Once approved, the Plan shall be put into practice with immediate effect.

**Reason:** In the interests of the long term amenity of the woodland and in compensation for the loss of trees to accommodate the proposed development.



**INFORMATIVES:**

1. In accordance with section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), this permission lapses on the expiration of a period of 3 years beginning with the date on which this permission is granted unless the development to which this permission relates is begun before that expiration.
2. All construction works (including deliveries of materials) shall take place within the hours of 0800 to 1800 Mondays to Fridays and 0900 to 1300 on Saturdays and there shall be no work or deliveries of materials on Sundays and Public Holidays.
3. The aim of the squirrel survey is to provide an update on the condition and use of dreys. If the dreys are proven to be inactive then the works can go ahead without a licence. SNH will not issue licences to fell/disturb trees containing breeding dreys (the breeding season is February to September inclusive). All dreys during this period are assumed to be used for breeding, unless it can be proven otherwise (through camera trapping). If the dreys are used for breeding – the works must wait till after the breeding period has finished.

**Fiona Murphy**

[planning@ Cairngorms.co.uk](mailto:planning@ Cairngorms.co.uk)

**12 September 2014**

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.