
CAIRNGORMS NATIONAL PARK AUTHORITY

DEVELOPMENT PROPOSED:

Extension of holiday park to form 36 new pitches, erection of two amenity blocks, and reconfiguration to provide an additional 49 parking spaces at Dalraddy Caravan Park, Aviemore, Highland, PH22 1QB.

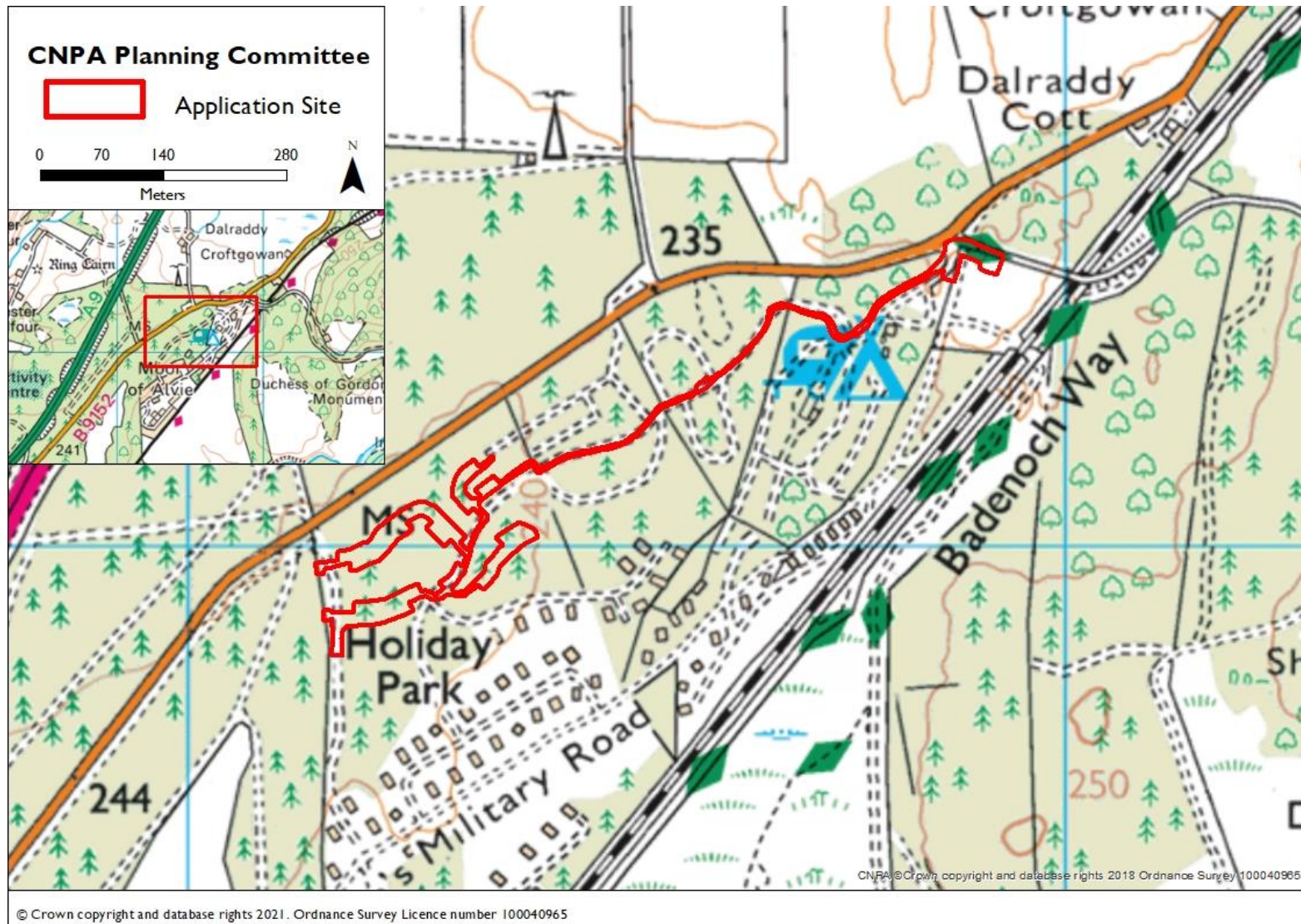
REFERENCE: 2021/0167/DET

APPLICANT: Dr James Williamson

DATE CALLED-IN: 24 May 2021

RECOMMENDATION: Approve subject to conditions.

CASE OFFICER: Alan Atkins – Planning Officer.



SITE DESCRIPTION, PROPOSAL AND HISTORY

Site Description

1. The application site is situated four miles south of Aviemore and two miles north of Kincaig. The proposed site lies to the north east of the settlement of Kincaig and is close to the A9 trunk road, albeit directly accessed via a local road, the B9152. The River Spey runs to the south of the application site and the Speyside Way runs close to the eastern boundary of the holiday park. It can be accessed by a bridge over the railway and by an underpass under the railway. The existing Dalraddy Holiday Park site is 39.3 hectares (ha), of which the proposed development area is 1.56 (ha). The areas proposed for development are currently planted pine woodland, and are located in the north west of the site, and adjacent to the existing entrance in the north east.

Proposal

2. 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=QTAYJ9SI0CH00>

Title	Drawing Number	Date on Plan*	Date Received
Plan - Location Plan			24/05/21
Plan - Site Layout Plan			24/05/21
Plan – Location of septic/storage tanks			19/07/21
Supporting Information			
Other – Planning Statement Revised.		01/04/21	24/05/21
Table 1 – Caravan pitches			19/07/21
Table 2 – Touring pitches on extension			19/07/21
Table 3 – Proposed pitches			19/07/21
Table 4 – Sewage capacity			19/07/21
Table 5 – Sanitation 129 Units			19/07/21
Table 6 – Sanitation 165 Units			19/07/21
Table 7 – Sanitation 174 Units			19/07/21
Planning Sewers covering letter			9/06/21
Tree Survey			13/12/21
Supporting statement.			13/12/21
Bat Survey statement			13/12/21
Tree planting statement.			13/11/21
Visibility Splays Plan, north and south views from B9152			13/12/21
Topographical survey, including point elevations, for proposed new car park at entrance.			13/12/21
Topographical survey of the contours for new entrance car park extension.			13/12/21

Topographical survey for new entrance car park, with contours and outline of car park, and indicative parking spaces.			13/12/21
Tree removal, and retention plan for new entrance car park			13/12/21

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

3. Plans of the proposals are included in **Appendix 1**.
4. It is proposed to increase the capacity within the existing Dalraddy Holiday Park to provide 36 additional pitches. The proposed development also includes the erection of two amenity blocks and the provision of 49 additional car parking spaces and associated electric vehicle charging points.
5. The proposed new amenity blocks will be located in the north of the site. The single storey buildings will be 15m in length, 3.6m wide, with a height of 3m. The buildings will be positioned on concrete blocks, and constructed using timber cladding, and a concrete tiled, pitched roof. The amenity blocks will be comprised of male and female shower rooms, a fully accessible shower room and toilets. The blocks also includes a services room, laundry room, and an outside, covered washing area.

History

6. There is no relevant site history.
7. **Habitats Regulations Appraisal:** A Habitats Regulations Appraisal [HRA] has been undertaken (5/08/21) to consider the effects of the proposal upon the conservation objectives of the European Site of the Cairngorms Special Protection Area. The full appraisal is attached at **Appendix 2**.
8. A Habitat Regulations Appraisal was undertaken, and it was concluded that the proposed development at Dalraddy Holiday Park is unlikely to have a significant effect on the protected sites at the River Spey SAC, River Spey Inch Marshes SPA, or the RAMSAR site. In this instance, the qualifying interests for the protected sites are freshwater pearl mussel, Atlantic salmon, sea lamprey, otter, breeding and non – breeding birds. Given that there is no direct connectivity between the proposed development site and the protected areas, there will be no significant impact on water quality of the site.
9. NatureScot have responded that they are in agreement with the approach taken with the HRA, particularly in relation to the potential effect of increased recreation on birdlife. Furthermore, it is recognised that any future visitors to the holiday park will be likely to follow existing routes and paths. Therefore, any increase in disturbance is likely to be at an insignificant level for all designated sites.

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 (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	X
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	

10. 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>

Planning Guidance

11. 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	
Policy 2	Supporting Economic Growth Non-Statutory Guidance	X
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

Summary of the Main Issues Raised by Consultees

12. **Transport Scotland** have no comments on the application.

13. **Highland Council Environmental Health team** has not raised any objections. However, the applicant is advised that they will be required to apply for an amendment to their caravan site license to incorporate the site changes. It is the applicant's responsibility to ensure that the proposals comply with relevant site license conditions.
14. **Highland Council Transport Planning Team** has stated that recently submitted information suggests that a 160m clear visibility splay in both directions along the B9152 public road, from a 2.4m setback at the access, can be achieved. To ensure that this remains the case going forward, they recommend that any permission issued includes a suitably worded condition requiring 160m clear visibility splays in each direction along the B9152 public road from a 2.4m setback within the access to be maintained going forward. This is being sought for road safety purposes
15. Details have been provided regarding the proposed disabled parking facilities within the site. Disabled parking provision will be developed adjacent to the proposed amenity block, and the proposed level of provision is considered to be acceptable.
16. Given the lack of any bus stop facilities on the B9152, adjacent to the site, any permission granted should include a suitably worded condition requiring the installation of a new 2 – bay, enclosed bus shelter, with bus stop flag. This should be installed on the south bound side of the B9152. The location and design details are to be agreed by Highland Council Public Transport and Local Area Roads Teams prior to being installed. Its location should be accessible by foot from the holiday park and should not disrupt visibility from the existing vehicular access.
17. Any permission granted should also include a suitably worded informative clarifying that a Road Opening Permit should be sought from Highland Council, as the Local Roads Authority, for any works undertaken on, or immediately adjacent to the existing local public road network.
18. **CNPA Outdoor Access Officer** has raised no concerns around statutory access considerations as a result of this proposal. There will be no loss or significant impact on existing public opportunities.
19. **CNPA Landscape Officer** states that it is evident that the landscape and visual effects of the proposed car park near the site entrance will be strongly influenced by its extent, layout and design in direct relation to the existing native woodland and varied landform. Given the baseline conditions, the proposed camping pitches and associated facilities in the west of the holiday park are unlikely to result in significant adverse effects on the landscape character, visual amenity or Special Landscape Qualities (SLQ) of the National Park. The proposal would result in earthworks and clearance of native trees but the effects of these could be localised as long as the works are carried out sensitively. Some concern remains over the effects of the proposed works on the Root Protection Areas (RPA) of some of the existing trees that are to be retained. The proposed layout plan and markings on site do not show or reflect the extent of these RPAs within which ground excavation should be avoided. An adjustment to the proposed car park layout would ensure full protection of all

RPA's and could take the form of a re-configuration of the car park, or the omission of certain spaces.

20. **CNPA Ecology Officer** has responded that the site presents high to moderate risk of impact to several protected species, woodland and grassland habitats which have been recorded locally, or offer potential for protected species due to presence of suitable habitat. An Extended Phase I and Breeding Bird Survey (BBS) is required and should include all protected species likely to be present and also include habitats within a suitable buffer around the site and undertaken by a suitably qualified and experienced ecological contractor. These surveys will inform suitability of the proposal and any mitigation requirements.
21. The site and habitats within a standard buffer offer opportunities for protected species (plus others) to exist as breeding and/or roosting habitat as demonstrated by existence of local records for the following species. These include bat species, golden eye, red squirrel, badger and pine martin. Suitable habitat also exists for several Cairngorms Nature Plan species - twinflower, scabious mining bee and wood ant species. The removal of both birch and pine woodland is considered significant and will require an action plan to recreate this on site. Additional protected sites are in close proximity to the site and could be impacted by an increase in recreation.
22. Although there are no protected trees on site, there are a few that are of special interest and that could have the potential to have suitable features for bats. In light of this, a preliminary bat roost assessment should be carried out by a suitably qualified ecologist.
23. **Kinraig Community Council** has not submitted any comments on the proposed development.

REPRESENTATIONS

24. There have been no letters of representation submitted.

APPRAISAL

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

PRINCIPLE OF DEVELOPMENT

26. **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.
27. This application for tourism facilities seeks to improve the level of suitable caravan and motorhome facilities within Dalraddy Holiday Park. However, the proposed extension to the holiday park will also improve the management of, and ease the growing pressure from visitors within the wider area. This proposal is a direct response to an anticipated increase in Covid-related holiday patterns and will make a positive contribution to the experience of visitors. The showers and laundry facility will be appealing to visitors and will complement and enhance the existing on-site facilities.
28. 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

29. **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.
30. The proposed development will result in the loss of some birch trees and pine woodland and, although it is recognised that the intensification of the use at Dalraddy Holiday Park will have some impacts on the landscape character of the site, any visual effects of the proposed car park will be minimal. Given the baseline conditions, the proposed camping pitches and associated facilities in the west of the holiday park are unlikely to result in significant adverse effects on the landscape character, visual amenity or Special Landscape Qualities (SLQ) of the National Park. However, given that the proposals include earth works, a suitably worded condition will be included that a Construction Method Statement is submitted for all works proposed on-site.
31. In terms of trees, existing landscape planting will be retained and new boundary treatments will be in keeping with those already existing on site. There are no protected trees within the existing site boundary that are proposed to be removed, and the site lies outwith the area of Ancient Woodland Inventory located to the North West. Any tree removal will provide clearings/glades within immature (20 to 25 year old) pine woodland with dimensions of the clearings/glades, capable of being used to provide a sheltered location for a tent, caravan, campervan, mobile hut, pod or parking cars. Some of these clearings/glades are already in place having been laid out as potential tent or caravan pitches. However, in order to identify any trees worthy of retention and areas where felling is proposed, a Landscape Management Plan should be submitted. This should show all new planting, trees to be retained, and include a statement covering on-going management of the existing woodland. This should be sought through a suitably worded condition.
32. Furthermore, given that the proposed car park will have an impact on the Root Protection Areas (RPAs) of some of the existing trees on site, a suitably worded condition is recommended requiring the submission of a Tree Protection Plan. This should show all RPAs and include a statement of how they will be protected during

construction works. In light of this, and to ensure full protection of any effected RPAs, a suitable worded condition will be included that an amended layout for the car park is submitted. This should show how the layout of the car park will avoid all the Root Protection Areas of any effected trees and will require a re-configuration of the layout or the omission of certain spaces. In terms of its design, it is proposed that, given the lack of existing details, a suitably worded condition is included that a Landscape Plan is submitted for the proposed car park with details of its design and that of all markings, signs, fencing and lighting.

33. The proposed development will not introduce any notable detrimental changes to the landscape character of the site and immediate area, and subject to suspensive 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

34. **Policy 3: Design and Sustainable Placemaking of the Cairngorms National Park Local Development Plan 2021** states that all developments must 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. All materials and landscaping should complement the setting of the development. In this instance, the proposals require the removal of a number of pine trees to enable the development of new caravan pitches and associated parking. However, the new pitches have been similarly designed to those existing on – site, and the areas of proposed hardstanding are to be located adjacent to the existing parking area. Therefore, the proposed pitches will not have any detrimental impact on the landscape character of the site. Furthermore, given their size, scale, design and materials, the proposed amenity blocks will not have an adverse impact on the character of the site, or surrounding areas, and is of the type of building that would be expected in a site of this use. The proposal is considered to comply with **Policy 3: Design and Sustainable Placemaking of the Cairngorms National Park Local Development Plan 2021**

ENVIRONMENTAL IMPACTS

35. **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.
36. It is noted that the Dalraddy Holiday Park lies approximately 800m from the River Spey SAC, River Spey and Inch Marshes SPA and to the west of the Alvie SSSI. It is recognised that, as a result of a potential increase in recreational activity in and around the development site, there may be an increase in the effects on the adjacent protected sites and their associated species. A Habitat Regulations Appraisal was undertaken and it was concluded that the proposed development at Dalraddy Holiday Park is unlikely to have a significant effect on the protected sites at the River Spey SAC, River Spey Inch Marshes SPA or the RAMSAR site. Given that there is no direct connectivity between the proposed development site and the protected areas there will be no significant impact on water quality of the site. Furthermore, it is recognised

that any future visitors to the holiday park will be likely to follow existing routes and paths. Therefore, any increase in disturbance is likely to be at an insignificant level for all local, designated sites.

37. Given the scale of the development, with only an additional 36 pitches, it is unlikely that there will be any adverse impacts on the ecology of the site, and surrounding area. However, in order to determine the effect of the proposals on the ecology of the site, a condition requiring a pre-construction walk over survey is recommended. This will consider protected species such as, but not limited to, pine marten, wildcat, red squirrel, badger and reptiles, undertaken in accordance with the relevant NatureScot guidance (<https://www.nature.scot/professional-advice/planning-and-development/planning-and-development-advice/planning-and-development-protected-species>), and will be undertaken by a suitably experienced and licensed ecological surveyor.
38. The survey results should inform a Species Protection Plan, detailing appropriate mitigation measures for any protected species found. Furthermore, a pre-construction walk over survey for breeding birds, if any preparatory or construction works are undertaken during February – August, should be undertaken in accordance with the relevant guidance, and by a suitably experienced and licensed ecological surveyor. The survey results should inform a Breeding Bird Protection Plan, detailing appropriate mitigation measures for any breeding birds found.
39. Given that the “special interest” trees may have suitable features for bats, it is essential to ascertain with a degree of certainty what potential these ‘special interest’ trees have, prior to works commencing on – site. Therefore, a suitably worded suspensive condition will be included that a preliminary bat roost assessment is carried out by a suitably qualified ecologist. The results of the preliminary bat roost assessment will help inform any mitigation measures that may be required.
40. All surveys, as detailed above, will form part of suitably worded suspensive conditions to be attached to any subsequent consent granted. On this basis the proposal is considered to accord with **Policy 4**: Natural Heritage of the Cairngorms National Park Local Development Plan 2021.

SERVICING AND ACCESS

41. **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. **Policy 10**: Resources sets out the need to fully consider impacts on flooding and water resources.
42. In terms of surface water drainage, the site is currently surfaced in permeable materials (compacted gravel) and no proposals for tarring or otherwise resurfacing are presented. There are no anticipated issues in respect of surface water management as no new impermeable surfacing is proposed. There has been no objection from Highland Council Environmental Health Team, and it is anticipated that any waste water and refuse will be accommodated by the existing drainage system and on – site facilities.

43. 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**.
44. **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.
45. The site has established access from the public road (B9152). It is proposed to provide an additional 49 parking spaces and 36 new pitches. In light of this, it is necessary to established whether the anticipated increase in visitor numbers can be safely accommodated by the existing access. Furthermore, no details regarding any enhancements to existing and proposed, disabled parking facilities within the site.
46. Highland Council Transport Planning team has no objection to the proposal subject to the inclusion of a suspensive planning condition to ensure the required visibility splays for the access, along the B9152 are implemented. They also recommend a condition Additional parking for disabled visitors has been provided adjacent to the main shower block, and the level of provision is considered to be acceptable for a development of this scale. A Road Opening Permit should be sought from Highland Council, as the Local Roads Authority, for any works being undertaken on, or immediately adjacent to, the existing public roads network. The existing parking and circulation space is sufficient to accommodate the development and, subject to the suspensive conditions, the proposal is considered to accord with **Policy 3: Design and Sustainable Placemaking of the Cairngorms National Park Local Development Plan 2021**.

CONCLUSION

47. The application for additional tourist facilities seeks to enhance suitable overnight caravan and campervan facilities currently available at Dalraddy Holiday Park. This will in turn, improve the management of, and ease the growing pressure from visitors within the local area. The development will not introduce any significant landscape or environmental impacts subject to the recommended conditions. Any remaining points of detail relating to access and parking that have not been sufficiently addressed will be resolved through the imposition of appropriate conditions. Subject to these recommended conditions the proposed development is considered to comply with the policies contained within the adopted Local Development Plan and approval is therefore recommended.

RECOMMENDATION

That Members of the Committee support a recommendation to approve the extension of holiday park - 36 pitches, erection of two amenity blocks, reconfiguration/additional 49 parking spaces at Dalraddy Caravan Park, Aviemore, Highland, PH22 1QB, 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 a Construction Method Statement (CMS) has been submitted to and agreed 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) **Reference to any subsequent species protection plans (if required following the pre-construction survey work) and how this will be adhered to during construction,**

Thereafter the works shall be undertaken in strict accordance with the approved Construction Method Statement.

Reason: To ensure the development will not have an adverse effect on the landscape or ecological interests of the area and to ensure that the works are undertaken in accordance with best practice to minimise its impacts in accordance with Policy 4: Natural Heritage, Policy 5: Landscape and Policy 10: Resources of the Cairngorms National Park Local Development Plan 2021.

2. **No development shall commence on site until a Tree Protection Plan is submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority. This shall show all Root Protection Areas (RPAs), and include a statement of how these will be protected during the construction works.**

Reason: To ensure that the proposed development will not have an adverse impact on the root protection areas of trees on site in accordance with Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2021.

3. **No development shall commence on site until an amended carpark layout is submitted to and approved by the Cairngorms National Park Authority acting as Planning Authority. This shall take full account of the RPAs of all effected trees, and the configuration, and numbers of the parking spaces altered accordingly.**

Reason: To ensure that the positioning of the proposed car parking spaces affords the fullest of protection of the PRA's of any effected trees in accordance with **Policy 5:** Landscape of the Cairngorms National Park Local Development Plan 2021.

4. **No development shall commence on site until a Landscape Plan is submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority, showing the design of the proposed car park, and details of all markings, signs, fencing and lighting.**

Reason: To ensure that all boundary treatments, fencing and car park design are appropriate to the site and surrounding area in accordance with Policy 3: Design and Placemaking and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2021.

5. **No development shall commence on site until a Landscape Management Plan is submitted to and approved in writing by the Cairngorms National Park Authority, acting as Planning Authority, showing all new planting, tree retention, and to include a statement covering on – going management of the existing woodland.**

Reason: To ensure that all proposed planting, and ongoing woodland management are appropriate to the site and surrounding area in accordance with **Policy 5:** Landscape of the Cairngorms National Park Local Development Plan 2021.

6. **No development shall commence on site until a pre-construction walk over survey for protected species such as, but not limited to, pine marten, wildcat, red squirrel, badger and reptiles, is undertaken in accordance with the relevant NatureScot guidance (<https://www.nature.scot/professional-advice/planning-and-development/planning-and-development-advice/planning-and-development-protected-species>) by a suitably experienced and licensed ecological surveyor, with the survey results to inform a Species Protection Plan detailing appropriate mitigation measures for any protected species found.**

Reason: In order to determine the effect of the proposals on the ecology of the site, and to in be in accordance with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2021.

7. **No development shall commence on site until a pre-construction walk over survey for breeding birds if any preparatory or construction works are to be undertaken during February – August, is undertaken in accordance with the relevant guidance by a suitably experienced and licensed ecological surveyor, with the survey results to inform a Breeding Bird Protection Plan detailing appropriate mitigation measures for any breeding birds found.**

Reason: In order to inform a Breeding Bird Protection Plan, detailing appropriate mitigation measures for any breeding birds found, and to be in accordance with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2021.

8. **No development shall commence on site until a preliminary bat roost assessment is carried out by a suitably qualified ecologist and submitted to and approved by the Cairngorms National Park Authority, acting as Planning Authority.**

Reason: To fully determine the potential for bats in the trees within the development site, and to be in accordance with Policy 4: Natural

Heritage of the Cairngorms National Park Local Development Plan 2021.

- 9. No development shall commence on site until a new 2 bay enclosed bus shelter, including bus stop flag, is installed on the south side of the B9152, in the vicinity of the vehicular access to the development. The location and design details shall be agreed with Highland Council Public Transport and Local Area Roads Teams prior to being installed. Its location shall be accessible on foot from the holiday park and shall not disrupt visibility from the existing vehicular access.**

Reason: To accommodate the anticipated increase in visitors to Dalraddy Holiday Park and allow for enhanced, safe public connectivity to public transport in accordance with Policy 3: Design and Placemaking of the Cairngorms National Park Local Development Plan 2021.

- 10. No development shall commence (except for those works associated with the provision of the visibility splay) until a clear visibility splay of 160 metres in each direction along the B9152 has been provided in both directions, from a setback point of 2.4 m within the existing access. Thereafter the visibility splay shall be maintained at all times free from any obstruction**

Reason: To enable drivers of vehicles leaving the site to have a clear view over a length of road sufficient to allow safe exit, in the interests of road safety for the proposed development and other road users in accordance with Policy 3: Sustainable Design 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. The persons undertaking the development will be required to seek the approval of the Highland Council Roads Authority for any works being undertaken on, or adjacent to, the existing public road network, 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 out with the hours of 0800 hours to 1900 hours Mondays to Fridays, 0800 hours to 1300 hours on Saturdays or at any time or Bank Holidays to minimise disturbance to residents in the area.

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.