



**Cairngorms**  
National Park Authority

Ùghdarras Pàirc Nàiseanta a'  
**Mhonaidh Ruaidh**

Item 5 Appendix 4a 26 January 2024

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Agenda item 5

Appendix 4a

2023/0004/DET

Representations - objections

# Comments for Planning Application 2023/0004/DET

## Application Summary

Application Number: 2023/0004/DET

Address: Site Of Dry Ski Slope Grampian Road Aviemore Highland

Proposal: Change of use of land for siting of 27 lodges, access road, landscaping

Case Officer: Alan Atkins

## Customer Details



## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Excessive amount of holiday accommodation. Far too domineering in design and insensitive to surrounding village. We are crying out for local accommodation for our local community. I am yet again disappointed by profiteering stomping all over our genuine community needs.

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## Customer Details



## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The lochan in the southwest corner of the development, although part of the resort footprint, has become an important food source for breeding Ospreys in the Strathspey area over the last 11 years, and especially since the closure of the fish farm at Rothiemurchus and its current state as an impoverished fishery. The lochan supports at least 10 active Osprey nests in the area each year, and is a ready food source for the birds and especially in times when local rivers are running high/fast or too low, the latter occurring more frequently in a warmer/drier climate.

Although I understand the lochan is used under a business arrangement with the resort, it brings eco-tourism (accommodation use, etc.) to the village by photographers like myself, and from around the world due to the quality of the location.

The design as given would severely impact the birds acceptance as a location to fish, therefore those lodges indicated as being closest to the lochan need removing from the design as well as make sure that any trees added as part of the development are managed to make sure ingress/egress by the birds is not affected in subsequent years. Macdonald Resorts should appreciate that the Ospreys visiting that lochan are a credit to them and their agent that operates it, and should not ruin nature for the sake of money

## Emma Greenlees

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**From:** [REDACTED]  
**Sent:** 21 December 2023 12:46  
**To:** Planning  
**Subject:** 2023/0004/DET

**Categories:** DMS, Comments

Having seen the revised plan for 25 lodges for the above, there are still some lodges that are far too adjacent to the pond that supports foraging Ospreys, and my objection remains.

Thanks

[REDACTED]

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## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This area current use for attracting wildlife specifically brings me to Aviemore a few times a year. Whilst there my tourist money contributes to the local economy. If the current pond area is filled in it will prevent Ospreys from being able to fish and reduce biodiversity. I presume it will also limit the walk to the area on the other side of the road which is also excellent for wildlife. The site has one 'unused' old hotel block that could be considered if they are really short of space. However building here would be a real loss of a tranquil spot of busy Avimore

## Emma Greenlees

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**From:** [REDACTED]  
**Sent:** 21 December 2023 14:02  
**To:** Planning  
**Subject:** 2023/0004/DET – Change of use of land for siting of 25 lodges, access road and landscaping at Site of Dry Ski Slope, Grampian Road, Aviemore, Highland

**Categories:** DMS, Comments

Hello

Looking at the amendment – I cannot see by removing a couple of lodges how it will reduce disturb the wildlife in the area. It appears to be taking a lip service approach to objections.

This is an important area for wildlife all year around and particularly in the summer.

This amount of lodges is the wrong development in the wrong area and ultimately will reduce biodiversity in the area

I do not support this development

Kind Regards

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## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir/Madam,

I noticed the planning application for the Lodges at Macdonald Aviemore resort [REDACTED] the pond which the lodges are going to be situated around, this is a man made pond and without maintenance will just become a wet bog, many years ago I lined the area to retain the water levels. I stock the pond with trout for wildlife photography of Ospreys fishing in the early mornings and [REDACTED] this is a iconic local schedule 1 protected species under the law, while i have no objection to the planning application [REDACTED] [REDACTED] i know the Lodges are too close to the pond area to allow the Ospreys to fish which i know will have an adverse effect on the species in the local area with adults not finding enough fish to feed the Juveniles at the nest [REDACTED]

My other concern and a real concern, is that the pond [REDACTED] is quite deep and will freeze over during the Winter months, in light of the recent tragedy in Egland with Children falling through and drowning on thin ice, [REDACTED]

I am typing this at 6am as i haven't been able to sleep for worry that something built could lead to such an event.

[REDACTED] a secure 6ft fence all the way round the pond [REDACTED]

While i have no objections to the Lodges, i know they are too close to the pond [REDACTED] for Ospreys to fish anymore, but more than that i worry that an un-fenced pond in the winter could lead to a real tragedy.

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## Customer Details



## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Lochan in the Southwest corner of the development, although part of the resort footprint, has become an important food source for breeding Ospreys in the Strathspey area over the past 11 years. Especially since the closure of the fish farm at Rothiemurchus and its current status as an impoverished fishery. The Lochan supports at least 10 active Osprey nests in the area each year, and is a ready source of food when river levels are low and natural fish stocks are diminished. This is becoming more frequent as the climate becomes drier and warmer. The Lochan is used under a business arrangement with the resort and brings significant ecotourism to the area in terms of accommodation and retail. Photographers from all over the world come here to photograph the Ospreys in a world class hide facility due to the quality of the location. The lodges closest to the Lochan need to be removed from the design in order to ensure that the Ospreys are not disturbed. As well, any trees added as part of the development need to be managed so as not to impinge upon the Lochan footprint otherwise the Ospreys would be unable to fish. Building work in the vicinity of the Lochan should be restricted in the early morning and late afternoons as this is why the birds typically feed. The resort should appreciate the kudos that the Ospreys bring to the location, which is a credit to them and the agent who manages and operates the facility. This is a well established facility and feeding ground for these magnificent migrating birds and any development should take into account the impact it would have on one of the wonders of nature.

## Deirdre Straw

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**From:** [REDACTED]  
**Sent:** 12 January 2023 12:18  
**To:** Planning  
**Subject:** Objecting to planing  
  
**Categories:** Pending

To whom it may concern,

I would like to object to these 3 planning applications:

22/05824/FUL Erection of 22 self catering apartments, shop, hotel and underground parking on Grampian Road.

22/05826/FUL change of use of land for siting of 27 lodges

22/05826/FUK C22/05497/PIP Change of use from Guest house to 11 services apartments

Firstly, I understand CNP run as a tourist information rather than a National Park and I think this needs to change and CNP should be looking at other National Parks to see how they run. We cannot cope with more tourism as we struggle with what we do have, we do not have affordable housing for local people working in the area to rent or buy. People are being pushed out of the village because of this, businesses are having to close to give staff days off. The main road is congested. We do not have the infrastructure for more hotels or lodges.

As a national park you should be protecting the green land and supporting the community, unfortunately this does not seem to be the case and it is really very sad. All planning that goes through, nothing is in keeping, it is not affordable for the local community and is taking away precious green land.

22/05824/FUL Erection of 22 self-catering apartments, shop, hotel and underground parking on Grampian Road. We have enough hotels in the area we do not need more, as stated above we do not have the infrastructure or the people to work in these hotels and apartments. Where are all the staff going to come from and where will they live. Aviemore is at breaking point and this will just give visitors a really bad visitor experience. The congestion will pollute the area with fumes and sound pollution. The main road is already congested. I presume the hotel and apartments will also not have to pay for the new licensing.

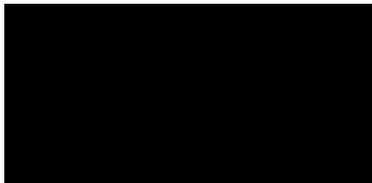
22/05826/FUL change of use of land for siting of 27 lodges, this is at McDonalds Resort and will be taking away much loved Greenland and will rewin the feel of that area and will look very over crowded. Again we have too much holiday accommodation as it is. I also think they should be spending their money on the four seasons hotel rather than letting that go to ruin and building more lodges. Years ago they already had plans to turn that into apartments which would be much better. Again these lodges will not need the licencing that is coming in.

22/05826/FUK C22/05497/PIP Change of use from Guest house to 11 services apartments, This cannot be allowed, this is a family home that did bed and breakfast for 4 rooms now planning on turning into 11 apartments, this has decking all around them which will cause noise pollution, parking I do not think is enough, gravel parking which will be noisy, neon signs and this is unmanned on a residential street. We have a massive issue with housing and this will be the second B&B family home to be changed. If I had

realised about the planning for Vermont, I would have objected. If this is allowed, it will set a precedent for other companies to buy houses and turn into holiday let apartments as they do not need to get the new licence for short lets and this will take away even more homes. Aviemore cannot cope with what we do have and no more apartments, hotels or lodges etc should be allowed until we can sort infrastructure and housing.

Please do not allow these to go ahead and please start treating the area as a protected area.

Kind regards



# Comments for Planning Application 22/05826/FUL

## Application Summary

Application Number: 22/05826/FUL

Address: Site Of Dry Ski Slope Grampian Road Aviemore

Proposal: Change of use of land for siting of 27 lodges, access road, landscaping

Case Officer: Roddy Dowell

## Customer Details



## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Consideration must be given to the fact that these lodges are only the start of a very large development proposal of short-term let accommodation and housing schemes.

The traffic generated will add additional pressure to Grampian Road which is already congested.

Aviemore needs additional recreational infrastructure included in plans.

There is a lack of green space.

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## Customer Details



## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I strongly object to this development that will eradicate a very popular green space that is used for recreational purposes by the local community and visitors. The children's playpark is an essential activity hub of family life and is very well used and would be a massive loss to our community. The green spaces must be protected for leisure and recreation or Aviemore risks becoming a huge tourist concrete jungle. There is already an enormous supply of holiday accommodation. Enough is enough. Please consider the implications of the loss of this green area on our local community. The swimming pool at this site is already out of bounds for locals and only accessible to the guests of the Macdonalds resort. This in itself has been a huge blow for people that actually live here.

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Case Officer: Roddy Dowell

## Customer Details



## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This takes away green space, of which there is very little left in Aviemore and also a children's playground. As usual there are no staff in Aviemore to maintain and clean these additional lodges as there is no accommodation for local people or workers. This needs to be addressed before any other tourist developments. We need homes for locals, not more holiday accommodation.

## Emma Greenlees

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**From:** BSCG info <info@bscg.org.uk>  
**Sent:** 06 February 2023 23:52  
**To:** Planning; Alan Atkins  
**Subject:** 2023/0004/DET Comment

**Categories:** Comments, Request to Speak

**Badenoch & Strathspey Conservation Group**  
Fiodhag, Nethybridge, Inverness-shire PH25 3DJ

email [info@bscg.org.uk](mailto:info@bscg.org.uk)  
Scottish Charity SC003846  
Website [bscg.org.uk/](http://bscg.org.uk/)

Alan Atkins  
CNPA  
Grantown on Spey

6 February 2023

Dear Alan Atkins  
2023/0004/DET | Change of use of land for siting of 27 lodges, access road, landscaping | Site Of Dry Ski Slope Grampian Road Aviemore Highland

The Badenoch & Strathspey Conservation Group wishes to object to the above application and we request the opportunity to address the committee when the application is determined.

The development would result in the loss of a valued green space in Aviemore. Aviemore is in greater need of more green spaces for informal recreation, due to the population of the town growing, yet green recreational areas are being lost to built development (for example, recently on the pony field).

The 162 bedspaces of this proposal would be a major increase in such provision, and can be predicted to add to the recreational disturbance (walking, running, biking, etc) in the Strathspey woodlands supporting capercaillie, such as Kinveachy, Rothiemurchus and Glenmore. As is very well established, the capercaillie population of Strathspey is low and recreational disturbance inhibits capercaillie from using habitat that is otherwise suitable. Disturbance thereby effectively reduces the amount of habitat available to capercaillie.

The lochan is a feeding area for osprey and also an ecotourism facility, both of which would be negatively impacted by the development due to its close proximity.

The core path running through the site would, as a result of the development, pass close to some lodges. This would detract from the present high quality experience of this path.

We are concerned that the development will result in the loss of some trees on the site; and that the tarmac surface for paths will significantly detract from the natural character of the existing woodland paths.

We are further concerned at the landscape impacts of the development and the impacts on views to and from Craigellachie.

Yours sincerely

Gus Jones  
Convener

## Emma Greenlees

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**From:** BSCG info <info@bscg.org.uk>  
**Sent:** 11 January 2024 23:53  
**To:** Planning  
**Subject:** 2023/0004 Comments  
**Categories:** Emma G, Comments

### Badenoch & Strathspey Conservation Group

Fiodhag, Nethybridge, Inverness-shire PH25 3DJ



Scottish Charity No. SC003846

Email [info@bscg.org.uk](mailto:info@bscg.org.uk)

Website [bscg.org.uk/](http://bscg.org.uk/)

CNPA

Grantown on Spey

11 January 2024

Dear Alan Atkins

Additional Comments

2023/0004/DET

|Change of use of land for siting of 25 lodges, access road, landscaping. Site of Dry Ski Slope, Grampian Road, Aviemore, Highland.

|Thank you for providing the opportunity to make further comments on this altered application.

We consider that the reduction of lodges from 27 to 25 and other alterations to the site layout do not make a material difference to the impacts of the proposed development.

The altered development would still result in the loss of a valuable green space in Aviemore. Such amenity green areas are of increasing importance due to the growing population of Aviemore as well as the increasing numbers of visitors; and the area of green spaces continues to decrease, due to loss to built development. A current example of such a decrease is the loss of much of the pony field, to the development presently under construction.

The altered proposals would impact on the quality of experience for users of the core path and informal paths that cross the site, including the path linking access to Craigellachie NNR with the Aviemore Orbital. This path, which appears to be routed partly along one of the new roads through the site and, like the core path, will be close by lodges, would lose much of its setting and character. The development would also detract from the views from this path.

The proximity of lodges to the pond areas in terms of disturbance to wildlife, including foraging osprey, is not materially altered. Osprey known to use this pond for feeding include individuals associated with designated sites and undesignated sites, with the stocked pond providing an exceptional facility and inspirational experience. This existing business would be compromised by the development.

Otter and badger are noted in the CNPA Ecologist's report. That no resting places were found does not reduce the importance of the site in its current state for these animals to forage within and move through. Otters at this site are highly likely to be part of the River Spey SAC population.

As well as feeding on stocked fish, Otter may also feed on water birds attracted to the pond.

Otter are well known to travel long distances and can be distant from a water course. Both otter and badger feed on rabbits, which the existing habitat including grassland, can support. The site also provides habitat for badgers to forage on worms.

The introduction of roads for the development would create a new Road Traffic Accident mortality hazard for amphibians associated with the ponds. Cumulative impacts of such mortality in the Aviemore area need to be taken account of. In addition road drains and insurmountable curbs can present a trap hazard to amphibians, as at Dalfaber where they can become trapped in the road drains.

There is too little ecological survey information provided for the CNPA to make properly informed assessments of the scale and nature of impacts on biodiversity.

The Community Benefit Statement and Community Wealth Building Statement relate to an entirely different application and do not appear to bear any relevance to the present application.

The Tree Survey is incomplete; significant numbers of trees have apparently been assessed as groups of trees rather than as individuals; it has not been demonstrated that the development can avoid significant adverse impacts on trees subject to TPO; and as crown spreads and root protection areas have not been assessed for all trees, the roots of TPO trees are likely to be damaged.

Much of the landscaping proposals are wholly inappropriate for this site.

The management proposed includes use of herbicides, pesticides and fungicides, which should not be used on this site.

Non-native species of shrubs are proposed for planting, which are wholly inappropriate in this context.

Grass areas are proposed to be mown every 2 weeks in the growing season. This is not nature friendly, and creates problems of disposal of very large quantities of mowings. Elsewhere in the Aviemore Centre mowings are dumped in extremely large quantities year on year, above the Milton Burn, with obvious adverse impacts on wildlife habitats and amenity.

NPF4 Policy 1 requires “significant weight” to be given to the climate and nature crises, with the Policy Outcome intended to be “Zero carbon, nature positive places”. The present proposals run counter to delivering this outcome: they would result in the loss of a green space that contributes to supporting biodiversity and countering climate change.

NPF4 Policy 3 has the Policy Intent to protect biodiversity, reverse biodiversity loss, deliver positive effects from development, and strengthen nature networks. The proposals would deliver the reverse of all of these, through habitat loss, degradation and fragmentation.

Yours sincerely

Gus Jones

Convener