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## CAIRNGORMS NATIONAL PARK AUTHORITY

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### DEVELOPMENT PROPOSED:

Erection of 22 apartments, formation of access road, SUDS, landscaping at Land 65M South Of 22 Kerrow Drive, Kingussie

**REFERENCE:** 2020/0013/DET

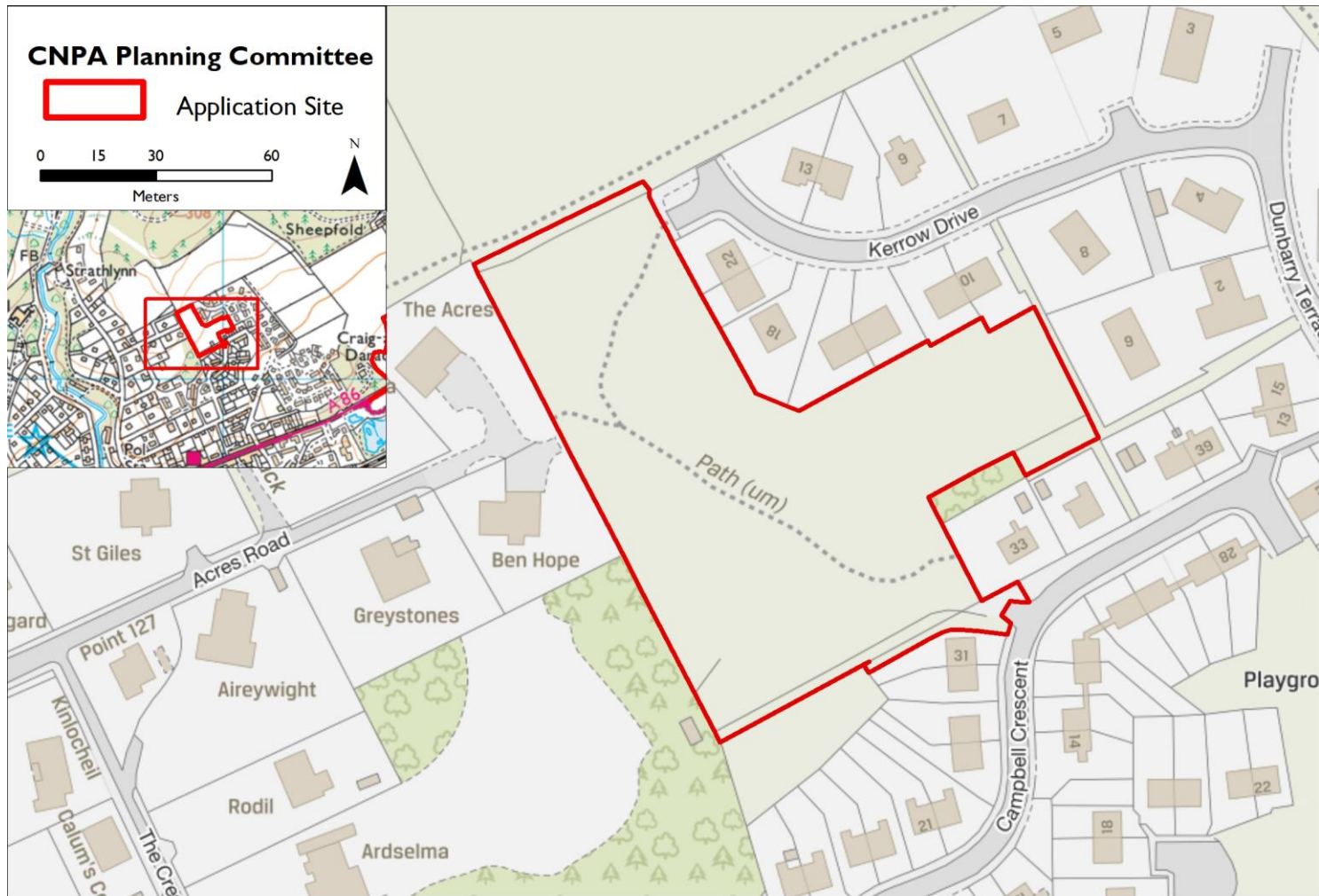
**APPLICANT:** Cairngorm Residential LLP

**DATE CALLED-IN:** 20 January 2020

**RECOMMENDATION:** Approve Subject to Conditions

**CASE OFFICER:** Robbie Calvert, Graduate Planner

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## **SITE DESCRIPTION, PROPOSAL AND HISTORY**

### **Site Description**

1. The application site is currently improved grazing land located on the north-west side of Kingussie. The site is part of site EPI between Ardbroilach Road and Craig an Darach as designated in the Cairngorm National Park Development Plan 2015. The masterplan for this wider site has permission for up to 300 houses but this permission and associated conditions has now expired (2015/0316/DET and 2015/0317/DET). Low voltage lines run along the western boundary.
2. Vehicular access is proposed from Kerrow Drive (U3304) to the north-east which connects to Dunbarry Terrace, Dunbarry Road and the High Street. Informal paths run through the site and connect it to surrounding developments, including a connection to Campbell Crescent. To the north-west of the site runs the core path to Tombaraidh Wood (Core path ref: LBS71).
3. The site slopes north-west to south-east, is approximately 1.01 hectares in area and the takes the form of an L-Shape. The site sits south west of Kerrow Drive and north of Campbell Crescent surrounded by existing houses ranging from 1 to 2 storey. Bounding the site to the west and south-west is a small woodland consisting primarily of conifer trees.

### **Proposal**

4. The drawings and documents associated with this application are listed below and are available on the Cairngorms National Park Authority website unless noted otherwise:

<http://www.eplanningcnpa.co.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q43OKWSI0CH00>

<b>Title</b>	<b>Drawing Number</b>	<b>Date on Plan*</b>	<b>Date Received</b>
Location Plan	PL001	01/11/19	20/01/20
Site Plan Layout	PL002 Rev E	01/11/19	01/07/20
Site Sections Proposed and Existing Levels	PL 307	01/12/19	20/01/20
Street Elevations Plan	PL 306 Rev A	01/11/19	20/01/20
Elevation Plan Block A Apartments 1 – 4	PL 300 Rev A	01/11/19	20/01/20
Elevation Plan Block B Apartments 5 - 8	PL 301 Rev A	01/11/19	20/01/20
Elevation Plan Block C Apartments 9 - 12	PL 302 Rev B	01/11/19	20/01/20
Elevation Plan Block D Apartments 13 – 16	PL 303 Rev B	01/11/19	20/01/20

Elevation Plan Block E Apartments 17 & 18	PL 304	01/11/19	20/01/20
Elevation Plan Block F Apartments 19 – 22	PL 305 Rev A	01/11/19	20/01/20
Floor Plans – 2 Apartment Buildings	PL 101	01/11/19	20/01/20
Floor Plans – 4 Apartment Buildings	PL 100	01/11/19	20/01/20
Cross Section	PL 200	01/12/19	20/01/20
Typical Stair Section	PL 201	01/02/19	20/02/20
Roads Layout Plan	I2474-004-910 Rev 3	-	01/07/20
Roads Contours	I2474-004-913 Rev 2	-	01/07/20
Drainage Layout Plan	I2474-004-920 Rev 4	-	01/07/20
Site Levels Plan	I2474-004-930 Rev 4	-	01/07/20
Landscape Planting Proposals	CR 100.20 SL-02 Rev D	21/01/20	01/07/20
Landscape Maintenance Plan	CR 1000.20 Rev C	09/03/20	01/07/20
SuDS Construction Details	I2474-004-924	-	01/07/20
Proposed Changes to Path Network	PL 004	01/03/20	04/03/20
Retaining Wall Details	I2474-004-931	-	20/01/20
Boundary Fence Details	PL 400	01/11/19	20/01/20
Vehicle Swept Path Analysis	I2474-004-914 Rev 2	-	01/07/20
Overland Flood Analysis	I2474-004-925 Rev 4	-	01/07/20
Cut and Fill Isopachytes	I2474-004-933	-	26/02/20

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

5. Plans of the proposals are included within **Appendix I**
6. The application seeks full planning permission for the erection of 22, two bedroom apartments with associated access, parking and landscaping. A mixture of building types is proposed including five identical ‘two up two down’, 2 storey blocks with four flats in a block and one, 2 storey building with two flats. The layout proposes a spine road with houses to the east and south and a short cul-de-sac to the east. A SUDs basin is proposed to the south-east of the site. Due to the sloping nature of the site

significant changes to ground levels have been proposed to a maximum of approximately 10 metres alongside stepping of the buildings to minimise the use of new retaining structures.

7. Vehicle access will be provided through a new 5.5m wide adopted spur road from the U3304. Existing informal paths links will be formalised with 2m wide path links to Campbell Crescent to the south east.
8. Foul water from each property will drain by gravity connecting to existing foul sewer within Campbell Crescent. Surface water will be dealt with by way of below ground storage. It is proposed that the foul and surface water sewers together will be adopted and maintained by Scottish Water.
9. Proposed finishes for all house types are indicated as being a mixture of weatherboard, timber and white render with grey roof tiles. Provisions are made for photovoltaic panels on the roof.
10. A total of 35 car parking spaces have been provided.
11. The housing proposed is for subsidised housing under the Help to Buy (Scotland) Affordable New Build Scheme.
12. A number of supporting documents have been provided as follows:
  - a) Planning and Design Statement
  - b) Drainage Impact Assessment

## History

13. The following details of the planning history for the proposed site are as follows:
  - a) **2015/0317/DET** – application under Section 42 for variation or non-compliance with conditions 4 (haul road), 7 (landscaping) and 8 (re-seeding of plots) for Phase I Housing Development of 37 serviced plots and 18 affordable dwellings granted under Planning Permission Ref. PPA-001-2013 – permission granted 29 March 2017.
  - b) **2015/0316/DET** – application for planning permission for a haul road – planning permission granted 29 March 2017.
  - c) **2013/0190/MS** – Part 1 – approval of a number of matters specified in conditions including a masterplan of the entire site and details of layout and servicing of Phase I (55 residential units – 37 serviced plots and 18 affordable houses), construction of a haul road to east of Phase I with new junction onto A86 trunk road and proposal for residential access (post construction) for Phase I to Dunbarry Road/Dunbarry Terrace – planning permission refused by CNPA. Subsequent appeal upheld by DPEA 2014 approving majority of conditions of 09/048/CP.
  - d) **2013/0190/MS** – Part 2 – Section 42 application for planning permission without compliance with Condition 4 of 09/048/CP to permit access from Dunbarry Terrace/Road and Kerrow Drive network – planning permission refused by CNPA. Subsequent appeal upheld by DPEA who issued a revised planning permission in principle reference PPA-001-2013 which included a new condition allowing 55 houses in Phase I to be accessed from the Dunbarry

Terrace/Dunbarry Road/Kerrow Drive network but with access to the remaining phases to be taken via a single main access point onto the A86.

- e) **09/048/CP** – development for housing, economic and community uses – planning permission in principle granted on 18 January 2013 following conclusion of legal agreement.

14. An application for the erection of 23 affordable houses (2020/0067/DET) on land to the north east of the site has also been called in by the CNPA.

## DEVELOPMENT PLAN CONTEXT

### Policies

<b>National Policy</b>	Scottish Planning Policy 2014	
<b>Strategic Policy</b>	Cairngorms National Park Partnership Plan 2017 - 2022	
<b>Local Plan Policy</b>	Cairngorms National Park Local Development Plan (2015) Those policies relevant to the assessment of this application are marked with a cross	
POLICY 1	NEW HOUSING DEVELOPMENT	X
POLICY 2	SUPPORTING ECONOMIC GROWTH	
POLICY 3	SUSTAINABLE DESIGN	X
POLICY 4	NATURAL HERITAGE	X
POLICY 5	LANDSCAPE	X
POLICY 6	THE SITING AND DESIGN OF DIGITAL COMMUNICATIONS EQUIPMENT	
POLICY 7	RENEWABLE ENERGY	
POLICY 8	SPORT AND RECREATION	
POLICY 9	CULTURAL HERITAGE	
POLICY 10	RESOURCES	X
POLICY 11	DEVELOPER CONTRIBUTIONS	X

15. 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

16. Supplementary guidance also forms part of the Local Development Plan and provides more details about how to comply with the policies. Guidance that is relevant to this application is marked with a cross.

Policy 1	New Housing Development Non-Statutory Guidance	X
Policy 2	Supporting Economic Growth Non-Statutory Guidance	
Policy 3	Sustainable Design Non-Statutory Guidance	X
Policy 4	Natural Heritage Supplementary Guidance	X
Policy 5	Landscape Non-Statutory Guidance	X
Policy 7	Renewable Energy Supplementary Guidance	

Policy 8	Sport and Recreation Non-Statutory Guidance	
Policy 9	Cultural Heritage Non-Statutory Guidance	
Policy 10	Resources Non-Statutory Guidance	X
Policy 11	Developer Contributions Supplementary Guidance	X

## **Cairngorms National Park Local Development 2019**

17. The emerging Cairngorms National Park Local Development Plan (“Proposed Plan”) which will cover the period of 2020 –2025 is currently being progressed. The proposed plan has been through a public consultation process and the formal responses have been assessed and submitted along with all other relevant materials to Scottish Ministers for examination. As the examination of the Proposed Plan is on-going, the Proposed Plan and its contents currently carry limited weight.

## **CONSULTATIONS**

### **Summary of the Main Issues Raised by Consultees**

18. **Scottish Water** advised that they had no objection to proposals.
19. **The Highland Council (Transport Planning Team)** objected to the development pending approval from Scottish Water that they will adopt surface water drainage proposals. However, the Highland Council Flood Risk Management Team are satisfied that adequate drainage proposals can be secured by way of condition. The Transport Planning Team advised that any planning permission granted should include conditions relating to cycle parking, the provision of a new bus stop and provision of a suitably designed path from the development to Campbell Crescent.
20. **The Highland Council (Flood Risk Management Team)** initially objected to the drainage strategy for the site, but following the submission of further information withdrew the objection subject to a suitably worded condition requiring that the final drainage design be submitted for review and approval, including confirmation that Scottish Water are willing to adopt the network and that they will accept surface water discharge from the site into their existing network.
21. **The Highland Council (Developer Contributions Team)** advised that no developer contributions would be required from this proposal.
22. **CNPA Outdoor Access Officer** is satisfied that conditions can be applied to ensure the design and specifications of private footpaths meets Highland Council guidance.
23. **CNPA Ecology Officer** advised that the site is of low ecological value and is satisfied that conditions can be applied to address potential impact on species and habitats.
24. **CNPA Landscape Officer** advised that the overall approach of landscaping on site is welcomed, with the development generally relating well to the landscape character and Special Landscape Quality of the area.

25. **Kingussie Community Council** was consulted but have not provided any comments at the time of writing.

## REPRESENTATIONS

26. One letter of objection has been submitted which is attached in **Appendix 2**.
27. The objector highlights concerns of the age of trial pit information used to inform the drainage impact assessments and proposed car parking layout. The objector was however supportive of the general layout, design and finishes proposed.
28. One general comment has been submitted which is attached in **Appendix 2**.
29. The commenter was seeking clarification on landscaping details and maintenance arrangements, the height of buildings, distance of new proposed road to boundary wall and details on tenure.

## APPRAISAL

### Principle of Housing

30. **Policy I:** New Housing Development, of the Cairngorms National Park Local Development Plan 2015 offers clear support for development on sites identified in the Plan, subject to compliance with all other relevant planning policies. The principle of housing on this site is well established by both Local Development Plan designations and previous consents. **Policy I.4:** Contribution towards affordable housing – seeks that all new residential development of 4 or more units provides for a minimum of 25% affordable housing provision. The proposed development is for open market housing targeted at first time buyers. The applicants are aware of a strong local demand for homes for young working families in the local area and have deliberately designed the proposal to help that local market. While the homes will not meet a traditional affordable housing criteria, they are sold through the Government's scheme to assist first time buyers and explicitly targets local demand for housing in a group of people who find it difficult to access the housing market. Officers consider that the development meets a mid-market housing need within the area and that it exceeds the 25% affordable housing requirement of Policy I.4 and arguably also meets the 100% affordable housing target of policy I.5. The application is considered to comply with Policy I: Affordable Housing of the Cairngorms National Park Local Development Plan 2015.
31. In these circumstances the principle of developing this land is welcomed and it is therefore the detail of the submissions that is to be considered with this application.



## Landscape Issues, Layout and Design

- 32. **Policy 5:** Landscape of the Cairngorms National Park Local Development Plan 2015 presumes against development which does not conserve and enhance the landscape character and special qualities of the National Park and in particular the setting of the proposed development. This is reinforced by **Policy 3:** Sustainable Design, which seeks to ensure that all new development is sympathetic to the traditional pattern and character of the surrounding areas, local vernacular and local distinctiveness.
- 33. The overall approach to landscaping of the site is considered appropriate, sitting well within the wider landscape contributing to both visual amenity and biodiversity. This is supported by comments received from the CNPA Landscape Officer confirming that the proposed development site has capacity to accommodate new housing within the landscape and that the development generally relates well to the landscape character and Special Landscape Quality of the area.
- 34. In terms of overall design the house types are considered to be functional and satisfactory, and are of simple design incorporating an acceptable range of materials.
- 35. The proposed development is therefore considered to comply with Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

## Environmental Impacts

- 36. **Policy 4:** Natural Heritage of the Cairngorms National Park Local Development Plan seeks to ensure that there are no adverse effects on European Protected Species and other biodiversity interests.
- 37. SNH had previously confirmed for the proposed site that the land is not within or adjacent to any site designated for its natural heritage and it is unlikely that there will be any European protected species (bats, otters, wildcats) which would be affected directly or indirectly from the development in this location. The CNPA Ecology Officer concluded that there would be no likely significant effects on biodiversity interests with appropriate conditions applied.
- 38. Therefore the application is the application is considered to comply with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2015.

## Flooding and Surface Water Drainage

- 39. **Policy 10:** Resources of the Cairngorm National Park Development Plan 2015 requires that all development should be free from significant risk of flooding, not increase the risk of flooding elsewhere, not add to the area of land requiring flood prevention measures and not affect the ability of the functional flood plain to store or move flood waters. This policy also requires that all development should avoid detrimental impacts on the water environment, with existing and potential impacts up and downstream of the development, particularly in respect of potential flooding, to be addressed. It presumes against unnecessary culverting of watercourses and any

unnecessary engineering works in the water environment. This policy also requires that surface water be treated in accordance with the SUDs manual.

40. Although Highland Council Transport Planning team continue to object to the surface water drainage details, this is on the basis that the details of the cellular storage are not to an adoptable standard. In accordance with advice provided by Highland Council Flood Management Team a condition can be applied to ensure that details are submitted for approval that comply with both the Council's requirements and those of Scottish Water so that they are willing to adopt the network, accepting surface water discharge from the site into their existing network. Subject to an appropriate condition regarding amended details of detailed drainage design and roads drainage infrastructure the proposed development is considered to comply with Policy 10: Resources of the Cairngorms National Park Development Plan 2015.

### **Servicing and Access**

41. **Policy 3: Sustainable Design and Policy 10: Resources of the Cairngorms National Park Local Development Plan 2015** set out the need for new development to be satisfactorily serviced and without harm to resources or the environment.
42. The Highland Council have requested that appropriate conditions be attached relating to cycle parking, the provision of a new bus stops and detailed design of the proposed path link between from the development to Campbell Crescent. Some of the finer details raised will be addressed through the separate Roads Construction Consent (RCC) process that the applicant will need to apply for separately.
43. Subject to appropriate conditions, the proposed development is considered to comply with Policy 3: Sustainable Design of the Cairngorms National Park Local Authority.

### **Developer Contributions**

44. **Policy 11: Developer Contributions of the Cairngorms National Park Local Development Plan 2015** set out that where development gives rise to a need to increase or improve public services, facilities or infrastructure or mitigate adverse effects then the developer will normally be required to make a fair and reasonable contribution towards additional costs or requirements. The development is not predicted to exceed the capacity of Kingussie High School or Kingussie Primary School. The Highland Council Transport Planning Team have identified public transport requirements in terms of the provision of serviced bus shelters within 400 metres of the development. This can be secured by way of condition.
45. In these circumstances the development is considered to comply with Policy 11: Developer Contributions of the Cairngorms National Park Local Development Plan 2015, which sets out that where development gives rise to a need to increase or improve public services facilities or infrastructure or to mitigate adverse effects the developer will be required to be make a fair and reasonable contribution consistent with the scale and nature of the development.

## Other Issues Raised in Consultations and Representations

46. An objector raised concerns over the age of the trial pits used to inform the Drainage Impact Assessment. The Highland Council Flood Management Team considers the infiltration tests undertaken to be competent and sufficient for the appraisal of the application.
47. An objector raised concerns over parking in terms in terms of the location of parking bays. The Highland Council Transport Planning Team considers that the parking provided is acceptable in terms of both amount provided and layout.

## CONCLUSION

48. The proposed development is for 100% affordable housing in a location where it will help meet local need. The site is considered capable of being developed and serviced in this way without significant landscape or environmental effects. The remaining points of detail that have not been sufficiently addressed through the application can be resolved by applying conditions to ensure they are resolved. Subject to those conditions, the proposed development is considered to fully comply with the Local Development Plan and we recommend approval of the application.

## RECOMMENDATION

**That Members of the Committee support a recommendation to APPROVE the Erection of 22 apartments, formation of access road, SUDS, landscaping at Land 65M South Of 22 Kerrow Drive Kingussie 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

- I. **No development shall commence until full details of the final drainage scheme, including confirmation that Scottish Water are willing to adopt the network, have been submitted to and approved in writing by the Cairngorm National Park Authority acting as Planning Authority in consultation with the Highland Council Transport Planning and Flood Management teams.**

**The approved drainage scheme shall be implemented and maintained in accordance with the approved details in full prior to the occupation of any dwellings within the development.**

**Reason:** To ensure that satisfactory arrangements for the disposal of surface water are provided in accordance with the approved details in full prior to the occupation of any dwellings within the development.

2. **No development shall commence on site until a finalised Reptile Species Protection Plan is submitted to and approved by the Cairngorm National Park Authority acting as Planning Authority. This shall include the following information:**
- a) **Results of the reptile survey.**
  - b) **Methods to translocate reptiles/encouraging reptiles off the site prior to site clearance.**
  - c) **Proposals to create hibernation and shelter habitats off-site in terms of type and position.**
  - d) **Location of reptile fencing, should this be required.**
  - e) **Details of an appropriately qualified ecologist to undertake and supervise reptile surveys, translocation and implementation of mitigation measures.**
  - f) **A programme for the delivery of the plan and for monitoring reports at appropriate stages of development.**

**Thereafter reptile translocation and mitigation shall be carried out in accordance with the details approved in this Plan. A monitoring report on the translocation process shall be submitted to the CNPA.**

**Reason:** To ensure the development does not have a detrimental impact on the reptile community in accordance with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2015.

3. **No development shall commence until either:**
- a) **A scheme for the delivery of two bus shelters has been submitted to and approved in writing by the in consultation with the Highland Council Transport Planning Team. The design and specification of the shelters shall meet the requirements of the Highland Council Public Transport Team as Roads Authority. The scheme shall include details of the designs, locations, associated groundworks/site works, and timetable for delivery. The scheme shall also reflect the requirement for the shelters to be located: (1) outside number 2 High Street, Kingussie of full bus stop design and (2) at a location near number 112 High Street, Kingussie of cantilever design. The shelters shall thereafter be installed and retained in accordance with those approved details; or**
  - b) **Alternative arrangements for the delivery of bus shelters meeting the requirements of the Highland Council Transport Planning Team as Roads Authority have been agreed and are confirmed in writing the Cairngorms National Park Authority acting as Planning Authority by Highland Council as Roads Authority.**

**Reason:** To promote and facilitate the use of public transport and sustainable travel in accordance with Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

4. **No development shall commence on site until details of the provision of a suitably designed path from the development to Campbell Crescent are submitted to Cairngorms National Park Authority acting as Planning Authority. The design for this link path shall be submitted to and approved in writing by Cairngorms National Park Authority acting as Planning Authority. Thereafter no houses shall be occupied until the path has been implemented in accordance with the approved plans.**

**Thereafter the path shall be retained and maintained in accordance with the approved plans.**

**Reason:** To ensure that all residential units are served by an adequate path network in the interests of promoting walking, in accordance with Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

5. **No development shall commence on site until revised plans for cycle storage are submitted to and approved in writing by Cairngorms National Park Authority acting as Planning Authority in consultation with the Highland Council Transport Planning team. This shall include:**
- a) Detailed dimensions of secure cycle provision**
  - b) Visitor cycle parking located directly outside each building**

**Reason:** To ensure that safe cycle storage is provided in accordance with Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

6. **No development shall commence on site until a detailed site specific Construction Method Statement (CMS) has been submitted and approved in writing by Cairngorms National Park Authority acting as Planning Authority. This CMS shall make reference to the Reptile Species Protection Plan and how this will be adhered to during construction including reference to clearance works not being undertaken during winter months in order to avoid disturbing hibernating reptiles and conducted in a manner that allow reptiles to be safely removed from site. The CMS shall also provide details as to arrangements to protect the drystone dyke during construction.**

**Construction shall thereafter proceed in accordance with approved CMS.**

**Reason:** To ensure the development does not have a detrimental impact on the reptile community in accordance with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2015.

7. **No residential unit shall be constructed on site until details of the provision of bat boxes throughout the site have been submitted to and approved in writing by Cairngorms National Park Authority acting as Planning Authority.**

Thereafter the development shall be implemented in accordance with those approved details before occupation of the residential unit(s) on which the relevant bat boxes are to be located. The boxes shall then be maintained and retained in situ.

**Reason:** To ensure the provision of enhanced opportunities for bat roosting in accordance with Policy 4: Natural Resources of the Cairngorms National Park Local Development Plan 2015

8. No residential unit shall be occupied until the access road (including associated footpaths) and parking serving it has been constructed and surfaced in accordance with the approved details.

**Reason:** To ensure that all residential units are served by an adequate road network in the interests of road safety, in accordance with Policy 3 Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

9. The development hereby approved shall be constructed in accordance with the approved plans and sections.

**Reason:** To ensure that the development conserves and enhances the landscape character and is sympathetic to the character of the area in accordance with Policy 5: Landscape and Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015

## **Informatives**

1. The development hereby approved must commence within 3 years of the date of this decision notice. If development has not commenced within this period then this planning permission will lapse.
2. The person undertaking the development is required to give the Planning Authority prior written notification of the date on which it is intended to commence the development. Attached to this decision notice is a Notice of Initiation of Development for completion and submission. Submission of this information assists the Cairngorms National Park Authority Monitoring and Enforcement Officer in monitoring active work within the area to ensure compliance with the approved details and to identify and correct any potential problems, as they arise, rather than later when it may be more difficult and more costly to rectify. Failure to give notice would constitute a breach of planning control which may result in enforcement action being taken.
3. Following completion of the development, a notification of the completion shall, as soon as practicable, be given to the Planning Authority. Attached to this decision notice is a Notice of Completion of Development for completion and submission. Submission of this form will assist the Cairngorms National Park Authority Monitoring and Enforcement Officer in making a final inspection and checking compliance with the approved drawings and conditions. If the development hereby approved is to be carried out in phases, then a notice of completion should be submitted at the completion of each phase.

4. The person undertaking the development is advised that Road Construction Consent will be required from the Roads Authority (Highland Council) as per the comments of the Highland Council Transport Planning Team available on the CNPA website.
5. It is recommended that all new housing incorporates integrated flexibility for home-working and high speed fibre broadband connections.
6. Construction work on the application site (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 on Sundays or Bank Holidays in order to minimise disturbance to residents in the area.
7. The person undertaking the development should note that they will require to apply to Scottish Water for formal connection to public water supplies at which time the Agency will review capacity –further details available in their consultation response. They will also require to contact Scottish Water’s Assets Impact Team with regard to any Scottish Water infrastructure on the application site – contact:  
[service.relocation@scottishwater.co.uk](mailto:service.relocation@scottishwater.co.uk).

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.