

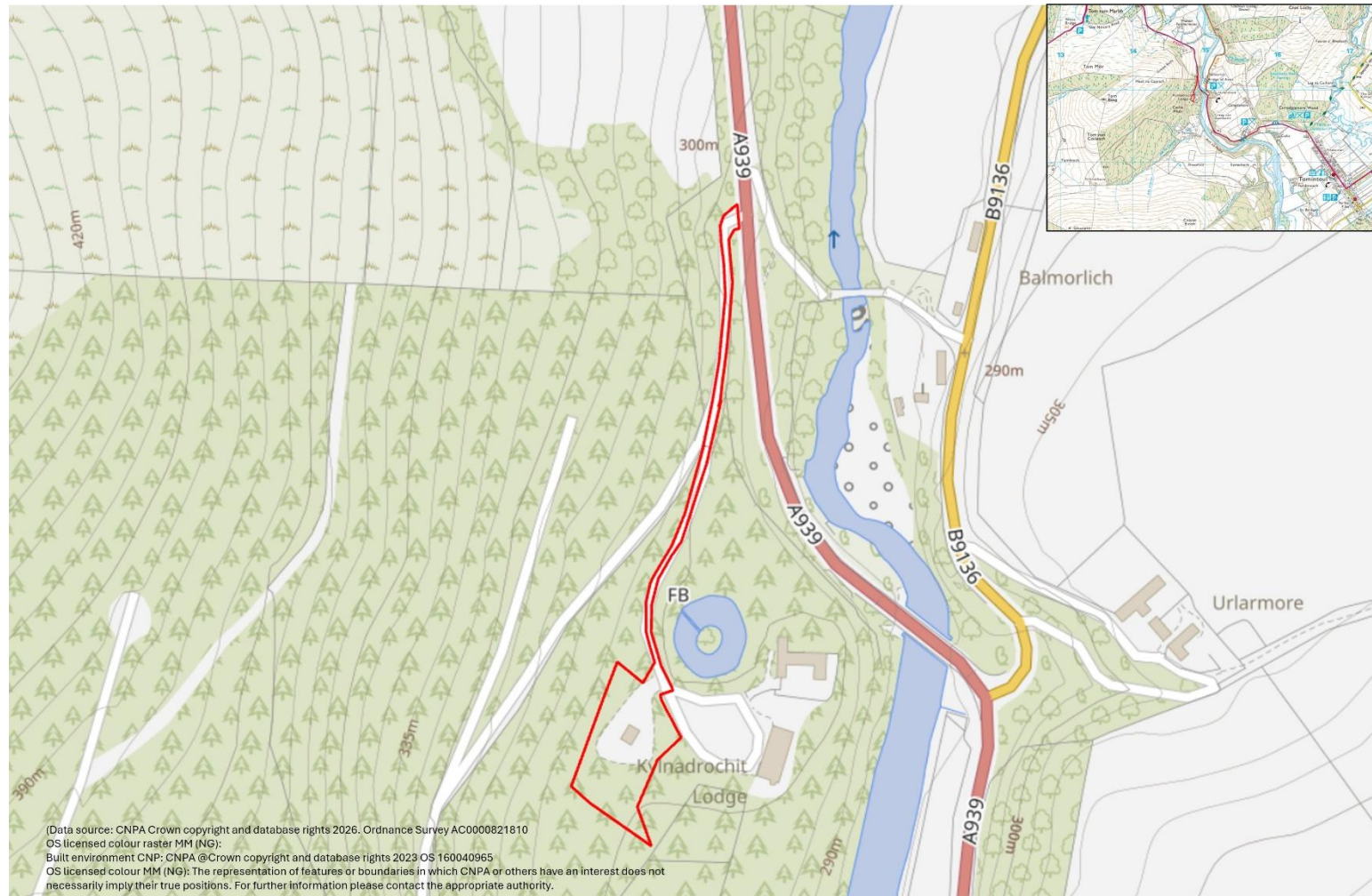


# Committee report

## **Development proposed:**

Demolish estate larder and erect a single storey steel portal framed replacement larder with general purpose area at Kynadrochit Lodge, Tomintoul, Ballindalloch, Moray, AB37 9HJ

<b>Reference:</b>	2025/0238/DET
<b>Applicant:</b>	Crown Estate Scotland
<b>Date called-in:</b>	29 September 2025
<b>Recommendation:</b>	Approve subject to conditions
<b>Case officer:</b>	Katie Crerar, Planning Officer



This map 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.



## Site description, proposal and history

### Site description

1. This application site lies adjacent to Kyladrochit Lodge and Steading on Glenlivet estate, approximately 2km northwest of Tomintoul.
2. The application site lies approximately 60 metres west of Category B listed Kyladrochit Lodge and Steading. It comprises an existing small larder building situated in a clearing and some surrounding Sitka spruce and western hemlock commercial plantation.
3. The existing larder, Kyladrochit Lodge and Steading are all accessed via an existing private track which connects with the A939 approximately 250 metres to the north.

### 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:

[2025/0238/DET | Demolish estate larder and erect a single storey steel portal framed replacement larder with general purpose area | Kynadrochit Lodge At Bridge Of Brown Tomintoul Ballindalloch Moray AB37 9HJ](#)

Title	Drawing number	Date on plan*	Date received
Location Plan & Proposed New Replacement Larder	001	18/07/2025	24/09/2025
Elevations & Plans of Existing Larder (to be Demolished)	002	21/07/2025	24/09/2025
Elevations & Plans of Proposed Replacement	003	21/07/2025	24/09/2025
Site survey and site sections	004	24/07/2025	24/09/2025
Drainage Layout Plan and Details	301	20/8/2025	24/09/2025
Tree Constraints Plan	TCP:2107/1	24/07/2025	24/09/2025



Tree Protection Plan	TPP:2107/1	25/07/2025	24/09/2025
Tree Planting Plan	TPLP:2107/1	13/08/2025	24/09/2025
Compensatory Tree Planting Plan (Tree Planting Plan 2)	TPLP:2108/1	13/08/2025	24/09/2025
Tree Survey with Arboricultural Impact Assessment and Method Statement	N/A	18/07/2025	24/09/2025
Tree Survey Schedule	N/A	18/07/2025	24/09/2025
Drainage Design Report	N/A	01/08/2025	24/09/2025
Phase 1 Protected Species Report	N/A	27/02/2026	02/03/2026

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

5. This proposal seeks planning permission for the demolition of an existing larder building and the erection of a replacement single storey larder building with general purpose area.
6. The proposed building is rectangular in form, extending to 36 metres long by 12 metres wide. It has a pitched roof with a ridge height of 6.5 metres. The exterior walls and roof will be finished in a single skin plasticol coated cladding. The cladding colour is shown as a bottle green on the plans although this is to be confirmed.
7. There will be vehicle accesses on both the north and south (end) elevations which will be secured by electronically operated galvanised roller shutter doors measuring 4m wide by 3.5m high. In addition, the southern elevation will also have a pedestrian access / escape door adjacent to the vehicle access.
8. The eastern elevation will have two further vehicle accesses with roller shutter doors – one into the larder area and another into the general-purpose area. There will also be two pedestrian access / escape doors, again with one into the larder area and another into the general-purpose area. There will be no openings on the western elevation.



9. Internally, the new larder will be located within the northern part of the building. It will comprise a main intake area with a hanging rail system and two cold stores (one for birds and one for deer) accessed from it. From the larder, there will be a pedestrian access door into the general-purpose area which is a large open space with an accessible toilet at the northwestern corner.
10. Access to the new building is proposed to be taken via the existing track which is connected directly with the A939 to the northeast of the site.
11. There will be a septic tank and foul water soakaway system providing wastewater drainage for the building (located in the southeast of the development site) and a surface water soakaway along the western edge of the site.
12. To facilitate this development, approximately 0.19 hectares of unmanaged, non-native woodland will be removed. These will comprise approximately 212 Sitka spruce and 91 western hemlock trees. In addition, six individual trees located outwith the main woodland block will be removed.
13. New planting on the development site is proposed and will comprise a mixture of native species including Scots pine, Silver birch, Sessile oak and hazel, totalling 160 trees. In addition, compensatory planting of 1,188 new trees is proposed on an alternative site on Glenlivet Estate (to the southeast of Tomintoul) which will comprise a mixture of silver birch, downy birch, rowan, hazel and Scots pine. This planting will link existing native woodlands and will be fully deer fenced to ensure protection.

## History

14. There is no recent history on the application site or adjacent Kyladrochit Lodge.

## Habitats Regulations Appraisal

15. A Habitats Regulations Appraisal (HRA) has been undertaken to consider the potential effects of the development upon the conservation objectives of the Natura sites listed within the HRA document, which is attached as **Appendix 2**. The Natura site in this case is the River Spey Special Area of Conservation (SAC)



which is designated for its otter, freshwater pearl mussel, sea lamprey and Atlantic salmon interests.

16. The HRA considers that there will be no direct loss of habitat for Atlantic salmon and freshwater pearl mussel, however there is potential for indirect impacts such as pollution from construction activities. In addition, whilst the onsite habitat is not suitable for otters, they are sensitive to disturbance within 200m of a holt or shelter.
17. Therefore, mitigation measures are proposed which include a Construction Environmental Management Plan (CEMP) which includes site specific pollution-prevention measures, a sediment management plan and details of biosecurity control procedures, pre-construction checks for protected species and the implementation of an otter species protection plan. These measures will reduce the potential effects to a minimal level, so that all the conservation objectives can be met for the River Spey SAC. NatureScot have confirmed agreement with the contents of the HRA and its conclusions.

## Development plan context

### Policies

National policy	National Planning Framework 4 (NPF4) Scotland 2045	
	Policies relevant to the assessment of this application are marked with a cross (x)	
Policy 1	Tackling the climate and nature crises	X
Policy 2	Climate mitigation and adaptation	X
Policy 3	Biodiversity	X
Policy 4	Natural places	X
Policy 5	Soils	
Policy 6	Forestry, woodland and trees	X
Policy 7	Historic assets and places	X
Policy 8	Green belts	
Policy 9	Brownfield, vacant and derelict land and empty buildings	
Policy 10	Coastal development	



Policy 11	Energy	
Policy 12	Zero waste	
Policy 13	Sustainable transport	
Policy 14	Design, quality and place	X
Policy 15	Local Living and 20-minute neighbourhoods	
Policy 16	Quality homes	
Policy 17	Rural homes	
Policy 18	Infrastructure first	
Policy 19	Heat and cooling	
Policy 20	Blue and green infrastructure	
Policy 21	Play, recreation and sport	
Policy 22	Flood risk and water management	
Policy 23	Health and safety	
Policy 24	Digital infrastructure	
Policy 25	Community wealth building	
Policy 26	Business and industry	
Policy 27	City, town, local and commercial centres	
Policy 28	Retail	
Policy 29	Rural development	X
Policy 30	Tourism	
Policy 31	Culture and creativity	
Policy 32	Aquaculture	
Policy 33	Minerals	

<b>Strategic policy</b>	<b>Cairngorms National Park Partnership Plan 2022 – 2027</b>	
<b>Local plan policy</b>	<b>Cairngorms National Park Local Development Plan (2021)</b> (Policies relevant to the assessment of this application are marked with a cross (x))	
Policy 1	New housing development	
Policy 2	Supporting economic growth	X
Policy 3	Design and placemaking	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	Open space, sport and recreation	
Policy 9	Cultural heritage	X
Policy 10	Resources	
Policy 11	Developer obligations	

18. All new development proposals require to be assessed in relation to policies contained in the adopted Development Plan which comprises National Planning Framework 4 (NPF4) and the Cairngorms National Park Local Development Plan 2021 (LDP). The full wording of policies can be found at:

<https://www.gov.scot/publications/national-planning-framework-4/documents/>

and at:

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

## Planning guidance

19. Supplementary guidance also supports 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 (x).

Policy 1	Housing supplementary guidance	
Policy 2	Supporting economic growth non-statutory guidance	X
Policy 3	Design and placemaking non-statutory guidance	X
Policy 4	Natural heritage non-statutory guidance	X
Policy 5	Landscape non-statutory guidance	X
Policy 7	Renewable energy non-statutory guidance	
Policy 8	Open space, sport and recreation non-statutory guidance	
Policy 9	Cultural heritage non-statutory guidance	
Policy 10	Resources non-statutory guidance	
Policy 11	Developer obligations supplementary guidance	



## Consultations

20. A summary of the main issues raised by consultees now follows:
21. **Scottish Water** do not object to the application. They note that Scottish Water will not accept any surface water connections into their combined sewer system. They state that there are no Scottish Water drinking water catchments or water abstraction sources in the area of the proposed development.
22. **Historic Environment Scotland** were consulted but did not respond.
23. **Moray Council's Environmental Health Team** note that the premises will require to comply with the Food Hygiene (Scotland) Regulations 2006 and it is recommended that the applicant contacts Environmental Health to ensure the area of the development that will be used for food storage and preparation comply with the hygiene legislation enforced by the Environmental Health Team.
24. **Moray Council's Contaminated Land Team** were consulted but did not respond.
25. **Moray Council's Flood Risk Management Team** were consulted but did not respond.
26. **Cairngorms National Park Authority's Ecological Advice Officer** does not consider that there is any connectivity between the development site and the Bridge of Avon Geological Conservation Site or Creag nan Gamhainn Site of Special Scientific Interest (SSSI).
27. The development site lies approximately 130m from the River Avon, which is a tributary of the River Spey SAC with internationally designated features that are sensitive to pollution. The development proposes a number of soak-away drainage features and the installation of a septic tank that could have the potential to impact the water environment. Therefore, a Construction Environmental Management Plan (CEMP) should be submitted and agreed with the National Park Authority prior to construction commencing on site. The CEMP should include a detailed, site-specific pollution prevention plan (PPP) with measures to protect the River Avon and the water environment from all sources of pollution (sediment, oils, fuels etc).



28. The proposed removal of non-native Sitka Spruce and Western Hemlock commercial plantation which is of low biodiversity value and restocking with native tree species will have a moderate / slight effect on biodiversity. The removal of woodland is generally not supported and compensatory planting is required. However, the proposed planting of 160 native trees on site, combined with proposed off-site compensatory planting of a further 1,188 native trees across approximately 1.1ha to improve connectivity between existing woodland habitat (at the compensatory planting location near Tomintoul) will provide suitable compensatory planting for the loss of plantation woodland and will in time deliver significant biodiversity enhancement. No priority peatland habitats or deep peat deposits were recorded at the off-site compensatory planting location.
29. The habitat and protected species survey identified that otter spraint was recorded along the River Avon, but no holts or resting sites were found. Therefore, there should not be a significant impact on otter connected to the River Spey SAC as a result of this development.
30. Depending on the timing of construction activities, if more than three months have passed since the original surveys, updated pre-construction checks for protected species including red squirrel dreys and badger setts will be required prior to works commencing. If protected species are detected, a species protection plan detailing mitigation measures to prevent disturbance and injury to protected species should be produced and submitted to the Park Authority for approval prior to works commencing. In some instances, licences from NatureScot may be required.
31. In addition, it is recommended that no works should commence during the main breeding bird season (March to August, inclusive) - this includes site clearance of vegetation and trees. If work during the main breeding bird season cannot be avoided, felling and construction work should proceed under supervision of an experienced ecologist, who will conduct surveys to identify all active nests and produce a species protection plan for nesting species. The SPP should be submitted to the Park Authority prior to works commencing for approval.
32. **Cairngorms National Park Authority's Landscape Advisor** does not consider that this proposal would result in any significant adverse landscape and visual effects.



Whilst the proposed larder would be substantially larger than the existing larder on the same site and would be located relatively close to the A939, it would be largely screened by a dense conifer plantation which surrounds the site. The new building would be unlikely to be visible from nearby recreational routes although there may be some elevated views of the roof structure from close by hills. It is recommended that a dark coloured cladding (preferably black or dark brown) is selected to minimise intrusion as it would merge more successfully with the surrounding evergreen woodland. The planting of native trees and shrubs around the new building is welcomed.

33. **Glenlivet and Inveravon Community Council and Kirkmichael and Tomintoul Community Council** were both consulted but did not respond.

## **Representations**

34. There were no representations to this application.

## **Appraisal**

35. Section 25 of the 1997 Act as amended requires applications to be determined in accordance with the Development Plan. This comprises National Planning Framework 4 (NPF4) and the Cairngorms National Park Local Development Plan 2021 (LDP). Where there is conflict between policies, NPF4 policies will be used.
36. The main planning considerations in this case are: the principle of development; landscape and design; ecological impacts; and access. These are considered in detail below.

## **Principle of development**

37. This application is for the replacement of an existing larder with a substantially larger single storey larder building with general purpose area. The use of the site for a larder has already been established and whilst the proposal introduces a considerably larger structure on the site, its overall operations will remain the same.
38. **NPF4 Policy 29: Rural development** seeks to support development proposals that contribute to the viability, sustainability and diversity of rural communities and the



rural economy. The policy explains that proposals in rural areas should be suitably scaled, sited and designed to be in keeping with the character of the area.

39. In addition, **LDP Policy 2: Supporting economic growth**, part 2.4 (other economic development) supports proposals that will help to extend the economy and enhance the range and quality of economic opportunities. Proposals should have no adverse environmental or amenity impacts, should be compatible with the existing business activity in the area and support the vitality and viability of the local economy.
40. The new larder is located on Glenlivet Estate and the proposed replacement larder and general-purpose building will support estate operations that contribute to habitat management, deer control and conservation grazing. According to the application '*...The estate provides local employment and contributes to the rural economy through land management, tourism, and food production. The new building will improve working conditions, support these operations, and enhance the estate's resilience, thereby sustaining jobs and community involvement*'.
41. It is recognised that Glenlivet Estate is an operational estate responsible for the management of a significant area of land and this proposal will support and improve the ongoing operation of the business. The proposal is in keeping with the wider functions of the estate and is acceptable in principle subject to the detailed consideration of design and other material considerations. As such, it complies with NPF4 Policy 29 and LDP Policy 2.

## **Landscape and design**

42. **NPF4 Policy 4: Natural places** sets out that development proposals which affect a National Park will only be supported where the objectives of designation and the overall integrity of the area will not be compromised and any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance. In addition, **NPF4 Policy 14: Design, quality and place** seeks proposals to be designed to improve the quality of an area and to be consistent with the six qualities of successful places. **NPF4 Policy 7: Historic assets and places** seeks to protect and enhance historic environment assets and places.



43. **LDP Policy 5: Landscape** sets out that there will be a presumption against any development that does not conserve or enhance the landscape character or special landscape qualities of the National Park. Proposals that do not complement or enhance the landscape character of the National Park will only be permitted where they are outweighed by social, environmental or economic benefits of national importance and all adverse effects on the setting have been minimised and mitigated.
44. **LDP Policy 3: Design and placemaking** requires proposals to (amongst other things) use landscaping and materials that will complement the setting of the development, be sympathetic to the pattern and character of the surrounding area and protect the amenity of neighbours.
45. **LDP Policy 9: Cultural heritage** requires proposals affecting a listed building or its setting to preserve the special qualities and enhance its character. Layout, design, materials, scale and use of the development must be appropriate to the character of the building and its setting.
46. The development site forms part of a small rural group of three buildings, centred around B listed Kyladrochit Lodge and Steading. The small existing larder will be replaced with a substantially larger larder and general-purpose building which will be rectangular in form with a pitched roof. The building will extend to 12 metres wide by 36 metres long and the exterior walls and roof will be clad in a coloured plastic coated cladding.
47. The National Park Authority's Landscape Advisor is satisfied that whilst the building is substantially larger than the existing larder and is in close proximity to the A939, it is surrounded by dense conifer plantation which will screen the building from the road. It is also unlikely to be visible from nearby recreational routes, although there may be some elevated views of the roof structure from nearby hills (but is not visible from nearby viewpoint 'Still'). As such, it is recommended that a dark coloured cladding is used to integrate the building within the surrounding evergreen woodland and minimise any intrusion of nearby elevated views. The colour indicated on the plans is bottle green, although the final



colour is still to be determined. As such, this will be conditioned to ensure that the colour is appropriate within this context.

48. The simple design and shape of the building is characteristic of agricultural and estate buildings within this rural area. The new building is slightly removed from Kylardrochit Lodge and Steading itself and will be largely contained within the existing larder site which will not intrude on or impact on the listed buildings. Whilst some plantation woodland is proposed to be removed as part of the proposal which may have a temporary impact on the setting of the listed buildings, new native planting is proposed. The replacement larder building will still largely be contained within a wooded context and overall is considered acceptable in respect of siting and design and will not result in any significant adverse landscape and visual effects on the listed buildings or their wider setting.
49. Therefore, it is considered that the design of the proposal is acceptable and complies with NPF4 Policies 4, 7 and 14 and Local Development Plan Policies 3, 5 and 9.

## Ecology

50. **NPF4 Policy 1: Tackling the climate and nature crises** and **Policy 2: Climate mitigation and adaptation** require proposals to give weight to the global climate and nature crises and be designed to minimise emissions and adapt to current and future risks from climate change.
51. **NPF4 Policy 3: Biodiversity** requires development proposals to contribute to the enhancement of biodiversity, and **NPF4 Policy 4: Natural places** to ensure that development will not have an unacceptable impact on the natural environment, or any significant effect on European Site designations including Special Areas of Conservation.
52. This is also reflected in **LDP Policy 4: Natural heritage**, which requires new development to not adversely affect the integrity of designated sites, the National Park or protected species or habitats.



53. **NPF4 Policy 6: Forestry, woodland and trees** supports proposals that enhance, expand and improve woodland and tree cover. There is a presumption against woodland removal unless it will achieve a clearly defined public benefit and compensatory planting will be expected.
54. The proposal utilises an existing site that has been previously developed. It is not at risk from flooding and has been chosen to balance operational necessity and environmental sensitivity. The proposal will incorporate sustainable materials with low-impact construction methods to create a building that will be able to withstand a changing climate and improve the estate's capacity to manage habitats, control deer and support wider conservation activities. As such it is considered to comply with the provisions of NPF4 Policies 1 and 2.
55. The proposal lies approximately 130 metres from the River Avon, which is a tributary of the River Spey and part of the River Spey SAC. As the development proposes soak-away drainage features and the installation of a septic tank which has the potential to impact on the water environment, a Construction Environmental Management Plan (CEMP) will be conditioned and should be submitted and agreed with the Park Authority prior to construction commencing on site. The CEMP should include a detailed, site-specific pollution prevention plan (PPP) with measures to protect the River Avon and the water environment from all sources of pollution (sediment, oils, fuels etc).
56. The Phase 1 Habitat Survey and Protected Species Survey undertaken for the development site identified that otter spraint was recorded along the River Avon, but no holts or resting sites were found. Therefore, there should not be a significant impact on otter connected to the River Spey SAC as a result of this development. However, as identified by the Park Authority's Ecological Advice Officer, depending on the timing of construction activities, if more than three months have passed since the original surveys, updated pre-construction checks for protected species including red squirrel dreys and badger setts will be required prior to works commencing. This will be secured by condition.
57. The site also has potential to support a variety of woodland bird species including crossbills (which can breed early in the year). There is potential for disturbance of



nesting birds or destruction of nests and eggs. A condition will therefore be included to require that no works should commence during the main breeding bird season (March to August, inclusive), or if work during the main breeding bird season cannot be avoided, felling and construction work should proceed under the supervision of an experienced ecologist, who will conduct surveys to identify all active nests and produce a species protection plan for nesting species.

58. The proposal includes the removal of 0.19 hectares of non-native Sitka Spruce and Western Hemlock commercial plantation (totalling 303 trees). Whilst NPF4 Policy 6 does not support woodland removal, in this case the woodland is low biodiversity value plantation which according to the Arboricultural Report would have been subject to clear-felling in the near future as part of the estate's long-term woodland management strategy. Substantial compensatory planting is proposed by way of 160 native trees on site, combined with proposed off-site compensatory planting of a further 1,188 native trees across approximately 1.1ha which will improve connectivity between existing woodland habitat (at the compensatory planting location near Tomintoul). This will provide suitable compensatory planting for the loss of the plantation woodland and will in time deliver significant biodiversity enhancement.
59. With the inclusion of the conditions set out above to mitigate any impacts on protected species and the River Spey SAC, it is considered that this proposal complies with NPF4 Policies 3 and 4 and also LDP Policy 4. Whilst the proposal includes the removal of plantation woodland, adequate native compensatory planting will be provided which will deliver biodiversity enhancement and as such complies with NPF4 Policy 6.

## **Access**

60. **NPF4 Policy 13: Sustainable transport** supports proposals that demonstrate they have properly considered the transport requirements in line with the sustainable travel and investment hierarchies. It also refers to requirements for development proposals for significant traffic generating uses. In addition, **LDP Policy 3: Design and placemaking** requires development to have an appropriate means of access, parking and promote sustainable transport methods and active travel.



61. The larder and general-purpose building will not be accessible to the public and is not considered to be a high traffic generating use. There is an appropriate existing access to the site via a private track which directly connects to the A939. There will be room for vehicle parking around the building as well as at the adjacent Kyladrochit Lodge.
62. As such, the access arrangements are acceptable and in accordance with the relevant provisions of NPF4 Policy 13 and LDP Policy 3.

## **Conclusion**

63. NPF4 Policy 29: Rural development and LDP Policy 2: Economic development both encourage proposals that contribute to the viability and viability of rural communities and the rural economy where they are appropriately scaled and designed and compatible with their surroundings. This proposal for the replacement larder and general-purpose building will support the ongoing land management operations on Glenlivet Estate and will make a positive contribution to the underlying principles of these policies.
64. It is acknowledged that the replacement building is significantly bigger than the existing larder and will require the removal of 0.19 hectares of plantation woodland as well as being in the vicinity of listed buildings. However, the new building will continue to sit within a woodland setting and there will be no significant impacts on the listed buildings, their setting or the wider landscape. Appropriate compensatory planting comprising native woodland will result in wider biodiversity enhancements.
65. Therefore, subject to the conditions outlined, this proposal complies with the relevant NPF4 and LDP policies and there are no other material considerations which outweigh this conclusion. It is therefore recommended that the application be approved.



## Recommendation

That members of the committee support a recommendation to **APPROVE** the application for the demolition of estate larder and erection of a single storey steel portal framed replacement larder with general purpose area at Kynadrochit Lodge, Tomintoul, Ballindalloch, Moray, AB37 9HJ subject to the following conditions:

## Conditions

Those conditions listed below in bold text are suspensive conditions, which require to be discharged prior to implementation of the development.

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

**Reason:** The time limit condition is imposed in order to comply with the requirements of section 58 of the Town and Country Planning (Scotland) Act 1997 as amended.

2. **No development shall commence until a Construction Environmental Management Plan (CEMP) is submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority. The CEMP shall include but not be limited to:**
  - a) **a detailed, site-specific pollution prevention plan (PPP) with measures to protect the River Avon and the water environment from all sources of pollution (sediment, oils, fuels etc);**
  - b) **The approach to site preparation, groundworks / ground modelling, soil excavation and storage;**
  - c) **Reference to pre-construction ecology checks and subsequent species protection plans if required.**

**All construction works on the site shall be carried out in strict accordance with the approved Construction Environmental Management Plan.**



**Reason:** In the interests of protecting the biodiversity and the environment in accordance with NPF4 Policy 3: Biodiversity and Policy 4: Natural heritage and Policy 10: Resources of the Cairngorms National Park Local Development Plan 2021.

3. **No development shall commence on site until a pre-commencement survey for protected species has been undertaken in accordance with current NatureScot guidance by a suitably experienced and licensed ecological surveyor. Depending on the results, a Species Protection Plan (SPP) detailing appropriate mitigation measures shall be submitted as part of the Construction Environment Management Plan (CEMP). No development shall commence until the SPP has been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority. Thereafter the plan will be implemented in full and overseen by a suitably qualified Ecological Clerk of Works.**

**Reason:** To ensure the protection of protected species in accordance with National Planning Framework 4 Policy 3: Biodiversity, and Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2021.

4. **No development shall commence (including demolition and felling of trees) during the breeding bird season (March to August). If this cannot be avoided, works shall proceed under supervision of an experienced ecologist, who will conduct surveys to identify all active nests and produce a Species Protection Plan (SPP) for nesting species. The SPP (Breeding Birds) shall be submitted to the Cairngorms National Park Authority for approval prior to works commencing.**

**Reason:** To ensure the protection of protected species in accordance with National Planning Framework 4 Policy 3: Biodiversity, and Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2021.

5. **No development shall commence on site until details of the colour and finish of the replacement building is submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority.**



**Reason:** To ensure that the proposed development is sympathetic to the character of the surrounding area in accordance with Policy 3: Sustainable Design and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2021.

## Informatives

1. 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.
2. 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.
3. The person undertaking the development should note the comments of Scottish Water that they will not accept surface water connections into their combined sewer system for reasons of sustainability and to protect customers from future sewer flooding. More detail in their consultation response.