



# Committee report

## Development proposed:

Change of house types on Plots 22-25 and 31-32 and the road and car parking design (07/230/CP) (2024/0149/DET) at Land between Perth Road and Station Road, Newtonmore, Highland

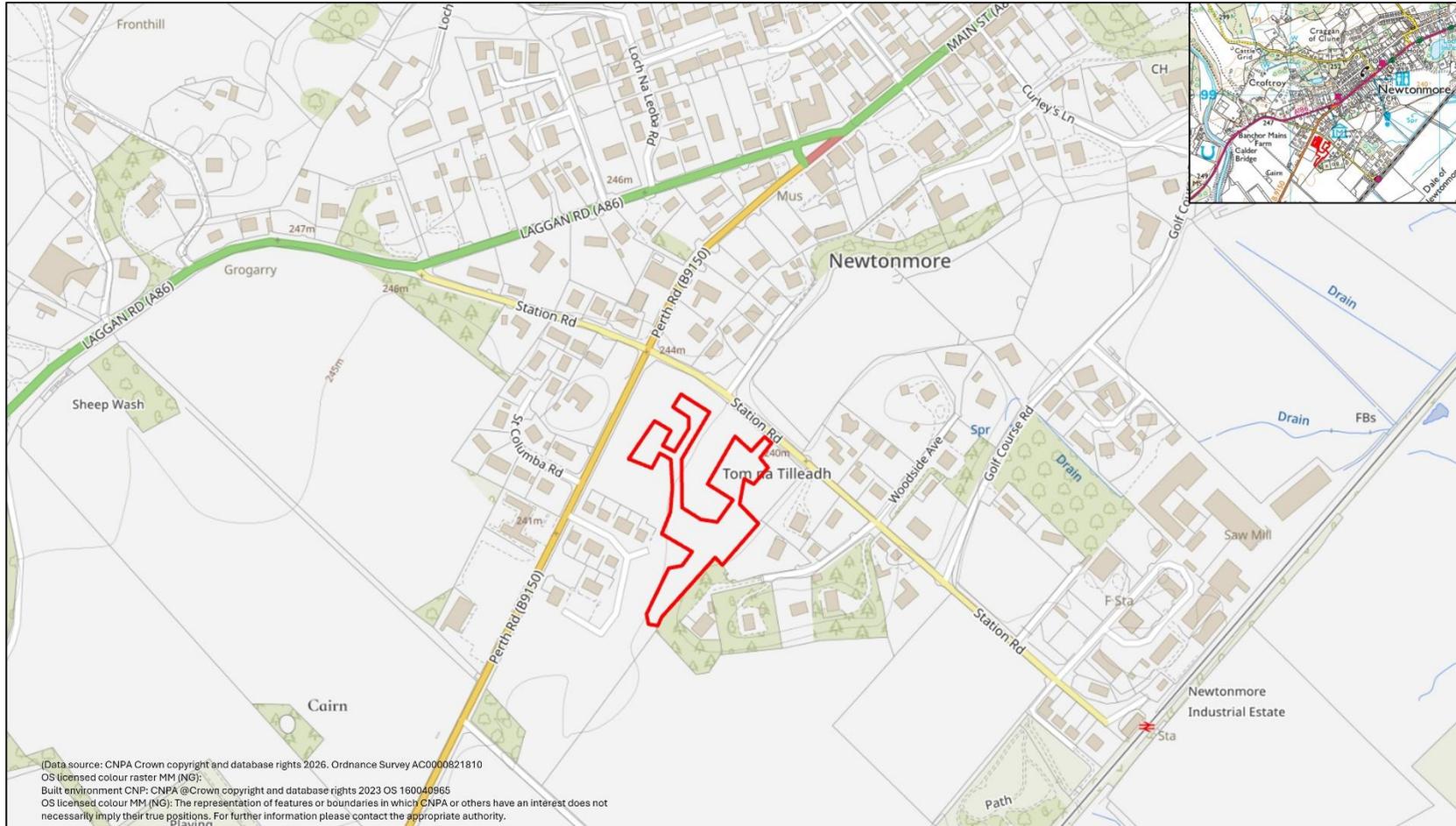
**Reference:** 2026/0026/DET

**Applicant:** Tulloch Homes Ltd

**Date called-in:** 26 January 2026

**Recommendation:** Approve subject to conditions

**Case officers:** Katherine Donnachie & Lauren Neil, Planning Officers



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## Site description, proposal and history

### Site description

1. The application site is located at the southern edge of Newtonmore within an ongoing housing development. The Newtonmore to Perth B9150 road runs to the west and access is taken off this road with two spur roads off this access point, one leading south and one north to serve this part of the development. The northern spur road then splits in two to serve the area where these current plots are located in the north-eastern part of the wider site. At present the application site is part of a building site with a considerable number of houses now built. The application site and wider site are fairly level, former grazing ground.
2. Residential properties lie to the east on Woodside Avenue, set within wooded gardens. To the north there are further residential properties on Station Road and to the west, on the opposite (west) side of the main Perth Road, there are further residential properties on St Columba Road. The ongoing partly built housing lies to the south. To the far south-west, also on the opposite side of the main road, there is a café and petrol station. Fields lie to the far south and southeast of the wider site. The Coffin Road path runs along the southern boundary of the wider site.
3. There are no specific environmental designations on the site, with the River Spey Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) lying some 0.58 km to the far south. There is no apparent connectivity to this watercourse from the site. There are no listed buildings or scheduled monuments within the immediate vicinity.

### 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:

<https://www.eplanningcnpa.co.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T99IQZSI0CP00>



<b>Title</b>	<b>Drawing Number</b>	<b>Date on Plan*</b>	<b>Date Received</b>
Plan - Location Plan	3295-02-007		22/01/26
Plan - Site Layout Plan	3295-021 Rev N		22/01/26
Plan - General Plan	3295-01-400		22/01/26
Plan - Elevation Plan	3295-01-415		22/01/26
Plan – Overall Landscape Proposals	TH NP3 120.26 SL-01	27/02/26	27/02/26
Plan – Landscape Proposals – Planting Plan	TH NP3 120.26 SL-02	27/02/26	27/02/26
Other - Supporting Statement		12/12/25	22/01/26
Other - External Finishes Schedule	3295/FS01 Rev 7	12/12/25	22/01/26
Other – Soft Landscape Works – 5-year maintenance regime		27/02/26	27/02/26

\*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 in **Appendix 1**.
  
6. The current application seeks full planning permission to change house types on plots 22-25 and 31-32 and amend the road and car parking design of the original housing development here. This involves a change from six 1½ storey semi-detached houses on the plots to six semi-detached bungalows. They will all remain 3-bedroom properties. The applicants advise that this change is market driven in response to buying requirements of the public.
  
7. The original approved house types were taller with protruding front porch and dormer windows on the upper floor on the front elevation. Finishes were a mixture of timber effect cladding and harling. The house types proposed now are single storey with large front windows and a mix of harling and timber effect clad sections on the front elevation. The driveways will be located to either side of the semi-detached bungalows with access being taken from the front of the house and onto the site road. The revised units are located in a similar position on the sites as



previously approved, plots 22 to 25 are located to the south of the access road and plots 31 to 32 to the north.

8. Proposed finishes are grey concrete tiled roofs, beige harling, grey timber effect (cement fibre) features and either blue or grey doors and grey windows. Air source heat pumps are proposed, and 1.8 metre high timber screen fences will be erected around rear gardens.
9. There are also proposed changes to the road design to reflect amendments agreed through the Road Construction Consent. This includes changes to the road alignment and footway layout adjoining plots 22-31 and 7-19, the pedestrian link north of plot 26 is to be relocated further to the west, and some verges are to be replaced with continuous footways. The car parking court to southwest of the amended house types to the rear of plots 33-48 is to be amended to avoid the tree protection zone along the eastern boundary of this section of the site but retains the same amount of parking spaces.
10. No further changes to the wider servicing are proposed, with the new houses connecting into the originally proposed servicing arrangements of public water and foul drainage connections. The surface water from roofs will be disposed of by on-site soakaways and roads water will connect to the previously approved SUDS scheme in the southern part of the site. A Supporting Statement has been submitted outlining the changes from the original submission.
11. A fresh planning application was required in this case as the combined effect of the change to roads and parking arrangements and change of house types from 1½ storey semi-detached to single storey semi-detached properties was considered to be a material change requiring consent. Consequently, these changes could not be approved as a non-material variation in this case.

## **History**

12. 07/230/CP – Planning consent was initially granted in 2011 for a housing development here of 81 houses and access roads. This consent was subject to numerous conditions and a section 75 legal agreement regarding developer obligations. Suspensive planning conditions were subsequently discharged, and a



start was made on site. With this original consent, priority purchase housing for local residents was also identified on the eastern edge of the site (plots 29-48) under the terms of planning condition 3. A number of non-material variations to this consent have been granted over the years. Condition 28 required landscaping details to be approved which were duly approved in 2016.

13. 2018/0242/DET – In 2018 planning consent was granted to amend the layout of plots 49-68 in the southernmost part of the site. This layout did not include the current application site and comprised the affordable housing provision for the wider scheme (20 houses).
14. 2022/0358/DET – In 2022 consent was granted for formation of a road and SUDS basin in the southern part of the site – again this did not include the current application site area. This SUDS basin is intended to serve the wider housing development.
15. 2024/0149/DET – In 2024 consent was granted for a change in house type on plots 20 and 21 from two semi-detached properties to two detached properties. This also resulted in a change of driveway position. This site is located directly beside the current application site.
16. 2024/0297/DET – In 2024 consent was granted for a change of house types at plots 49-50 and 53-60 plus repositioning of plots 51 and 52 at the southern end of the wider development. This was essentially a remix of the affordable housing provision for the wider scheme.

### **Habitats regulations appraisal**

17. It is not considered that the proposed development is likely to have a significant impact upon a designated European Site (River Spey SAC), with no connectivity to this site and the proposal simply involving a change of house type. A Habitats Regulations Appraisal (HRA) was undertaken with an earlier planning application for the SUDs pond at the far south of the site. This concluded that given the distance (around 0.3 km) from the SAC, with no apparent natural or manmade pathways between the sites, it was unlikely that any pollution would reach the



designated site or that otter would be disturbed. Accordingly, it was concluded that there would not be any detrimental impacts on the conservation objectives and that no further assessment was required. In these overall circumstances it is considered that an HRA is not required in this case.

## Development plan context

### Policies

National policy	National Planning Framework 4 (NPF4)	
	(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	X
Policy 6	Forestry, woodland and trees	
Policy 7	Historic assets and places	
Policy 8	Green belts	
Policy 9	Brownfield, vacant and derelict land, and empty buildings	X
Policy 11	Energy	
Policy 12	Zero waste	X
Policy 13	Sustainable transport	X
Policy 14	Design, quality and place	X
Policy 15	Local living and 20 minute neighbourhoods	X
Policy 16	Quality homes	X
Policy 17	Rural homes	
Policy 18	Infrastructure first	X
Policy 19	Heating and cooling	
Policy 20	Blue and green infrastructure	X
Policy 21	Play, recreation and sport	X
Policy 22	Flood risk and water management	X
Policy 23	Health and safety	X



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	
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	X
Policy 2	Supporting economic growth	
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	
Policy 10	Resources	X
Policy 11	Developer obligations	X

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 detail 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	X
Policy 2	Supporting economic growth non-statutory guidance	
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	X
Policy 11	Developer obligations supplementary guidance	X

## Consultations

20. A summary of the main issues raised by consultees now follows:
21. **The Highland Council Transportation Team** have no objections to the proposal, noting that the proposed amendments are modest and do not raise concerns regarding the public road network, road safety, parking arrangements, pedestrian connectivity, or the internal layout. They advise that these changes reflect modifications coordinated through the road construction consent process, with the introduction of continuous footways welcomed to improve pedestrian priority and safety. Parking arrangements retain the required number of spaces and existing pedestrian links are retained whereby connectivity is preserved.
22. **Newtonmore Community Council** was consulted and no comments have been received at the time of writing.



## Representations

23. The application was advertised locally, and no representations have been received.

## Appraisal

24. 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.
25. The main planning considerations in this case are: the principle of development; landscape, siting, design and amenity; environmental impacts; and servicing issues. These are considered in detail below.

## Principle

26. **NPF4 Policy 9: Brownfield, vacant and derelict land and empty buildings** states that proposals on greenfield sites will not be supported unless the site has been allocated for development or the proposal is explicitly supported by policies in the LDP. Similarly, **Policy 16: Quality homes** sets out that development proposals for new homes on land allocated for housing in the LDP will be supported.
27. **LDP Policy 1: New housing development** explains that new housing proposals will be supported where they are located on an identified allocated site or within an identified settlement boundary and meet the requirements for the settlement as outlined in the community information section and reinforce and enhance the character of the settlement.
28. In this regard the application site lies within a larger approved housing development located within the settlement boundary of Newtonmore as designated in the LDP. The originally approved development for 81 houses lies within a wider site which is designated for housing development as H1, allocated for a total of 120 dwellings. The settlement statement explains that as this is a visually prominent site the design of any detailed proposals must take account of the sensitive setting of the village and be designed in a way that promotes the highest standards of access, layout, building design and public realm. Medium to



high-risk probability flood risk is identified in the southern part of the wider site and the need for flood risk, drainage and landscaping information is noted in the settlement statement.

29. Also relevant in terms of principle, is the issue of affordable housing provision. **NPF4 Policy 16: Quality homes** sets out that development proposals for new homes will be supported where they make provision for affordable homes to meet an identified need, with provision of at least 25% sought unless the LDP sets out locations where a higher or lower contribution is sought. In this regard **LDP Policy 1: New housing development** states that developments of four or more dwellings should include provision for affordable housing. For Newtonmore, 25% of the total number of dwellings proposed must be affordable.
30. In this case affordable housing provision was agreed with previous applications, with a total of 20 houses in the southern part of the site identified as being for affordable provision. The current application lies outwith this area and does not propose any change to the overall number of housing units on the wider site. The applicants have also advised that under the terms of condition 3 of the original consent, plots 29-48 were to be marketed for people ordinarily resident or working within the Cairngorms National Park. Since this time, they have agreed to sell the 16 flats on plots 33-48 to the Highland Housing Alliance who will utilise them as Mid-Market Rent units. As a result, these units will be available to local residents or those working locally. The remaining four semi-detached units on plots 29-32 will continue to be offered locally as previously agreed.
31. Set against this background, the principle of this application to amend the house designs on six plots and amend the road layout within an approved housing development on land specifically designated for housing, and where affordable housing provision has been identified previously, readily complies with NPF4 and LDP policies. It is the detail of the design and layout that falls to be considered now, as follows.

### **Landscape, layout, design and amenity**

32. **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.

33. **LDP Policy 5: Landscape** sets out similar objectives, with a presumption against any development that does not conserve or enhance the landscape character or special landscape qualities of the Cairngorms National Park
34. **NPF4 Policy 14: Design, quality and place** states that development proposals should improve the quality of an area and be consistent with the six qualities of successful places. This echoes the requirements of **LDP Policy 3: Design and placemaking**, which also sets out principles of sustainable design to be met within new developments. As noted earlier, the settlement statement for Newtonmore sets out the need for high quality design and layout on this prominent site.
35. In terms of amenity, **NPF4 Policy 23: Health and safety** sets out that development which is likely to have a significant adverse effect on health or air quality, or which is likely to raise unacceptable noise issues will not be supported. **LDP Policy 3: Design and placemaking** requires new developments to protect the amenity enjoyed by neighbours, including minimisation of disturbance caused by access to the development site.
36. In this regard the overall plot layout was approved with the original planning application and the current proposal simply seeks to change the layout slightly in terms of adjusting the road design and a section of car parking, and changing to six single-storey semi-detached houses instead of six 1½ storey semi-detached houses. These changes are in keeping with the wider layout of the site and will not adversely affect the overall layout and appearance of the development, being fairly minor changes in response to market demand and road construction requirements.
37. The previously approved house types here were 1½ storey, whereas the proposed are single storey with grey concrete tiled roofs, beige harling, grey cladding features and either blue or grey doors and grey windows. The proposed units are consistent with other house types approved elsewhere on the development, including other bungalows to be located within the wider site. This design is considered to be appropriate to the wider site and raises no design issues.



38. There will be no loss of amenity for the closest existing houses in the area which lie a reasonable distance to the east in large, wooded gardens. The layout, scale and window positions of the proposed new housing units will not give rise to adverse impacts in terms of privacy and amenity for the adjacent approved plots.
39. In these circumstances, the proposed relatively minor changes are considered to comply with relevant NPF4 and LDP policies.

### **Environmental impacts**

40. **NPF4 Policy 3: Biodiversity** requires development proposals to contribute to the enhancement of biodiversity and to include appropriate measures to conserve, restore and enhance biodiversity proportionate to the nature and scale of the development. **NPF4 Policy 4: Natural places** does not support development which will have an unacceptable impact on the natural environment, or which will have a significant effect on European Site designations which include Special Areas of Conservation and Sites of Special Scientific Interest. **LDP Policy 4: Natural heritage** similarly requires new development to have no adverse effects on the integrity of designated sites, the National Park or on protected species or habitats.
41. This application does not involve any additional loss of habitat as compared to the original applications, involving development on six previously approved plots which are part of a wider site being cleared for development. As noted earlier, there is no connectivity to watercourses and in particular the River Spey SAC and accordingly no adverse effects on designated sites. The change in house types is not considered to have any particular impact on biodiversity, and the revisions to parking are intended to help ensure that trees are protected.
42. In these overall circumstances the development is considered to comply with relevant NPF4 and LDP policies.

### **Servicing – water environment**

43. **NPF4 Policy 22: Flood risk and water management** creates a presumption against all development at risk from flooding and seeks to ensure that there is no risk of surface water flooding to others, and that all rain and surface water is



managed through sustainable urban drainage systems (SUDS) with areas of impermeable surfaces minimised. **NPF4 Policy 20: Green and blue infrastructure** is also of some relevance. This supports development which incorporates new or enhanced blue and / or green infrastructure with proposals for their future management to be included. **LDP Policy 10: Resources** requires development to minimise the use of treated and abstracted water, treat surface water in accordance with the SUDS manual, ensure no adverse impacts on private water supplies, ensure no detrimental impacts on the water environment, be free from flood risk and not increase the risk of flooding elsewhere.

44. Drainage infrastructure for this wider site was approved with previous applications, including a SUDS basin to the south of the site to deal with roads drainage as approved in 2022. The proposed development, which does not increase the number of houses, will connect into these previously approved arrangements and raises no new issues for the water environment. As such it is considered to comply with relevant NPF4 and LDP policy.

### **Servicing – transport and public access issues**

45. **NPF4 Policy 13: Sustainable transport** supports new development where it is line with the sustainable transport and investment hierarchies and where appropriate provides safe links to local facilities via walking, wheeling and cycling networks, is accessible by public transport, provides low or zero emission charging points and secure cycling parking, is designed to incorporate safe crossing for walking and wheeling and reducing the speed of vehicles, takes account of the transport needs of diverse groups, and adequately mitigates any impact on local public access routes. **LDP Policy 3: Design and placemaking** also requires developments to have appropriate access and parking arrangements, promote sustainable transport methods and active travel, and to maintain and maximise all opportunities for responsible outdoor access including links into the existing path network.
46. In this regard the development is part of a wider approved housing layout which is designated for development in a location which is within easy walking distance of the services and amenities of Newtonmore, including the railway station as well as the petrol station and café opposite. It does not adversely affect the road layout for



the remainder of the site, and the changes to the road design in this section of the site are deemed acceptable by the technical consultee (Highland Council Transportation Team) who have no objections to the proposal and indeed have sought some of these changes through their road construction consent process. Finally, the development does not impact upon existing outdoor access routes, with walking routes such as the Coffin Road track to the south readily accessible.

47. In these circumstances the development is considered to comply with relevant NPF4 and LDP policy.

### Sustainability and climate change

48. **NPF4 Policy 1: Tackling the climate and nature crises** states that when considering all development proposals significant weight will be given to the global climate and nature crises. **NPF4 Policy 2: Climate mitigation and adaptation** also seeks to ensure that development is sited and designed to minimise lifecycle greenhouse gas emissions as far as possible and to be able to adapt to climate change risks. **LDP Policy 3: Design and placemaking** also requires new development to minimise the effects on climate change in terms of siting and construction.
49. NPF4 also recognises the need to minimise waste, with **NPF4 Policy 12: Zero waste** seeking to encourage, promote and facilitate development that is consistent with the waste hierarchy. Similarly, **LDP Policy 3: Design and placemaking** requires new development to make arrangements for storage, segregation and collection of recyclable materials and provision for composting, and to make sustainable use of resources including minimisation of waste and energy usage. **LDP Policy 10: Resources** also seeks to ensure minimisation of waste during construction and life of developments.
50. In this regard the proposed development on designated housing land within a village is considered to comply with these objectives. It will provide housing on land that can be readily serviced by both public transport and private vehicles, as well as within a village so helping to support local services and amenities. There is ample space within the plots for bin storage, air source heat pumps and electric



vehicle charging outlets are proposed, and the largely flat nature of the site will help to minimise impacts on soils.

51. In these overall circumstances the development is considered to comply with NPF and LDP policy.

### **Developer obligations**

52. **NPF4 Policy 18: Infrastructure first** sets out that the impacts of developments on infrastructure must be mitigated. Similarly, **LDP Policy 11: Developer obligations** states that where development generates a need to increase and improve public services or infrastructure or to mitigate adverse effects, the developer will be required to make a fair and reasonable contribution, in cash or kind, towards the additional costs or requirements.
53. In this case, developer obligations were considered at the time of the original planning application for the overall development, with a legal agreement in place to secure contributions for each house towards the provision and enhancement of recreational and other community facilities. The current proposal does not involve any increase in the total number of housing units already consented on the site, and the amended house types remain 3 bedroomed units. As such, there will be no additional impact on local infrastructure when compared with the scheme which is already consented. Accordingly, the development is considered to comply with NPF and LDP policy.

### **Conclusion**

54. The ongoing development of a designated housing site within Newtonmore is welcomed. The proposed changes to house type and amendments to the roads design raise no significant land use planning issues. Conditions to secure implementation of landscaping, layout, parking etc. can be addressed, along with any relevant implementation conditions from the original consent which can be reimposed. The development is considered to comply with all relevant NPF4 and LDP policies, and there are no other material considerations which outweigh this conclusion. On this basis approval is recommended.



## Recommendation

55. That members of the committee support a recommendation to **APPROVE** the Change of house types on Plots 22-25 and 31-32 and the road and car parking design (07/230/CP) (2024/0149/DET) at Land Between Perth Road and Station Road Newtonmore 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 3 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. The houses hereby approved shall not be occupied until the drainage arrangements (foul and surface) have been implemented in accordance with the approved details.

**Reason:** To ensure that sustainable drainage arrangements avoiding unacceptable impacts on the environment are implemented in accordance with Policy 22: Flood Risk and water management of the National Planning Framework 4 and Policy 10: Resources of the Cairngorms National Park Local Development Plan 2021.

3. All landscaping and planting shall be implemented in accordance with the approved details in the first planting season following the completion of the houses hereby approved. The landscaping shall be retained and maintained thereafter in accordance with the approved plans and details throughout the lifetime of the development hereby approved.

**Reason:** To ensure the long-term retention of an appropriate landscaping setting, enhanced biodiversity, and to ensure the development complements and enhances



the landscape accordance with Policy 3: Biodiversity and Policy 4: Natural Places of the National Planning Framework 4 and Policy 4: Natural Heritage and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2021.

4. The development hereby approved shall be constructed in accordance with the approved details and plans.

**Reason:** To ensure the development complements and enhances the landscape in accordance with Policy 4: Natural Places of the National Planning Framework 4 and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2021.

5. No residential unit shall be occupied until its parking and access arrangements have been completed in accordance with the approved plans. This infrastructure to be retained thereafter throughout of the lifetime of the development hereby approved.

**Reason:** To ensure that the development is satisfactorily serviced in accordance with Policy 13: Sustainable Transport of the National Planning Framework 4 and Policy 3: Design and Placemaking of the Cairngorms Local Development Plan 2021

6. Unless otherwise agreed in writing with the Cairngorms National Park Authority acting as Planning Authority, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or any order amending it, the front gardens of the houses hereby approved shall be maintained in an open plan format.

**Reason:** To maintain a consistent character throughout the wider development, improve the quality of the area and ensure the development complements and enhances the landscape in accordance with Policy 4: Natural Places and Policy 14: Design Quality and Place of the National Planning Framework 4 and Policy 3: Design and Placemaking and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2021.



7. No residential unit shall be occupied until it is served by a road and footway constructed to adoptable standards.

**Reason:** To ensure that the development is satisfactorily serviced in accordance with Policy 13: Sustainable Transport of the National Planning Framework 4 and Policy 3: Design and Placemaking of the Cairngorms 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. 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.
3. 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.



4. The person undertaking the development should ensure that they comply with all Road Construction Consent (RCC) requirements – contact Highland Council Transportation Team for advice as required. The Transportation Team has also noted that amendments to the previously approved RCC must be processed and approved under RCC 23/05141/RCC. No works affecting adoptable features may commence before approval of the amended RCC.