

CAIRNGORMS
NATIONAL PARK AUTHORITY

ÙGH DARRAS PÀIRC NÀISEANTA A'
MHON AIDH RUAIDH

Ballater & Crathie Community Council
Little Langdale
Monaltrie Road
Ballater
AB35 5PE

1 July 2024

Dear Sir or Madam,

Application Number: 2024/0163/DET
Development Proposed: Erection of 107 Dwellinghouses Including Open Space,
Landscaping and Associated Infrastructure
Location: Site Adjacent To, Monaltrie Park, Ballater Aberdeenshire

The Cairngorms National Park Authority considered the above planning application under their Call-in powers on 1 July 2024.

The decision is that the above planning application raises a planning issue of 'general significance' to the Cairngorms National Park aims under section 1 of the National Parks (Scotland) Act 2000. As such the Cairngorms National Park Authority has Called-in the above planning application from Aberdeenshire Council and will now be the deciding body for the application.

The planning application has been called in for the following reasons:

This is a Type 1 major planning application for 107 houses within a settlement. The application is therefore considered to raise issues of significance to the collective aims of the National Park.

Any previous correspondence between yourselves and Aberdeenshire Council relating to the above application will now be passed on to us. Please send any further consultation responses to the Cairngorms National Park Authority at the address below.

If you wish to make a response by email, please use the email address noted below.

We value your involvement in the planning process and therefore would wish to receive your response within 14 days of this letter so that your comments can be considered along with those from statutory consultees. We understand that your meeting programme may not coincide favourably with this time scale and if you are unable to comment within the 14 days timescale, we require your representation by **29 July 2024** which is 28 days from the call in date. Please note that the information contained in your representation will be published on the

Cairngorms National Park Authority's website. This will take the form of your original letter.

Should you wish to have the opportunity for one of your representatives to address the Planning Committee, you will need to make a request by the date specified above. Your request must set out clearly the planning reasons for wishing to address the Committee. Guidance setting out frequently asked questions and the planning process at Committee is available on the CNPA website: <http://cairngorms.co.uk/park-authority/planning/planning-faqs/> .

Should you require any further information, please do not hesitate to contact us using the below details and quoting the application reference number.

Yours faithfully,

Planning Support Team

Email: planning@cairngorms.co.uk

Website: www.cairngorms.co.uk