

18<sup>th</sup> September 2015

Snowsport Scotland  
Caledonia House  
South Gyle  
Edinburgh  
EH12 9DQ

Dear Sir or Madam,

**Cairngorm Ski Area, Aviemore, Inverness-shire, PH22 1RB**

We are writing to inform you of proposed works at Cairngorm Ski Centre, and to provide you with the opportunity to offer any comments or input at these early stages of the design and briefing process. This letter and the enclosed documents relate to a Proposal of Application Notice (PAN), which has been submitted to Highland Council on 17<sup>th</sup> September 2015, together with information about the associated consultation.

The proposals comprise a number of elements which will help deliver Cairngorm Mountain's aim of delivering a world class year round mountain experience and increasing the economic impact through sustainable tourism for the local area.

By improving the existing Cairngorm Mountain Ski Resort base buildings in the Coire Cas the proposal will increase current leisure and sport offering, enhancing the quality and variety of the guest experience all year round.

A full description of the proposal is included in the enclosed Appendix Document.

At this time, prior to a planning application being made, we are looking for feedback from the local tourism, sport and business communities as well as any other organisation or individual interested in the development. Any comments that you have will be considered and will inform the design and briefing process wherever feasible; details on how to find out more information and how to comment are on the reverse of this letter.

The planning department at Highland Council and Cairngorm National Park Authority have been informed that the Proposal of Application Notice (PAN) and the associated consultation are being undertaken but are not involved at this stage. All comments should be made to Natural Retreats (using the details on the reverse) and not to the Planning Department. This process does not replace the planning application process and you will have a further opportunity to comment directly to the planning authority once the planning application has been submitted.

Yours sincerely

*PP K. McLaughlin.*

Adam Gough

Enc.

- Pre Application Notice (PAN) form
- Pre Application Notice (PAN) Appendix Document
- Location plan
- Site boundary plan

## Consultation details

Comments are accepted by email to:  
[planning@naturalretreats.com](mailto:planning@naturalretreats.com)

And by post to:

Natural Retreats  
Whitecroft House  
51 Water Lane  
Wilmslow  
SK9 5BQ

Please use reference 'Cairngorm Mountain' on all correspondence

If you wish to discuss the proposals with us we will be holding exhibition and drop-in sessions on the following days:

### Cairngorm Hotel

- Monday 26<sup>th</sup> October 13.00 – 21.00
- Tuesday 27<sup>th</sup> October 11.30 – 19.00

### Cairngorm Mountain Base Station, Aonach Room

- Wednesday 28<sup>th</sup> October 11.30 – 19.00
  - Wednesday 4<sup>th</sup> November 11.30 – 19.00
  - Wednesday 5<sup>th</sup> November 11.30 – 19.00
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## PROPOSAL OF APPLICATION NOTICE MOLADH BRATH IARRTAIS

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006  
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

**The Council will respond within 21 days of receiving the Notice. It will advise whether the proposed Pre-application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required. Please note that a planning application for this proposed development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received by the Council and without the statutory consultation requirements having been undertaken. The planning application must be accompanied by a Pre-application consultation report.**

Applicant Cairngorm Mountain Ltd..	Agent Natural Retreats.....
Address c/o Natural Retreats.....	Address Whitecroft House.....
.....	51 Water Lane, Wilmslow.....
.....	SK9 5BQ.....
Phone No. c/o Natural Retreats.....	Phone 01625 416 423.....
E-mail c/o Natural Retreats.....	E-mail <a href="mailto:planning@naturalretreats.com">planning@naturalretreats.com</a>

**Address or Location of Proposed Development** Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice

Cairngorm Ski Area, Aviemore, Inverness-shire, PH22 1RB.....

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**Description of Development** Please include detail where appropriate – eg the number of residential units; the gross floorspace in m<sup>2</sup> of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

Please refer to appendix PAN document.....

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**Pre-application Screening Notice**

Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development?

If yes please provide a copy of this Opinion.

YES..... NO.....X.....

**Community Consultation [See checklist of Statutory minimum consultation attached]**

State which other parties have received a copy of this Proposal of Application Notice.

Community Council/s Date Notice Served

Please refer to appendix PAN document.....

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Names/details of any other parties Date Notice Served

Please refer to appendix PAN document.....

.....

**Please give details of proposed consultation**

Proposed public event Venue Date and time

Exhibition at Cairngorm Mountain Base Station and in Aviemore

details included in the appendix PAN document.....

Newspaper Advert – name of newspaper Advert date(where known)


Strathspey & Badenoch Herald.....

.....

Details of any other consultation methods (date, time and with whom)

Please refer to appendix PAN document.....

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Signed .....

Date..... 17<sup>th</sup> September 2015.....

**Proposal of Application Notice – Appendix Document  
Cairngorm Ski Area, Aviemore, Inverness-shire, PH22 1RB**

### Description of Development

Development proposals comprise a number of elements which will help deliver Cairngorm Mountain's aim of delivering a world class year round mountain experience and increasing the economic impact through sustainable tourism for the local area.

The proposal includes improvements to the existing Cairngorm Mountain Ski Resort base buildings in the Coire Cas which will increase current leisure and sport offering, by enhancing the quality and variety of the guest experience all year round. The buildings will include features such as:-

- retail
- café, restaurant and a wider food and beverage offering
- ticketing and booking space
- office and study space
- year round hire facilities
- conference and meeting spaces
- crèche and children facilities
- members lounge area
- ski school
- gym
- outdoor courtyard
- operational space, workshops, maintenance and storage
- indoor free sports, centre of excellence and activity space
- mountain rescue and snow operations
- interpretation and visitors information space
- energy centre/substation

It is currently expected that the buildings will have a gross floor space of approximately 10,000m<sup>2</sup>.

The proposal will also look to improve the landscaping in and around the car parking provision and enhance the approach to the base buildings.

In addition to the buildings the proposal will introduce new elements and improve existing ones on the mountain, these will include:-

- artificial ski slope catering for beginners, families, novices with some expert features
- outdoor training kicker with airbag landing
- mountain biking
- increased snow making facilities
- increased snow fencing
- enhancements to the ski uplift, slopes and runs
- Improved signage and way-finding

The overall Site Area exceeds 2 hectares.

**Community Consultation**

Community Council's issued with PAN on 17<sup>th</sup> September 2015:

- Aviemore Community Council
- Nethy Bridge Community Council
- Kinncraig Community Council
- Kingussie Community Council
- Newtonmore Community Council
- Boat of Garten Community Council
- Dulnain Bridge Community Council
- Cromdale and Advie Community Council
- Grantown on Spey Community Council
- Carrbridge Community Council
- Dalwhinnie Community Council
- Laggan Community Council
- Braemar Community Council (Aberdeen-shire Council)
- Ballater and Crathie Community Council (Aberdeen-shire Council)
- Donside Community Council (Aberdeen-shire Council)

Other parties issued with PAN between 18<sup>th</sup> September and 21<sup>st</sup> September 2015:

- Councillor Jaci Douglas
- Councillor Dave Fallows
- Councillor Bill Lobban
- Councillor Gregor Rummell
- Mr Dave Thompson, MSP
- Mr Fergus Ewing, MSP
- Bill Lobban, Highland Council Vice Convener
- William McKenna, Cairngorm National Park Authority Board
- Drew Hendry, MP
- Forestry Commission Scotland Board
- Inclusive Cairngorms
- Cairngorm Local Outdoor Access Forum
- Cairngorm Business Partnership
- Cairngorm Tourism Partnership
- Cairngorm Nature
- Highland and Islands Enterprise
- Scottish Youth Hostels Association
- High Life Highland
- Sustrans Scotland
- HITRANS
- SportScotland
- Cairngorm Reindeer
- Glenmore Ski Shop
- Loch Morlich Watersports
- Camping in the Forest
- Aviemore Business Association
- Badenoch and Strathspey Federation of Small Businesses
- Rothiemurchus Estate
- RSPB Loch Garten Nature Reserve
- Speyside Trust
- Hilton Coylumbridge

- McDonald Aviemore Highland Resort
- National Trust for Scotland – Mar Lodge
- Capercaillie BAP Group
- Badenoch and Strathspey Conservation Group
- Scottish Environment LINK
- Cairngorms Campaign
- John Muir Trust
- Scottish Campaign for National Parks
- The Mountaineering Council of Scotland
- Wild Scotland
- Ramblers Scotland
- Cycling Scotland
- Highland Disabled Ramblers
- Loch Morlich Sailing Club
- Strathspey Paddlers
- Badenoch and Strathspey Orienteering Club
- Cairngorm Runners
- British Association of Snowsport Instructors
- Snowsport Scotland
- Cairngorm Adventure Triathlon
- Glenmore Lodge
- Badenoch and Strathspey Schools Snowsports Association
- Wilderness Scotland
- Cairngorm Outdoor Access Trust
- The British Association of Ski Patrollers
- Spey Valley Rotary Club
- Cairngorm Local Action Group
- Badenoch and Strathspey Sports Council
- Cairngorm Biathlon / Nordic Ski Club
- Cairngorm Ski Club
- Highland Nordic Club
- Cairngorm Snowboard Club
- Disability Snowsport UK
- Wolfpax Riders
- Cairngorm Cycling Club
- Petal Power Biking
- Grantown Try Tri
- Highland Disability Sport
- Highland Youth Voice
- Scottish Tourism Forum



**Proposed Public Events**

The consultation will include 5 days of staffed exhibitions that will be advertised and open to the public, each of these will be staffed by members from Cairngorm Mountain, Natural Retreats and Keppie Design who will be on hand to answer questions, explain the proposals, the PAN process and the exhibition materials.

Staffed exhibition and drop in sessions:

**Cairngorm Hotel**

- Monday 26<sup>th</sup> October 13.00 – 21.00
- Tuesday 27<sup>th</sup> October 11.30 – 19.00

**Cairngorm Mountain Base Station, Aonach Room**

- Wednesday 28<sup>th</sup> October 11.30 – 19.00
- Wednesday 4<sup>th</sup> November 11.30 – 19.00
- Wednesday 5<sup>th</sup> November 11.30 – 19.00

These will be advertised in the Strathspey & Badenoch Herald at least 1 week in advance as well as online and on social media and with posters and leaflets in key locations in Aviemore.

In addition to the staffed events there will be an unstaffed exhibition in the Cairngorm Mountain Base Station throughout the 12 weeks of consultation.

Both staffed and un-staffed exhibitions will have and comment cards available.

**Other consultation methods**

Comments are accepted by email to:  
[planning@naturalretreats.com](mailto:planning@naturalretreats.com)

And by post to:

Natural Retreats  
Whitecroft House  
51 Water Lane  
Wilmslow  
SK9 5BQ

Please use reference 'Cairngorm Mountain' on all correspondence

Additional promotion the consultation (including details of the events, exhibition and how to comment):

- Press release to local paper and local radio
- Feature on [www.cairngormmountain.org](http://www.cairngormmountain.org)
- Feature on Cairngorm Mountain Ltd facebook
- Feature on CairngormMtn twitter





Site Location



# NATURAL RETREATS

ENFOOT, DESIGN, DISCOVER

# keppie

Natural Retreats  
Whalecroft House  
51 Water Lane  
Wilmslow  
SK9 5BQ

Drawing  
Cairngorm Mountain Village  
Location Plan

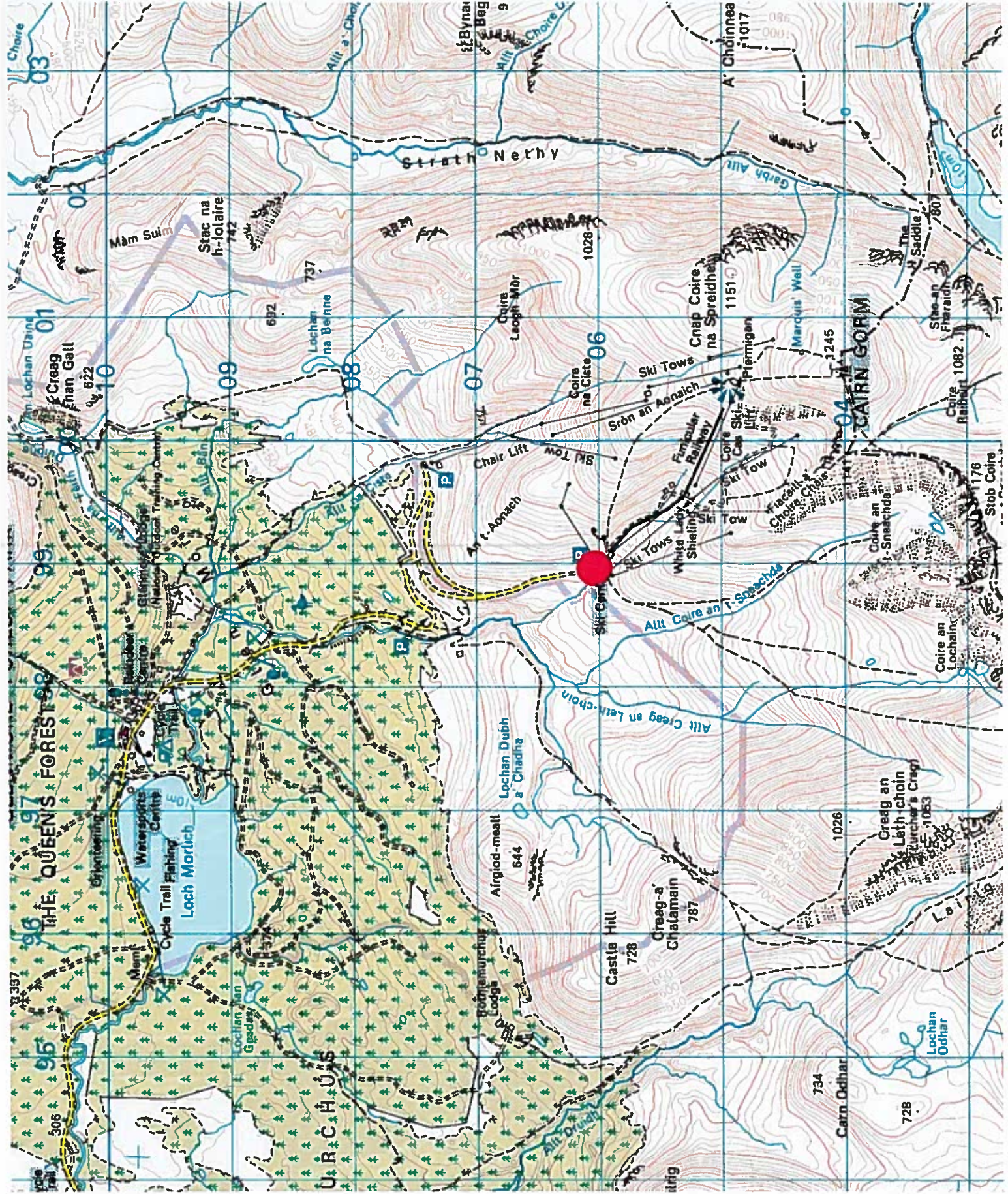
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P15-156

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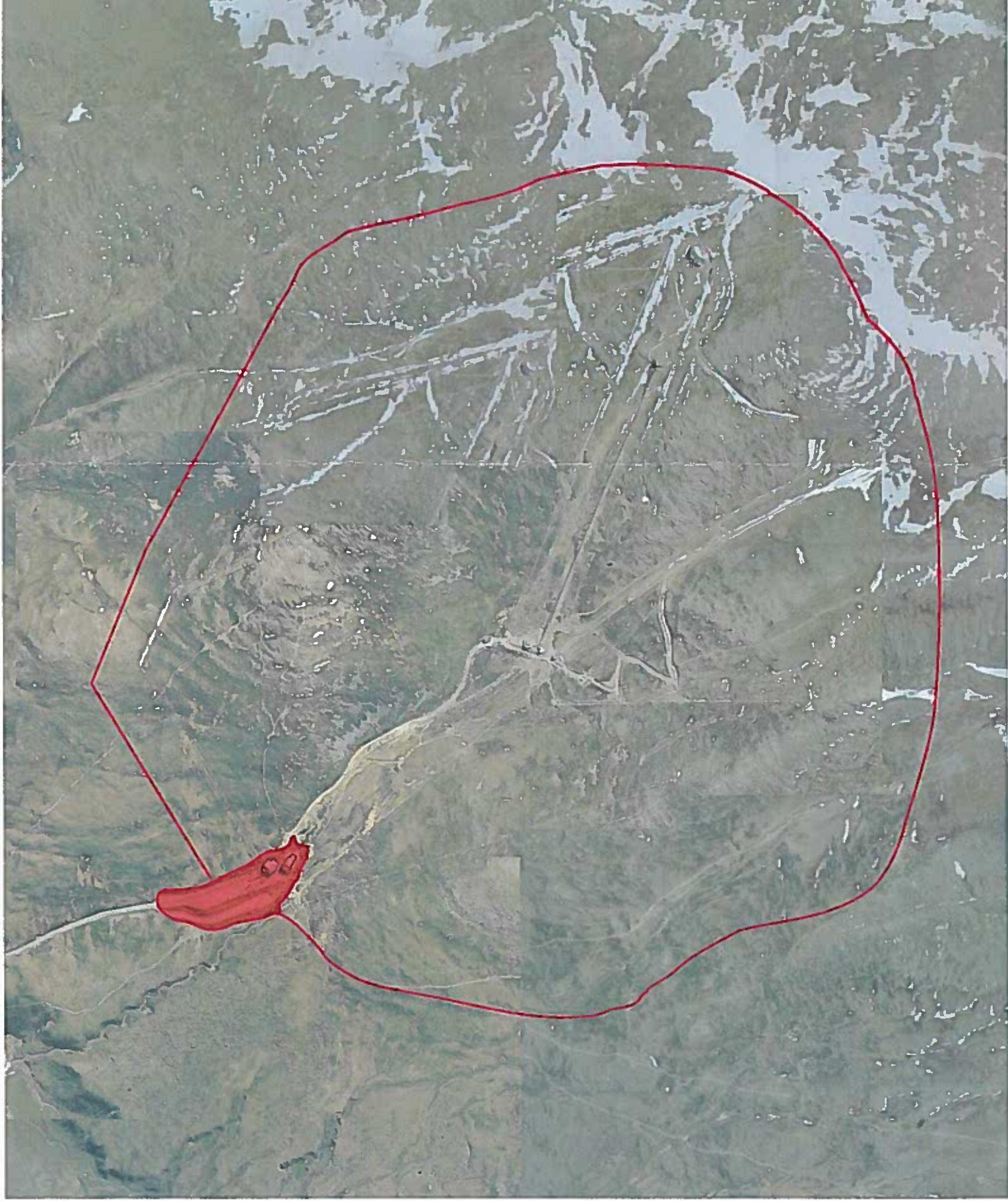




Red area:  
Building and car park works



Red boundary:  
Improvements and additions  
to mountainside facilities



NATURAL RETREATS  
EXPERIENCE. DESIGN. DISCOVER.

keppie

Natural Retreats  
Whitcroft House  
51 Weiler Lane  
Wimborley  
SK9 5BQ

Drawing

Cairngorm Mountain Village  
Site Boundary

Project No.

P15-156

Drawing No.

PL(90)202

Rev.

A

Status

PLANNING

Created

Date

15/08/2015

Checked

Book

AM

HTB

NOT EAST + STAMBUK + G. ARDOW + HAYTRESS + LUMSDEN + PERTH