



**CNPA Application Ref.
No. & name:
2016/0295/DET**

**Application description:
Retrospective planning
application to retain ski
area access track**

**INTERNAL SPECIALIST
RESPONSE**

Response date:

2016/09/14

Deadline: 2016/09/16

Internal Specialist (Name & Job Title): Emma Butler, Landscape Officer

SUMMARY FOR COMMITTEE REPORT

- *The proposal is located within the Cairngorms Mountains NSA in the Cairngorm Mountain ski area.*
- *The proposal is for retrospective planning to retain a track alongside the new Shieling Ski Tow*

Interests affected by proposal

Landscape character, visual experience

Potential impacts on interests, including evidence of impacts:

- Landform Track
At both bottom and top of the Shieling Ski Tow, the pylons have been put in at a level significantly higher than the surrounding ground. This has created an unnatural looking landform, which is clearly visible and will have a continuous negative impact on the experience for many visitors.
- Track
Within the ski area, on land previously integrated in the infrastructure of skiing, this track is acceptable as part of the landscape. The track in question consists of a short stretch, level with surrounding ground and vegetated with initial grassgrowth which will provide organic matter and prevent erosion of the track. Addition of drainage channels will further prevent erosion.
- Vegetation
For notes on vegetation, see Ecologist specialist response.

Concluding Advice:

- The landform at the base of both ski tow pylons, towards the funicular railway, should

be carefully regraded, creating a smooth transition to the north-east. The materials and vegetation should be matched with existing ground and cover, using methods similar to those used successfully in other areas of the ski-area (e.g. the regraded bank and the restored peat bog).

Before starting any works, the applicant will provide a plan and sections with existing and proposed heights, showing the areas concerned (see appendix 1) on the north-eastern side of the track and specifications of what materials and techniques will be used for the integration of the land under the tow into the surrounding landform and vegetation.

Summary (place an 'X' in the boxes that apply):

	Further information is required
	The development raises no issues in relation to landscape/ecology
X	The development would have a minor impact on the landscape, but has the potential to be addressed by appropriate mitigation measures.
	In the event of planning permission being granted, conditions are required to address potential impacts on...
	The development raises issues in relation to landscape/ecology, that are not capable of resolution.

Further detail in support of advice:

- Landform at start of ski tow

