Natural Retreats UK Ltd

Whitecroft House

51 Water Lane

WILMSLOW  
SK9 5BQ

Please ask for / Foighnich airson: Mr A. McCracken

Direct Dial / Àireamh fòn: 01540 661700

Email / Post-d: Andrew.mccracken@highland.gov.uk

Our Ref / Ur n-àireamh-iùil: 15/04761/SCRE

Your Ref / Ar n-àireamh-iùil:

Date / Ceann-là: 24th February 2016

Dear Sir/Madam,

**TOWN and COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (SCOTLAND) REGULATIONS 2011**

RIAGHAILTEAN DEALBHAIDH BAILE IS DÙTHCHA (MEASADH BUAIDH ÀRAINNEACHD) (ALBA) 2011

PROPOSAL: REDEVELOPMENT OF SKI RESORT BASE BUILDINGS AND OTHER DEVELOPMENTS

Location: CAIRNGORM MOUNTAIN, GLENMORE, aviemore ph22 1rb

I refer to the above proposed development and to your request, dated 17th December 2015, for a Screening Opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 (hereafter referred to as 'the 2011 Regulations'). I apologise for the delay in responding but additional information was required on the extent and scope of the proposed development which was not clear from your application.

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| Screening Opinion  It is considered that **Environmental Impact Assessment IS required** for the development described in the letter and information accompanying your screening request. |

The rationale behind this screening opinion is as follows:

1. The proposal falls within the definition of 'Schedule 2 development' (Regulation 2 - Interpretation), in that it is development associated with ski runs and ski lifts and the area of the proposed works exceeds 1 hectare, and having screened it against the selection criteria outlined in Schedule 3 (including cumulative impact, pollution, impact on natural resources/the natural environment, environmental quality and the historic environment), the potential impact on the receiving environment is considered to be significant.

Next Steps: Scoping Opinion

You are now required to prepare an Environmental Statement (ES) and submit this alongside any future planning application. The Cairngorms National Park Authority as Planning Authority will be unable to approve a planning application for EIA development where an ES has not been submitted. (It is assumed that any application will be “called in” by the Park).

Guidance on what should be included within an ES can be found in Schedule 4 of the 2011 Regulations; however, you are strongly encouraged to ask us for a Scoping Opinion under Regulation 14 prior to any work starting on the preparation of an ES. A Scoping Opinion will help to identify the main issues and also enable less significant issues to be removed from the scope of the ES at an early stage.

Scoping Opinions should be requested in writing and your request should be accompanied by as much information as possible. Doing so will enable us to identify the scope of the ES as comprehensively and accurately as possible. The more information you are able to provide, the more focused the Scoping Opinion is likely to be; this may reduce the amount of work required in the preparation of the ES.

Screening Direction from the Scottish Government

If you disagree with this Screening Opinion, you may submit a request to the Scottish Government for a Screening Direction under Regulation 7 of the 2011 Regulations.

The Scottish Government

Directorate for the Built Environment

Planning Decisions

2H South

Victoria Quay

Edinburgh, EH6 6QQ

Please note that you must notify us of any such request in writing and provide us with a copy of all documentation submitted; this enables us to make representations to the Scottish Government under Regulation 7(2).

Should you require any further information or clarification on any of the above, please do not hesitate to contact me on 01540 661700

Yours sincerely,

**Andrew McCracken**

Team Leader (Development Management)

The Highland Council

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| **Please Note:** This screening opinion does not constitute pre-application planning advice. The merits of the proposed development have not been assessed, nor has its acceptability in terms of material planning considerations and development plan policy. |