

AGENDA ITEM 6

APPENDIX I

2014/0203/DET

SUPPORTING INFORMATION

Supporting Information

Planning Application - Glenlivet bike trail - pump track

Online application reference – 000093256-001

Introduction

The Glenlivet Mountain Bike Centre opened in November 2013, with a trailhead hub based in a landscaped quarry, within a commercial forest plantation. This hub provides a car park, café, toilets and bike hire. Two mountain bike trails explore the surrounding forest.

This proposal is to create a “pump track” at the hub site. This is a 75m section of bike trail featuring raised bumps and banked corners (berms) that will link to the existing trail forming a short loop. The pump track will provide a safe area that riders can practice on and, in particular children, can “play” on before starting their ride (reducing the current inappropriate behaviour of using the car park and quarry walls).

Address

Glenlivet Bike Trails, Kirkmichael, Ballindalloch, AB37 9EX

(on-line system wouldn't recognise address so couldn't be entered onto planning application form)

Parking

Out-with the proposal site boundary on the wider site there is an existing car park – as shown on the submitted plan “Proposed Mountain Bike Pump Track Location & Block Plans as Proposed”. This provides 30 car parking spaces, two of which are designated disabled parking bays.

It is not envisaged that the pump track will attract any more users to the site, it will simply provide better provision of facilities for those already visiting and thus visitor numbers and parking will not be affected.

Trees

The quarry site that has been developed into the hub is surrounded by commercial forest plantation (predominately Scot's Pine and European Larch). There are trees therefore adjacent to the proposal site, but none of these are close enough that their canopy spread overhangs the site. No existing trees will be cut back and no felling will take place.

The proposal site does include an area that was identified in the original plans that was to be landscaped by i) tree planting with native species and ii) soft landscaping with grass/wild meadow flower mix. In order that these areas are not lost, alternative tree planting and landscaping areas of an equivalent size are indicated on the plan.

Environmental

As the proposed site is currently bare ground, bar a few common weeds, there is no flora of note or concern on the site. Similarly as the proposal will not cause a change in use or encourage more use of the wider site it is not anticipated that any fauna will be affected by the pump track.

The build will be undertaken to the highest environmental standards to ensure minimal impact to the environment. Hardcore material for the construction will be sourced from an existing estate quarry within the forest plantation.