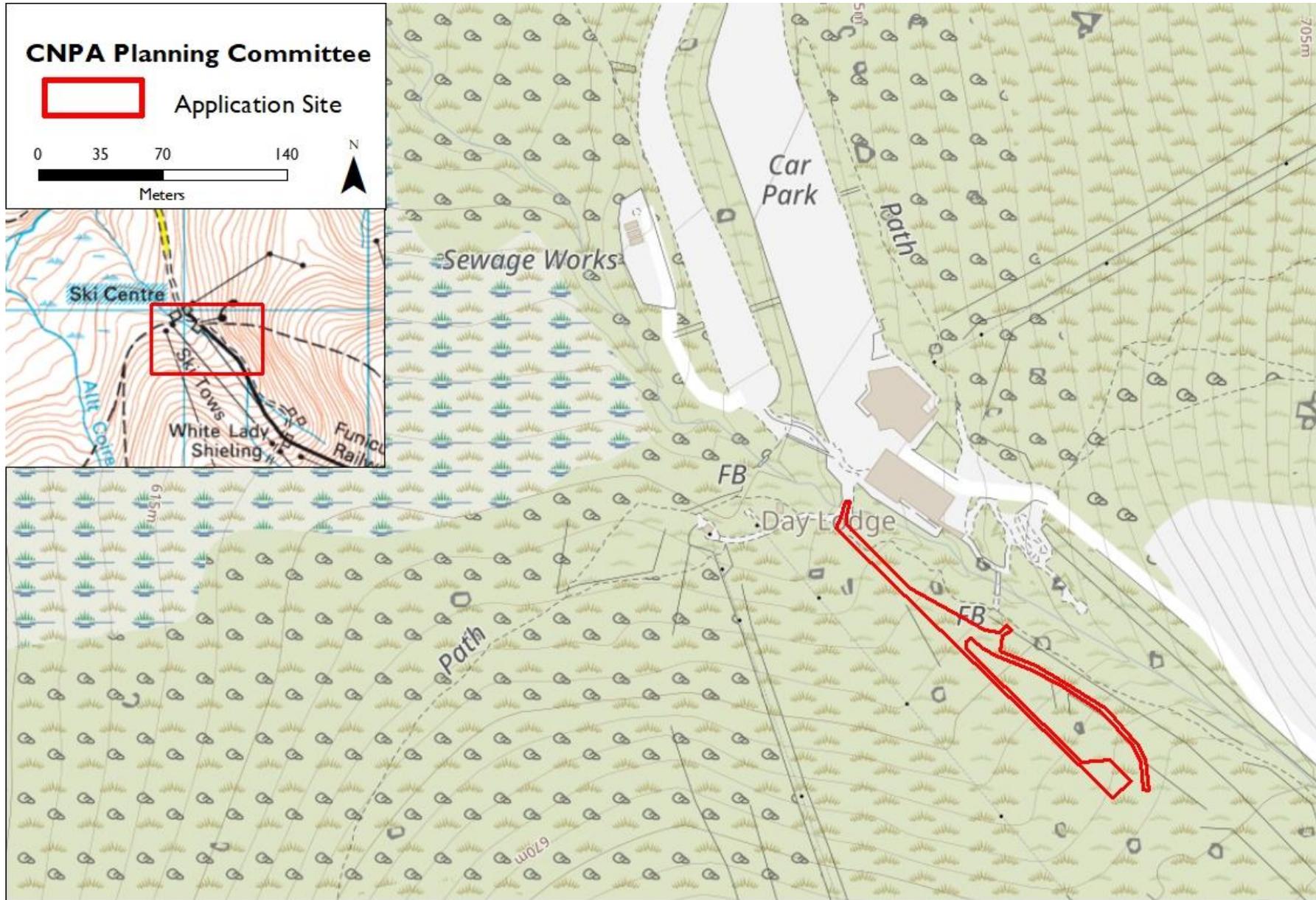


CAIRNGORMS NATIONAL PARK AUTHORITY

DEVELOPMENT PROPOSED:

Relocation of snow factory and implementation of related infrastructure at Land 350M SE Of Ranger Base Office Cairngorm Mountain Glenmore Aviemore

REFERENCE: 2022/0307/DET
APPLICANT: Cairngorm Mountain (Scotland) Limited
DATE CALLED-IN: 10th October 2022
RECOMMENDATION: Approve, subject to Conditions
CASE OFFICER: Stephanie Wade Planning Officer



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SITE DESCRIPTION, PROPOSAL AND HISTORY

Site Description

1. The application site is located on the north-western slope of Coire Cas and to the south and south-eastern area, adjacent to the Cairngorm Mountain Ski Centre Day Lodge. It comprises sloping, vegetated land with drainage channels flowing into the Allt a-Choire Chais. The land, forms part of the ski slope used by the ski centre and is segregated in places by snow fencing. A footpath runs partially within, and subsequently adjacent to, the north-eastern development site boundary, which links the Day Lodge to the Mid-Station area, further up the slope. The vehicular track to the western side of the Funicular railway is also partially within the development area. The development area also includes the vehicular track which runs north-easterly to south-westerly at the Mid-Station.
2. The wider ski centre is accessed by the existing B970 road from Glenmore, which terminates at a large parking area, beside the Day Lodge and Funicular Railway Base Station.
3. The application site lies within the Cairngorms National Scenic Area but is not covered by any other specific environmental designations. The Cairngorms Special Area of Conservation, designated for habitat interests, and the Northern Corries, Cairngorms Site of Special Scientific Interest lies over 400 metres west of the site. The Cairngorms Wild Land Area No.15 lies over 600 metres west of the site at its closet point, circling the entire ski area.

Proposal

4. The drawings and documents associated with this application are listed below and are available on the Cairngorms National Park Authority website unless noted otherwise:

<http://www.eplanningcnpa.co.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RJ00XASI0C100>

Title	Drawing Number	Date on Plan*	Date Received
PLANS			
Plan – Location Plan	110 Rev.B	16/03/2022	10/10/2022
Plan – Proposed Plan	101 Rev.G	18/11/2022	23/01/2023
Plan- Proposed Snow Factory Base Layout and Sections	111 Rev.A	30/03/2020	10/10/2022

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Plan – Proposed Crane Pad Layout and Sections	112 Rev.A	25/01/2022	10/10/2022
Plan – Location and Details of Existing Snow Factory	OM1	15/11/2018	10/10/2022
Plan – Proposed Track Cross Sections	104 Rev.C	18/11/2022	23/01/2023
Plan – Proposed Track Cross Sections	102 Rev.B	06/03/2020	10/10/2022
Plan – Proposed Track Cross Sections	103 Rev.B	06/03/2020	10/10/2022
Plan- Pipeline Route	674103-GIS001 Rev.B	24/01/2022	10/10/2022
Plan – Intake Chamber and Supply Pipe Details	674103-CAD003	20/12/2021	10/10/2022
Plan – Intake Arrangement Section A-A	674103-CAD002	20/12/2021	10/10/2022
Plan – Intake Arrangement Plan	674103-CAD001	20/12/2021	10/10/2022
Plan – Pipe Intake	674103-GIS003 Rev.A	20/12/2021	10/10/2022
Plan – Proposed Shed General Arrangement	2195-113A	15/02/2022	10/10/2022
Plan – Viewpoint 05A Snow Factory Current View		18/02/2023	08/03/2023
Plan – Viewpoint 05B Snow Factory Proposed View		18/02/2023	08/03/2023
Plan – Viewpoint 06A and B Snow Factory Current and Proposed		26/02/2023	08/03/2023
Plan – Viewpoint 01A Current View		15/08/2021	10/10/2022
Plan - Viewpoint 01B – Proposed View		15/08/2021	10/10/2022
Plan – Viewpoint 01C – Snow Factory with 5/7 years planting		12/01/2022	10/10/2022

SUPPORTING INFORMATION			
Other - Supporting Planning Statement		01/06/2022	10/10/2022
Other - Supporting Report-Methodology		01/06/2022	10/10/2022
Other – Snow Factory Water Supply		15/12/021	10/10/2022
Other – Working with the Environment at Cairngorm		01/02/2018	10/10/2022
Other – Photo A – North Elevation			10/10/2022
Other – Photo B – East Elevation			10/10/2022
Other – Photo C – South Elevation			10/10/2022
Other – Photo D – West Elevation			10/10/2022
Other – Ecological Survey Report	8767	17/07/2020	10/10/2022
Other – Addendum to Construction Management Statement		27/01/2023	27/01/2023
Other – Temporary Visitor and Construction Management Plan		01/01/2023	27/01/2023
Other -NPF4 Policy Summary Statement			23/03/2023

*Where no specific day of month has been provided on the plan, the system defaults to the 1st of the month.

- The application looks to relocate the existing snow factory from the Coire Cas car park to 350m south-east of the Ranger Base Station. The factory comprises two shipping containers, which house the snow making machine. The rectangular, flat roofed stacked units measure 12.4 metres by 3.6 metres with a height of 8.4 metres. The unit has a connected water supply installing a new intake on the nearby watercourse. The proposal also includes the construction of an access haul road and opening of a borrow pit. The snow factory will be sited on a new reinforced, concrete plinth, measuring 15 metres x 5 metres. The area where the plinth will be formed is proposed to be regraded and filled with a subbase of compacted 6A rockfill. Adjacent to the plinth, will be another concrete pad which will be used by the crane and subsequently will provide the base for the proposed timber shed. The slab will measure 12 metres x 12 metres and the ground is to be regraded to provide a level platform will fill from the borrow pit. The surface material of the slab is

proposed as compacted rockfill. 4 spreader pads will be used on the surface for the crane.

6. The proposed haul road will use the existing vehicular access, to the front of the Day Lodge and follow the route of the Car Park T Bar Tow Track, up the slope before splitting off in an easterly direction to a turning point. The haul road will have a width of 4.5m and will be constructed using cut and fill over a length of 311 metres. Once the relocation works are completed, the haul road width will be reduced by pulling side cast material over to reduce the track width to 2.5m wide. The track will remain under vegetation for any future work relating to the access/maintenance of removal of the snow factory.
7. The proposed timber shed measures 6m x 3.6m with a maximum height of 3.6m. The elevations are proposed with a vertical close boarded finish, whilst the mono-pitched roof is to be clad in corrugated roofing sheets, coloured grey. The shed is proposed to be used for the storage of tools and maintenance equipment and to house 2000 litre holding tank.
8. The borrow pit which has in excess of 1500m³ of material available will be covered with side cast topsoil when excavation when is completed. The existing tow track will be utilised to transport the material from the proposed borrow pit to the snow factory access track and foundation area. Whilst the track is in use for the construction works, the topsoil is proposed to be stripped and side cast, exposing the existing granular track beneath and reinstated post transportation works.
9. The snow factory creates snow by abstracting water which is then cooled to freezing point within the container. A new permanent water abstraction intake and water supply pipework is proposed to be installed 275m up the slope, with any overflow returned to existing land drains via the land drain to the edge of the access track. This will be a gravity fed system. The supply is designed to provide a thermally resilient flow to the snow factory up to the 2 - 5 litres per second design flow requirements. This flow rate can be controlled by the in-line valves at the intake point and at the snow factory.
10. A Visitor Management Plan has been submitted, which includes information on how the visitor experience will be managed around the construction works of the proposal. A Construction Environment Management Plan has also been submitted.
11. Plans of the proposal can be viewed at **Appendix 1**.

History

12. There have been numerous planning applications within the wider Cairngorm Mountain area. On 14th October 2021, Highland Council granted consent

(21/03808/S42) for the continued temporary siting of a double snow factory unit on ground near the Day Lodge, extending the duration of the siting which has been permitted by both the CNPA and Highland Council in previous years.

13. An application for the installation of car park barriers (2020/0097/DET) at the entrance to the Upper Coire Cas car park was granted consent by the CNPA on 16 June 2020. In May 2020, planning permission was granted by the CNPA for the engineering works related to the strengthening of the funicular viaduct (2020/0076/DET).
14. Within the same development area as the application being considered within this report, was planning permission 2019/0247/DET which permitted engineering works to smooth and regrade the land; and more recently planning permission 2022/0046/DET, which was granted approval by Planning Committee in February 2022. This permission relates to the formation of mountain bike tracks and related infrastructure.

Habitats Regulations Appraisal

15. An Habitats Regulations Appraisal [HRA] has been undertaken to consider the effects of the proposal upon the conservation objectives of the European Sites the River Spey Special Area of Conservation [SAC]. A copy of the HRA is attached at **Appendix 2**.
16. The HRA concludes that there will be no direct or indirect effects on the habitats, their structures or function or supporting processes, subject to the inclusion of a planning condition to ensure that the Construction Environment Management Plan and its addendum are implemented. This is to ensure that pollution does not enter the River Spey SAC and so avoid an adverse effect on site integrity.

DEVELOPMENT PLAN CONTEXT

Policies

National Policy	National Planning Framework 4 (NPF4) Scotland 2045
POLICY 1	Tackling the Climate and Nature Crises
POLICY 2	Climate Mitigation and Adaptation
POLICY 3	Biodiversity
POLICY 4	Natural Places
POLICY 5	Soils
POLICY 9	Brownfield, Vacant and Derelict Land, and Empty Buildings
POLICY 20	Blue and Green Infrastructure
POLICY 21	Play, Recreation and Sport

POLICY 22	Flood Risk and Water Management	
POLICY 29	Rural Development	
Strategic Policy	Cairngorms National Park Partnership Plan 2022 – 2027	
Local Plan Policy	Cairngorms National Park Local Development Plan (2021) Those policies relevant to the assessment of this application are marked with a cross	
POLICY 1	NEW HOUSING DEVELOPMENT	
POLICY 2	SUPPORTING ECONOMIC GROWTH	X
POLICY 3	DESIGN AND PLACEMAKING	X
POLICY 4	NATURAL HERITAGE	X
POLICY 5	LANDSCAPE	X
POLICY 6	THE SITING AND DESIGN OF DIGITAL COMMUNICATIONS EQUIPMENT	
POLICY 7	RENEWABLE ENERGY	
POLICY 8	OPEN SPACE, SPORT AND RECREATION	X
POLICY 9	CULTURAL HERITAGE	
POLICY 10	RESOURCES	X
POLICY 11	DEVELOPER OBLIGATIONS	

17. All new development proposals require to be assessed in relation to policies contained in the adopted Local Development Plan. The full wording of policies can be found at:

<https://cairngorms.co.uk/wp-content/uploads/2021/03/CNPA-LDP-2021-web.pdf>

Planning Guidance

18. Supplementary guidance also forms part of the Local Development Plan and provides more details about how to comply with the policies. Guidance that is relevant to this application is marked with a cross.

Policy 1	Housing Supplementary Guidance	
Policy 2	Supporting Economic Growth Non-Statutory Guidance	X
Policy 3	Design and Placemaking Non-Statutory Guidance	X
Policy 4	Natural Heritage Non-Statutory Guidance	X
Policy 5	Landscape Non-Statutory Guidance	X
Policy 7	Renewable Energy Non-Statutory Guidance	
Policy 8	Open Space, Sport and Recreation Non-Statutory Guidance	X
Policy 9	Cultural Heritage Non-Statutory Guidance	
Policy 10	Resources Non-Statutory Guidance	X
Policy 11	Developer Obligations Supplementary Guidance	

CONSULTATIONS

Summary of the main issues raised by consultees

19. **NatureScot** agrees within the conclusions of the Habitats Regulations Appraisal that an adverse effect on the site integrity of the River Spey SAC is likely to be avoided should adequate pollution prevention measures identified within the Construction Environment Management Plan be fully implemented. They therefore support the implementation of the CEMP being a condition on any planning permission that is granted.
20. **Highland Council Environmental Health Officer** was consulted but provided no comments.
21. **Highland Council Flood Risk Management Team** has reviewed the application and has no objections to flood risk or drainage for the proposal.
22. **CNPA Ecology Officer** concludes that subject to the inclusion of planning conditions for pre-construction survey checks, implementation of the Construction Environmental Management Plan and timing of works to outwith hare and bird breeding seasons, the proposal would not adversely affect ecological interests of the site and surrounding area.
23. **CNPA Landscape Officer** confirms that the snow factory has become a familiar feature at the ski centre and its physical characteristics are well understood. At the proposed site, it will be viewed in combination to the various ski uplift infrastructure and snow fencing in the vicinity. These elements clearly mark the area as being part of a ski centre. Regarding views, it will not break the horizon unless viewers are close by. From other viewpoints it will be 'back clothed' by the surrounding hillside. Views will be constrained to the corrie itself due to topography except for longer views from the west.
24. The Officer considers that the proposal will not enhance the landscape character of the area, however its function is appropriate to the location generally and this will encourage acceptance on the part of many skiers using the slopes here. There will be a moderately significant adverse effect from the immediate vicinity of the factory during the snow free part of the year. This will reduce rapidly to low with the ski centre and when there is snow cover. The visual significance of the effect from out with the corrie will be very low because it will be seen in the context of the remaining infrastructure. During snow cover this will be negligible or nothing. Regarding mitigation, there is nothing likely to be effect in the short to medium term, however, the proposed planting will mitigate long term effects. A planning condition is recommended

to prevent any night-time illumination and to ensure that the factory is presented as simply as possible the large writing should be removed or over-painted.

25. **CNPA Outdoor Access Officer** has no objection following a review of the submitted Outdoor Access Management Plan.
26. **Aviemore Community Council** were consulted on the application but provided no comments.

REPRESENTATIONS

27. The application was advertised when first submitted. No letters of public representation have been received within the consultation period.

APPRAISAL

28. The main planning considerations are the principle of development; the impact upon landscape, siting, and design; the environmental impacts; and access impacts.

Principle

29. **Policy 2: Supporting Economic Growth** of the Cairngorms National Park Local Development Plan 2021 supports development which enhances formal and informal recreation and leisure facilities; and tourism and leisure-based business activities where:
 - a) It has no adverse environmental or amenity impacts on the site or neighbouring areas; and
 - b) It makes a positive contribution to the experience of visitors; and
 - c) It supports or contributes to a year-round economy.
30. In addition to the above policy, **Policy 8: Open Space, Sport and Recreation** permits extensions and enhancements to existing sport and recreation related business activities where:
 - a) They demonstrate best practice in terms of sustainable design, operation, and future maintenance, and where there are no adverse environmental impacts on the site or neighbouring areas; and
 - b) They will meet an identified community or visitor need; and
 - c) They maintain and maximise all opportunities to link into the existing path network.

31. At national policy level, **Policy 30: Tourism** of NPF4 supports tourist related development which is compatible with the surrounding area and contributes to the local economy.
32. By way of background, since November 2017, a snow factory has been located within the car park area at Coire Cas in response to the unreliability of snowfall within the skiing season. The original location was chosen for the temporary unit as it offered the most accessible and suitable location for a temporary unit which would test the effectiveness of generating snow. This was permitted as a temporary consent, which has subsequently been renewed through a series of additional applications and has also been expanded to double the snow-making capacity in 2018. Following these temporary permissions, the applicant now looks to relocate the structure from its temporary siting to a more effective, permanent location.
33. The site is within the established ski centre, where the principle of recreational development is well established, and it is generally accepted that there will be a requirement for ancillary buildings / operations within the site and surrounding area to support the operation of the facility. The permanent snow factory site proposed, has been located to offer the best access to the ski area between the mid station and Day Lodge, an area that suffers from poor snow coverage due to adverse wind conditions and warmer temperatures. The permanent facility will continue to provide improved facilities for skiers.
34. Policies 2 and 8 of the LDP offer strong support for the principle of this type of development which will continue to make a positive contribution to the experience of visitors and helps to maintain the operation of the facility whilst meeting an identified visitor need. The proposed development is therefore considered to support the ongoing viability and operation of this tourist site and the principle accords with Policy 2: Supporting Economic Growth and Policy 8: Open Space, Sport and Recreation of the Cairngorms National Park Local Development Plan 2021, and Policy 30: Tourism of NPF4, subject to the other material planning considerations as outlined below.

Landscape, Siting and Design Impacts

35. The application site is located within the Cairngorm National Scenic Area, the National Park and close to the Cairngorms Wild Land Area No.15. As such, it is important that the landscape impacts of the proposed development are fully considered in relation to **Policy 5: Landscape** of the Cairngorms National Park Local Development Plan 2021. This policy seeks to ensure that all new development conserves and enhances the landscape character and special landscape qualities of the National Park and the setting of the development. Any significant impacts must be clearly outweighed by social or economic

benefits of national importance and all adverse effects must be minimised and mitigated.

36. In this regard, the development is confined to the existing developed area of Cairngorm Mountain which is currently strongly characterised by a variety of ski infrastructure including: the funicular, ski tows, snow fences, buildings, car parking, vehicle tracks and footpaths. The presence of the snow factory has been established within the wider site for four and a half years now and its physical characteristics are well understood. The addition of the snow factory in its proposed location would be seen in the context of the wider ski infrastructure within the developed bowl of this part of Coire Cas. Views of the snow factory would be back clothed by the surrounding hillside, and it would not break the horizon.
37. The CNPA Landscape Officer considers that this proposal will not enhance the landscape character of this area due to its form, size and colour, and that no single colour would work all year round to aid its visual mitigation. However, its function is appropriate to the location generally and this will encourage acceptance on the part of many skiers using the slopes here. There will be a moderately significant adverse effect from the immediate vicinity of the factory during snow free part of the year. This will reduce rapidly to low elsewhere with the ski centre and when there is snow cover. The visual significance of effect from out with the corrie will be very low because it will still be seen in the context of the remaining infrastructure (including the funicular) and the ski centre buildings. During snow cover the Officer considers it will be negligible.
38. Based on this, the proposal is considered to have a neutral impact on the landscape character and the prevention of night-time illumination, together with the prevention of additional text on the factory facades, are recommended to be agreed by planning condition to ensure that the impact level remains the same. A planning condition is also recommended to ensure the removal of structures and reinstatement of land should the facility cease to operate in the future, to safeguard the long-term landscape character of the site.

Environmental Impacts

39. **Policy 4: Natural Heritage** of the Cairngorms National Park Local Development Plan 2021, seeks to ensure there are no adverse impacts upon designated areas, protected species, or biodiversity, whilst **Policy 10: Resources** sets out the need to fully consider impacts on flooding and water resources. **Policy 3: Biodiversity** of NPF4 requires development proposals to contribute to the enhancement of biodiversity, including restoring degrading habitats.

40. There are natural heritage assets of international importance within the wider Cairngorm area, however the work proposed is outside the boundary of any nature conservation sites designated for their biological or geographical interests. A Habitats Regulations Appraisal has been undertaken and subject to the mitigation measures being adhered to, by way of planning condition, then the conservation objectives of the River Spey SAC will be met and there will not be an adverse effect on site integrity. NatureScot has no objection to the proposal and agree with the conclusions and mitigation measures outlined within the HRA.
41. Regarding the proposed impact on protected species and habitats, the CNPA Ecology Officer has no objections to the scheme. Satisfactory survey work has been carried out with appropriate mitigation identified in relation to impacts upon protected species, hydrology, and habitats. Planning conditions for pre-construction checks and works to avoid breeding bird and breeding mountain hare seasons are recommended on any subsequent decision. In addition, the proposed biodiversity enhancement of the additional tree planting within the wider area is welcomed.
42. Subject to the recommended planning conditions relating to pre-construction ecological surveys and subject to the conditions required from the HRA, the proposal is considered to comply with Policy 4: Natural Heritage and Policy 10: Resources of the Cairngorms National Park Local Development Plan 2021 and Policy 3 of NPF4.

Servicing, Flooding and Access Impacts

43. **Policy 3: Design and Placemaking** of the Cairngorms National Park Local Development Plan 2021 sets out the need for new development to be satisfactorily serviced without harm to resources or the environment.
44. The proposed relocation of the Snow Factory will involve the unit being loaded onto a HGV lorry by a crane, transported to the site using the proposed haul track and unloaded into position by the crane. The proposed re-siting will therefore not have any effects on the existing public road network.
45. An Outdoor Access Management Plan has been submitted which details how the visiting public will be managed during the construction works, and the contents of this are deemed satisfactory by the Outdoor Access Officer.
46. The Highland Council Flood Risk Management Team has no objection on the grounds of flood impact and the proposal is not considered to cause any adverse impacts relating to flooding on or off site. Vegetated drainage channels are proposed to feed into the existing drainage network on site

which is acceptable. Pollution prevention during construction will adhere to the measures to be agreed within the construction method statement planning condition.

CONCLUSION

47. This application involves the permanent relocation of the snow factory at an established tourist facility within the National Park. Any remaining points of detail that have not been sufficiently addressed will be resolved through the imposition of suitable conditions. Subject to these recommended conditions, the proposed development is considered to comply with the policies contained within the adopted Cairngorms National Park Local Development Plan 2021 and the policies of NPF4. Approval is therefore recommended.

RECOMMENDATION

That Members of the Committee support a recommendation to APPROVE the Relocation of snow factory and implementation of related infrastructure at Land 350M SE Of Ranger Base Office Cairngorm Mountain Glenmore Aviemore subject to the following conditions:

Those conditions listed below in bold text are suspensive conditions, which require to be discharged prior to implementation of the development.

Conditions

- 1. No development shall commence during the bird breeding season, March – August (inclusive). If this is not possible, a pre-start walkover survey of the site by a suitably experienced ecologist will be required to identify signs of breeding birds and an appropriate breeding bird protection plan implemented before any ground preparation or construction works commence.**

Reason: To avoid adverse effects on breeding birds and comply with protected species legislation in accordance with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2021 and Policy 3: Biodiversity of NPF4.

- 2. No development shall commence during the mountain hare breeding season (1 March – 31 July inclusive), or, if this is not possible, then a pre-start survey and daily walk over surveys of the area affected by construction must be carried out by a suitably experienced ecological surveyor to identify whether mountain hare and their young are present within the construction corridor, with works then scheduled to avoid locations used by mountain hare, with contractors made aware of the**

potential presence of mountain hare and how to avoid adverse effects should they encounter any during works.

Reason: To avoid harm and to comply with species protection legislation.

3. **No development shall commence, (unless otherwise agreed in writing), until pre-construction surveys for water vole, mountain hare, and reptiles vole, have been undertaken and the results, together with any associated species protection plans have been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority - details of any mitigation required to be identified and agreed and thereafter implemented in accordance with the approved details before construction works commence.**

Reason: To avoid adverse harm and comply with protected species legislation in accordance with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2021 and Policy 3: Biodiversity of NPF4.

4. The development, hereby permitted, shall be undertaken in strict accordance with the following documents:
 - a) Supporting Statement Methodology for Relocating Snow Factory, dated 01/06/2022;
 - b) Addendum to Construction Management Statement, dated 27/01/2023;
 - c) Temporary Visitor and Construction Management Plan, dated 01/01/2023; and
 - d) Working with the Environment at Cairngorm, dated 01/02/2018.

Reason: To ensure pollution does not enter the River Spey SAC and so avoid an adverse effect on site integrity in accordance with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2021, and Policy 3: Biodiversity of NPF4 and to ensure that public access rights are maintained and managed around the intended working area in accordance with Policy 3: New Development of the Cairngorms National Park Local Development Plan 2021.

5. Within three months from when the development, hereby approved, ceases to be used for the purposes applied for, the development must be removed in its entirety and land reinstated to its condition prior to the granting of the permission 2022/0307/DET, all to the satisfaction of the Cairngorms National Park Authority, acting as Planning Authority.

Reason: In recognition of the nature of the facility and to ensure that structures are removed, and land restored to safeguard long term impacts of the site should the proposal cease to operate in accordance with Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2021.

6. The external finish for the elevations of the snow factory shall be coloured pale grey, plain surfaces and shall remain so for the duration of the development. For the avoidance of doubt, no signage or logos shall be installed on the elevations.

Reason: To mitigate the visual impact of the snow factory in accordance with Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2021.

7. The development, hereby permitted, shall not be externally illuminated at night, unless otherwise agreed in writing by the Cairngorms National Park Authority, acting as Planning Authority.

Reason: To mitigate the visual impact of the snow factory in accordance with Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2021.

Informatives

1. The development hereby approved must commence within 3 years of the date of this decision notice. If development has not commenced within this period, then this planning permission will lapse.
2. The person undertaking the development is required to give the Planning Authority prior written notification of the date which it is intended to commence the development. Attached to this decision notice is a Notice of Initiation of Development for completion and submission. Submission of this information assists the Cairngorms National Park Authority Monitoring and Enforcement Officer in monitoring active work within the area to ensure compliance with the approved details and to identify and correct any potential problems, as they arise, rather than later when it may be more difficult and more costly to rectify. Failure to give notice would constitute a breach of planning control which may result in enforcement action being taken.
3. Following completion of the development, a notification of completion shall, as soon as practicable, be given to the Planning Authority. Attached to this decision notice is a Notice of Completion of Development for completion and submission. Submission of this form will assist the Cairngorms National Park Authority Monitoring and Enforcement Officer in making a final inspection and checking compliance with the approved drawings and conditions. If the development hereby approved is to be carried out in phases, then a notice of completion should be submitted at the completion of each phase.
4. Construction work (including the loading/unloading of delivery vehicles, plant, or other machinery) should not take place outwith the hours of 0800 hours to 1900 hours Mondays to Fridays, 0800 hours to 1300 hours on Saturdays or at any time or Bank Holidays to minimise disturbance to residents in the area.

The map on the first page of this report has been produced to aid in the statutory process of dealing with planning applications. The map is to help identify the site and its surroundings and to aid Planning Officers, Committee Members and the Public in the determination of the proposal. Maps shown in the Planning Committee Report can only be used for the purposes of the Planning Committee. Any other use risks infringing Crown Copyright and may lead to prosecution or civil proceedings. Maps produced within this Planning Committee Report can only be reproduced with the express permission of the Cairngorms National Park Authority and other Copyright holders. This permission must be granted in advance.