

From: [Hamish Trench](#)
To: [Debbie Greene](#)
Subject: FW: Cairngorm Mountain
Date: 01 September 2016 15:28:25
Attachments: [image001.jpg](#)
[image002.jpg](#)
[CML Presentation HICHCCNPA 20160902.pdf](#)

From: [REDACTED]@naturalretreats.com]
Sent: 31 August 2016 18:52
To: stuart.black@highland.gov.uk; Victoria.Masson@highland.gov.uk; Grant Moir; Murray Ferguson; Gavin Miles; Keith.Bryers@hient.co.uk; susan.smith@hient.co.uk; Peter Crane; Hamish Trench; Malcolm Macleod - TS | G (malcolm.macleod@cne-siar.gov.uk)
Cc: [REDACTED]
Subject: RE: Cairngorm Mountain

Good Afternoon All,

Further to the note below the meeting will take place this Friday the 2nd at 9:00am in the Aonach Room of the Base Station

I have attached a short overview on the current development plans for Mountain for discussion during the first part of meeting with the objective to understand broad feedback on the components, identifying matters that may need more attention or even further opportunities. This part will also help confirm the next steps in the process with regards to the formal planning matters, consultation with key parties, PR and communication. I will be running through this document during the meeting to prompt input and discussion from all sides.

The latter part of the meeting will focus on the current state of the mountain and the impact this is having on all parties in particular the ongoing criticism and commentary. We would like to discuss collectively how we can work to proactively address this and in particular what can be done to deal with the current appearance of the mountain with regards to unused and leftover items and paraphernalia. As part of this item we have prepared a budget cost for proposed clear up works that I hope to circulate tomorrow.

We have allocated approximately 2 hours for this and parties not present should dial in to the conference numbers to be provided.

If you have any questions in advance please let me know,

[REDACTED] | SVP - Resorts & Lodges - Europe
[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 22 August 2016 17:06
To: 'stuart.black@highland.gov.uk' <stuart.black@highland.gov.uk>; 'Victoria.Masson@highland.gov.uk' <Victoria.Masson@highland.gov.uk>; 'Grant Moir' <GrantMoir@ Cairngorms.co.uk>; 'Murray Ferguson' <MurrayFerguson@ Cairngorms.co.uk>; 'Gavin Miles' <GavinMiles@ Cairngorms.co.uk>; 'Keith.Bryers@hient.co.uk' <Keith.Bryers@hient.co.uk>; 'susan.smith@hient.co.uk' <susan.smith@hient.co.uk>; 'Peter Crane' <PeterCrane@ Cairngorms.co.uk>; 'Hamish Trench' <HamishTrench@ Cairngorms.co.uk>
Cc: [REDACTED]@naturalretreats.com; [REDACTED]@naturalretreats.com; [REDACTED]@naturalretreats.com
Subject: RE: Cairngorm Mountain

Good Afternoon All,

Thank you for completing the doodle poll. Based upon the options we will go for the 2nd of September at 9:00am in the Aonach Room.

Hamish I am aware that you cannot make this but would be grateful if you could look to rearrange.

Stuart I have liaised with Viccie who feels you may be able to dial in for an hour.

I will send out an agenda along with calendar invite shortly.

Regards,

[REDACTED] | SVP - Resorts & Lodges - Europe

[\[REDACTED\]@naturalretreats.com](mailto:[REDACTED]@naturalretreats.com)

D: [REDACTED]

M: [REDACTED]

From: [REDACTED]

Sent: 12 August 2016 13:03

To: 'stuart.black@highland.gov.uk' <stuart.black@highland.gov.uk>; 'Victoria.Masson@highland.gov.uk' <Victoria.Masson@highland.gov.uk>; 'Grant Moir' <GrantMoir@cairngorms.co.uk>; Murray Ferguson <MurrayFerguson@cairngorms.co.uk>; Gavin Miles <GavinMiles@cairngorms.co.uk>; 'Keith.Bryers@hient.co.uk' <Keith.Bryers@hient.co.uk>; 'susan.smith@hient.co.uk' <susan.smith@hient.co.uk>; 'Peter Crane' <PeterCrane@cairngorms.co.uk>; Hamish Trench <HamishTrench@cairngorms.co.uk>

Cc: [REDACTED] <[\[REDACTED\]@naturalretreats.com](mailto:[REDACTED]@naturalretreats.com)>; [REDACTED] <[\[REDACTED\]@naturalretreats.com](mailto:[REDACTED]@naturalretreats.com)>; [REDACTED] <[\[REDACTED\]@naturalretreats.com](mailto:[REDACTED]@naturalretreats.com)>

Subject: Cairngorm Mountain

Dear All,

Following recent conversations I would like to arrange a meeting to discuss the Cairngorm Mountain.

The intention is that we can discuss the current masterplan at a broad level to receive your input into the process and feedback on the components. It should also be used as a forum to discuss ongoing operational matters, our plan to proactively address these and the Mountain in general. The objective is to understand the thoughts and positions of each agency and, where relevant, they will be incorporated into the formal planning and development process. We would like this to be an open forum to listen to feedback in all forms.

I have attached a link with meeting date options for the coming weeks via a doodle poll please complete to identify the best date for everyone. Also if you feel there are members of your team you would like to invite please feel free.

[Doodle Meeting Dates Link](#)

Kind regards,

[REDACTED] | SVP - Resorts & Lodges - Europe

[\[REDACTED\]@naturalretreats.com](mailto:[REDACTED]@naturalretreats.com)

D: +44 [REDACTED]

M: +44 [REDACTED]

Concierge: 0844 384 3166

Whitcroft House, 51 Water Lane, Wilmslow, SK9 5 BQ

www.naturalretreats.com

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CAIRNGORM MOUNTAIN RESORT DEVELOPMENT PLANS

NATURAL RETREATS

EXPLORE. DREAM. DISCOVER.

CAIRNGORM MOUNTAIN RATIONALE

CHALLENGES

- ⬢ Weather dependant, seasonal offering
- ⬢ Below par family offering
- ⬢ Low summer spend per head
- ⬢ Disappointing sense of arrival & buildings
- ⬢ Limited interpretation and education
- ⬢ Transport & connectivity

OPPORTUNITIES

- ⬢ Stabilize the business
- ⬢ World class year round offering in the heart of CNP
- ⬢ Improve all round customer experience
- ⬢ Increase dwell time and spend per head
- ⬢ Staff retention and employment
- ⬢ Increase links from Aviemore / Glenmore

REVISED FOCUS

- ⬢ Postpone and reduce scale of Day Lodge
- ⬢ Target non winter amenities
- ⬢ Improve top to bottom experience

TARGETTED OUTCOMES (at maturity)

- ⬢ Increase summer visitors by over 100k
- ⬢ Double summer spend per head to £25
- ⬢ Create 62 FTE roles

NATURAL RETREATS

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The map illustrates the Saguenay Funicular route and surrounding area. The funicular line is shown as a green line connecting three stations: 1 (Day Lodge and Funicular Base Station), 2 (Sheiling Mid Station), and 3 (Ptarmigan Station). The map also shows various trails, including the East Wall, West Wall, and Ptarmigan Bowl. Other landmarks include the Coronation Wall, Head Wall, and various bowls and ridges. A legend on the left lists the stations and their locations. A legend on the right lists various facilities and services available at the stations, including restrooms, food, and information.

- Stations**
- 1 Day Lodge and Funicular Base Station
 - 2 Sheiling Mid Station
 - 3 Ptarmigan Station

PTARMIGAN EXPANSION

Internal Proposal Overview

- △ Improved circulation and flow
- △ Year round customer experiences and improved offering increase reasons to visit
- △ Expand internal F&B offering
- △ Winter only “Ski through” F&B offering
- △ Exhibition space improvement to begin

Provisional Space Allocation

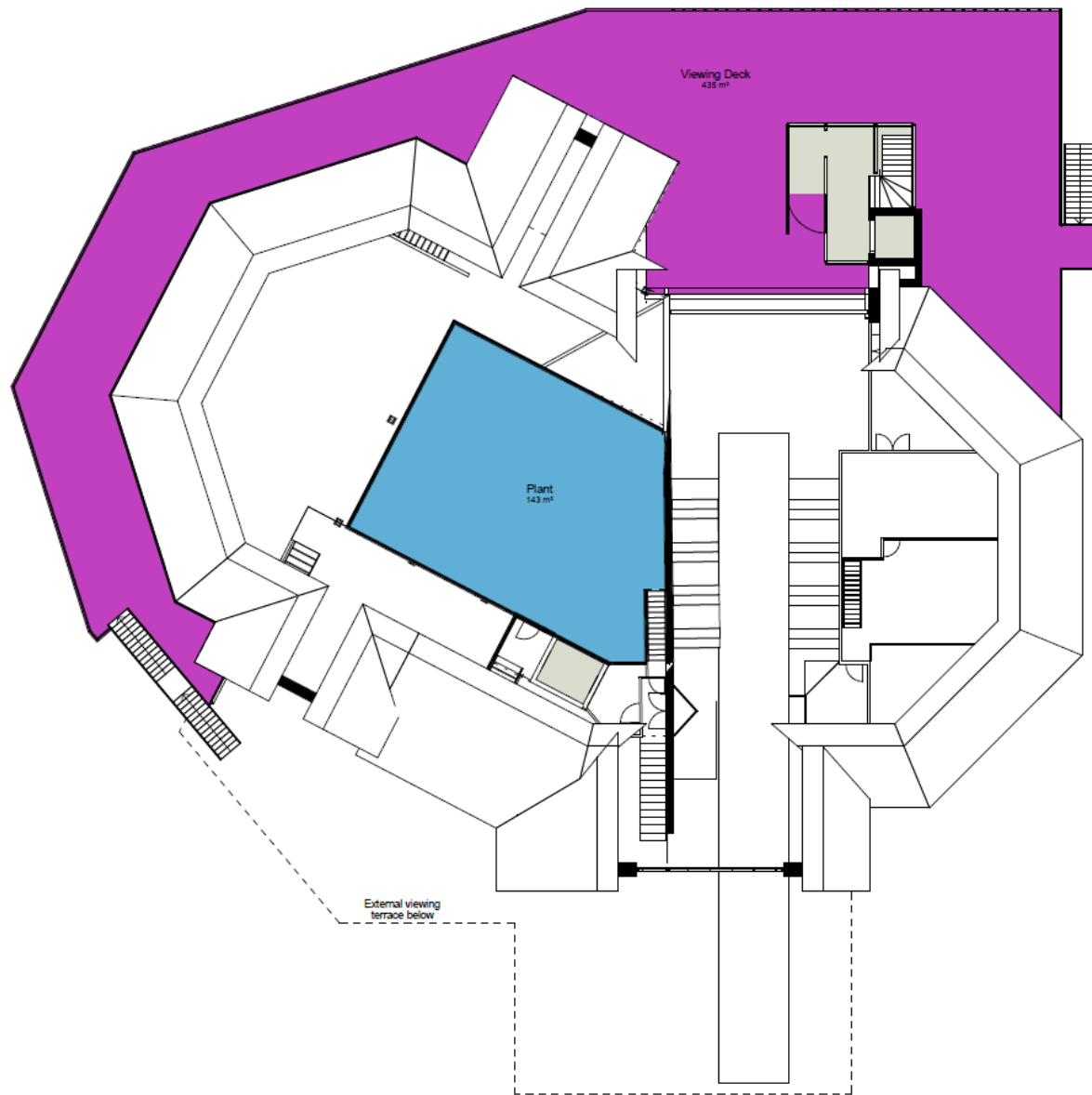
Area	Current	Planned
Food & Beverage	377 m ²	633 m ²
Circulation	242 m ²	346 m ²
WCs	70 m ²	149 m ²
Exhibition	229 m ²	229 m ²
Retail	129 m ²	129 m ²
Viewing Deck	65 m ²	450 m ²
Total	1,047 m ²	1,486 m ²

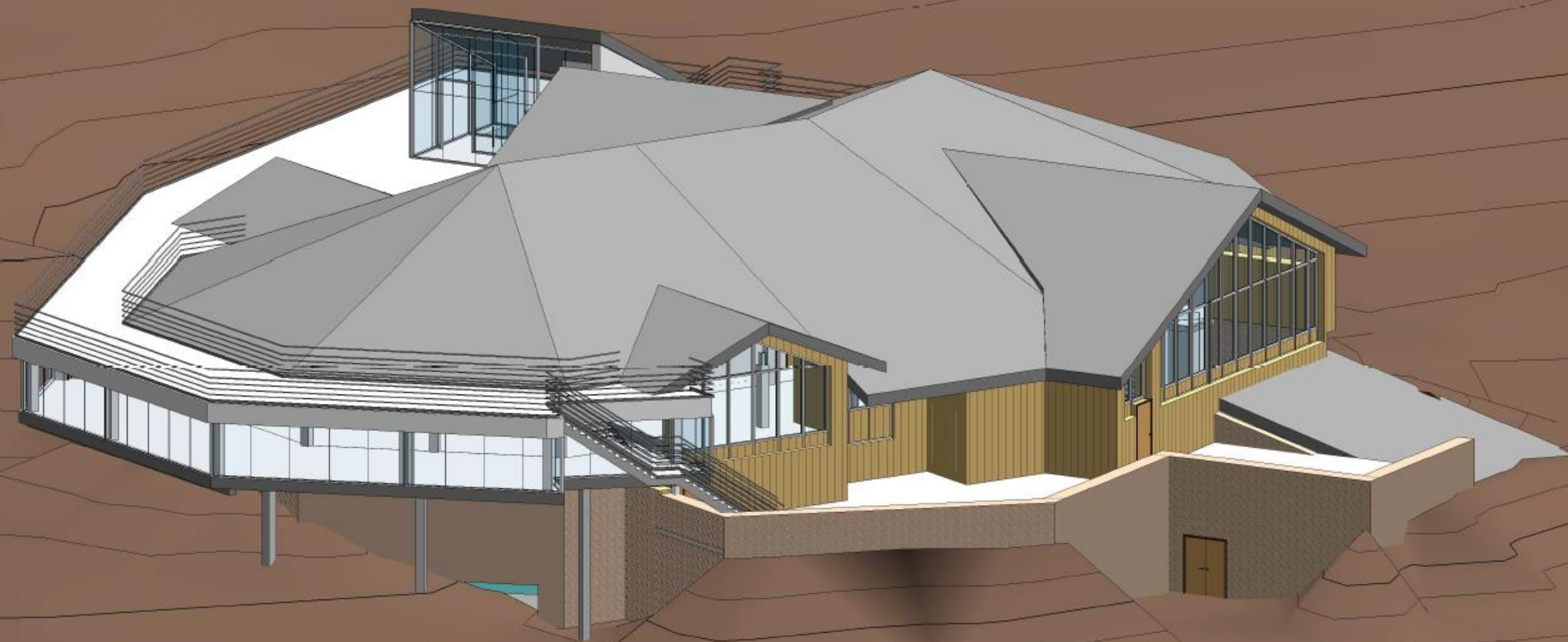


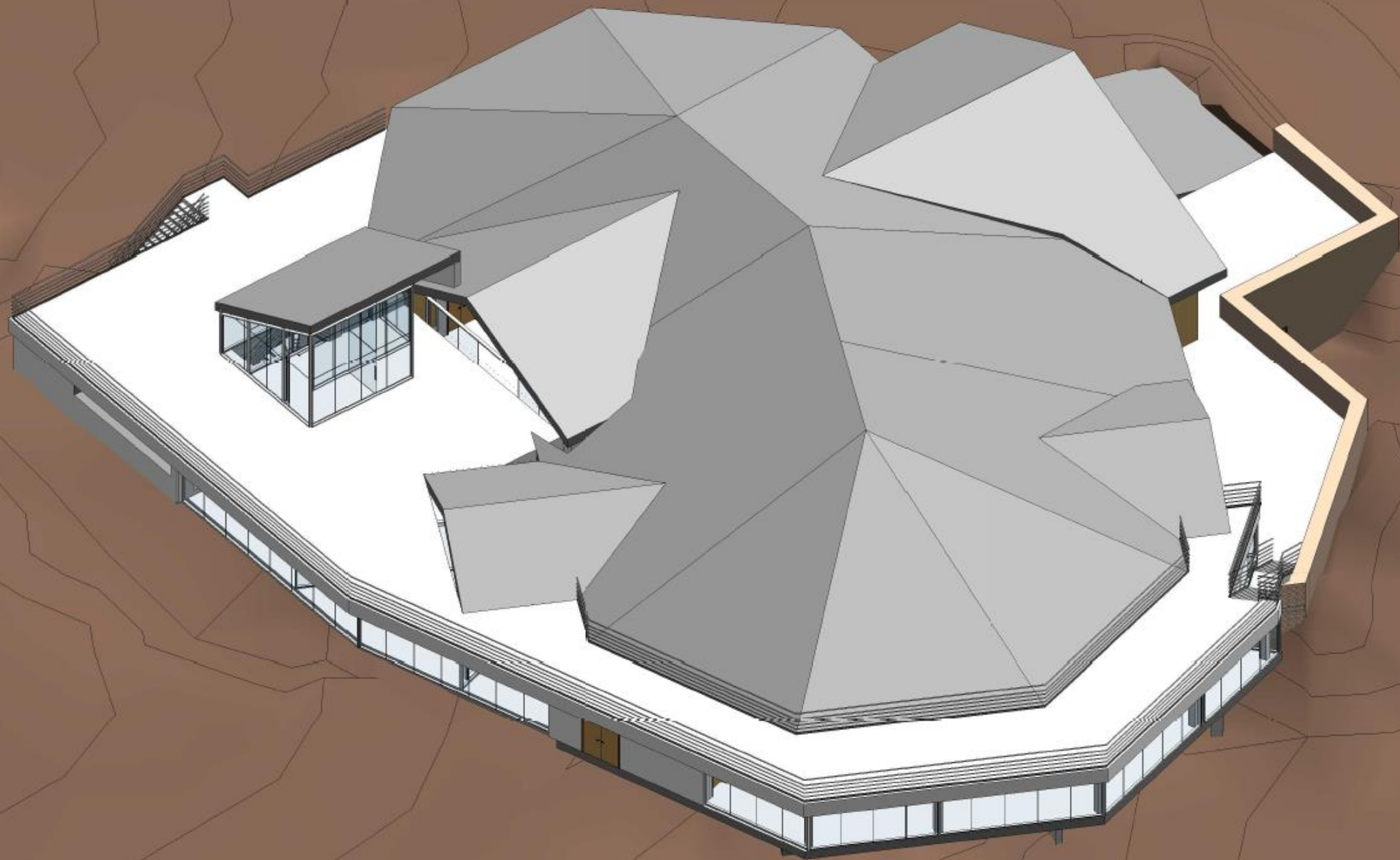
PTARMIGAN EXPANSION

External Proposal

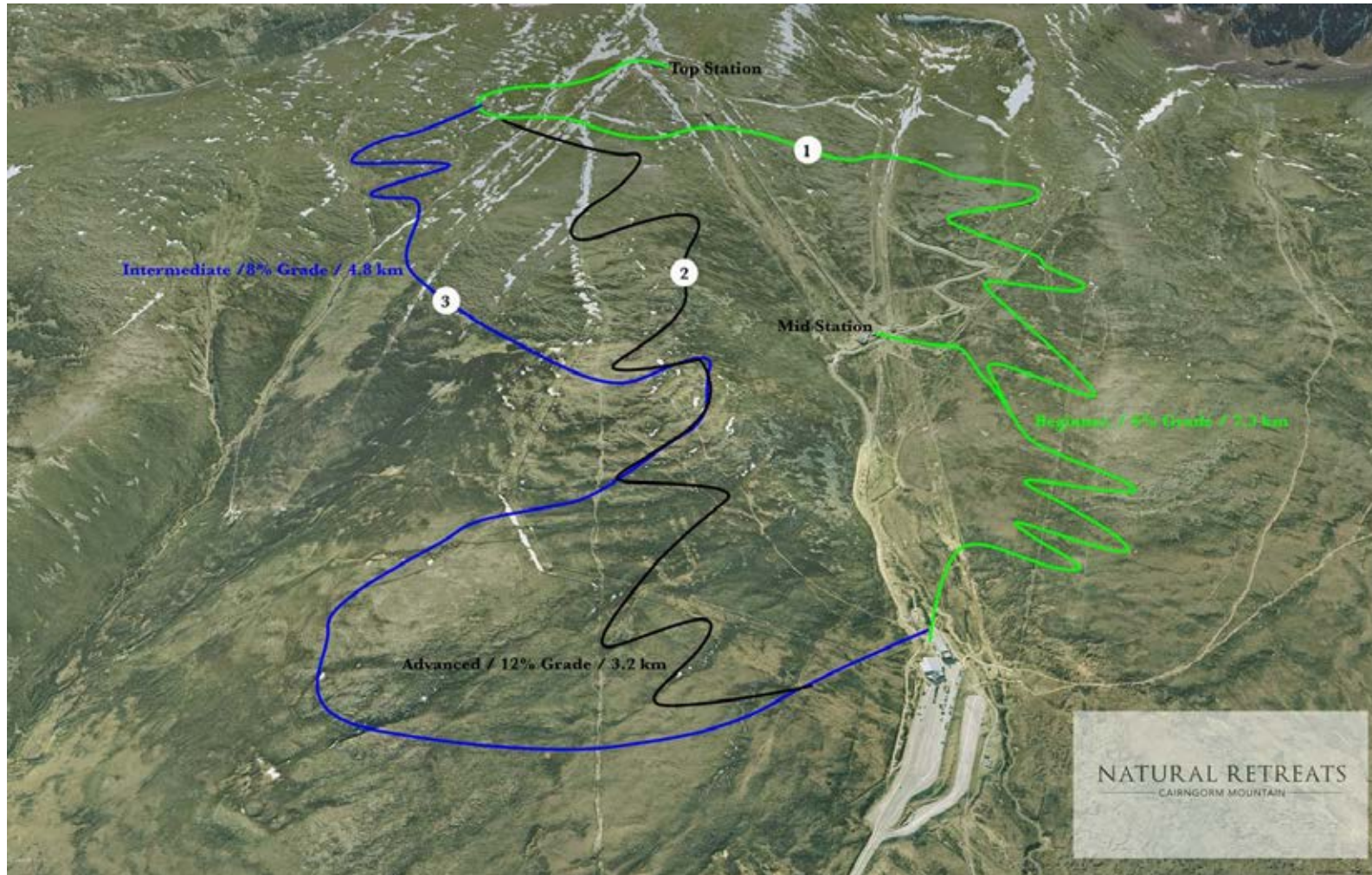
- △ Introduce secure, high level wrap around walkway
- △ Provide better viewing platform
- △ Introduce external, secure boardwalk over the tunnel







MOUNTAIN BIKING PROPOSALS



Proposal Overview

- △ Phased development of 15.3 km of trails within the ski field
- △ Targeted at recreational, families and intermediate
- △ Utilising Funicular as uplift
- △ Managed rider release at the Ptarmigan
- △ Designed in conjunction with Gravity Logic

Phase 1

- △ **Green** (easy) - 440m vertical descent, 6% average grade, 2m width, 7.3km length.
- △ **Blue** (Intermediate) - 380m vertical descent, 8% average grade, 1.5m width, 4.8km length.

Phase 2

- △ **Black** (advanced) - 380m vertical descent, 12% average grade, 0.5m average width, 3.2km length.

NATURAL RETREATS

EXPLORE. DREAM. DISCOVER.

ARTIFICIAL SKI SLOPE PROPOSALS



Proposal Overview

- △ 30 x 60 Nursery slope
- △ 60 x 20 Intermediate slope
- △ Beginner focussed with progression
- △ Lower level installation to protect & enhance snow school business
- △ Year round offering with uplift, suitable for tubing
- △ Expansion to include kicker for BOA P&P
- △ Snowflex is the preferred surface which is a non permanent installation – completely removable
- △ Capacity 210 users per day (Non Winter)
- △ Forecast 13,000 per annum at maturity

NATURAL RETREATS

EXPLORE. DREAM. DISCOVER.

NEXT STEPS

- Landlord board approval
- Clarify current pre-application status and re-present if necessary
- Re engage with statutory consultees and stakeholders and incorporate feedback
- Re engage with public and interest groups
- Conclude detailed components of the application with ongoing PR and communication

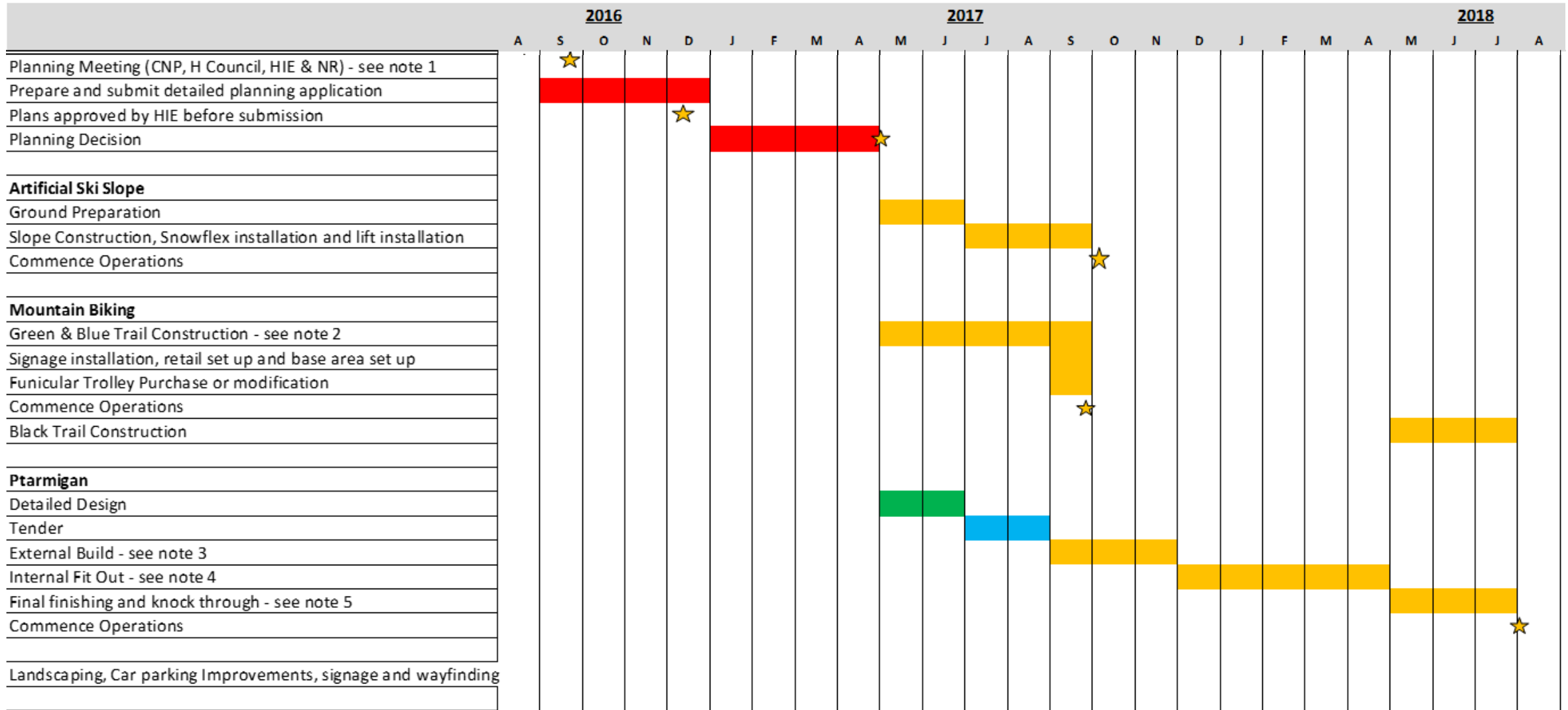
CONSULTATION PLAN

<u>Stage 1</u>	<u>Stage 2</u>	<u>Stage 3</u>	<u>Stage 4</u>	
HIE	Local Councillors	RSPB	Mountain Biking	Sport Scotland
Highland Council	CBP	SUS/HITRANS	Ski	Ramblers
Cairngorm National Park	MP's MSP's	RSPB	Accommodation Prov.	SnowSport Scotland
Forestry Commission	Community Councils	SEPA	Mountaineering	BASI
SNH	Public	Public		

NATURAL RETREATS

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PROPOSED TIME LINE



NATURAL RETREATS

EXPLORE. DREAM. DISCOVER.

From: [REDACTED]
To: [Mackay, Jack](#)
Cc: [Prest, Graeme](#); ["Nicole Wallace"](#); ["Peter Crane"](#); [Hamish Trench](#); [George Hogg](#); [REDACTED]; ["Keith Bryers"](#); [Keith Duncan](#); [Debbie Greene](#)
Subject: RE: Cairngorm Development Plan Discussion
Date: 07 September 2016 18:32:34
Attachments: [image001.png](#)
[image002.jpg](#)
[CML_Presentation_SNHFCS_20160908.pdf](#)

Evening All,

Ahead of our meeting tomorrow I have attached an overview of the development plan covering the core components at a high level.

As mentioned earlier these are to prompt broad discussion on the components and understand the feelings of all parties.

Speak tomorrow,

[REDACTED] | SVP - Resorts & Lodges - Europe
[@naturalretreats.com](#)
D: +44 (0) [REDACTED]
M: +44 (0) [REDACTED]
Concierge: 0844 384 3166

From: Mackay, Jack [mailto:Jack.Mackay@forestry.gsi.gov.uk]
Sent: 07 September 2016 15:27
To: [REDACTED]@naturalretreats.com>
Cc: Prest, Graeme <Graeme.Prest@forestry.gsi.gov.uk>; 'Nicole Wallace' <Nicole.Wallace@highland.gov.uk>; 'Peter Crane' <PeterCrane@cairngorms.co.uk>; Hamish Trench <HamishTrench@cairngorms.co.uk>; George Hogg <George.Hogg@snh.gov.uk>; [REDACTED]@naturalretreats.com>; 'Keith Bryers' <Keith.Bryers@hient.co.uk>; Keith Duncan <Keith.Duncan@snh.gov.uk>
Subject: RE: Cairngorm Development Plan Discussion

[REDACTED]

That's confirmed then – room booked here at Smithton for us at 4.30 tomorrow afternoon.

See you then

Regards

Jack

Jack Mackay
Recreation & Tourism Manager
Inverness, Ross & Skye Forest District
Forest Enterprise Scotland
Tower Road
Smithton
Inverness
IV2 7NL
jack.mackay@forestry.gsi.gov.uk

+44 (0)300 067 6100 (Switchboard)

+44 (0)300 067 [REDACTED]

+44 (0) [REDACTED]

www.forestry.gov.uk/scotland

www.facebook.com/forestrycommissionscotland

From: [REDACTED] [\[REDACTED\]@naturalretreats.com](mailto:[REDACTED]@naturalretreats.com)]

Sent: 07 September 2016 14:03

To: Mackay, Jack

Cc: Prest, Graeme; 'Nicole Wallace'; 'Peter Crane'; Hamish Trench; George Hogg; [REDACTED] 'Keith Bryers'; Keith Duncan

Subject: RE: Cairngorm Development Plan Discussion

Hi Jack,

Was about to respond to Keith and suggest that the meeting takes place in Inverness but was waiting to hear from you.

Let's go for 4:30 at your offices in Inverness as it seems to suit all sides. I believe we all know the mountain well enough.

It is more beneficial for us all to meet together as the emphasis is to understand the perspectives from all sides and how we could to address these.

See you tomorrow at 4:30 - Keith & Keith does this work for you both?

Regards,

[REDACTED] | SVP - Resorts & Lodges - Europe

[\[REDACTED\]@naturalretreats.com](mailto:[REDACTED]@naturalretreats.com)

D: +44 (0) 1625 416 423

M: +44 [REDACTED]
[REDACTED]

From: Mackay, Jack [<mailto:Jack.Mackay@forestry.gsi.gov.uk>]

Sent: 07 September 2016 13:47

To: [REDACTED] [\[REDACTED\]@naturalretreats.com](mailto:[REDACTED]@naturalretreats.com)>

Cc: Prest, Graeme <Graeme.Prest@forestry.gsi.gov.uk>; 'Nicole Wallace'

<Nicole.Wallace@highland.gov.uk>; 'Peter Crane' <PeterCrane@cairngorms.co.uk>; Hamish Trench

<HamishTrench@cairngorms.co.uk>; George Hogg <George.Hogg@snh.gov.uk>; [REDACTED]

[REDACTED] [\[REDACTED\]@naturalretreats.com](mailto:[REDACTED]@naturalretreats.com)>; 'Keith Bryers' <Keith.Bryers@hient.co.uk>; Keith Duncan

<Keith.Duncan@snh.gov.uk>

Subject: RE: Cairngorm Development Plan Discussion

Hello [REDACTED] – good to hear from you again.

The short notice gives us some logistical issues - If I am to be anywhere near 4.30 (A9 permitting) then a meeting place as close to Inverness as possible would be most beneficial! I just had a word with Keith Duncan however, and he would have to have left an Aviemore meeting by around 5-ish.

He has said that a room at Achantoul would be available tomorrow afternoon but we would both favour a morning meeting on Friday (early if

that suits as we have more flexibility on Friday) and at Cairngorm would be fine for that.

Another alternative would be a 4.30 meeting tomorrow at my offices here in Inverness? Not sure if you want/need to meet me and both Keith's together?

Over to you...

Best regards
Jack Mackay
Recreation & Tourism Manager
Inverness, Ross & Skye Forest District
Forest Enterprise Scotland
Tower Road
Smithton
Inverness
IV2 7NL
jack.mackay@forestry.gsi.gov.uk
+44 (0)300 067 6100 (Switchboard)
+44 (0) [REDACTED]
+44 (0) [REDACTED]
www.forestry.gov.uk/scotland
www.facebook.com/forestrycommissionscotland

From: [REDACTED] [\[REDACTED\]@naturalretreats.com](mailto:[REDACTED]@naturalretreats.com)

Sent: 07 September 2016 13:12

To: Mackay, Jack; 'Keith Bryers'; Keith Duncan

Cc: Prest, Graeme; 'Nicole Wallace'; 'Peter Crane'; Hamish Trench; George Hogg; [REDACTED]

Subject: FW: Cairngorm Development Plan Discussion

Hi Jack, Keith and Keith,

It appears that you are all available to meet up tomorrow.

Jack - can you make 4:30pm? I would propose meeting on the mountain but as we may all be travelling in for this meeting happy to meet somewhere more convenient.

Ewan Kearney and I will be attending on behalf of Cairngorm Mountain.

Kind regards,

[REDACTED] | SVP - Resorts & Lodges - Europe

[\[REDACTED\]@naturalretreats.com](mailto:[REDACTED]@naturalretreats.com)

D: +44 (0) [REDACTED]

Concierge: 0844 384 3166

From: Prest, Graeme [<mailto:Graeme.Prest@forestry.gsi.gov.uk>]

Sent: 07 September 2016 09:35

To: Keith Duncan <Keith.Duncan@snh.gov.uk>; [REDACTED] <[\[REDACTED\]@naturalretreats.com](mailto:[REDACTED]@naturalretreats.com)>;

Debbie Greene <Debbie.Greene@snh.gov.uk>; 'Keith Bryers' <Keith.Bryers@hient.co.uk>; 'Nicole

Wallace' <Nicole.Wallace@highland.gov.uk>; 'Peter Crane' <PeterCrane@cairngorms.co.uk>; 'Hamish

Trench' <HamishTrench@cairngorms.co.uk>; Mackay, Jack <Jack.Mackay@forestry.gsi.gov.uk>

Cc: George Hogg <George.Hogg@snh.gov.uk>
Subject: RE: Cairngorm Development Plan Discussion

Hi [REDACTED]

I have checked Jack's availability – he has a meeting which finishes at 4pm on 8th. He could do the following morning and is due down at Glenmore that day anyway. As a fall back he would be prepared to meet at the end of the day on the 8th – say about 5pm.

Please liaise direct with Jack on finalising arrangements.

Best regards

Graeme

Graeme Prest
Forest District Manager

Inverness, Ross and Skye Forest District
Forest Enterprise Scotland
Tower Road
Smithton
Inverness
IV2 7NL

+44 (0) 300 067 6100 (switchboard)
+44 (0) [REDACTED]

www.forestry.gov.uk/scotland
www.facebook.com/forestrycommissionscotland

Forest Enterprise Scotland is an agency of Forestry Commission Scotland charged with managing the National Forest Estate.

From: Keith Duncan [<mailto:Keith.Duncan@snh.gov.uk>]
Sent: 06 September 2016 17:12
To: [REDACTED] Debbie Greene; 'Keith Bryers'; Prest, Graeme; 'Nicole Wallace'; 'Peter Crane'; 'Hamish Trench'
Cc: George Hogg
Subject: RE: Cairngorm Development Plan Discussion

Hi [REDACTED]

Yes Thursday afternoon is fine for me.

Keith

From: [REDACTED] [\[REDACTED\]@naturalretreats.com](mailto:[REDACTED]@naturalretreats.com)
Sent: 06 September 2016 10:09
To: Debbie Greene; 'Keith Bryers'; 'Prest, Graeme'; 'Nicole Wallace'; 'Peter Crane'; 'Hamish Trench'
Cc: Keith Duncan; George Hogg
Subject: RE: Cairngorm Development Plan Discussion

Thanks for this Debbie and we would appreciate your input throughout.

We'd like to make the 8th work so would be great if Keith can make the afternoon of the 8th - Keith could you let me know by reply. I will send out a the high level presentation later today so you can see what we are thinking.

Many thanks,

[REDACTED] | SVP - Resorts & Lodges - Europe
[REDACTED]@naturalretreats.com
D: +44 (0) [REDACTED]
[REDACTED]

From: Debbie Greene [<mailto:Debbie.Greene@snh.gov.uk>]

Sent: 06 September 2016 09:53

To: [REDACTED]@naturalretreats.com; 'Keith Bryers' <Keith.Bryers@hient.co.uk>; 'Prest, Graeme' <Graeme.Prest@forestry.gsi.gov.uk>; 'Nicole Wallace' <Nicole.Wallace@highland.gov.uk>; 'Peter Crane' <PeterCrane@cairngorms.co.uk>; 'Hamish Trench' <HamishTrench@cairngorms.co.uk>

Cc: Keith Duncan <Keith.Duncan@snh.gov.uk>; George Hogg <George.Hogg@snh.gov.uk>

Subject: RE: Cairngorm Development Plan Discussion

Hi [REDACTED]

Great to hear you are planning to discuss with partners; we are very keen to be involved and offer early advice as you develop your proposals.

I am on annual leave Sept 8th-26th, but looks from his calendar like my colleague Keith Duncan could make the 8th.

If the 8th doesn't work, both Keith and I have periods of annual leave coming up, so if you are trawling for another suitable date please copy to us both, plus George Hogg, to ensure that at least one of us can make the meeting. I've copied both Keith and George into this email.

Best wishes

Debbie

From: [REDACTED]@naturalretreats.com]

Sent: 06 September 2016 09:05

To: Keith Bryers; Debbie Greene; Prest, Graeme; Nicole Wallace; Peter Crane; Hamish Trench

Cc: [REDACTED] susan.smith@hient.co.uk; [REDACTED]

Subject: Cairngorm Development Plan Discussion

Importance: High

Good Morning All,

We talked at the end of the last Glenmore & Cairngorm Partnership meeting about keeping the group updated about our plans for the mountain and following on from this I would like to meet up and present the current proposals for the development.

We would like to discuss the plans at a broad level and although this is not a formal planning consultation we would like to hear your specific thoughts on the components including opportunities and any challenges. We would like this to be an open forum to listen to feedback in all forms.

This process would help better inform ourselves and our landlord HIE as to the current feeling of the other key stakeholders before formally commencing the planning process. We are keen to have this

meeting as soon as possible and so would like to propose this **Thursday the 8th September** anytime from **12pm onwards** in either Inverness or Aviemore.

I would be grateful if you could respond as soon as possible to confirm if you are free on Thursday and what time and location suits best. I will send across a copy of the presentation ahead of the meeting for your prior consumption.

Kind regards,

[REDACTED] | SVP - Resorts & Lodges - Europe
[REDACTED] [@naturalretreats.com](mailto:[REDACTED]@naturalretreats.com)
D: +44 (0) [REDACTED]
M: +44 (0) [REDACTED]
Concierge: 0844 384 3166
Whitecroft House, 51 Water Lane, Wilmslow, SK9 5 BQ
www.naturalretreats.com

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Thoiribh an aire airson adhbharan gnothaich, 's dòcha gun tèid sùil a chumail air puist-dealain a' tighinn a-steach agus a' dol a-mach bho SNH.



CAIRNGORM MOUNTAIN RESORT DEVELOPMENT PLANS

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- ⬢ Postpone plans for the Day Lodge
- ⬢ Target non winter amenities & activities
- ⬢ Improve top to bottom experience

TARGETTED OUTCOMES (at maturity)

- ⬢ Increase summer visitors by over 100k
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NATURAL RETREATS

EXPLORE. DREAM. DISCOVER.

Stations

- ① Day Lodge and Funicular Base Station
- ② Sheiling Mid Station
- ③ Ptarmigan Station

- PTARMIGAN IMPROVEMENTS
INCLUDING WRAP AROUND
WALKWAY TERRACE
- FUNICULAR TUNNEL BOARDWALK
- MOUNTAIN BIKING
- SHEILING GARAGE EXTENSION
- ARTIFICIAL SKI SLOPE & KICKER
- SIGNAGE, WAY FINDING &
INTERPRETATION
- CAR PARK LANDSCAPING

PTARMIGAN EXPANSION

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- △ Improved circulation and flow
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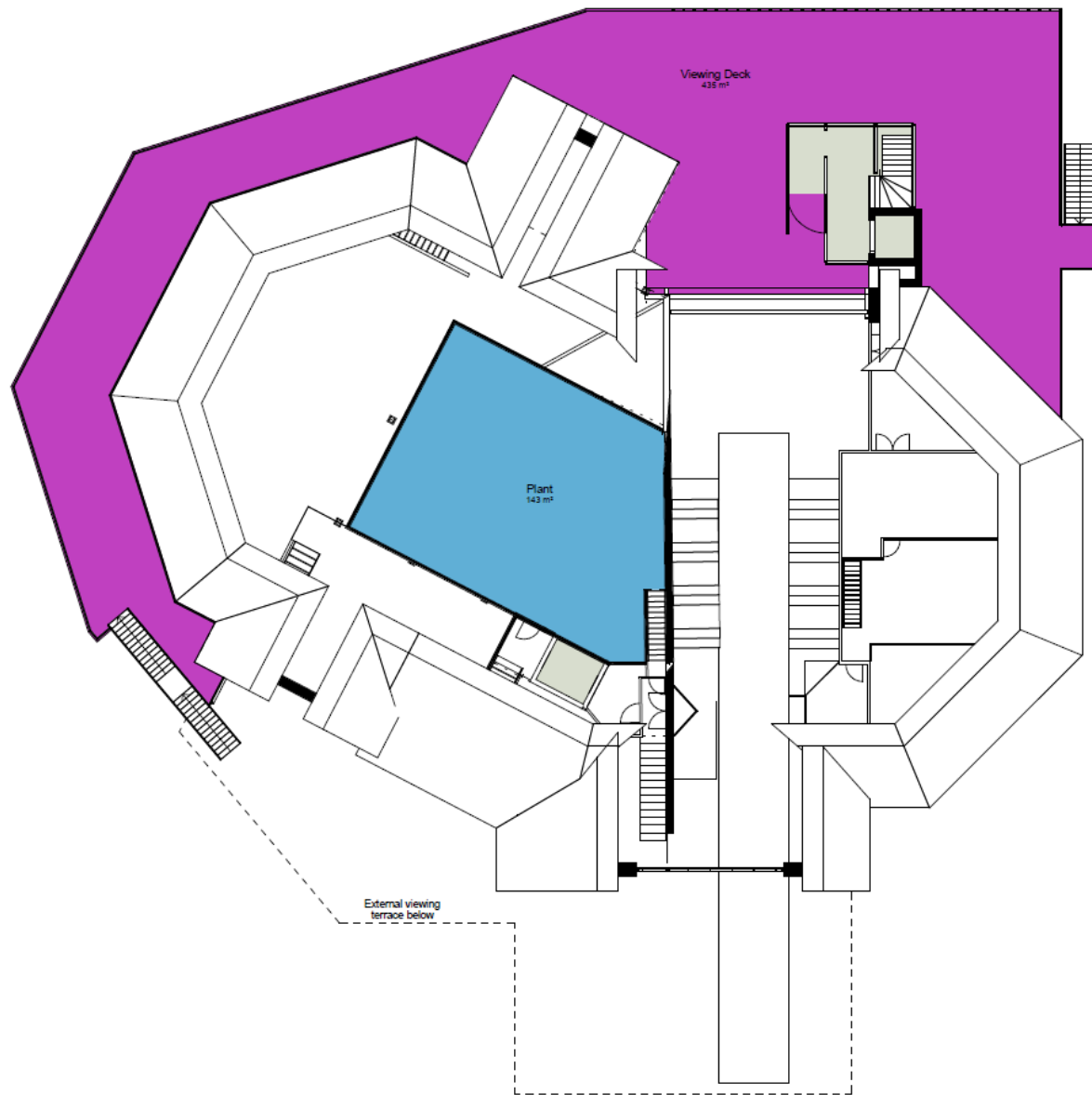
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Total	1,112 m ²	1,486m ²



PTARMIGAN EXPANSION

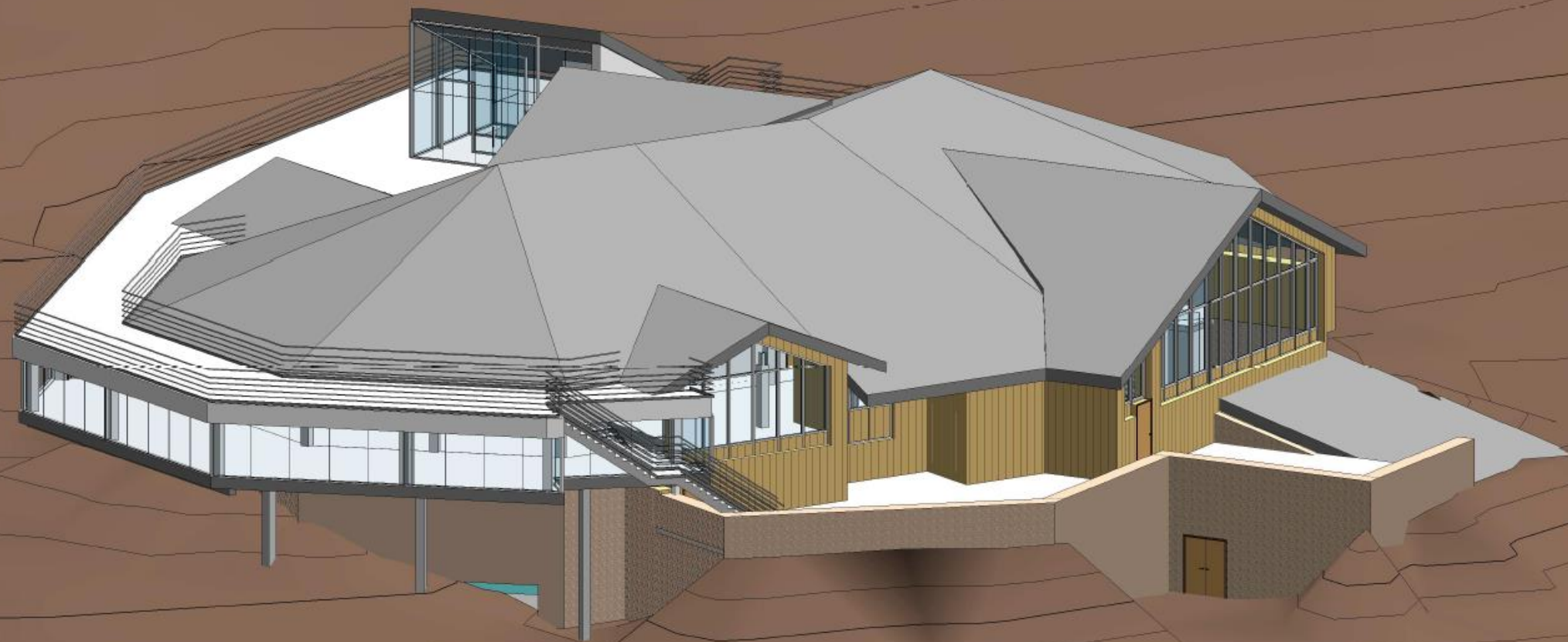
External Proposal

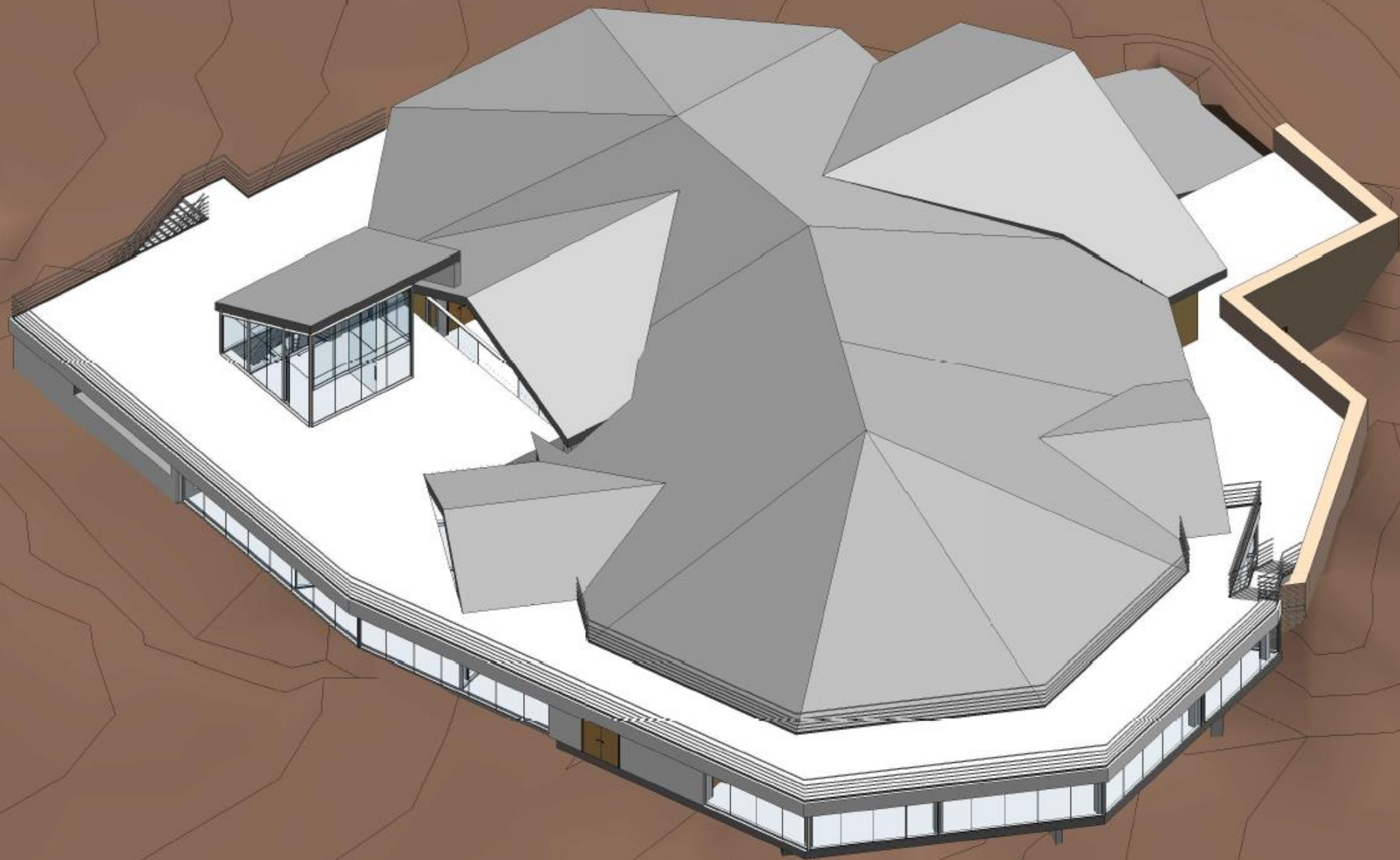
- △ Introduce secure, high level wrap around walkway
- △ Provide better viewing platform
- △ Introduce external, secure boardwalk over the tunnel



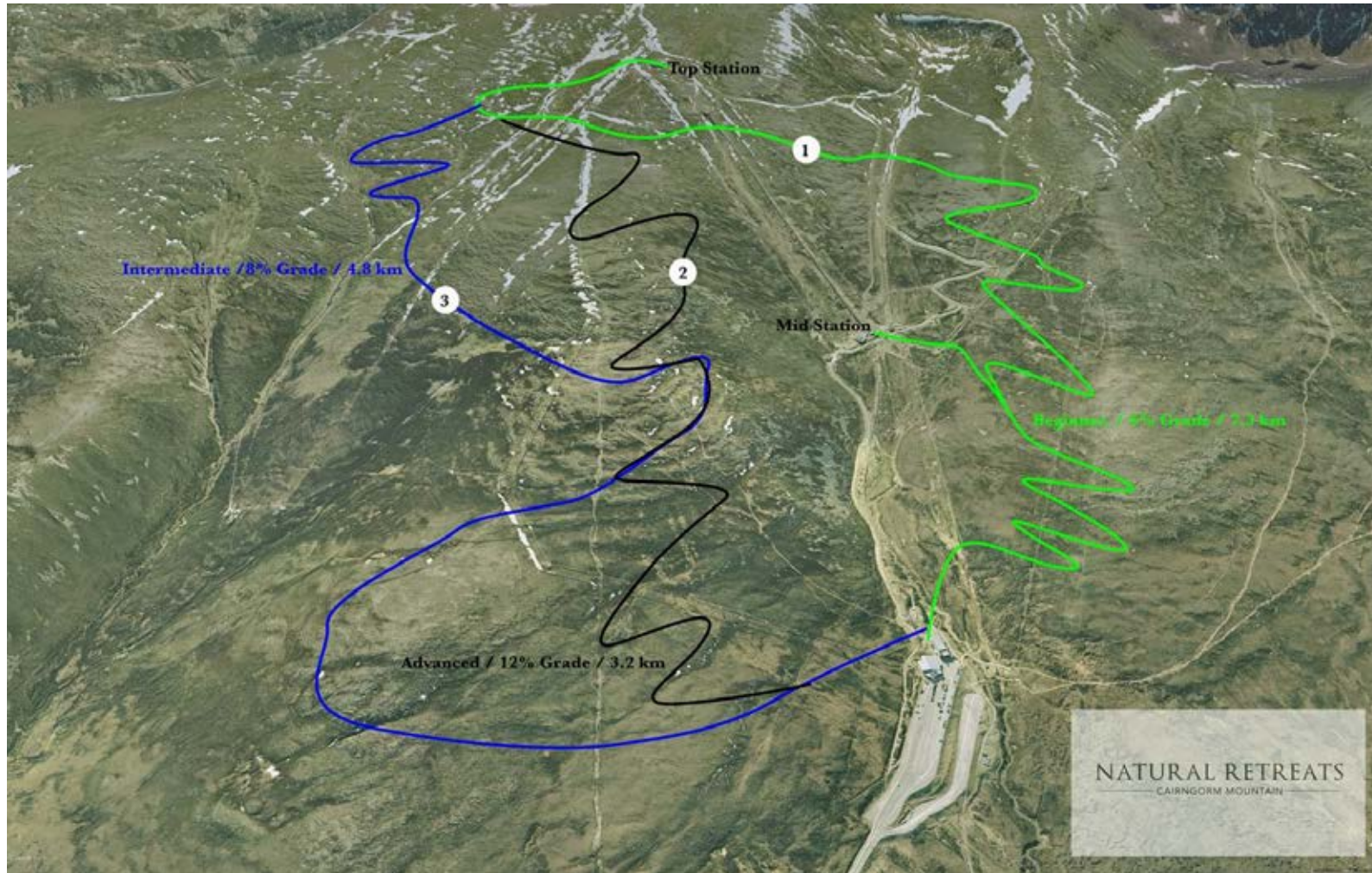
NATURAL RETREATS

EXPLORE. DREAM. DISCOVER.





MOUNTAIN BIKING PROPOSALS



Proposal Overview

- △ Phased development of 15.3 km of trails within the ski field
- △ Targeted at recreational, families and intermediate
- △ Utilising Funicular as uplift
- △ Within the Ski Field
- △ Contained rider release at the Ptarmigan
- △ Designed in conjunction with Gravity Logic

Phase 1

- △ **Green** (easy) - 440m vertical descent, 6% average grade, 2m width, 7.3km length.
- △ **Blue** (Intermediate) - 380m vertical descent, 8% average grade, 1.5m width, 4.8km length.

Phase 2

- △ **Black** (advanced) - 380m vertical descent, 12% average grade, 0.5m average width, 3.2km length.

NATURAL RETREATS

EXPLORE. DREAM. DISCOVER.

ARTIFICIAL SKI SLOPE PROPOSALS



Proposal Overview

- △ 30 x 60 Nursery slope
- △ 60 x 20 Intermediate slope
- △ Beginner focussed with progression
- △ Lower level installation to protect & enhance snow school business
- △ Year round offering with uplift, suitable for tubing
- △ Expansion to include kicker for BOA P&P
- △ Snowflex is the preferred surface which is a non permanent installation – completely removable
- △ Capacity 210 users per day (Non Winter)
- △ Forecast 13,000 per annum at maturity

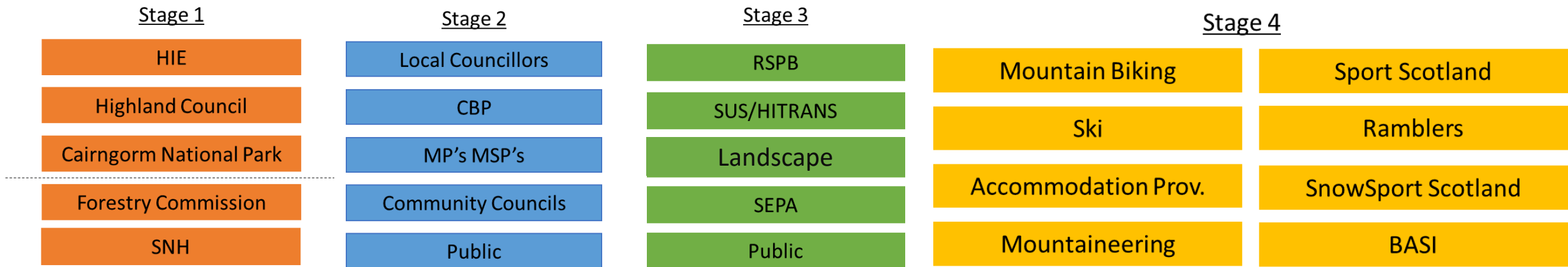
NATURAL RETREATS

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NEXT STEPS

- Landlord board approval
- Clarify current pre-application status and re-present if necessary
- Re engage with statutory consultees and stakeholders and incorporate feedback
- Re engage with public and interest groups
- Conclude detailed components of the application with ongoing PR and communication

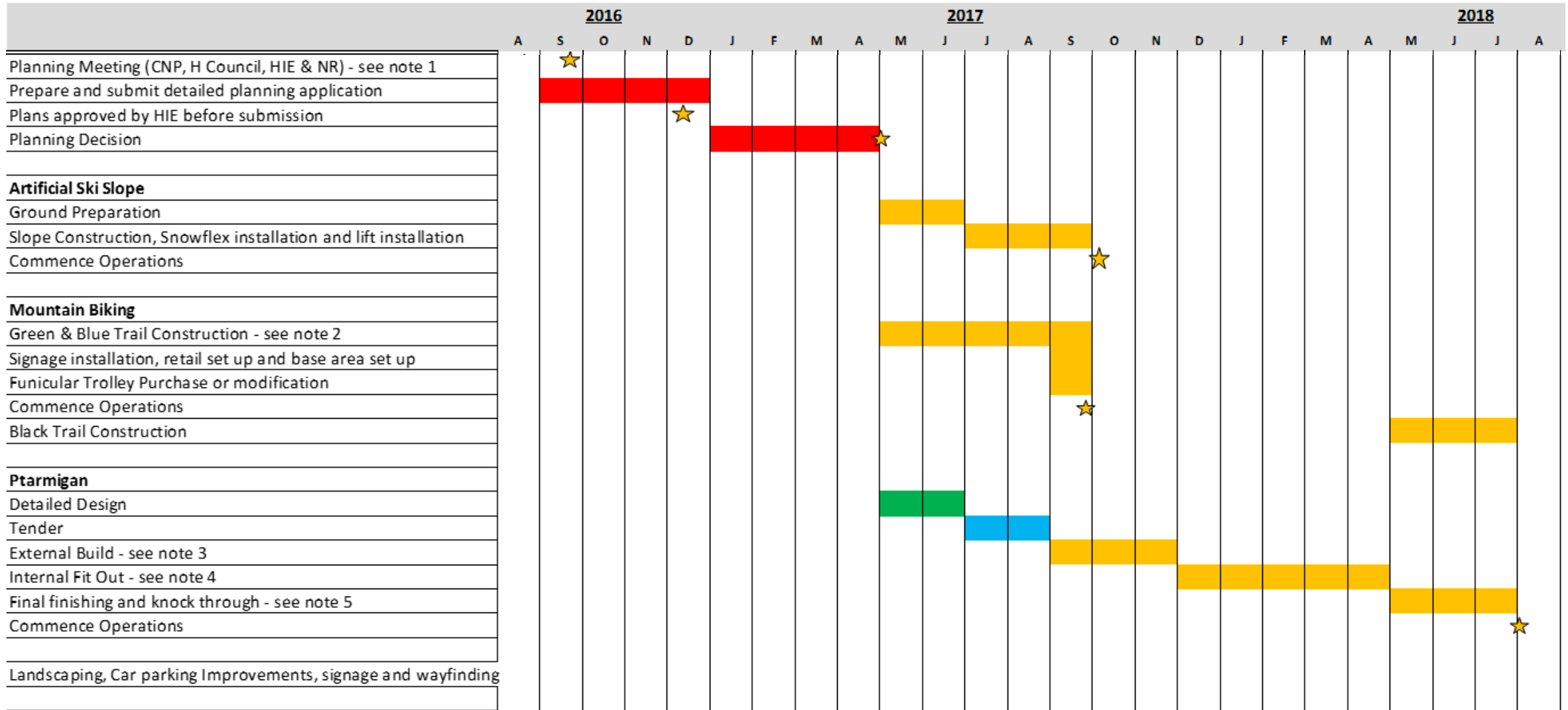
CONSULTATION PLAN



NATURAL RETREATS

EXPLORE. DREAM. DISCOVER.

PROPOSED TIME LINE



NATURAL RETREATS

EXPLORE. DREAM. DISCOVER.

From: [REDACTED]
To: [David Mudie](#); [Debbie Greene](#); [Keith Duncan](#); ["Prest, Graeme"](#); ["Mackay, Jack"](#); ["Keith Bryers"](#); ["Susan Smith"](#)
Cc: [REDACTED]
Subject: RE: Cairngorm Mountain Pre Application Meeting
Date: 07 November 2016 17:41:50
Attachments: [image001.jpg](#)
[image002.jpg](#)
[CML_MasterplanPresentation_20161108.pdf](#)

Hi David,

The dial in details will be

Phone 0808 109 5644

Access Code [REDACTED]

I have attached the provisional plans we have previously presented (with mountain biking omitted) that will form the basis of the discussion along with the proposed components of the pre application submission listed below. I would be grateful if this information would remain private and confidential and not distributed beyond this group.

We are proposing that the pre application submission to the Highland Council for the proposed works on the Ptarmigan building and the artificial ski slopes at the base station will contain the following components that will explain how :-

- Designs - plans, elevations and visuals of both the Ptarmigan and the Artificial Ski Slope
- Supporting Statement - describing concept, rationale and objectives of the proposals along with economic
- VMP & Monitoring Scheme Statement - overview as to how the proposals will work with/impact the VMP and monitoring scheme
- Policy Overview - overview of relevant policies and plans applicable to the proposals
- Landscape Visual Impact Assessments - covering the Ptarmigan and the artificial slope
- Environmental Impact Assessment/Environmental Statement - covering the strategy for waste and surface water drainage, pollution prevention and environmental management, disruption to wetland/peatlands and treatment of disturbed peat, carbon balance etc.
- Natural Heritage/Ecological Statement/strategy - strategy describing how we will identify (listing the proposed surveys) and avoid/mitigate potential ecological impacts of both components followed by protection and enhancement methods
- Energy Impact Statement - overview of the likely impact the proposals may have on the current energy provision
- Transport Strategy - overview of the work to be carried out to produce a complementary and comprehensive transport solution
- Structural Report - report on the structural requirements of the Ptarmigan work
- Construction Method Statement - report on the proposed method of construction and logistical considerations for both the ptarmigan and artificial ski slope

We believe that this is a comprehensive list to allow the fullest of feedback and compilation of a thorough detailed planning application.

I look forward to speaking to you and see the wider group tomorrow. Also as you may have seen

we have had a good covering of snow that we hope will set a good base for the season take care when travelling.

Thanks,

[REDACTED] | SVP - Resorts & Lodges - Europe
[REDACTED]@naturalretreats.com
D: +44 (0) [REDACTED]
Concierge: 0844 384 3166

From: David Mudie [mailto:David.Mudie@highland.gov.uk]
Sent: 04 November 2016 13:38
To: [REDACTED]@naturalretreats.com; 'Debbie Greene' <Debbie.Greene@snh.gov.uk>; 'Keith Duncan' <Keith.Duncan@snh.gov.uk>; 'Prest, Graeme' <Graeme.Prest@forestry.gsi.gov.uk>; 'Mackay, Jack' <Jack.Mackay@forestry.gsi.gov.uk>; 'Keith Bryers' <Keith.Bryers@hient.co.uk>; 'Susan Smith' <susan.smith@hient.co.uk>
Cc: [REDACTED]@naturalretreats.com; [REDACTED]
[REDACTED]@naturalretreats.com; [REDACTED]@naturalretreats.com>
Subject: RE: Cairngorm Mountain Pre Application Meeting

[REDACTED]

As you are aware I have Council that day so I won't be able to physically make the meeting but if there can be teleconference facilities that would be appreciated – I can call into you. If there are drawings/diagrams that will be discussed having them in advance would be appreciated too. If you need these to remain commercial in confidence that is not a problem.

David

David Mudie
Team Leader - Development Management
Development and Infrastructure Service, The Highland Council, Kintail House, Beechwood Business Park, Inverness, IV2 3BW
(01463) 225205

This advice is given without prejudice to the future consideration of and decision on any application received by The Highland Council.

Thathar a' toirt seachad na comhairle seo gun chlaon-bhreith do bheachdachadh air agus co-dhùnadh a thaobh tagradh sam bith a tha Comhairle na Gàidhealtachd a' faighinn san àm ri teachd

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cid:image002.jpg@01D1FF83.3CD22A20



Follow up documentation for existing planning applications

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Register at <http://consult.highland.gov.uk> to view, comment and be kept up to date on any future Development Plan documents in Highland.

From: [REDACTED]@naturalretreats.com]
Sent: 04 November 2016 12:38
To: Debbie Greene; Keith Duncan; David Mudie; Prest, Graeme; Mackay, Jack; Keith Bryers; Susan Smith
Cc: [REDACTED]
Subject: RE: Cairngorm Mountain Pre Application Meeting

Hi all,

Thanks you for participating in the doodle poll. I have bene speaking to most of you outside of this email chain and found the Tuesday the 8th at PM is the best option.

The meeting will take place at 3:30pm on Tuesday the 8th in the Aonach room on Cairngorm Mountain.

I would be grateful if you could now confirm your attendance. I will send round notes and provisional agenda ahead of the meeting.

Kind regards,

[REDACTED] | SVP - Resorts & Lodges - Europe
[REDACTED]@naturalretreats.com
D: +44 (0) [REDACTED]
M: +44 (0) [REDACTED]
Concierge: 0844 384 3166

From: [REDACTED]
Sent: 28 October 2016 11:05
To: 'Debbie Greene' <Debbie.Greene@snh.gov.uk>; Keith Duncan <Keith.Duncan@snh.gov.uk>; 'malcolm.macleod@highland.gov.uk' <malcolm.macleod@highland.gov.uk>; 'MurrayFerguson@cairngorms.co.uk' <MurrayFerguson@cairngorms.co.uk>; 'janeshepherd@cairngorms.co.uk' <janeshepherd@cairngorms.co.uk>; Prest, Graeme <Graeme.Prest@forestry.gsi.gov.uk>; Keith Bryers <Keith.Bryers@hient.co.uk>; 'Susan Smith' <susan.smith@hient.co.uk>
Cc: 'Gavin Miles' <GavinMiles@cairngorms.co.uk>; [REDACTED] <[\[REDACTED\]@naturalretreats.com](mailto:[REDACTED]@naturalretreats.com)>; [REDACTED] <[\[REDACTED\]@naturalretreats.com](mailto:[REDACTED]@naturalretreats.com)>
Subject: Cairngorm Mountain Pre Application Meeting

Dear All,

Following conversations recently you are aware that I am looking to host a meeting with stakeholders in order to talk through the pre application requirements for the contents of the latest masterplan for Cairngorm. As we have discussed the masterplan has been further refined following the most recent meetings. We believe the current components will still allow us to make a significant improvement to the year round operation at Cairngorm.

In order to progress the current plans we would like to prepare a pre application submission. We would like to make the pre application reasonably comprehensive in order to receive the most comprehensive advice back from the statutory consultees and hence establish the specific activities required in order to compile a comprehensive detailed application which stands the highest chance of succeeding.

In an attempt to narrow down the possible meeting options having spoken to most of you I have put together a doodle poll and would be grateful if you could complete this. I am proposing the meeting takes place on the Mountain however for ease, people could dial into to a conference number.

<http://doodle.com/poll/mebkef2xfwm8av5a>

I will circulate a proposed list of contents for the pre app for discussion at the meeting/call.

Kind regards,

[REDACTED] | SVP - Resorts & Lodges - Europe

[@naturalretreats.com](mailto:[REDACTED]@naturalretreats.com)

D: +44 (0) [REDACTED]

Concierge: 0844 384 3166

Whitecroft House, 51 Water Lane, Wilmslow, SK9 5 BQ

www.naturalretreats.com

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CAIRNGORM MOUNTAIN RESORT DEVELOPMENT PLANS – 8TH NOVEMBER 2016

NATURAL RETREATS

EXPLORE. DREAM. DISCOVER.

CAIRNGORM MOUNTAIN RATIONALE

CHALLENGES

- ⬢ Weather dependant, seasonal offering
- ⬢ Below par family offering
- ⬢ Low summer spend per head
- ⬢ Disappointing sense of arrival & buildings
- ⬢ Limited interpretation and education
- ⬢ Transport & connectivity

OPPORTUNITIES

- ⬢ Stabilize the business
- ⬢ World class year round offering in the heart of CNP
- ⬢ Improve all round customer experience
- ⬢ Increase dwell time and spend per head
- ⬢ Staff retention and employment
- ⬢ Increase links from Aviemore / Glenmore

REVISED FOCUS

- ⬢ Postpone and reduce scale of Day Lodge
- ⬢ Target non winter amenities
- ⬢ Improve top to bottom experience

TARGETTED OUTCOMES (at maturity)

- ⬢ Increase summer visitors by over 100k
- ⬢ Double summer spend per head to £25
- ⬢ Create 62 FTE roles

NATURAL RETREATS

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Stations

- ① Day Lodge and Funicular Base Station
- ② Sheiling Mid Station
- ③ Ptarmigan Station

- ### Stations
- 1 Day Lodge and Funicular Base Station
 - 2 Sheiling Mid Station
 - 3 Ptarmigan Station

PTARMIGAN EXPANSION

Internal Proposal Overview

- △ Improved circulation and flow
- △ Year round customer experiences and improved offering increase reasons to visit
- △ Expand internal F&B offering
- △ Winter only “Ski through” F&B offering
- △ Exhibition space improvement to begin

Provisional Space Allocation

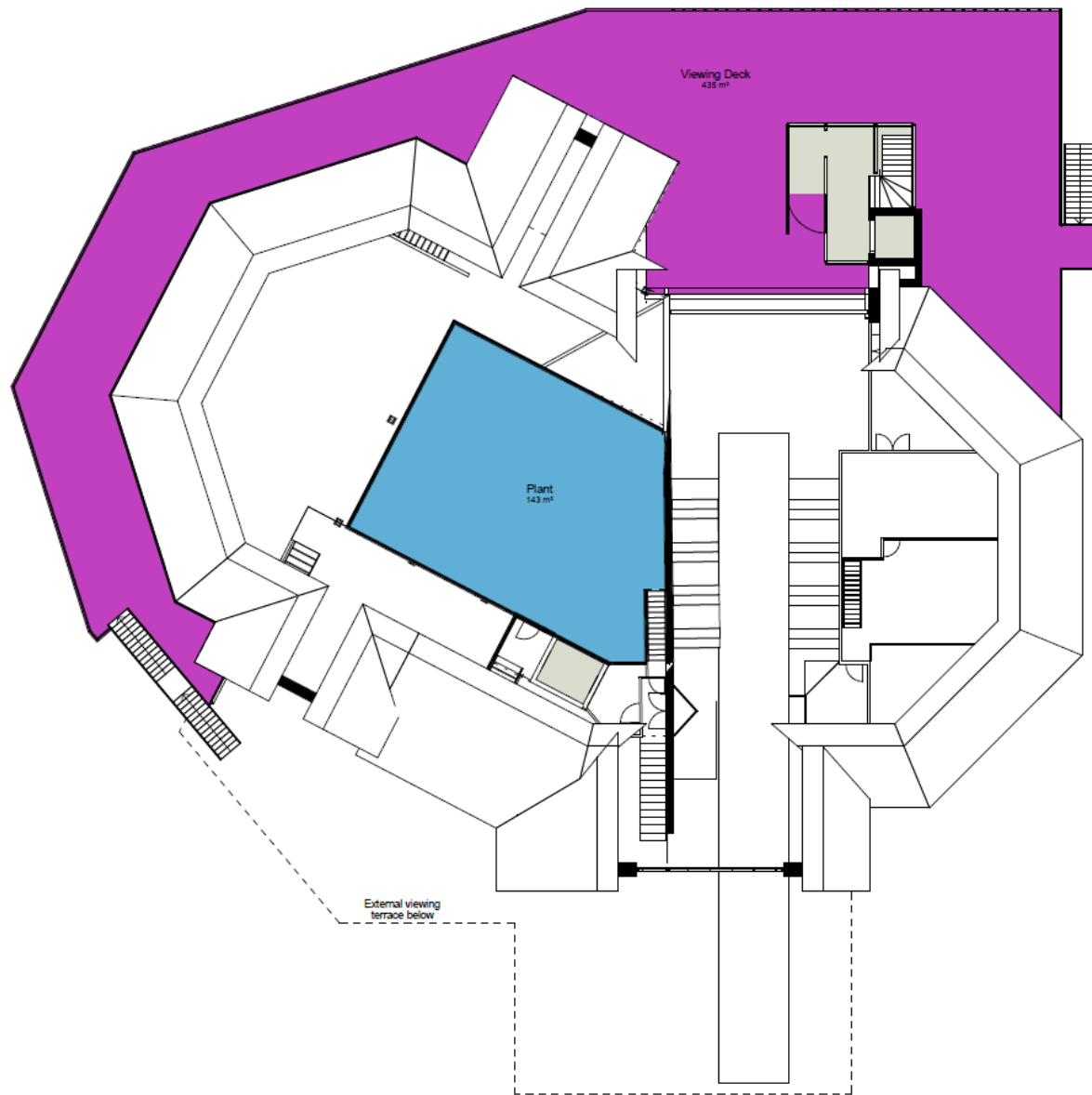
Area	Current	Planned
Food & Beverage	377 m ²	633 m ²
Circulation	242 m ²	346 m ²
WCs	70 m ²	149 m ²
Exhibition	229 m ²	229 m ²
Retail	129 m ²	129 m ²
Viewing Deck	65 m ²	450 m ²
Total	1,047 m ²	1,486 m ²



PTARMIGAN EXPANSION

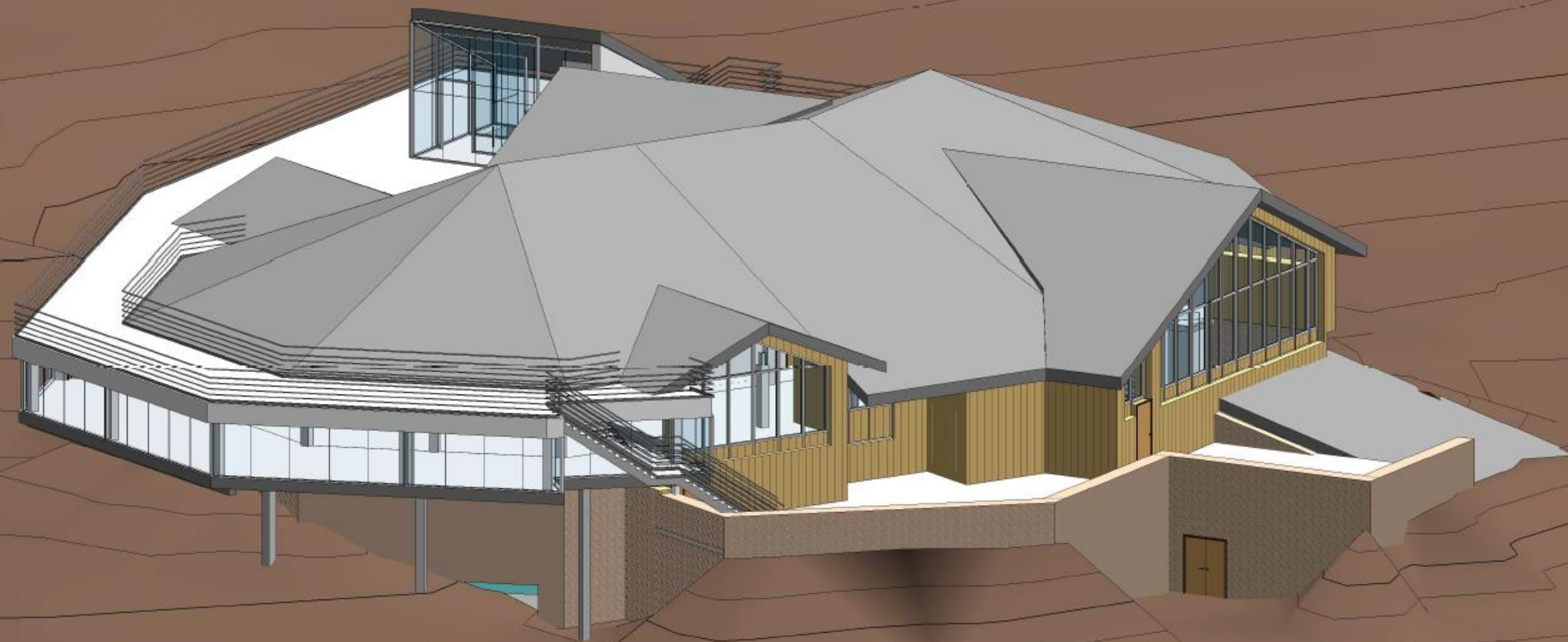
External Proposal

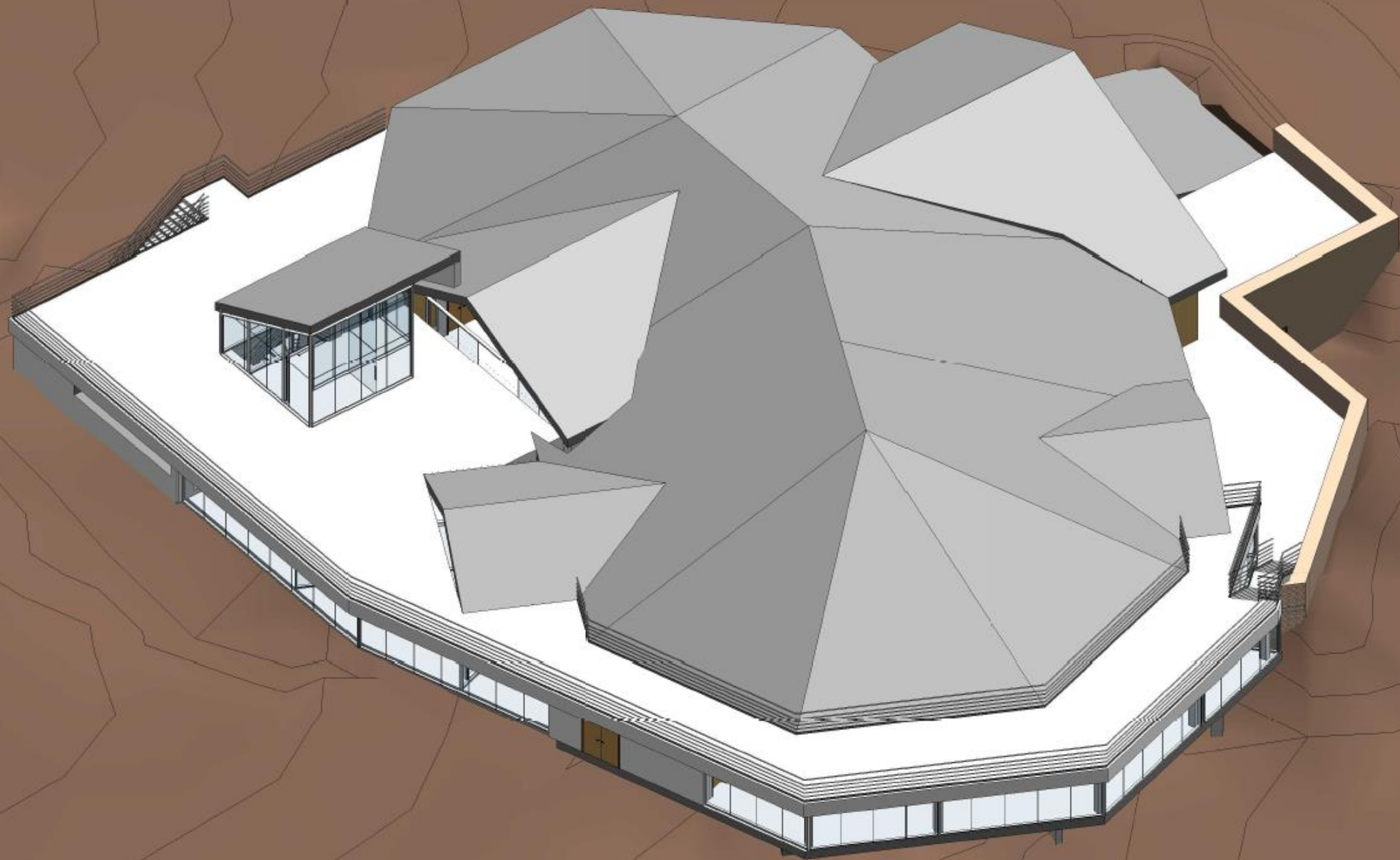
- △ Introduce secure, high level wrap around walkway
- △ Provide better viewing platform
- △ Introduce external, secure boardwalk over the tunnel



NATURAL RETREATS

EXPLORE. DREAM. DISCOVER.





ARTIFICIAL SKI SLOPE PROPOSALS



Proposal Overview

- △ 30 x 60 Nursery slope
- △ 60 x 20 Intermediate slope
- △ Beginner focussed with progression
- △ Lower level installation to protect & enhance snow school business
- △ Year round offering with uplift, suitable for tubing
- △ Expansion to include kicker for BOA P&P
- △ Snowflex is the preferred surface which is a non permanent installation – completely removable
- △ Capacity 210 users per day (Non Winter)
- △ Forecast 13,000 per annum at maturity

NATURAL RETREATS

EXPLORE. DREAM. DISCOVER.

NEXT STEPS

- Landlord board approval
- Clarify current pre-application status and re-present if necessary
- Re engage with statutory consultees and stakeholders and incorporate feedback
- Re engage with public and interest groups
- Conclude detailed components of the application with ongoing PR and communication

CONSULTATION PLAN

<u>Stage 1</u>	<u>Stage 2</u>	<u>Stage 3</u>	<u>Stage 4</u>	
HIE	Local Councillors	RSPB	Mountain Biking	Sport Scotland
Highland Council	CBP	SUS/HITRANS	Ski	Ramblers
Cairngorm National Park	MP's MSP's	RSPB	Accommodation Prov.	SnowSport Scotland
Forestry Commission	Community Councils	SEPA	Mountaineering	BASI
SNH	Public	Public		

NATURAL RETREATS

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PROPOSED TIME LINE

<u>CAIRNGORM</u>	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17
Planning															
Funding Check/Drawdown															
Owner Approval															
Detailed Design - Slope															
Tender - Slope															
Build - Slope															
Detailed Design - Ptarmigan															
Tender - Ptarmigan															
Build - Ptarmigan															

NATURAL RETREATS

EXPLORE. DREAM. DISCOVER.

From: [Keith Duncan](#)
To: ["David Mudie"](#); ["Katherine Donnachie \(katherinedonnachie@cairngorms.co.uk\)"](#)
Cc: ["Baldwin, Cerian"](#)
Subject: RE: Natural Retreats - Cairngorm
Date: 15 March 2017 17:14:00
Attachments: [image001.jpg](#)

Hi David

Thank you for the opportunity to provide pre-application comments on development proposals from Natural Retreats.

In preparing this response we have followed the role for SNH that is set out in the SNH/CNPA Casework Agreement. Under this agreement, within the National Park, SNH only advises on any implications for Natura sites, Sites of Special Scientific Interest, and National Nature Reserves. CNPA advises on all other natural heritage issues including outdoor access, landscape and visual impacts, wild land, wider biodiversity interests, and impacts on the National Park itself.

The two areas of proposals that we provide advice on are (1) the Ptarmigan station and its surrounds and (2) the dry ski slope adjacent to the bottom station.

1. With regard to the Ptarmigan station and surrounds. SNH is supportive of options that will provide more opportunities for visitors to enjoy the experience at the Ptarmigan station where it can be shown that any change will retain the purpose of the s49a/S50 Legal Agreement associated with Planning Permission for the Cairngorm Funicular Railway. In particular Natural Retreats proposals must show that any proposals for extending the outdoor experience for visitors to the Ptarmigan station including additional outside access on the Ptarmigan station and, potential managed access to the tunnel entrance, will be in keeping with the purpose and delivery of the existing Visitor Management Plan. In addition, the proposed extensions to the Ptarmigan station incorporate a significant increase of glass to the building. We advise that Natural Retreats incorporate an evidence based design that this will not lead to bird strikes on the building by species such as dotterel, snow bunting and ptarmigan. We have attached below some references to research on bird strikes and potential mitigation measures that may help.
2. With regard to the proposed location of the dry ski slopes, we advise that the path and picnic benches which run the length of the top car park and is located immediately below the proposed site of the dry ski slope should be retained because this it is an integral component of the Visitor Management Plan associated with the Cairngorm Funicular railway.

Yours Sincerely

Keith Duncan
Operations Officer
SNH, South Highland
Tel 01463 725370

<http://www.windowcollisions.info/public/vogelkiller2en.pdf>

http://www.vogelglas.info/public/klem_%20avian_mortality_2009.pdf

http://www.vogelglas.info/public/klem_collisions_1989.pdf

<https://abcbirds.org/article/new-campaign-rates-bird-smart-glass-products-for-homeowners-and-architects/>

<https://abcbirds.org/get-involved/bird-smart-glass/>

From: David Mudie [mailto:David.Mudie@highland.gov.uk]
Sent: 01 March 2017 09:41
To: 'Katherine Donnachie (katherinedonnachie@cairngorms.co.uk)'; Keith Duncan
Cc: 'Baldwin, Cerian'
Subject: Natural Retreats - Cairngorm

Katherine/Keith

Can you confirm that you received CD's from Natural Retreats regarding their proposal for dry ski slope/Ptarmigan developments? If not I'll get these to you.

I have created a case 17/00813/PREAPP but you probably won't see anything as it is sensitive.

If you have received it I should be most grateful to receive any comments that you may wish to make by 15 March if that is possible.

David

David Mudie
Team Leader - Development Management
Development and Infrastructure Service, The Highland Council, Kintail House, Beechwood Business Park, Inverness, IV2 3BW
(01463) 255205

This advice is given without prejudice to the future consideration of and decision on any application received by The Highland Council.

Thathar a' toirt seachad na comhairle seo gun chlaon-bhreith do bheachdachadh air agus co-dhùnadh a thaobh tagradh sam bith a tha Comhairle na Gàidhealtachd a' faighinn san àm ri teachd

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Listening * Open * Valuing * Improving * Supporting * Partnering * Delivering
Èisteachd * Fosgailte * Luach * Leasachadh * Taic * Com-pàirteachas *
Libhrigeadh

From: Katherine.Donnachie
To: [REDACTED] David.Mudie
Cc: Keith.Duncan; [REDACTED]
Subject: RE: Natural Retreats - Cairngorm 17/00813/PREAPP
Date: 14 March 2017 09:43:48
Attachments: image001.jpg

Dear [REDACTED]

We do not have a strategic objection to the principle of the proposal and in my planning response we will outline key planning policy considerations etc.. This is of course as you know subject to addressing all planning/environmental issues raised

Hope this helps you meantime

Yours sincerely

Katherine Donnachie
Planning Officer
Cairngorms National Park Authority
14 The Square
Grantown-on-Spey
PH26 3HG

Direct Dial: [REDACTED]
Main Switchboard: 01479 873535

From: [REDACTED]@naturalretreats.com]
Sent: 14 March 2017 09:34
To: Katherine Donnachie; David Mudie
Cc: Keith Duncan (Keith.Duncan@snh.gov.uk); [REDACTED]
Subject: RE: Natural Retreats - Cairngorm 17/00813/PREAPP

Hi Katherine,

Thank you for your note I will go through in detail and begin to prepare for the necessary surveys.

Having consideration for the surveys and information required, are you able to state what the National Parks initial opinion is on the proposals i.e. do you have any strategic objections to the concepts?

Would appreciate this to allow us to understand if the National Park are broadly supportive of this subject to the details raised.

Many thanks,

[REDACTED] | SVP - Resorts & Lodges - Europe
[REDACTED]@naturalretreats.com
D: +44 (0) [REDACTED]
M: +44 (0) [REDACTED]
Concierge: 0844 384 3166
Email-Banner- _Feb-17



From: Katherine Donnachie [mailto:katherinedonnachie@cairngorms.co.uk]
Sent: 14 March 2017 09:20
To: David Mudie <David.Mudie@highland.gov.uk>
Cc: [REDACTED]@naturalretreats.com>; Keith Duncan (Keith.Duncan@snh.gov.uk) <Keith.Duncan@snh.gov.uk>
Subject: Natural Retreats - Cairngorm 17/00813/PREAPP

Dear David

I refer to your recent consultation on the above case. Due to other work commitments I am afraid I will not be able to provide our full planning service response until the week beginning 27 March 2017 – (the applicants do have our comments on the previous proposals here which set out some general points and principles).

Meantime we are aware of the importance of the applicants knowing initial views on survey requirements to assist in programme planning here. Some survey work will need to commence soon if delays are to be avoided. For example breeding bird survey work must start in April and is this is missed then it will mean a 12 month delay. These are all for protected birds, not just a generalised list of species and so it is important that we have this information. The survey period is until September for several groups

Survey and information requirements have been identified by our Ecology Officers as follows

- ▲ Surveys for water vole, reptiles, breeding birds (including Ptarmigan, Dotterel, Golden Eagle, Purple Sandpiper, Ring Ouzel, Snow Bunting) and invertebrates (groups to be determined after initial assessment – we have lists of priority species)
- ▲ Assessment of likely impact on Golden Eagle (if helicopters are to be used during construction)
- ▲ NVC of habitats to be lost for construction of artificial ski slope
- ▲ GWDTE impact assessment
- ▲ Peat loss assessment based on area and depth, with proposals for reuse.- see 'Guidance on developments on peat – Site surveys, 2014'
- ▲ A mitigation and enhancement plan based on the results of habitat and species surveys together with a monitoring and management plan.
- ▲ A Pollution Prevention Plan – including wastewater treatment proposals
- ▲ A pre-construction survey for breeding Mountain Hare is likely to be required

Timetable for surveys

Species	Survey Dates	Additional Information
Water Vole	Late April - September	If present will require a Species

		Protection Plan and licence from SNH
Reptiles	Late April - September	Three visits required over survey period If present will require a Species Protection Plan
Breeding Birds	April - June	Two visits (one April/May, one May/June) If present will require a Species Protection Plan
Invertebrates	Site assessment- May, Surveys –June - September	Site assessment to determine specific surveys
NVC (incl GWDTE)	April- September higher plants and ferns; April, May & September – mosses and lichens	

I have also summarised initial comments from our landscape advisor below which I hope will give a steer on the type of information that we would expect to see accompany any application as follows:

Landscape General

These proposals are within the National Park and National Scenic Area. The immediate area is strongly characterised by the ski resort infrastructure though most of this is contained within Corrie Cas and to a lesser extent Corrie na Ciste. It is a highly visited park of the national park and a main point of access into the mountain core. The Cairngorms Wildland area wraps around the ski centre and it is clearly visible from within this area as well as from the Monadhliath Wildland area.

Ptarmigan station

From the information provided there are likely to be a number of issues that need addressing within the landscape assessments (see below).

- The design, materials and the increase in size and height of the building, for example more extensive use of glazing around the building. The larger of the two lift options in particular is likely to have significant effects well beyond the immediate surrounding. This includes the wildland areas.
- The reference to a 'master suit and night time viewing' suggests a new type of activity that would require to be fully considered in relation to the landscape character and special landscape qualities (including dark sky and wildness). Night time illumination generally may be an issue and clarity should be provided on what is proposed in terms of lighting and operating hours.
- The use of angled glass to reduce sun glare and improve the viewing is welcomed subject to assessments on bird effects.

Dry ski slope

The proposed ski slope is located in an elevated slope above the main car park. It faces the wildland area to the south and will be highly visible from within this. It will also be visible from areas to the west. It is likely to have a significant effect upon the landscape character due to the design and colours proposed. There will be a loss of habitat and natural vegetation which forms the 'envelope' surrounding the ski centre and which make an important contribution to the character within Corrie Cas. There are many emerging trees within the area that though small are an important part of the future landscape character of the area. (They may not be particularly young trees due to the climatic constraints.)

The car park is a starting point for many visitors to the hill. Many will be using the ski slopes in winter however many hill walkers set off from here throughout the year. They are a key visual receptor group with a high sensitivity for visual effects and effects on the special landscape qualities in particular wildland and they must be weighted appropriately within the assessments. In addition there are many other visitors who come to experience a high quality mountain landscape and will also be highly sensitive visual receptors. A view-shed diagram will be required and this must extend to a radius that includes the Monadhliath because of the brightness of the proposed colours.

The scope for mitigation should be carefully considered during final design. This should consider alternative shapes and colours for the matting. The regular shapes and white or green colours are inappropriate in this landscape; both exacerbate the visual and landscape impact. The use of a variety of colours to reduce the visual effect may be worthy of consideration. In addition the potential for landscaping to be effective within a reasonable timescale is expected and appropriate proposals made accordingly.

Assessments for both parts of the proposal will require a full LVIA in accordance with the usual guidance (LI - GLVIA and SNH, draft SLQ guidance can be provided) They should include:

- Landscape
- Visual (including a View shed diagram for both parts of proposals)
- Special landscape qualities
- Wildland assessment

Additional information required

- Landscape details including planting, as well as working methodology for construction and planting establishment and long term maintenance for soft works
- It is recommended that alternatives are considered and assessed in any submission (eg Location of dry ski slope – its colour and form)

Mitigation/ compensation/ Enhancement

The use of design to mitigate the landscape effects should be clearly demonstrated. In addition compensation measures for residual effects could include:

- Tree planting around the hillside of the matted area
- Planting in and around the car parks,
- other hard landscape improvements around the car parking areas
- rationalisation of existing paths
- reduction in fencing to reduce the visual effect of these

I hope these initial comments are of assistance meantime and will be back in touch later in the month. As ever please note these comments are made without full and proper consideration of any application submitted - any application will as discussed be called in by the CNPA for determination.

Yours sincerely

Katherine Donnachie
Planning Officer
Cairngorms National Park Authority
14 The Square
Grantown-on-Spey

PH26 3HG

Direct Dial: [REDACTED]
Main Switchboard: 01479 873535

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From: [David Mudie](#)
To: [Keith Duncan](#); "[Katherine Donnachie \(katherinedonnachie@cairngorms.co.uk\)](#)"
Cc: "[Baldwin, Cerian](#)"
Subject: RE: Natural Retreats - Cairngorm
Date: 01 March 2017 09:43:39
Attachments: [image001.jpg](#)

OK – will post today.

David Mudie

Team Leader - Development Management

Development and Infrastructure Service, The Highland Council, Kintail House, Beechwood Business Park, Inverness, IV2 3BW

(01463) 255205

This advice is given without prejudice to the future consideration of and decision on any application received by The Highland Council.

Thathar a' toirt seachad na comhairle seo gun chlaon-bhreith do bheachdachadh air agus co-dhùnadh a thaobh tagradh sam bith a tha Comhairle na Gàidhealtachd a' faighinn san àm ri teachd

[Please take our customer survey](#)

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Follow up documentation for existing planning applications

Follow up documentation should no longer be submitted directly to Planning Officers or to Area Planning Offices. If you would like to submit revised plans or any other follow up/additional documentation in relation to an existing application, please do so by using the Post Submission Additional Document online form available on the [ePlanning.scot](#) Portal. Further guidance on how to do this can be found here on our Planning Web Pages. Please remember to quote the correct application reference number on the online form before submitting. Thank you for your co-operation.

Register at <http://consult.highland.gov.uk> to view, comment and be kept up to date on any future Development Plan documents in Highland.

From: Keith Duncan [mailto:Keith.Duncan@snh.gov.uk]
Sent: 01 March 2017 09:42
To: David Mudie; 'Katherine Donnachie (katherinedonnachie@cairngorms.co.uk)'
Cc: 'Baldwin, Cerian'
Subject: RE: Natural Retreats - Cairngorm

Hi David

I have not received any CD's yet.

Keith

From: David Mudie [<mailto:David.Mudie@highland.gov.uk>]
Sent: 01 March 2017 09:41
To: 'Katherine Donnachie' (katherinedonnachie@cairngorms.co.uk); Keith Duncan
Cc: 'Baldwin, Cerian'
Subject: Natural Retreats - Cairngorm

Katherine/Keith

Can you confirm that you received CD's from Natural Retreats regarding their proposal for dry ski slope/Ptarmigan developments? If not I'll get these to you.

I have created a case 17/00813/PREAPP but you probably won't see anything as it is sensitive.

If you have received it I should be most grateful to receive any comments that you may wish to make by 15 March if that is possible.

David

David Mudie
Team Leader - Development Management
Development and Infrastructure Service, The Highland Council, Kintail House, Beechwood Business Park, Inverness, IV2 3BW
(01463) 255205

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From: [Planning Aberdeen](#)
To: [Keith Duncan](#)
Subject: SEPA Response to Natural Retreats proposals, Cairngorm
Date: 27 March 2017 13:21:52
Attachments: [getdocument.ashx.doc](#)

Dear Keith,

Apologies, in my haste to get this out last week I forgot to copy you in on our response. The Highland Council planners still get confused who to send SEPA consultations to but if you could note that for any proposals within the CNPA boundary the SEPA Aberdeen Planning office should be consulted/copied in. Thanks.

Kind regards
Zoe

Zoe Griffin

Senior Planning Officer
Planning Service, SEPA, Inverdee House, Baxter Street, Torry, Aberdeen, AB11 9QA.
Direct line: 01224 266636
email: planning.aberdeen@sepa.org.uk

Part-time working: Monday, Wednesday, Thursday

Our planning guidance: www.sepa.org.uk/environment/land/planning/

Our ref: PCS/151911
Your ref: 17/00813/PREAPP

If telephoning ask for:
Zoe Griffin

23 March 2017

David Mudie
The Highland Council
2nd Floor
Kintail House
Beechwood Park
Inverness
IV2 3BW

By email only to: David.Mudie@highland.gov.uk

Dear Mr Mudie

**Pre-planning enquiry
Revised Mountain Masterplan
Cairngorm Mountain Glenmore Aviemore PH22 1RB**

Thank you for your consultation on the above together with the supporting documents which SEPA received on 6 March 2017.

We welcome pre-application engagement, but please note that our advice at this stage is based on emerging proposals and we cannot rule out potential further information requests as the project develops.

We note from the Ptarmigan Cairngorm Mountain Pre-Planning Feasibility Documentation (undated) the proposal comprises installation of an artificial ski slope and extension to the Ptarmigan Building. However, the Revised Mountain Masterplan (undated) submitted shows additional car park and landscape improvements, a new boardwalk and a Sheiling Garage Extension. The following comments apply to all these elements. We ask that the following issues are addressed prior to the submission of a planning application to avoid unnecessary delay and/or objection from us. Please note that we are very happy to review any draft assessments/information requests that we have highlighted we require below before submission alongside a planning application.

1. Disruption to wetlands including peatlands

- 1.1 Groundwater dependent terrestrial ecosystems (GWDTE), which are types of wetland, are specifically protected under the Water Framework Directive. Our GIS shows GWTDE habitats (both moderate and highly dependent) in the areas of the ptarmigan building, shieling garage building, both car parks, and in particular where the artificial ski slope (currently positioned on M16 wet heath) will potentially be sited.

- 1.2 In order for us to fully assess any future development at this site a Phase 1 habitat survey must be carried out for the whole site and the guidance [A Functional Wetland Typology for Scotland](#), should be used to help identify all wetland areas. National Vegetation Classification (NVC) must also be completed for any wetlands identified through the Phase 1 survey. Results of these findings need to be submitted, including a map with all the proposed infrastructure overlain on the vegetation maps to clearly show which areas will be impacted and avoided.
- 1.3 The results of the NVC survey and Appendix 2 (which is also applicable to other types of developments) of our [Planning guidance on windfarm developments](#) should be used to identify if wetlands are groundwater dependent terrestrial ecosystems.
- 1.4 The route of access roads, tracks or trenches within 100 m of groundwater dependent terrestrial ecosystems (identified in Appendix 2) should be reconsidered. Similarly, the locations of borrow pits or foundations of any development within 250 m of such ecosystems should be reconsidered. If infrastructure cannot be relocated outwith the buffer zones of these ecosystems then the likely impact on them will require further assessment. This assessment should be carried out if these ecosystems occur within or outwith the site boundary so that the full impacts on the proposals are assessed. The results of this assessment and necessary mitigation measures should be included with any planning application.
- 1.5 For areas where avoidance is impossible, details of how impacts upon wetlands including peatlands are minimised and mitigated should be provided with the planning submission. In particular impacts that should be considered include those from drainage, pollution and waste management. This should include preventative/mitigation measures to avoid significant drying or oxidation of peat through, for example, the construction of access tracks, dewatering, excavations, drainage channels, cable trenches, or the storage and re-use of excavated peat. Detailed information on waste management is required as detailed below. Any mitigation proposals should also be detailed within the Construction Environmental Management Document as detailed below.
- 1.6 We wish to highlight at this stage that there may be the need for alternative location of elements of the proposal particularly the artificial ski slope, or micro siting or mitigation due to the likely presence of GWDTE.

2. Carbon balance

- 2.1 Scottish Planning Policy (SPP) states (Paragraph 205) that "Where peat and other carbon rich soils are present, applicants should assess the likely effects of development on carbon dioxide (CO₂) emissions. Where peatland is drained or otherwise disturbed, there is liable to be a release of CO₂ to the atmosphere. Developments should aim to minimise this release." The planning submission should include a) a summary demonstrating how the development has been designed with regards to layout and mitigation to minimise release of CO₂ and b) preventative/mitigation measures to avoid significant drying or oxidation of peat through, for example, the construction of access tracks, drainage channels, cable trenches, or the storage and re-use of excavated peat.

3. Disturbance and re-use of excavated peat

- 3.1 As the proposed infrastructure is likely to impact upon peatlands a detailed map of peat depths (this must be to full depth) should be submitted. The peat depth survey should include details of the basic peatland characteristics.

- 3.2 By adopting an approach of minimising disruption to peatland, the volume of excavated peat can be minimised, reducing CO2 emissions and the commonly experienced difficulties in dealing with surplus peat. The generation of surplus peat is a difficult area which needs to be addressed from the outset given the limited scope for re-use.
- 3.3 The planning submission should detail the likely volumes of surplus peat that will be generated, including quantification of catotelmic and acrotelmic peat, and the principles of how the surplus peat will be reused or disposed of.
- 3.4 There are important waste management implications of measures to deal with surplus peat as set out within our [Regulatory Position Statement - Developments on Peat](#). Landscaping with surplus peat (or soil) may not be of ecological benefit and consequently a waste management exemption may not apply. In addition we consider disposal of significant depth of peat as being landfilled waste, and this again may not be consentable under our regulatory regimes. Experience has shown that peat used as cover can suffer from significant drying and oxidation, and that peat redeposited at depth can lose structure and create a hazard when the stability of the material deteriorates. This creates a risk to people who may enter such areas or through the possibility of peat slide and we are aware that barbed-wire fencing has been erected around some sites in response to such risks.
- 3.5 It is therefore essential that the scope for minimising the extraction of peat is explored and alternative options identified that minimise risk in terms of carbon release, human health and environmental impact. Early discussion of proposals with us is essential, and an overall approach of minimisation of peatland disruption should be adopted. If it is proposed to use some excavated peat within borrow pits or bunding then details of the proposals, including depth of peat and how the hydrology of the peat will be maintained, should be outlined in the ES or planning submission.
- 3.6 Our [Energy/Renewable webpage](#) provides links to current best practice guidance on peat survey, excavation and management.

4. Waste water drainage

- 4.1 Final details of the waste water provision for the development should be confirmed in the planning submission. We note the proposal to continue to direct the waste water from the extended Ptarmigan Lodge to the existing treatment works south west of the Daylodge. We would have no objection to this in principle however the applicant is advised to contact our local Regulations team to discuss final details as detailed in Section 9 below.

5. Surface water drainage

- 5.1 The treatment of surface water runoff by sustainable drainage systems (SUDS) is a [legal requirement](#) for most forms of development; however the location, design and type of SUDS are largely controlled through planning. We encourage surface water runoff from all developments to be treated by SUDS in line with Scottish Planning Policy (Paragraphs 255 and 268), [PAN 61 Planning and Sustainable Urban Drainage Systems](#), [PAN 79 Water and Drainage](#) and Policy 10 of the Cairngorm Local Development Plan 2015. SUDS help to protect water quality, reduce potential for flood risk and release capacity in the public sewerage network where the alternative is use of combined systems. Discharges to combined sewers should be avoided to free up capacity for waste water discharges.

- 5.2 It is important to ensure that adequate space to accommodate SUDS is incorporated within the site layout. Consideration should be given to this matter early in the planning process when proposals are at their most fluid and modifications to layout can be easily made with less expense to the developer.
- 5.3 Drainage design now needs to take into account the [CIRIA C753 guidance](#) within this document and we expect submissions to demonstrate how approach treatment will be achieved. We note for the Ptarmigan building it is proposed to continue with the existing arrangement for roof water which discharges to the ground and to the burn south of the building. As roof water discharging directly into a watercourse does not comply with the latest guidance, we wish to highlight the opportunity to enhance the existing SUDS to ensure compliance with CIRIA C753 by SUDS retrofitting.
- 5.4 For all developments, run-off from areas subject to particularly high pollution risk (eg yard areas, service bays, fuelling areas, pressure washing areas, oil or chemical storage, handling and delivery areas) should be minimised and directed to the foul sewer. Where run-off from high risk areas cannot be directed to the foul sewer we can, on request, provide further site specific advice on what would be the best environmental solution.
- 5.5 Please refer to the [Regulations section](#) of our website for details of regulatory requirements for surface water and SUDS. Comments should be sought from the local authority roads department and the local authority flood prevention unit on the acceptability of post-development runoff rates for flood control.

6. Water abstraction

- 6.1 We note continued water abstraction is proposed from a spring for Ptarmigan Lodge but it is not clear where the water for the Briton system on the artificial ski slope will be sourced from. Whilst the proposed Briton misting system can be engineered to recycle the water, the actual amount required has not been made clear at this stage.
- 6.2 When a private source is to be used, as appears to be the case here, we request the information below is included with any planning submission. Whilst we regulate water abstractions under The Water Environment (Controlled Activities) (Scotland) Regulations 2011 we will require the following information to determine if the any new abstraction and/or the continued abstraction for each proposal element is feasible in this location:
- Source e.g. ground water or surface water;
 - Location e.g. grid ref and description of site;
 - Volume e.g. quantity of water to be extracted;
 - Timing of abstraction e.g. will there be a continuous abstraction and any seasonal variations;
 - Nature of abstraction e.g. sump or impoundment;
 - Proposed operating regime e.g. details of abstraction limits and hands off flow;
 - Survey of existing water environment including any existing water features;
 - Impacts of the proposed abstraction upon the surrounding water environment.

7. Pollution prevention and environmental management

- 7.1 One of our key interests in relation to major developments is pollution prevention measures during the periods of construction, operation, maintenance, demolition and restoration. The construction phase includes construction of access roads, borrow pits and any other site infrastructure.
- 7.2 We note and welcome specific construction method statements (CMS) will be submitted and note the examples submitted. Final site specific CMS for each element of the development will be required and these must include site plans. Silt mitigation including construction SUDS should be included in the final CMS documents along with construction waste plans and any further mitigation required due to the presence of peat and GWDTE.

8. Space for waste management provision within site layout

- 8.1 In accordance with Scottish Planning Policy (Paragraph 190) and Policy 10 of the Cairngorm Local Development Plan 2015, space for collection, segregation, storage and possibly treatment of waste (e.g. individual and/or communal bin stores, composting facilities, and waste treatment facilities) should be allocated within the planning application site layout.
- 8.2 We note and welcome that a detailed site waste management plan (SWMP) will be prepared. Waste soils including peat should be included in the SWMP. Please consult with your local council's waste management team to determine what space requirements are required within the application site layout. Some local authorities have an information sheet setting out space requirements.

9. Regulatory advice for the applicant

- 9.1 Any proposed engineering works within the water environment will require authorisation under The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended). Management of surplus peat or soils may require an exemption under The Waste Management Licensing (Scotland) Regulations 2011.
- 9.2 With regards the proposal to continue to direct waste water to the existing waste water treatment plant, we ask you contact the local Regulation team to discuss final proposals as CAR Authorisation may be required.
- 9.3 Details of regulatory requirements and good practice advice for the applicant can be found on the [Regulations section](#) of our website. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the regulatory team in your local SEPA office at:

28 Perimeter Road, Pinefield, Elgin, IV30 6AF, Tel: 01343 547663

If you have any queries relating to this letter, please contact me by telephone on 01224 266636 or by e-mail to planning.aberdeen@sepa.org.uk.

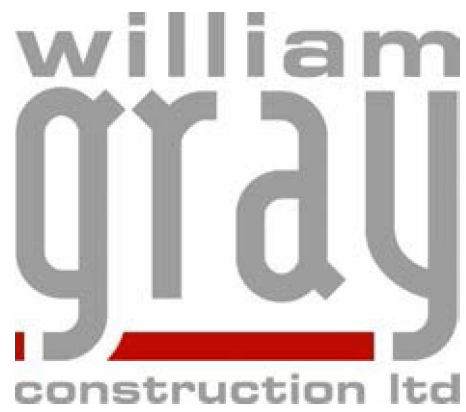
Yours sincerely

Zoe Griffin
Senior Planning Officer
Planning Service

ECopy to: Natural Retreats UK Ltd, planning@naturalretreats.com

Disclaimer

This advice is given without prejudice to any decision made on elements of the proposal regulated by us, as such a decision may take into account factors not considered at this time. We prefer all the technical information required for any SEPA consents to be submitted at the same time as the planning or similar application. However, we consider it to be at the applicant's commercial risk if any significant changes required during the regulatory stage necessitate a further planning application or similar application and/or neighbour notification or advertising. We have relied on the accuracy and completeness of the information supplied to us in providing the above advice and can take no responsibility for incorrect data or interpretation, or omissions, in such information. If we have not referred to a particular issue in our response, it should not be assumed that there is no impact associated with that issue. For planning applications, if you did not specifically request advice on flood risk, then advice will not have been provided on this issue. Further information on our consultation arrangements generally can be found on our [website planning pages](#).



PTARMIGAN BUILDING REFURBISHMENT

Construction Phase Method Statement

Issue Number: 1

Date: 10th February 2017

DOCUMENT AUTHORISATION SHEET

Client:

Natural Retreats

PREPARED BY:

Name:

[REDACTED]

Position: HSEQ Advisor

Date: 10th February 2017

[REDACTED]

Signature

CHECKED BY:

Name:

[REDACTED]

Position: Contracts Manager

Date: 10th February 2017

Signature

ISSUE RECORD

Iss	Date	Description of Changes/Amendments	By	Approval
1	10/02/17	Creation of Document	[REDACTED]	[REDACTED]

Amendments to this document may only be carried out by the Principal Contractor's Project Team

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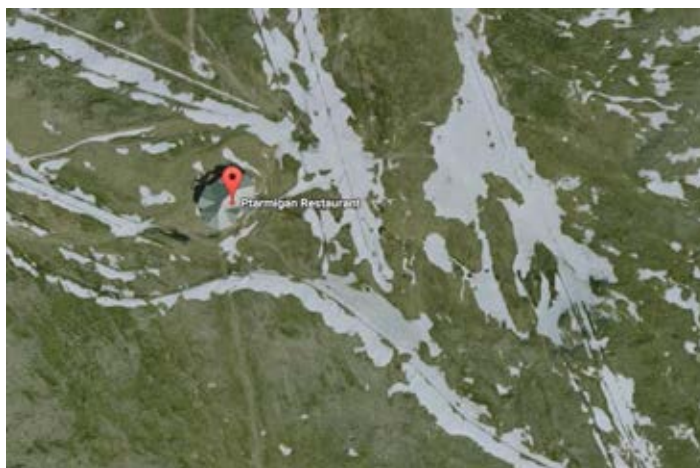
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1 DESCRIPTION OF THE PROJECT

1.1 Introduction and Background

Property Address;

Cairngorm Ski Area
Aviemore
PH22 1RB



The Cairngorm Ski Area is situated on the north-western slopes of the Cairngorm Mountain range, in the Scottish Highlands overlooking Strathspey and the town of Aviemore.

The Base Station is situated at car park level (635m above sea level) with the Ptarmigan Top Station 1097m above sea level. The Funicular mountain railway connects the 2 stations.

The project consists of production of a steel frame extension to the existing restaurant and addition of a steel and glass viewing platform complete with access stairs.

Commencement Date: TBC

Duration of Project: 26 Weeks

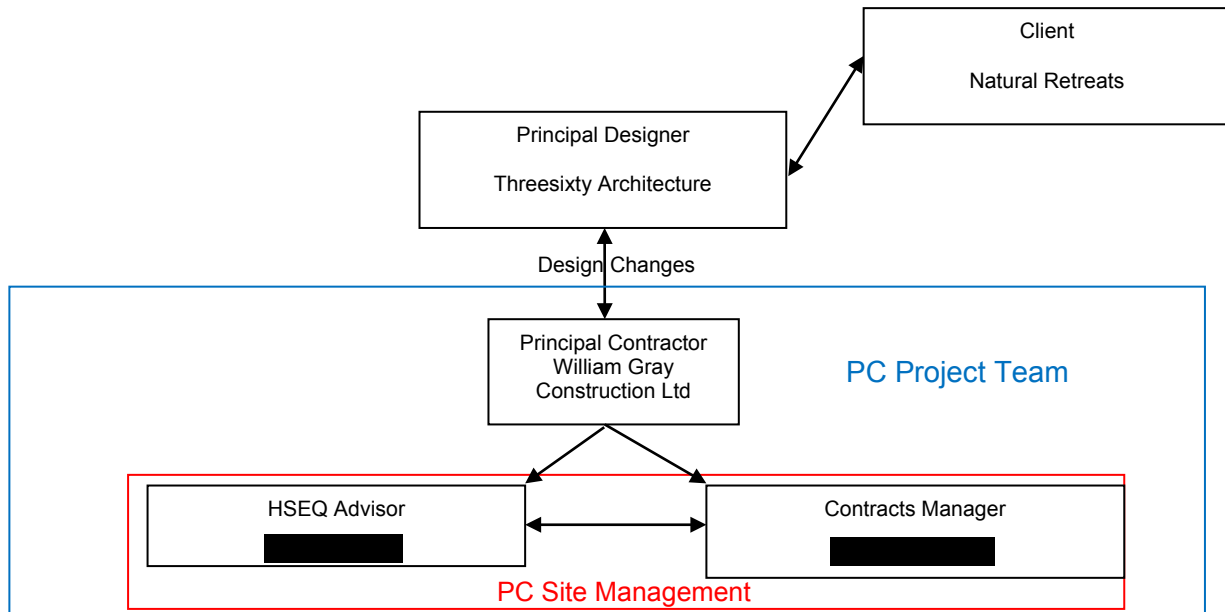
Completion Date: TBC

1.2 Project Team and Duty Holders

Role	Company	Contact Person	Address	Contact Details
Client	Natural Retreats		Whitecroft House, 51 Water Lane, Wilmslow, SK9 5BQ	
Principal Designer	Threesixty Architecture		12 Carpenter Street Perth PH1 5LZ	
Principal Contractor (PC)	William Gray Construction Ltd	[REDACTED] [REDACTED]	11-13 Henderson Drive Inverness IV1 1TR	01463 712072 (Office) [REDACTED] [REDACTED]@williamgray.co.uk [REDACTED] [REDACTED]@williamgray.co.uk

2 MANAGEMENT OF THE WORK

2.1 Management structure



2.2 Responsibilities

2.2.1 Authority to Stop Work

If unsafe working practices are detected the following have the authority to stop work:

- The Client, the Principal Contractor and the HSE.
- Site workers can refuse to undertake work they deem to be unsafe.
- The Site Management should stop work they deem to be unsafe.
- ALL staff should report unsafe practice to their superior as soon as possible.

Once stopped, the work should be re-assessed and any additional control measures required to make the work safe should be implemented before the work is continued. The PC Project Team should be informed, so that any investigations necessary to ensure that the situation is not repeated can be carried out.

2.3 Health, Safety and Environmental Goals for the project

To manage and carry out all the work associated with the Project incorporating the philosophy of principles aiming at zero incidents and zero impact to the surrounding environment.

To achieve this, the PC and any sub-contractors used throughout the project will:

- Identify the areas of significant risk, carry out appropriate Risk Assessments and associated written work method statements;
- Ensure that personnel are, as necessary, fully instructed with respect to the requirements of method statements, risk assessments, any relevant COSHH, hand-arm vibration and noise assessments and permits to which their work is subjected;
- Promote a positive approach to health, safety and the environment.
- Comply with environmental guidelines and procedures as stipulated in both this document and by statutory requirements with particular focus on preserving the national park itself and any wildlife the park houses.
- Aim to minimise any environmental effects associated with the refurbishment works.

2.4 Monitoring and review of health and safety performance

2.4.1 Site Inspection

Health and Safety on the project will be monitored by a combination of:

- Site inspection
- Statistical Review
- Audit

In order to promote consistent good practice and safety discipline the site inspections and audits may be conducted without prior notification by any member of the PC Project Team

Monitoring and auditing is intended to promote continual improvement of safety and the elimination of accidents and incidents.

Safety Tours

The PC Site Management will perform daily walk arounds and will conduct formal inspections once per week. Additional inspections may be required during high risk activities. The weekly inspections will be recorded and copies kept in the on-site project safety file.

Site Inspections

Site inspections will be carried out by the PC HSEQ Advisor on a monthly basis. Site Inspections shall be used to check all aspects of the working methods and the working environment. If appropriate this shall include brief interviews of the work teams to determine the effectiveness of communication on site. Site Inspections will be fully documented and a copy kept in the on-site project safety file.

2.4.2 Audit

Audit of sub-contractors

The PC Project Team may audit sub-contractors' records as part of the regular site inspection regime. If the inspections indicate short comings then a more in-depth audit will be undertaken and an action plan of remedial action determined and implemented. A review audit to ensure the corrective action has been taken will be scheduled for a predetermined period thereafter.

2.4.3 Project Safety Review

The PC Project Team will carry out a review of the construction phase on completion of the works. The team will review and collate the safety performance of the project during this review. This review may be incorporated as part of a wider project review involving all duty holders

Areas identified as importing unacceptable risk, or areas with a history of repeated non-compliance will be targeted and remedial action introduced by the PC Project Team

2.4.4 Records

Records will be kept by William Gray Construction Ltd including, but not limited to:

- Accident/incident statistics and normalising data (e.g. Hours Worked)
- Accident/incident reports
- Site safety reports
- HSE communications

2.5 Arrangements for the management of work

2.5.1 Liaison between parties on site

The PC Site Agent will act as liaison between all parties on site.

2.5.2 Consultation with the workforce

William Gray Construction Ltd recognises that improvement in health and safety performance can only be achieved if there is a full commitment from all personnel at every level of the organisation.

The following documentation will be communicated to all members of the workforce prior to work commencing and will be available on the H&S Noticeboard within the site office;

- Statutory Notices (Health & Safety Law poster, F10 etc)
- Details of Employers and Public Liability Insurances
- Accident/incident response procedure
- Site Rules
- Traffic Management Plan
- Fire Action Plan detailing evacuation routes and muster/assembly points
- Emergency Response/Action Plan
- Names and Contacts for site 1st Aiders
- Emergency contact numbers
- PC Health & Safety, Environmental & Quality Policy Statements.

2.5.3 The selection and control of contractors

All sub-contractors to the Principal Contractor will be selected in line with Standard Operating Procedure 006 of the Health & Safety Policy Arrangements Document, and wherever possible will be CHAS accredited (or equivalent).

Monitoring of sub-contractor performance will be carried out as part of the safety monitoring process.

2.5.4 The exchange of health and safety information between contractors

Any sub-contractors will be fully briefed on the project safety arrangements by a member of the PC Project Team prior to any work commencing on site.

Any changes or additions to the health and safety information relating to the project will be communicated to all site sub-contractors by the PC Project Team as soon as is reasonably practicable.

2.5.5 Site security

Due to the duration of the planned works and the impact to business, closure to the public of the Ptarmigan Top Station will not be possible. Restricted access to the public and Natural Retreats employees will be planned by the PC and agreed upon by all concerned parties. A site plan detailing boundaries will be submitted prior to project commencement complete with details of all fencing, hoarding, screens, barriers and warning signage required to keep those not involved in the construction segregated from the work area.

All Contractors, Sub-contractors and visitors to the site MUST be pre-arranged with the Cairngorm Mountain Management Team, and shall present themselves at the funicular railway base station.

They must sign in upon arrival and sign out upon departure on all occasions thereafter.

The PC Project Team shall conduct surveillance checks to ensure that this procedure is adhered to.

It is envisaged that Cairngorm Mountain staff may require access to areas of the top station where works are ongoing to carry out essential maintenance. These staff members will be controlled by the Cairngorm Mountain Management Team, but will also be fully inducted to the site by the Principal Contractor, provided with appropriate PPE whilst on the site and be subject to the same signing in and out procedures as all other workers and visitors on the site. Access will only be granted during low risk activities. Works will be stopped if required to ensure the safety of such personnel.

2.5.6 Site induction

All personnel working on the project and any visitors to the site will receive a project specific induction. The induction briefing will cover but will not be limited to the following:

- An overview of the project
- General Health & Safety, and Environment issues including National Park protection and awareness of wildlife
- Site Rules
- Reporting of Accidents, Incidents and Near Misses
- PPE Requirements
- Working Hours
- Site specific hazards and controls
- Building & Mountain Emergency Procedures

The project safety induction will be used to ensure that all site and task specific safety issues are communicated to personnel, visitors, Contractors and Sub-Contractors involved in the works.

2.5.7 Onsite training

Toolbox talks may be given to any or all contractors during the project. These toolbox talks will be documented and a copy of the attendance sheets retained within the project safety file.

2.5.8 Welfare facilities and first aid

To eliminate the need to transport cabins to the top of the mountain, the PC proposes that top station existing spaces should be utilised by the workforce for rest room/canteen, toilet and hand washing facilities.

The facilities will be cleaned on a regular basis and site personnel will be expected to respect these facilities and maintain them to the required standard.

The Site Office would also be located within the existing space/rooms within the top station..

First aid provision will be provided by the PC, with first aid kits being located in the site office. A full list of first aiders with contact details will be displayed at all times within the site office and canteen along with details of the local hospital.

2.5.9 Reporting and investigation of accidents and incidents including near misses

William Gray Construction Ltd Accident/Incident Reporting and Investigation Procedure (WGC-HSEQ-007) will be followed for the reporting and investigating of all accidents, incidents and near misses including environmental incidents.

Any accident which is reportable to the enforcing authority under RIDDOR will be reported by the PC HSEQ Advisor. The PC Project Team will conduct a thorough investigation, the degree of which will be dependent on the severity or potential severity of the accident, incident or near miss.

The Natural Retreats Cairngorm Mountain Management Team will be notified of all major or lost time accidents and incidents.

2.5.10 The production and approval of risk assessments and written systems of work

All risk assessments and method statement (RAMS) produced by the PC or any Sub-Contractors involved in the works will be reviewed by the PC HSEQ Advisor and where required, will be forwarded for approval to the Principal Designer/Natural Retreats Cairngorm Mountain Management team.

WGC will provide a series of generic risk assessments and method statements already held on file for the day to day task proposed including but not limited to, working at height, manual handling, use of power and hand tools, scaffold erection, excavations and working with electricity.

A full Dynamic/task based set of RAMS will also be produced outlining hazards and control measure for specific risks highlighted within this document.

Hard copies of all risk assessments and method statements will be kept in the on-site Project Safety File.

2.6 Site rules

Whilst working on this project, the site rules will be clearly communicated to all contractors and visitors during the induction process. Site rules must be adhered to at all times and failure to comply with the rules may result in personnel being removed from the site.

The WGC standard site rules will be displayed in the site office and canteen at all times.

Any existing Natural Retreats rules will be sourced and communicated to the workforce accordingly.

2.7 Fire and emergency procedures

2.7.1 Fire arrangements

WGC will adhere to all existing fire and emergency procedures, as dictated by Natural Retreats.

Fire-fighting equipment is already in existence in the top station and if possible, will be utilised during the works. If required, the PC will provide sufficient, certified equipment.

2.7.2 Fire plan

If any contractor discovers a fire they must:-

- Raise the alarm by activating the nearest call point
- Evacuate the area, by the safest exit, this is not always the nearest
- Inform the PC Site Management of the nature of the fire
- Proceed to the designated muster/assembly point and remain there until told otherwise
- DO NOT LEAVE SITE

On hearing the designated emergency alarm, personnel must;

- Evacuate the area, by the safest exit, this is not always the nearest
- Proceed to the designated muster/assembly point and remain there until told otherwise
- DO NOT LEAVE SITE

2.7.3 Emergency response plan

WGC will adhere to all existing fire and emergency procedures, as dictated by Natural Retreats.

A task based response plan echoing the Natural Retreats plan will also be produced and details of which added to the site induction, onsite safety folder and notice boards

2.7.4 Emergency contacts

Nearest Hospital with A&E facilities;

Castle Road East
Grantown on Spey
PH26 3HR

Fire, Police and Ambulance emergency services are best contacted by telephoning 999 or 112

Other relevant contact details;

Health & Safety Executive
Longman House
28 Longman Road
Inverness
IV1 1SF

Tel: 01463 723 260

Scottish Environmental Protection Agency (SEPA)
Graesser House
Fodderty Way
Dingwall Business Park
Dingwall
IV15 9XB

Tel: 01349 862021

British Telecom
British Gas
Scottish Water
Electricity

Tel: 0800 800 154
Tel: 0800 111 999
Tel: 0345 601 88 55
Tel: 0800 300 999

3 ARRANGEMENTS FOR CONTROLLING SIGNIFICANT SITE RISKS

3.1 Safety risks

3.1.1 *Delivery and removal of materials and work equipment*

Due to the elevated and remote location of the site, delivery of materials required for construction of the extension and viewing area will be one of the more challenging aspects of the project.

William Gray Construction Ltd propose the follow methods of delivery to ensure safety throughout the works and minimal impact to the surrounding land and wildlife.

Small materials and equipment such as consumables, coatings and tooling required will be taken up to the top station by means of either the funicular railway or a 4x4 forklift.

If required, the funicular carriages will be protected with ply to prevent any damage. Heavy equipment/materials will be securely fastened down whilst being transported in the funicular.

Larger parts of the kit such as structural steel, pre-cast concrete flooring, curtain walling (lego build design) and glazing would ideally be airlifted by helicopter. WGC suggest that a helicopter is hired for one full day to ship all large items up to the work site. This would be planned and agreed upon by all concerned parties in advance to ensure closure of the top station can be communicated to employees and public as required, weather conditions are safe and ideal for helicopter operations and all materials are ready at the base station to maximise chopper usage and complete transportation of the materials at minimal cost.

WGC understand that the use of a helicopter may not be cost effective, therefore the alternative would be a purpose-designed and built tractor trailer to shuttle the goods to the top station via the existing access road.

However, several factors must be addressed prior to this method being utilised;

- Modifications to existing, or manufacture of any specifically designed trailers will need to be thoroughly examined and certified by a competent and qualified organisation/individual.
- The existing access road will need to be dressed and graded to the best possible standard before work starts
- Reasonably practical precautions will be taken to protect the materials (in particular, the glazing's) from damage during transit by means of shock absorbers, packers, spacers and insulation but it must be noted that transport by this means will almost inevitably result in damage to key materials required for the construction which may lead to time delays and added costs.

3.1.2 *Construction Restraints*

To avoid the requirement of transporting a mobile crane up to the top station; a 4x4 Telescopic Handler, complete with allocated Banksman, will be utilised for both movements of materials and to lift items to heights as the build progresses vertically.

Scaffold will be built around structures in phases to provide personnel with access to the particular work area as the build moves on. A full scaffold design plan will be put in place prior to the project start.

3.1.3 *Dealing with services – water electricity and gas, including overhead powerlines and temporary electrical installations*

All service drawing will be required prior to operations commencing. Isolations will be agreed upon and authorised by the Operations Management Team at the station.

3.1.4 Traffic routes and segregation of vehicles and pedestrians

All vehicles will be parked in the carpark at the base station.

Workers will use the designated pedestrian access routes to gain access to the funicular base station, where they will be transported up to the top station.

There will be clear segregation in place by way of hoarding and warning signage to ensure segregation of pedestrians and the plant required to execute the works.

There will no other vehicles within the area which will require routing.

3.1.5 Storage of materials particularly hazardous materials and work equipment

Due to the magnitude of the works, a storage area will be required up at the top station.

To avoid the need to transport any storage cabins up the mountain, the PC would request a laydown area and secured area for hazardous materials within the existing building.

All tools and equipment will be left in a safe and secure manner out with working hours.

3.2 Health risks

3.2.1 The removal of asbestos

Details of any Asbestos Containing Materials (ACM's) held by the client should be forwarded to the PC for review prior to works. If the present building was constructed prior to the year 2000, a full Asbestos Survey by a qualified and competent individual will be required and all suggested actions complete before structural works commence.

3.2.2 Use of hazardous substances and any requirement for health monitoring

Material Safety Data Sheets and COSHH Assessments will be provided for all substances to be used on site.

Dust generation will be minimised as far as practicable to protect workers and visitors, and prevent nuisance contamination to other areas within the top station.

3.2.3 Reducing noise and vibration

Although excessive noise and vibration are not expected to be a concern as part of this project, some exposure to noise and vibration is an inevitable part of construction/project work. It is WGC policy to try and reduce these exposures to as low as is reasonably practicable in accordance with the Noise at Work Regulations 2005 and the Control of Vibration Regulations 2005, and in line with standard operating procedure 023 of the Health & Safety Policy Arrangements Document, and the WGC Controlling Vibration at Work Policy WGC-HSEQ-006.

Where possible equipment will be used which minimises the risks of noise and vibration to the operator and other affected personnel.

WGC will maintain an inventory of powered tools which produce noise and vibration hazards, with noise and vibration ratings annotated for each, and as such each sub-contractor must submit the same to the PC Site Management for their own tools and equipment. This information can usually be found in manufacturers' information/instructions or by contacting the manufacturer/supplier in question.

Any equipment that produces noise/vibration levels exceeding the lower exposure action values stated in the relevant regulations will be identified and control measures implemented to reduce exposures.

Where noise could potentially be harmful, noise assessments will be carried out and any area in which levels exceed the upper exposure action value of 85dB will be designated as a mandatory hearing protection zone. This area will be marked by the appropriate mandatory signs.

Appropriate hearing protection will be supplied to the workforce and the use of PPE will be monitored at all times.

Any work which may produce excessive noise which could potentially fear neighbouring wildlife will be planned and controlled by way of dampening/screening if required and authorisation to proceed gained by all parties concerned.

3.3 Environmental risks

3.3.1 Waste Generation & Disposal

Throughout the project, WGC will ensure, so as far as reasonably practicable, that waste generated is kept to an absolute minimum. Material orders will be strategically managed to reduce excess waste, reused where possible and recycled where this is not an option in line with the company environmental policy. Further to this, sustainability certification will be insisted upon from suppliers of such items.

All waste generated during the project will be moved down to skips located at the base station by means of a tractor and dump trailer where a licenced waste carrier and disposal contractor will uplift the waste and dispose of in accordance with local and national guidelines and legislation.

WGC will also ensure that during operations, the site and surrounding area are regularly monitored and maintained and a thorough sweep of the work boundaries carried out on completion to ensure no foreign objects are left behind which may impact the National Park negatively.

Where possible, structural materials will be pre cast or cut to reduce airborne dust production on site.

3.3.1 Consideration of National Park Plants & Wildlife.

The Cairngorms National Park is home to around 25% of Britain's threatened species. Baring this in mind, there is a real potential for contact with, disturbance or negative impact on nesting birds including, but not limited to, red grouse or ptarmigan and/or mammals such as mountain hare, deer, mice, vole, stoat, fox or rabbits that reside in the surrounding area at various times of the year. Care will be taken to ensure these creatures are not affected by operations throughout the works.

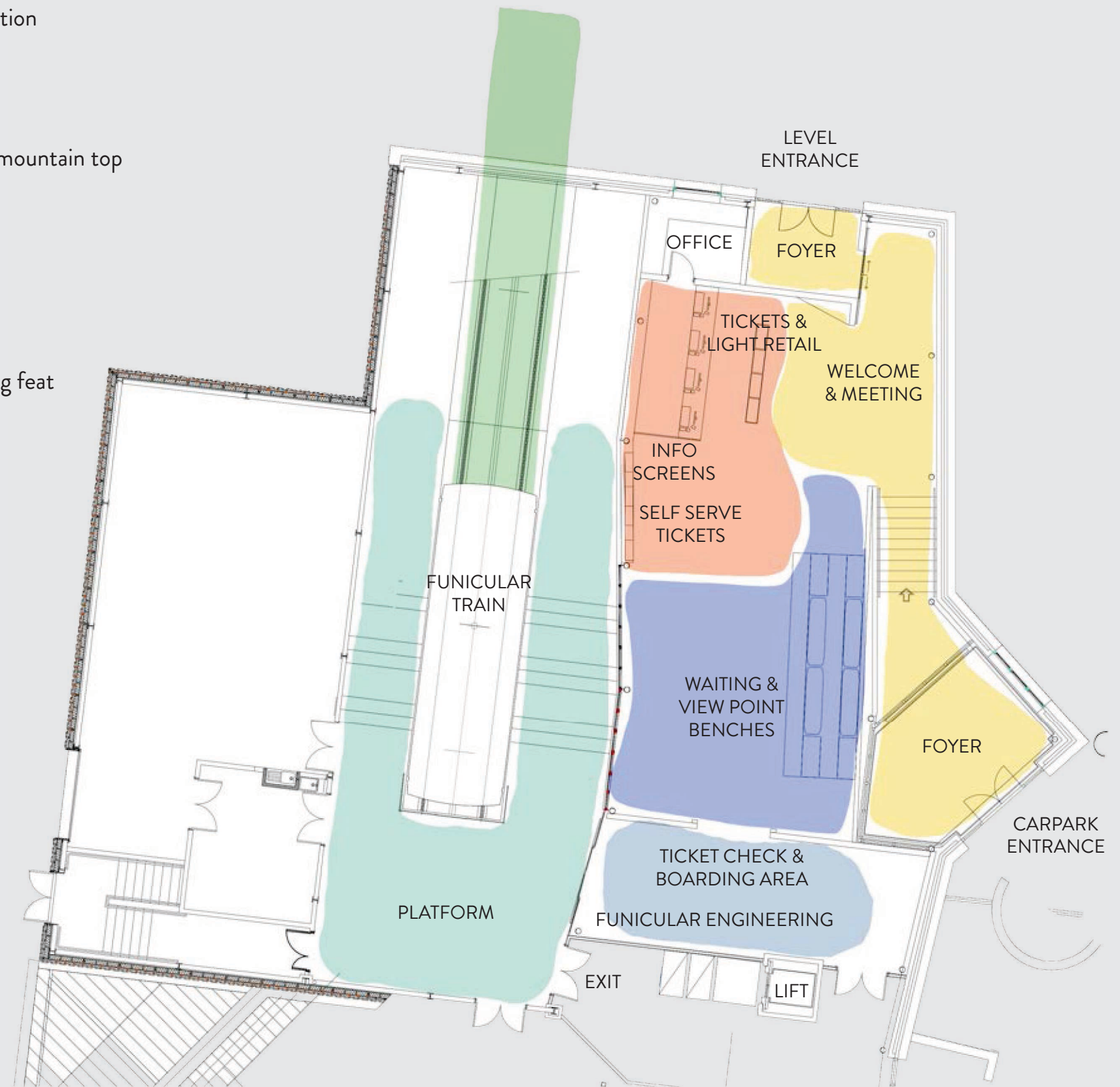
Plant life such as heather, deer grass and moss are also situated in the area and will require monitoring of the condition to ensure unaffected.

Any concerns will be reported to the Natural Retreats Management Team and controlled appropriately based on the advice received.

William Gray Construction Ltd will take all reasonable steps to ensure zero impact to landscape and wildlife and where this is not possible, minimized to an acceptable level. WGC will seek advice of National Parks Environmental personnel prior to works commencing to make sure all practices and processes are aligned with the park standards.



- Simplified layout to increase speed of service and provide updated information
- New ticket desk arrangement with emphasis on increased self service and pre-booked tickets
- Digital screens displaying the weather, temperature and conditions at the mountain top
- Impulse retail in the queuing area
- Clear sightlines to the Funicular train
- Bleacher style seating ideal for waiting groups
- Information and graphics tell the story of the Funicular and the engineering feat
- Darker, atmospheric colour scheme with flashes of colour - engages with the sports minded customer



- Umbrella brand identity to encompass the full visitor experience
- Faceted typeface takes influence from rugged landscape



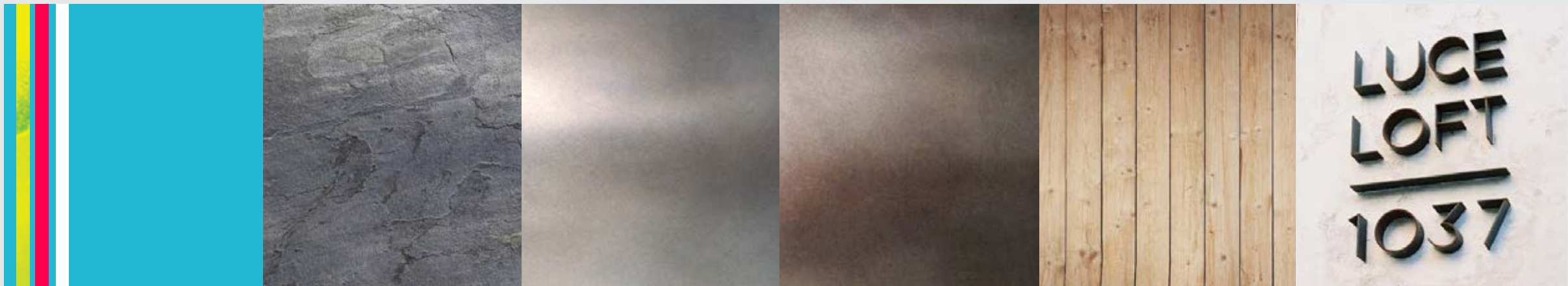
CAIRNGORM MOUNTAIN

VISITOR EXPERIENCE



CAIRNGORM MOUNTAIN

VISITOR EXPERIENCE



Flashes of colour

Natural stone

Polished metals

Natural wood

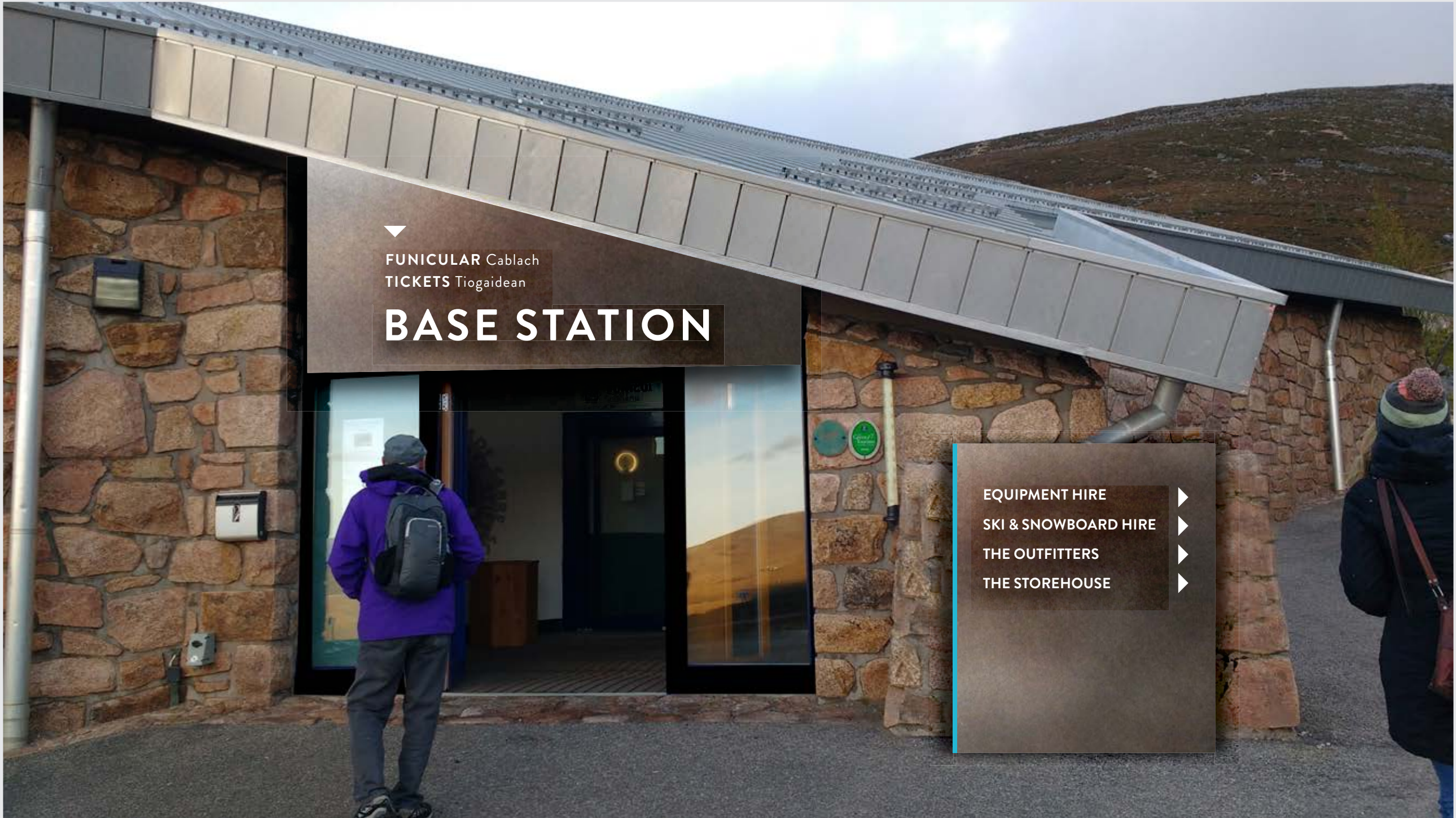
Built up signage style



External building wall: view from carpark



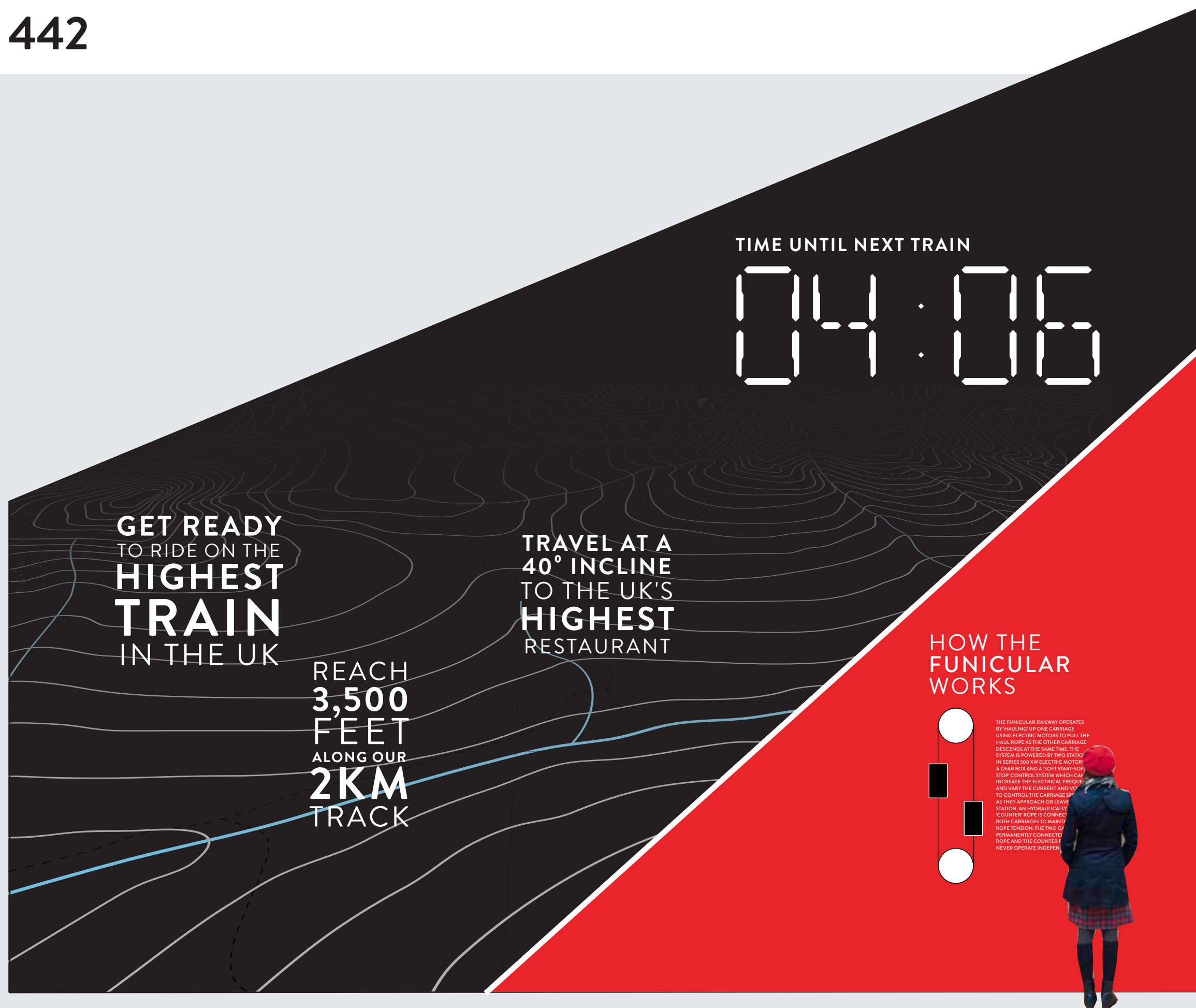
Internal signage style



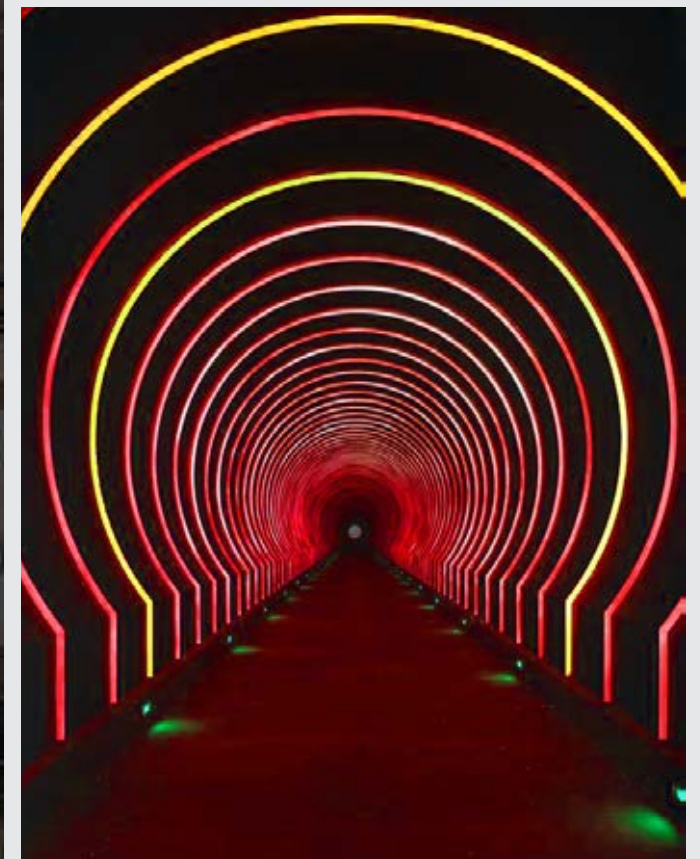
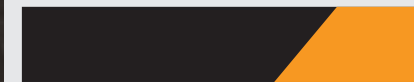




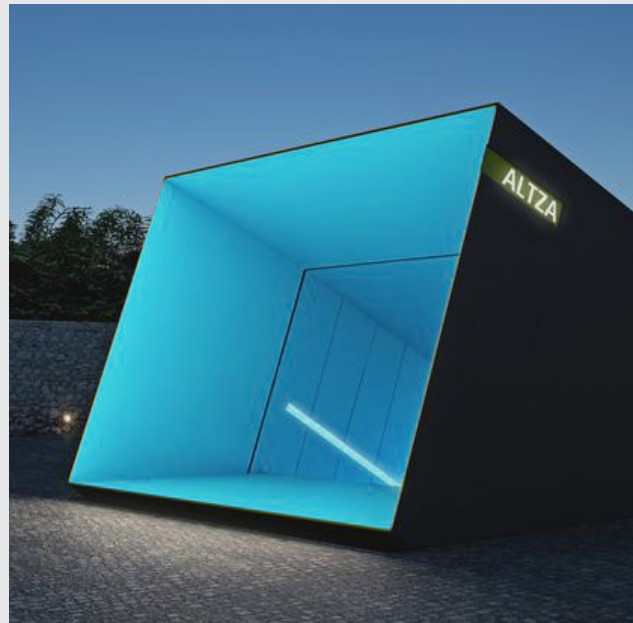




- Carriage to be resprayed in black gloss
- Electro Luminescent flexible trim applied to edges and windows



Sense of arrival at entrance



Bold graphics and light installation within the tunnel



Walls of base station used to tell the story of the Funicular



THROUGH THE MOUNTAIN

Your journey underneath the mountain starts at the entrance to the funicular base station. Take a ride on the highest railway in Britain. You'll step out of the top station at a giddy 1,097 m (3,599 ft) above sea level.



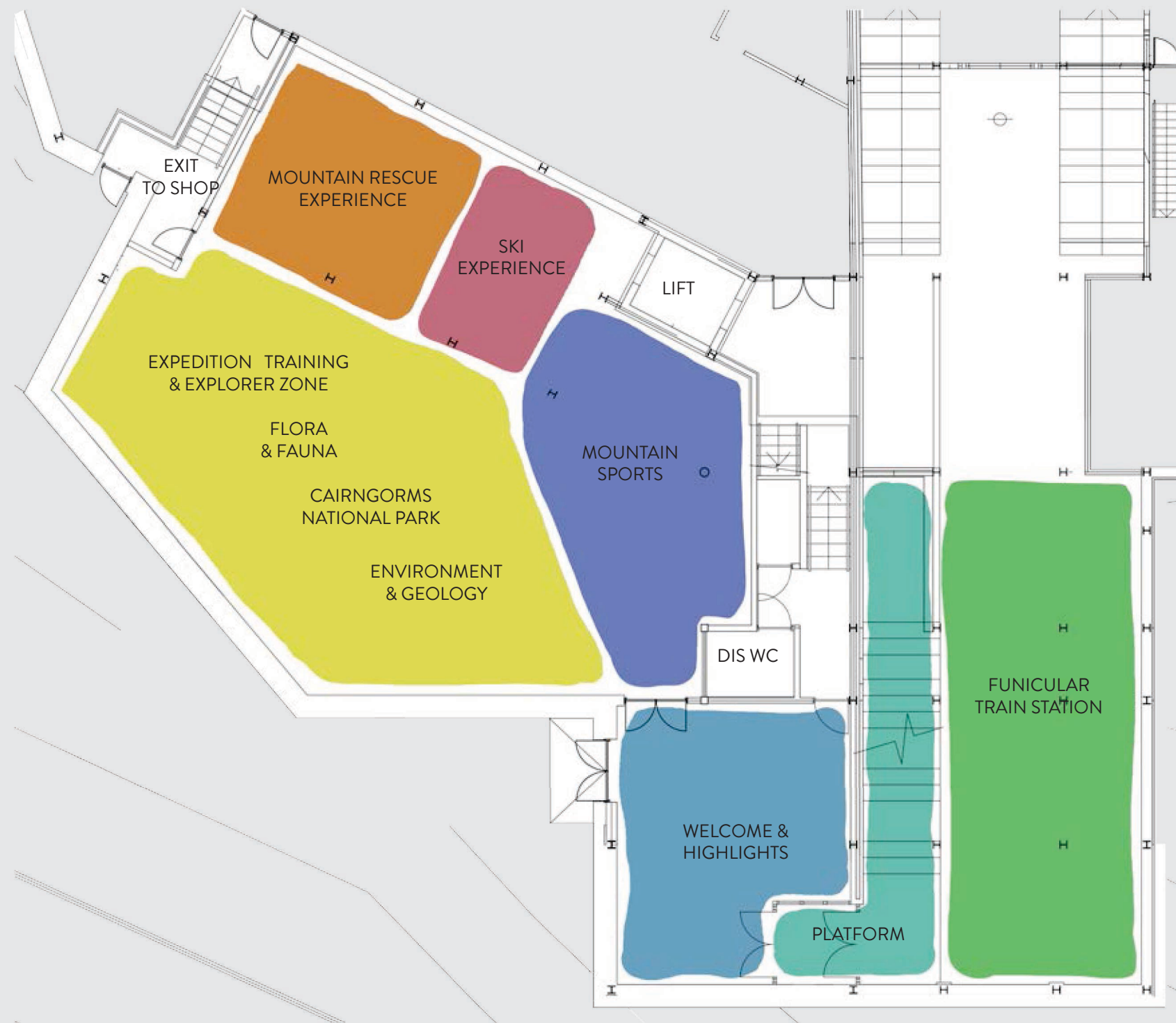
Iconic signage



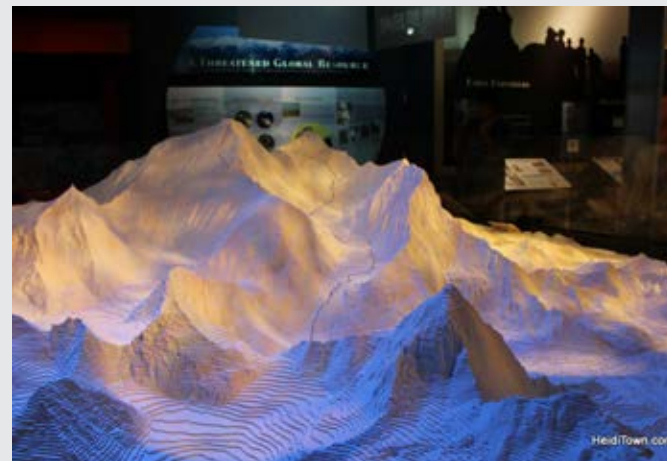
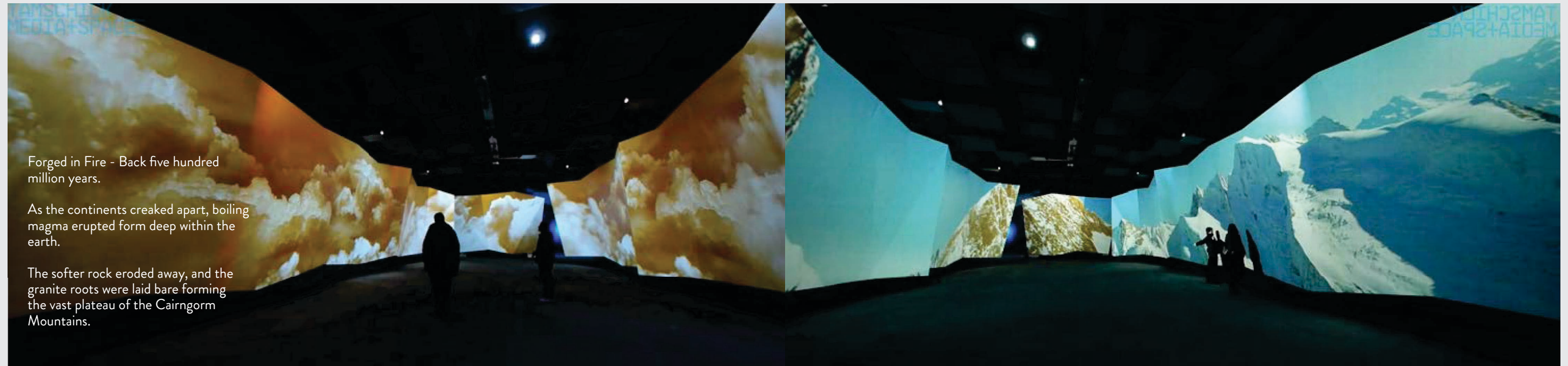
Faceted surfaces show key information about the unique railway system and provide waiting benches for passengers



Viewing station to see mountain top



Fully immersive state-of-the-art 360° projection



Example of 3D projection mapping



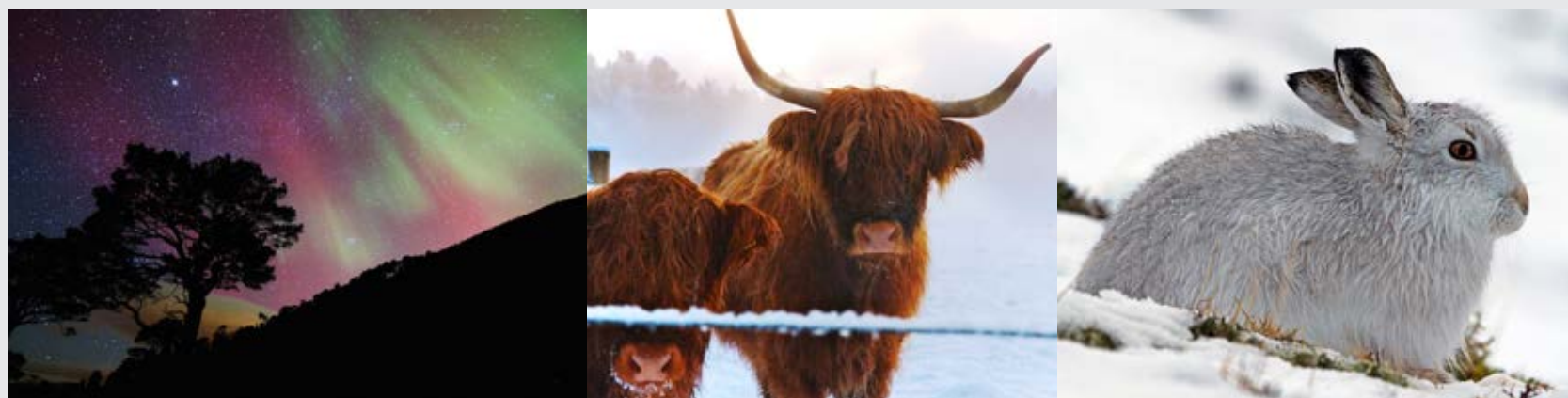
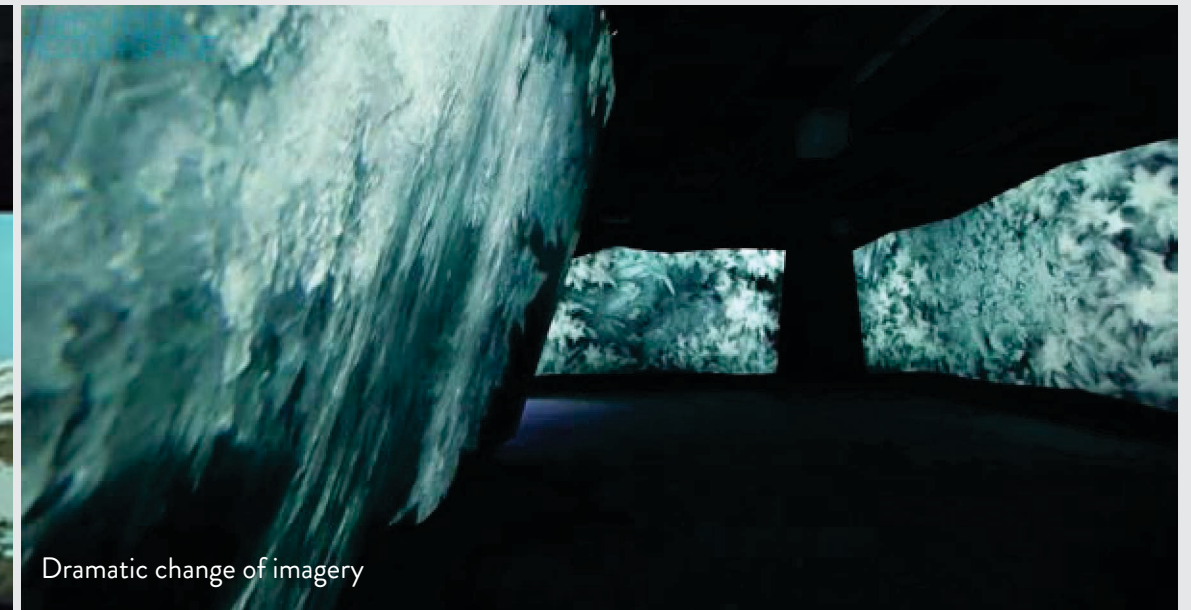
Central 3D projection mapping on feature topographical table



Loose, flexible seating

360° projection showing the 4 seasons - highlighting the extreme weather conditions found on the Arctic Tundra environment. How the mountain came to be and time lapse of layers of geology to present day

Blizzards, thick mists, rising rivers or sudden avalanches



The Cairngorm plateau is the highest, coldest and snowiest plateau in Britain. You can still see snow patches up here in the heat of summer, and in winter it is a place of savage beauty.





Photographic tour of the past, present and future of snowsports in Scotland



Artefacts integrated into display



Dramatic use of image on ceiling



Interpretation panels

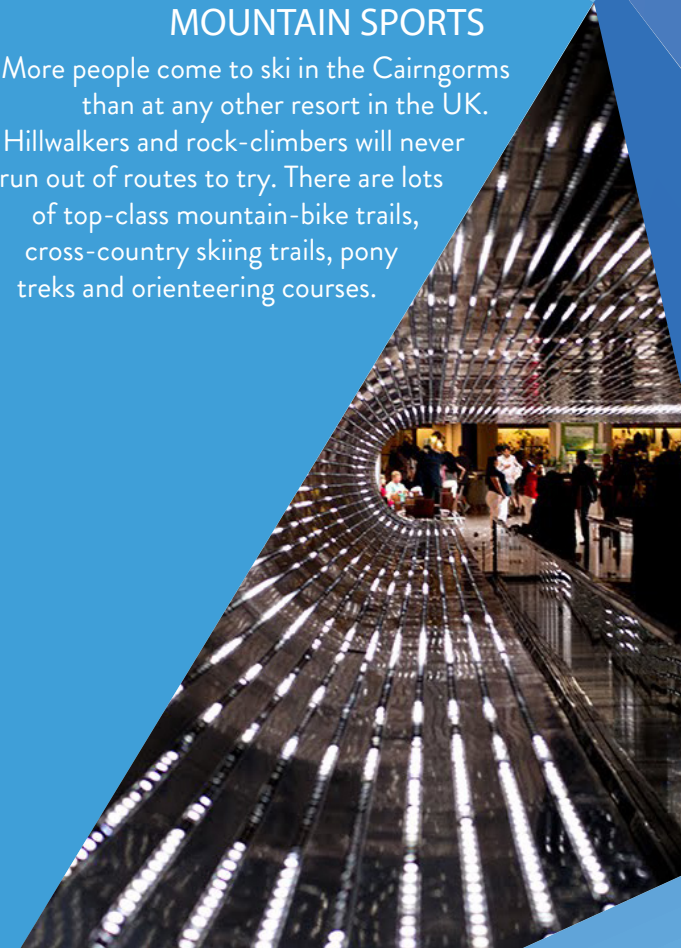


Dynamic display of objects



MOUNTAIN SPORTS

More people come to ski in the Cairngorms than at any other resort in the UK. Hillwalkers and rock-climbers will never run out of routes to try. There are lots of top-class mountain-bike trails, cross-country skiing trails, pony treks and orienteering courses.





Interactive downhill race simulator



Digital countdown until next race



Dedicated zone with fully interactive simulator experience



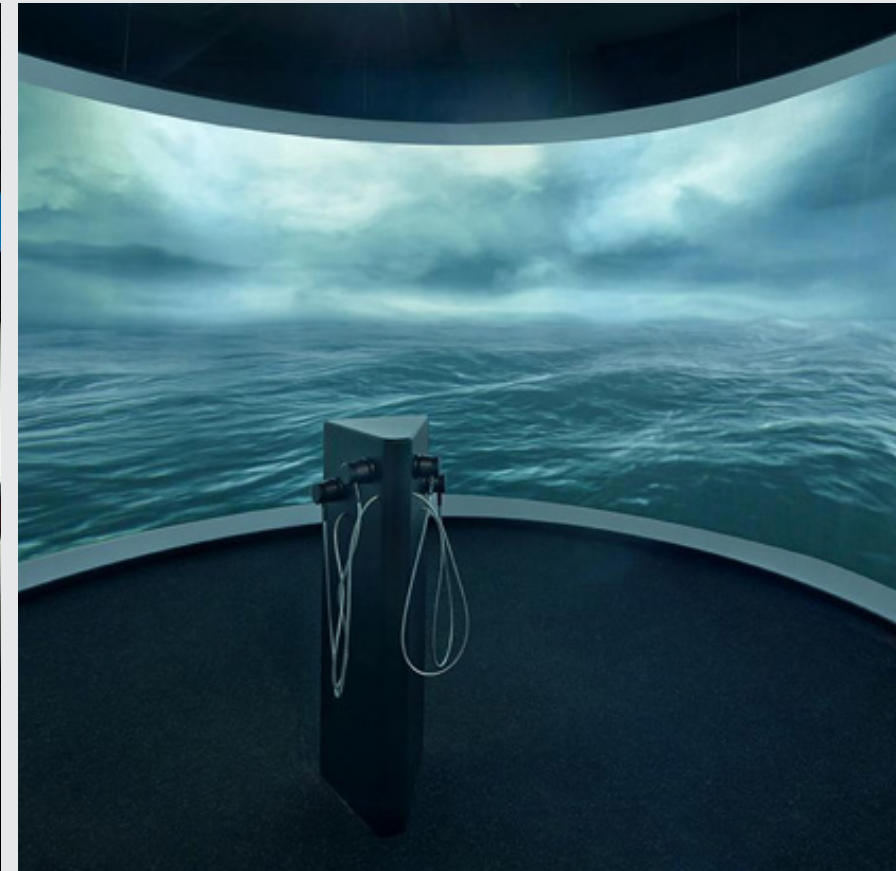
High impact graphics



Records scoring for competitions

Mountain Rescue Experience

Seated virtual reality - experience the drama of a real mountain rescue call out



Group/family experience or all ages

Year round activity



1. World class music festivals
2. Summer festival - visual arts, theatre, music and film, children's events, mountain sports
3. Exclusive night events with live music/theatre/film and premium catering and drinks
4. Premium dining experience - food and drink - invite top chefs to cook. Also introduce more experiential dining experiences...and combine with films/visual art/theatre etc
5. Exclusive venue for weddings/private parties/corporate
6. Visit Santa in the Cairngorms, grotto, create a Lapland Experience
7. Create an amazing master suite to stay in overnight, adding another glass level above existing proposed - enjoy outstanding views at the top of the mountain
8. Cool, interactive educational events for children.



NATURAL RETREATS

— CAIRNGORM MOUNTAIN —

ENVIRONMENTAL METHOD STATEMENT

This method statement is to be read in conjunction with the risk assessments, which will be prepared for these operations on site. Personnel must be fully briefed on the contents of these risk assessments and this method statement prior to carrying out work.

Method Statement Title:	To replace West Wall Poma (WWP) floating return wheel with a fixed station return wheel and extend tow length by 40m with associated ground works, landscaping and drainage.	Work to be Authorised By: Keith Bryers HIE [REDACTED] NR CML Operations Manager & CML Land Manager	To be authorised by H.C. Planning authority.
Method Statement Number:	LM 004	Revision Status:	
		Risk Assessment No:	

LOCATION OF WORKS TO BE CARRIED OUT	Grid Reference NJ 005 048 Existing WWP Tower 1 (T1), Floating return wheel, and surrounding tow track corridor to new fixed return wheel.
DESCRIPTION OF WORKS TO BE CARRIED OUT	Remove the existing West Wall Poma Ski-Tow floating return wheel and replace with a modern fixed return wheel adding an additional 40m to the length of the ski lift. Removal and upgrading of the T2 base to allow for increased wind loading on longer span. Removal to new location of T1. The current installation is approximately 1.6km in length with a drive station at the bottom, a floating return wheel at the top and 17 nr. intermediate pylons. Decommissioning and removal of floating return wheel tower, tension ropes and counter weight. Return wheel extraction and safe storage on site, awaiting disposal of this part of the ski lift. Concrete form work erection and engineering installation of new ski lift. Regrade existing get-off ramp. Create new get-off ramp as manufacturer's instructions. Forming a graded slope suitable for snow sports and minimal snow depth operation. Re-grading and widening of winter ski piste access across the new lift track to improve safety and winter operations. Landscaping and drainage works associated with new lift. Removal of old fencing and reinstatement of new fencing.
RESOURCES: Number of personnel, function role. Specific requirements for competency and supervision. Lines of communication. Subcontractor(s). Plant, equipment, tools (certification). Materials.	Contract management Adac Structures CML appointed contractor for ground works. Decommissioning of existing floating return wheel, CML. – Operations manager Installation Engineering/ electrical – Operations manager. Site boundaries landscaping CML Land Manager (direct contact to SEPA and all project contractors and company staff) Main Contractor Machine operator, banksman, tracked dumper. (3 personnel min) Liability Insurance to be submitted as part of tender process. Risk assessments, Competency of plant and machinery certification to be submitted on successful tender.

	<p>Sub-contractor To be identified on appointment of main contractor</p> <p>CML Company provision Engineering, electrical, Operations management, Land management.</p>
<p>DETAILS OF WORK ACTIVITIES:</p> <p>Detailed work sequence. Sketch or site plan Access / egress to work area identified.</p>	<p>1. Implementation measures prior to construction.</p> <p>1.1 All contractors to sign Contractor Booking-In on Level 4 of the Day Lodge. H&S/Operations Manager to check all corresponding paper work is in place prior to the setup of site boundary. As required as part of the CML safety management system.</p> <p>1.2 CML decommissioning of existing return wheel and removal to have appropriate Method statement and risk assessment documents agreed prior to commencement.</p> <p>1.3 Access will be on the Hill track to the top station then onto the existing track to the Polar Express ski- tow base unit. Secondary track used for removal of T17 and existing floating return wheel. A site cordon for access will be established to control vehicle movement and prevent damage to vegetation.</p> <p>1.4 Electrical isolation of existing ski lift base prior to decommission and secured during works to install new ski lift return wheel.</p> <p>1.5 Electrical isolation and Cable marking of the Polar Express ski lift.</p> <p>1.6 Marked Flag route of SSE ring main cable</p> <p>1.7 Marked flag route of Power supply to Ptarmigan tow</p> <p>1.8 Marked flag route of electrical supply to piste sign outside Ptarmigan.</p> <p>1.9 Marked flag route of water supply to Ptarmigan building from Ptarmigan bowl.</p> <p>1.10 Implement and maintain sediment reduction measures below work area. This will take the form of clearing the existing silt traps periodically on the existing drainage lines. The purpose of these measures is to catch sediment in silt traps preventing sediments entering the Allt na Ciste watercourse. It is the contractor's responsibility to check and maintain these measures. Where possible silt and sediment build-up will be extracted by hand and placed in tonne bags to be removed by power barrow or tracked dumper minimising any ground impact.</p> <p>1.11 Pollution Prevention will be the responsibility of the contractor who must maintain silt measures as listed in 1.7. Any incidents out with the control of the Contractor or CML will be reported to SEPA. It is the responsibility of the Contractor to inform the CML Land Manager or CML Duty Manager of any incident in relation to this work.</p> <p>1.12 Cordon all foot traffic onto the Windy Ridge Path running parallel to works. Set up site boundary as shown in supporting drawings.</p> <p>1.13 Contractor to park up any machinery on existing track, or outside top station garage, where all fuelling and proper storage of fuel is to be kept. This area will also require a spill kit on standby. Any washing of plant to be conducted with the agreement of CML and will not be within 50m of any water course or in any area that will detract from the operation of the Visitor Attraction. Any maintenance or repairs to be conducted in lower car park or on site with agreement of CML.</p> <p>1.14 No work will commence on site if there has been a sustained level of heavy rainfall therefore causing increased water levels within the surrounding drainage system. Leading to higher than average flow rates. When work does commence on site it will be the contractor's responsibility to assess the weather and water levels daily and notify the CML Land Manager or CML Duty manager of any concerns. It is the responsibility of the contractor to notify the CML Health & Safety Manager of any incidents regarding health, safety or environmental impacts. The contractor must notify CML on any delivery of plant and materials to site and arrange suitable storage measures.</p> <p>1.15 CML Electrical team / Contractor to Identify all Electrical cabling and inform all workers.</p>

	<p>2 Construction measures</p> <p>2.1 Remove Turf from slopes where digger will use its reach from. Any aggregates and spoil from construction will be stored on Terram geotextile and OSB boards to protect surrounding vegetation and to be reused in landscaping. Silt traps and temporary drains to be used as necessary to stop all run off from exposed soils entering the water courses via drainage channels.</p> <p>2.2 On the section of the track where the existing get-off ramp is located, stripping and turf storage for reuse in landscaping will be carried out. At this time 50 metres of scalloped ditching (to be turf lined) along on the right of the lift line (looking downhill) will be formed and integrated into the existing drainage at the Polar Express ski lift. This will direct all flows, and reduce wash out of the piste in heavy snow melt, protecting the vegetation. Any excess materials will be used for remedial work on the Ciste tow track improving vegetation cover.</p> <p>2.3. Re-grade existing get-off ramp, forming a graded slope suitable for skiers and boarders even when there is minimal snow depth.</p> <p>2.4. Store turf appropriately for reuse. This will be stored on Terram matting laid out on the area adjacent to the old White Lady Ski Tow, minimising any sediments being washed away.</p> <p>2.5. Access for CML to remove tower and concrete counter weight, floating return wheel extraction via hill track.</p> <p>2.6. Store all won materials appropriately on site. Any waste materials to be disposed of appropriately with the agreement of CML Operations Manager.</p> <p>2.7. Over seed of re-turfed works to minimise future sediment flowing into Allt Na Ciste watercourse. Reinstate turf as soon as practically possible to avoid turf drying out or leaching of soils in heavy rain.</p> <p>2.8. Lay out levels and identify foot print of new tower and associated get off ramp.</p> <p>2.9. Foundations to be in accordance with engineer's drawings and specifications.</p> <p>2.10 Excavation and Formwork for return wheel and drive wheel.</p> <p>2.11 Delivery to site of new lift infrastructure via hill track; stored on site on existing track at Polar Express ski lift.</p> <p>2.12 Installation and commissioning of new lift system in accordance to manufacturer's instructions. Method statement risk assessment documentation to be agreed by CML Operations manager prior to commencement of the erection of new lift system.</p> <p>3 Reinstatement of lift track</p> <p>3.1 Grade and reinstate surface creating a smooth slope.</p> <p>3.2 Reinstate turf and complete surface landscaping including reseedling.</p> <p>3.3 laying associated drainage perforated twin wall pipe on associated piste next to lift track</p> <p>3.4 Installation of new snow fencing CML length 120 metres. Including snow fencing a new route across track into Ptarmigan bowl suitable for beginners.</p> <p>3.5 Over seed re turfing works across the work site.</p> <p>3.6 Bare ground seed aide mulch to be used as a stabiliser through the first winter.</p> <p>3.7 Year two reseedling and mulching in first growing season.</p> <p>4 Completion</p> <p>CML Operations and Land Management team to inspect and sign off work prior to contractor completion. HIE NR to sign off new lift installation.</p> <p>4.1 Inform SEPA work has been completed.</p> <p>4.2 Inform HC planning Authority</p> <p>4.3 Complete Documentation</p> <p>4.4 File all related documentation.</p>
<p>HAZARD AND RISK:</p> <p>Hazards identified in risk assessments addressed and control measures applied (supplementary documentation)</p>	<p>Separate risk assessment to be provided to satisfy CML H&S Manager</p>

<p>SAFE SYSTEMS OF WORK</p> <p>Temporary amended systems Traffic routes. Temporary services. Fire arrangements.</p> <p>Specific control measures PPE</p> <p>Emergency Procedures Evacuation First Aid Fire</p> <p>Environmental Issues Spill control</p> <p>Fuelling of plant & equipment</p> <p>Waste</p> <p>Protection of water course</p> <p>Monitoring Frequency of inspections</p>	<p>Pedestrian traffic cordoned from worksites. Construction access to be prescribed and monitored. No services required</p> <p>As set out in associated Risk assessments</p> <p>As set out in CML operational procedure On site by contacting any member of staff As set out in CML operational procedure</p> <p>Spillage kits available onsite</p> <p>All fuelling and oils to be carried out in appropriate areas</p> <p>All waste to be disposed of appropriately off site or recycled appropriately within the CML waste compound at the top of the Car park</p> <p>Priority for all work stated above, protection measures as listed in the detailed work activities and supporting documentation.</p> <p>ADAC to supervise all woks CML Operations Manager and Land management team to monitor works at critical periods in method statement, Contractor to notify CML management team when critical work is commencing.</p>
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ALL PERSONNEL INVOLVED IN THIS OPERATION ARE TO BE FULLY BRIEFED ON THE CONTENTS OF THIS METHOD STATEMENT AND SIGN AS HAVING READ AND FULLY UNDERSTOOD THIS METHOD STATEMENT AND ASSOCIATED RISK ASSESSMENTS.

NAME	DATE	SIGNATURE	

METHOD STATEMENT

This method statement is to be read in conjunction with the risk assessments, which will be prepared for these operations out on this site. Personnel must be fully briefed as to the contents of these risk assessments and this method statement prior to carrying out work on site.

Method Statement Title:	Lower Coire na Ciste Haul Rope Removal	Work Authorised By:	Technical Operations Manager
Method Statement Number:	CML/020/16	Revision Status:	
		Risk Assessment No:	Tech Ops Risk Assessment Folder

LOCATION OF WORKS TO BE CARRIED OUT	Lower Coire na Ciste area.
DESCRIPTION OF WORKS TO BE CARRIED OUT	Removal of haul rope from lower Coire na Ciste chairlift incl 6 chairs.
RESOURCES: Number of personnel, function role. Specific requirements for competency and supervision. Lines of communication. Subcontractor(s). Plant, equipment, tools (certification). Materials.	Upto 7 members of staff; <ul style="list-style-type: none"> • Tech Ops Supervisor (W@H) • 2 x Tech Ops Fitters (W@H) • 4 x Others (Outdoor Squad) Outdoor Squad to drive the Unimog and Forlift when required. All staff to be briefed by the Tech Ops Supervisor who will read and sign Method Statement and Risk Assessments. All communications with the team will be passed through the Tech Ops Supervisor from the Tech Ops Manager. Lunch (soup & roll) will be delivered to the team at an agreed time). Equipment – Vehicles (Unimog, Forklift and Polaris) Skip (local hire) 2 x 3t Tirfors & Ropes 6 x Snatchblocks 2 x 3t Slings Stihlsaw Other generic lifting tackle
DETAILS OF WORK ACTIVITIES: Detailed work sequence. Sketch or site plan Access / egress to work area identified.	<u>STAGE1</u> <ol style="list-style-type: none"> 1. Isolations – The tow emergency brake at the gearbox output was engaged some time ago and there is no electrical isolations required. 2. Access – The safest way to transport equipment to the worksite is by using the Polaris. This will minimise manual handling of the heavy, awkward lifting equipment. There will be some ground disturbance from the wheels but the team plan to have one trip in and one trip out using the same track marks. The Polaris is required to drive to just below the Aonach Poma as this is the safest point to which the vehicle can access. The team will have to carry the equipment up the hill a further two towers. 3. De-Tensioning the Rope – Once the team and equipment is in position, one 2-man team will approach the upline the other 2-

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METHOD STATEMENT

man team the downline. One member of each team will be Working at Height qualified who will ascend the towers. Full W@H equipment will be worn incl. safety helmets, harness and hi-viz belt. When W@H, the individual will always be connected to the tower using a fall-arrest lanyard attached to their harness.

Process;

- A tirfor will be attached to the base of the tower using a sling.
- A rope will be passed down to the team member on the ground who will attach it to pulley block and rope enabling the them to be pulled up.
- The hook attached to the rope will pull the slack through the Tirfor.
- They will then take up the tension to lift the haul rope from the line sheaves. The team member on the ground will pull the rope attached to the haul rope while the other team member eases the rope from the sheaves.
- Once clear of the sheaves, the tow rope will be lowered to the ground under control. Pulley blocks will be put in at two elevated areas to restrain the lowered rope.
- This process will be carried out on each tower, on both sides of the line as the team work down hill. The Polaris will drive down the same track marks recovering recovering all equipment as they proceed.
- **During this process, staff on the ground will ensure no members of the public approach the immediate area. If someone does approach, all work will be halted.**

4. **Cutting of the Rope** – Once the rope has been detached from each tower it will still be affixed to the Drive Wheel at the bottom and to the Return Station with a proportion of the rope bowing onto ground level. The Tech Ops Supervisor will identify a safe area of the rope to cut near the Return Wheel. Using the Stihlsaw he will then cut the rope with all other team members standing back from this area.
5. The Return Wheel will be tied-in to prevent any movement.

STAGE 2

1. At this stage with the rope on the ground, the Ciste Car Park will be closed off using cones with a member of staff positioned at the entrance.
2. Clamps will be affixed to the tow rope and then attached to the Unimog towbar. Using snatch blocks attached to the Forklift, this will enable the rope to be additional control.
3. The Unimog will pull the rope the full length of the Car Park with safety personnel in position at various locations along the length of the rope.
4. The rope in the Car Park will be cut into 3.5m lengths using the Stihlsaw.
5. This process will be repeated until the full rope has been cut into moveable lengths.

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	<p>6. The Forklift will pick up the lengths of rope and dispose of them into the pre-positioned skip.</p> <p><u>STAGE 3</u></p> <ol style="list-style-type: none"> 1. A full clean-up will be conducted to remove all equipment from the site and the skip removed. The team will endeavour to repair the vehicle track marks as reasonably practicable. 2. The Car park area will be re-opened to the public.
<p>HAZARD AND RISK: Hazards identified in risk assessments addressed and control measures applied. (supplementary documentation)</p>	<ul style="list-style-type: none"> • Working at Height – Falling from Towers • Operating Vehicle – Collisions • Power Tools – Stihlsaw injuries • Environmental – Exposure to cold temperatures and wind chill • Manual Handling – Injuries from using Tifors and carrying equipment. • Slips, trips and falls – Personal Injury • Lifting Equipment – Injuries from ropes and lifting tackle. • Objects Falling from Height – Injuries from the rope or other objects falling.

<p>SAFE SYSTEMS OF WORK</p> <p>Temporary amended systems Traffic routes. Temporary services. Fire arrangements.</p> <p>Specific control measures PPE</p> <p>Emergency Procedures Evacuation First Aid Fire</p> <p>Environmental Issues Spill control Fuelling of plant & equipment Waste Protection of water course</p> <p>Monitoring Frequency of inspections</p>	<p>Traffic restricted from the area using cones and ropes.</p> <p>Full PPE worn when working at height and when using power tools.</p> <p>At all times staff are to remain vigilant of any member of the public approaching the area. Staff are not to converse with any member of the public and pass any questions through the Supervisor who will pass them onto the GM.</p> <p>If any member of the public enters the work area all work activity is to cease until they are clear of the area.</p> <p>The work area is to be checked at the end of each working day to ensure the area is in a safe condition.</p> <p>A safety vehicle will be in the Car Park for emergency purposes. Normal evacuation procedures in place. First Aid Kit to be held at the site.</p> <p>N/A This will be done away from the work site. All waste will be removed as necessary. N/A</p> <p>The GM, H&S Manager and Tech Ops Manager will conduct regular inspections of the site to ensure all work is being carried out IAW all</p>
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METHOD STATEMENT

		instructions.	
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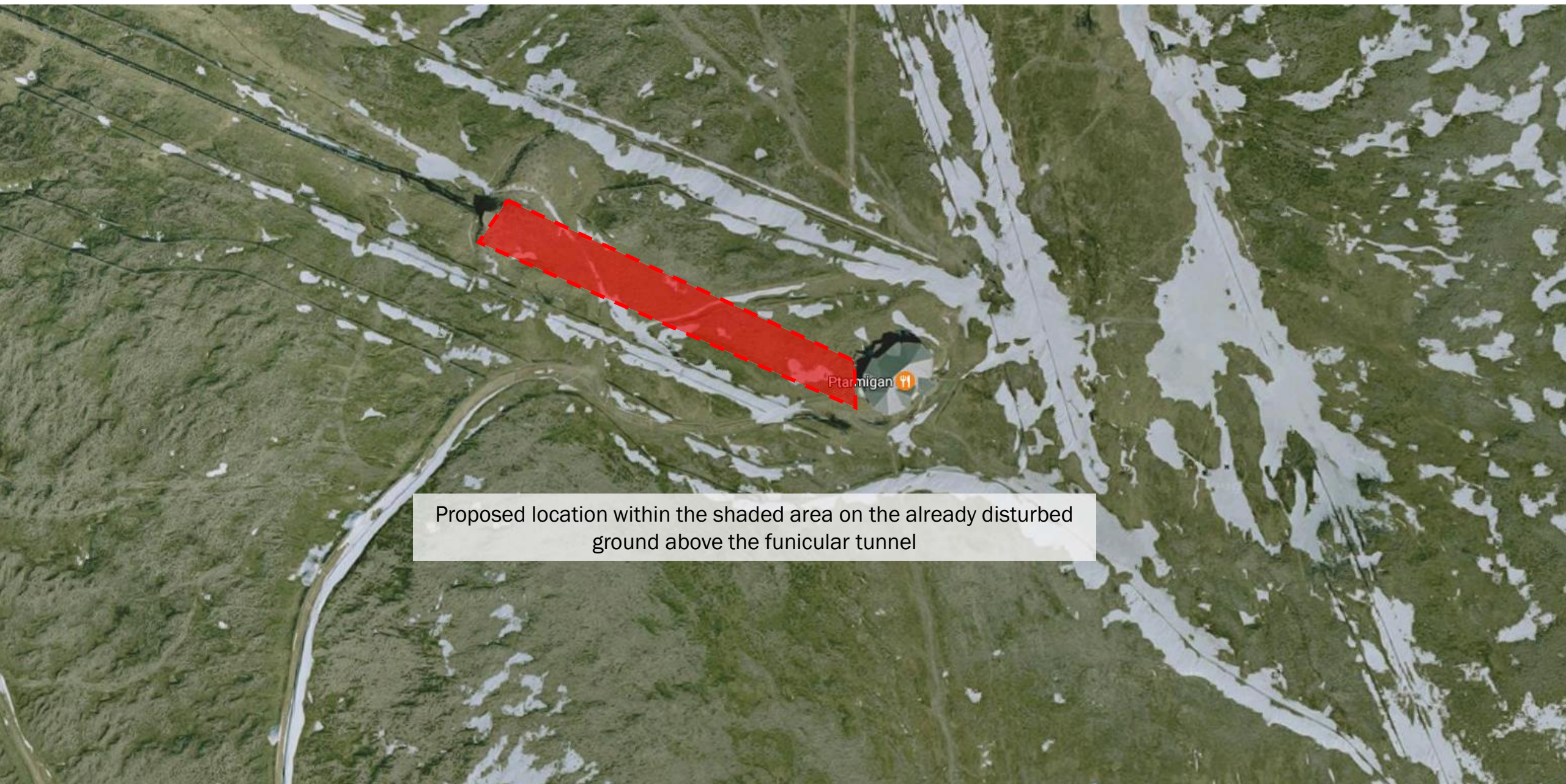
PROPOSED MOUNTAIN BOARDWALK



- △ It is proposed that a boardwalk over the funicular tunnel will connect to the existing terrace.
- △ Side rails will be provided to allow safe access to the boardwalk and prevent visitors accessing the mountain.
- △ The design will allow access for all to the boardwalk
- △ Approximate length of boardwalk 30 – 40 metres
- △ The boardwalk will be stilted and raised from the ground



PROPOSED MOUNTAIN BOARDWALK



Proposed location within the shaded area on the already disturbed ground above the funicular tunnel

REVISED MOUNTAIN MASTERPLAN



PLANS

- PTARMIGAN IMPROVEMENTS INCLUDING WRAP AROUND WALKWAY TERRACE
- FUNICULAR TUNNEL BOARDWALK
- SHEILING GARAGE EXTENSION
- ARTIFICIAL SKI SLOPE
- SIGNAGE WAY FINDING & INTERPRETATION
- CAR PARK AND LANDSCAPING IMPROVEMENTS

NATURAL RETREATS

EXPLORE. DREAM. DISCOVER.