

By email to: eplanning@highland.gov.uk

Ms Lucy Prins
Planning Officer
The Highland Council
Glenurquhart Road
Inverness
IV3 5NX

27 November 2023

Dear Ms Prins

Demolition of cottage, erection of replacement dwelling, renovation and alterations to outbuilding with associated site works | Allt-Na-Reigh Glencoe Ballachulish PH49 4HX

Planning Reference: 23/05261/FUL

Mountaineering Scotland **objects** to this proposal to demolish and rebuild the cottage at Allt na Reigh, Glencoe, until such time as visualisations of the proposal from key recreational viewpoints are available. This would allow a landscape and visual impact assessment to be made of the cottage design against the special qualities of the Ben Nevis and Glen Coe National Scenic Area, as seen from key recreational viewpoints.

Mountaineering Scotland is a membership organisation with more than 16,000 members and is the only recognised representative organisation for hill walkers, climbers, mountaineers and ski tourists who live in Scotland or who enjoy Scotland's mountains. We represent, support and promote Scottish mountaineering, and provide training and information to mountain users for safety, self-reliance and the enjoyment of our mountain environment.

This cottage is situated in a prominent position in a highly-valued scenic glen, in a National Scenic Area. It is not overstating the case to say that the location and the prospect westward to The Three Sisters can be said to be one of Scotland's most iconic views, along with the views along the Glen from viewpoints on the southern summits and hill paths.

We understand the desire to re-develop the existing cottage and have no issue with renovation of a cottage on the existing development footprint or the principle of demolishing the existing cottage to enable it to be replaced with a new build.

It is our opinion, which we trust The Highland Council shares, that a modern structure which may have an impact on views within a National Scenic Area should be carefully considered.

The mountains here are well-loved and have been frequented by generations of walkers and climbers and the glen itself is a popular tourist attraction. We think it is a serious omission of this planning application that there is but a single visualisation of the proposed new build in relation to the landscape, and no consideration of its potential visual impact from recreational viewpoints.

We expect more consideration be given to how a renovated dwelling and outbuilding would look from the popular hill paths and crags lying south of the A82, especially the descent into the Glen from Coire Gabhail, and Buachaille Etive Beag. We can offer a more detailed suggestion of key locations from our mountaineering perspective if it would be helpful.

We urge The Highland Council to reject this proposal as it stands, until the applicant provides a landscape and visual impact assessment of the development against the special qualities of the National Scenic Area, from key recreational routes and viewpoints in this part of Glencoe.

Yours sincerely

A handwritten signature in black ink that reads "Stuart Younie". The signature is written in a cursive, flowing style.

Stuart Younie

CEO, Mountaineering Scotland

