

## **PROPOSAL OF APPLICATION NOTICE (PAN)**

---

**Reference:** 18/02639/PAN

**Applicant:** Diageo Limited

**Proposal:** Proposal of Application Notice for proposed distillery

**Site Address:** Port Ellen Maltings, Port Ellen, Isle of Islay

---

### **1.0 INTRODUCTION**

Proposal of Application Notices (PAN) only relate to Major Applications as defined by the Government's planning hierarchy and are a statutory requirement prior to the submission of the planning application. The PAN heralds the start of a minimum 12 week period to allow for community consultation before an application can be lodged.

In considering this item Members should restrict comments to issues relating to the material considerations which may be relevant in the determination of the proposed development and should refrain from expressing opinion as to the likely acceptability of development in advance of any subsequent application being presented for determination. Any opinions or views expressed by Councillors at the pre-application stage must be made mindful of the overarching requirements of fairness and impartiality and of keeping an open mind. The process provides opportunity for Officers to give feedback to the prospective applicant on issues which Members would wish to see addressed within the planning application submission.

### **2.0 LOCATION AND SITE HISTORY**

The location of the proposal is the former Port Ellen distillery adjacent the malting in the northern end of the settlement just off the A846 public road. The only relevant history is that the site was the original location of the Port Ellen distillery which closed in 1983. There has been a number of permissions over the years for partial demolition and change of use at the site but none have been implemented.

The original buildings are all category B listed. There is no detail as to what works may be required to the buildings within the PAN. The site boundary bounds the malting and encompasses the wider industrial estate with the exception of the residential property to the west of the former distillery known as Dhoid Mhairi. No Screening/Scoping Opinions have been issued at time of writing.

### **3.0 DESCRIPTION OF PROPOSED DEVELOPMENT**

The PAN seeks to notify the Planning Authority of a prospective major planning application to re-open the former distillery with new buildings, associated infrastructure and visitor's experience. There are no details of what works or buildings this may involve. Drawing number AZ70764:00:001 shows the extent of the proposed site area.

The applicant intends to hold a public meeting on 29<sup>th</sup> January 2019 between 4pm and 9pm at Ramsay Hall, Port Ellen. Consultations will be undertaken with statutory bodies including SEPA, SNH, HSE and HMRC. A meeting will also be arranged with the local community council.

#### **4.0 SITE DESCRIPTION**

The site extends over approximately 4Ha. The landform may be described as undulating lowlands with gentle slopes; and slightly rocky. The western edge of the site rises up quite steeply leaving the area in a shallow bowl making it well contained. The adjacent land is used for agriculture.

The application site lies within the Key Rural Settlement of Port Ellen. Islay is identified in the Local Development Plan Spatial Strategy as a 'Tourism Development Area' (existing distilleries are considered to be key tourist attractions). A number of nature designations are also identified in the spatial strategy, and the entire island is designated a 'Water Conservation Area'. The site is located within settlement zone, an established business and industry area and Area for Action (reference 10/4 – environment enhancement) as defined by the Local Development Plan. The scale of the intended development is 'large' in terms of the typologies established by the LDP (site in excess of 2 hectares).

Officers consider that the potential main considerations in respect of the proposal are likely to be:

- location, nature and design of the proposed development;
- landscape and visual impact;
- impact on the natural environment;
- impact on the built environment and residential amenity;
- impact on the historic environment including the positive re-use of existing listed structures;
- impact on road network, parking and associated transport matters;
- infrastructure (water and drainage);
- flooding;
- economic considerations;
- health & safety implications; and,
- lighting and, noise, dust and vibration.

#### **5.0 DEVELOPMENT PLAN POLICY & OTHER GUIDANCE**

Argyll and Bute Local Development Plan adopted March 2015

Policy LDP STRAT 1— Sustainable Development

Policy LDP DM1—Development within the Development Management Zones

Policy LDP 3—Supporting the Protection, Conservation and Enhancement of our Environment

Policy LDP 4 - Supporting the Sustainable Development of our Coastal Zone

Policy LDP 5—Supporting the Sustainable Growth of Our Economy

Policy LDP 9—Developing Setting, Layout and Design

Policy LDP 10—Maximising our Resources and Reducing our Consumption

Policy LDP 11—Improving our Connectivity and Infrastructure

Supplementary Guidance

SG 2 - Sustainable Siting and Design Principles  
SG 5 - Sustainability Checklist  
SG LDP BAD 1 - Bad Neighbour Development  
SG LDP BUS 1 - Business and Industry Proposals in Existing Settlements  
SG LDP BUS 5 - Economically Fragile Areas  
SG LDP CC 1 - Climate Change and Sustainable Development  
SG LDP CST 1 - Coastal Development  
SG LDP ENV 14 - Landscape  
SG LDP ENV 16A - Development Impact on Listed Buildings  
SG LDP SERV 2 - Incorporation of Natural Features/Sustainable Drainage Systems (SuDS)  
SG LDP SERV 7 - Flooding and Land Erosion the Risk Framework for Development  
SG LDP TOUR 1 - Tourist Facilities and Accommodation, including Static and Touring  
SG LDP TRAN 4 - New and Existing, Public Roads and Private Access Regimes  
SG LDP TRAN 6 - Vehicle Parking Provision

Local Development Plan Schedules

**Note:** The Full Policies are available to view on the Council's Web Site at: [www.argyll-bute.gov.uk](http://www.argyll-bute.gov.uk)

## **6.0 CONCLUSION**

The report sets out the information submitted to date as part of the PAN. Summarised are the policy considerations, against which any future planning application will be considered as well as potential material considerations and key issues based upon the information received to date. The list is not exhaustive and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.

## **7.0 RECOMMENDATION**

That Members have regard to the content of the report and submissions and provide such feedback as they consider appropriate in respect of this PAN in order to allow these matters to be considered by the applicants in finalising any future planning application submission.

**Author of Report:** David Love

**Date:** 19/12/2018

**Reviewing Officer:** Sandra Davies

**Date:** 3/01/2019

**Angus Gilmour**  
**Head of Planning, Housing and Regulatory Services**