

PROPOSAL OF APPLICATION NOTICE

Reference: 20/01714/PAN

Applicant: Ardnahoe Distillery Company Ltd

Proposal: Proposal of Application Notice for the erection of whisky maturation warehouse and associated works

Site Address: Ardnahoe Distillery, Port Askaig, Isle of Islay

1.0 BACKGROUND

A proposal of application notice (PAN) has been submitted for whisky maturation warehousing and associated works at Ardnahoe Distillery, Islay. The PAN is required as a result of the proposal qualifying as a major application through the Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009.

The normal expectation of planning officers would be for a consultation process involving face to face meetings with local stakeholder groups and an open event for members of the public. The current COVID-19 pandemic and rules on social distancing has meant that a public meeting and 'drop in' session has not been possible. However, the Scottish Government has introduced flexibility to the method of public consultation through the Chief Planner's letter dated 3rd April 2020. This letter accepted the difficulties with respect to public gatherings but still placed the onus on the applicant to conduct stakeholder consultation. In this regard the applicant intends to set up a website to go live on 8th October 2020 to display the proposal information and allow for feedback. Details of this will be advertised in the Oban Times and The Illeach, the advert will be placed at least 7 days before the event. A virtual consultation event is scheduled for 22nd October 2020 and includes a question and answer session. The applicant has identified the Islay Community Council as an interested stakeholder.

Neighbouring properties will be notified of the opportunity to view the proposal via the website. Households will be notified by letter drop.

Officers consider that the proposed measures meet with the requirements as set out in Scottish Government Circular 5/2009 taking account of the aforementioned Chief Planner's letter.

2.0 SITE DESCRIPTION

The site is located in the north of the island along the UC010 which serves both Ardnahoe and Bunnahabhainn distilleries. The proposed location of the maturation warehouses is to the immediate north of Ardnahoe Distillery. The site extends to an area in excess of 2ha and is bounded west and north by steep rising topography and the public road. The site looks out over the Sound of Jura to the east with the distillery to the south. Access will be afforded via the existing infrastructure at Ardnahoe.

The site is characterised by grazing land and forms a natural shallow bowl in the landscape before dropping steeply to the coast.

There is a residential property adjacent Ardnahoe Loch to the west.

3.0 DEVELOPMENT PLAN POLICY

These submissions are not planning applications and therefore do not require to be evaluated and determined in accordance with Section 25 of the Planning Act against the Development Plan and its policies at this stage. In considering the merits of the PAN a number of Development Plan Policies will inform the assessment of any future detailed application as set out below:

'Argyll and Bute Local Development Plan' Adopted March 2015

LDP STRAT 1 – Sustainable Development
LDP DM 1 – Development within the Development Management Zones
LDP 3 – Supporting the Protection Conservation and Enhancement of our Environment
LDP 5 – Supporting the Sustainable Growth of our Economy
LDP 8 – Supporting the Strength of our Communities
LDP 9 – Development Setting, Layout and Design
LDP 10 – Maximising our Resources and Reducing our Consumption
LDP 11 – Improving our Connectivity and Infrastructure

'Supplementary Guidance to the Argyll and Bute Local Plan 2015' (Adopted March 2016)

Natural Environment

SG LDP ENV 1 – Impact on Habitats, Species and our Biodiversity
SG LDP ENV 6 – Impact on Trees / Woodland
SG LDP ENV 7 – Water Quality and the Environment
SG LDP ENV 8 – Green Networks
SG LDP ENV 10 – Geodiversity
SG LDP ENV 11 – Protection of Soil and Peat Resources

Landscape and Design

SG LDP ENV 12 – Impact on National Scenic Areas (NSAs)
SG LDP ENV 14 – Landscape
SG LDP ACE 1 – Area Capacity Evaluation (ACE)

Historic Environment and Archaeology

SG LDP ENV 20 – Impact on Sites of Archaeological Importance

Support for Business & Industry: General

SG LDP BUS 2 – Business & Industry Proposals in the Countryside Zones
SG LDP BUS 5 – Economically Fragile Areas

Sustainable Siting and Design

SG LDP Sustainable – Sustainable Siting and Design Principles

Resources and Consumption

SG LDP SERV 1 – Private Sewage Treatment Plants & Wastewater Systems
SG LDP SERV 2 – Incorporation of Natural Features / SuDS
SG LDP SERV 3 – Drainage Impact Assessment
SG LDP SERV 5(b) – Provision of Waste Storage & Collection Facilities within New Development
SG LDP SERV 6 – Private Water Supplies and Water Conservation

Addressing Climate Change

SG LDP Sust Check – Sustainability Checklist

Transport (Including Core Paths)

SG LDP TRAN 4 – New & Existing, Public Roads & Private Access Regimes

4.0 POTENTIAL MATERIAL CONSIDERATIONS

In addition to the adopted Local Development Plan (March 2015) the planning authority will need to consider the following potential material considerations. Furthermore, depending on the timing of the submission there may need to be a formal assessment against the policies proposed within LDP 2.

- Scottish Planning Policy
- Planning history
- Statutory and non-statutory consultee responses
- Potential third party representations that raise material planning considerations
- Local Development Plan 2 Proposed November 2019

5.0 CONCLUSION

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

6.0 RECOMMENDATION

It is recommended that Members have regard to the content of the report and submissions and provide such feedback as they consider appropriate in respect of the PAN to allow any matters to be considered by the applicant in finalising any future planning application.

Author of Report: David Love

Date: 8th October 2020

Reviewing Officer: Sandra Davies

Date: 8th October 2020