

THE HIGHLAND COUNCIL

**NORTH PLANNING APPLICATIONS COMMITTEE
22 October 2013**

Agenda Item	6.8
Report No	PLN/098/13

**13/03091/FUL : Dunnet Bay Distillers Ltd
Land 70m North of Northern Sands Hotel Dunnet**

Report by Area Planning Manager

SUMMARY

Description : Erection of micro distillery and office

Recommendation - APPROVE

Ward : 04 - Landward Caithness

Development category : Local Development

Pre-determination hearing : None

Reason referred to Committee : More than 5 objections from 5 separate addresses.

1. PROPOSED DEVELOPMENT

- 1.1 The proposal is in detail for the development of a micro gin distillery on a site to the north of the Northern Sands Hotel.
- 1.2 The developer entered into non-statutory pre-application discussions in November 2012 to identify the likely information required and the procedures to be followed for a formal submission.
- 1.3 There is an existing access to the A836 from the site. Electricity, sewerage and water connections are understood to be available close by.
- 1.4 Various supporting documents have been submitted with the application.
- 1.5 **Variations:** None

2. SITE DESCRIPTION

- 2.1 The site lies within the village and is on the west side of the main north coast road, the A836, running from Dunnet to Thurso. The ground is relatively flat, although runs down towards the Burn of Dunnet to the west. The burn runs NE to SW from St John's Loch towards Dunnet Bay.
The surrounding land uses are varied, with the Hotel to the south; housing to the north and west and agricultural land to the east

3. PLANNING HISTORY

3.1 Recent relevant planning history on the site:

- 08/00234/FULCA Formation of roads and site services for three housing plots. Approved 28.07.2008.
- 09/00374/FULCA Formation of New Vehicular Access and Amendments to Plot Layout. Approved 01.12.2009
- 08/00437/FULCA Conversion and extension of steading to form house, upgrade existing access. Approved 17.10.2008
- 12/03928/PRE Erection of Micro Distillery and change of use of steading to visitor centre. November 2012.

4. PUBLIC PARTICIPATION

4.1 Advertised : Schedule 3 development

Representation deadline : 06.09.2013

Timeous representations : 6

Late representations : 3

4.2 Material considerations raised are summarised as follows:

Against

- Design
- Lighting
- Storage
- Traffic Management
- Traffic volume
- Bats, otters, water vole
- Fungal growth / discolouration of buildings
- Water abstraction
- Noise
- Development plan allocation of site
- Visual impact
- Smell
- Financial impact on established business
- Right of way
- Fire hazard
- Product storage
- Impact on watercourse

Support

- Visitor and tourist attraction
- New commercial enterprise welcomed
- Not whisky distillery
- Design and materials similar to nearby hatchery building
- Variety of building designs in area
- Building set back from road
- Landscaping part of application

4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam. Access to computers can be made available via Planning and Development Service offices.

5. CONSULTATIONS

5.1 **SEPA** : No objection on the grounds of flood risk. We are satisfied with the proposal that discharge of effluent and foul drainage will go to the public foul sewer.

We note from the design statement that it is proposed that roof water will be discharged to the watercourse with the cooling water. We highlight that the roof water and new road or driveway should be provided with one level of SUDS treatment before discharge and ask that this be covered by condition.

We note the proposal for a relatively small scale abstraction. Such a proposal will require authorisation from SEPA, and based on the information provided will be capable of being authorised by us.

We note that other wastes from the process will be used by a local farmer for agricultural benefit. This is acceptable to us, but we highlight that a waste management exemption will be required for this activity.

We are satisfied with the proposals for the storage of waste on site.

5.2 **Environmental Health** : Consider that a standard noise condition will cover the development proposal as the unit appears to be totally sealed and it is not a full alcohol production system i.e. using grains so smell should not be an issue.

5.3 **SNH** : The proposal is not within, or in close proximity to, any protected area that will be affected by this development. However, there could be potential impacts on other natural heritage interests (i.e. otters and bats). Recommend that an otter survey should be carried out. Due to the location of the proposal, there may be suitable habitat available for water voles. We therefore recommend that checks are carried out for water voles, to ensure these species are safeguarded.

(08.10.2013) - Overall, the surveys carried out for otters, water voles and bats appear to follow our guidance. As no signs of protected species were found within the surveys, it is unlikely that a licence will be required for this proposal.

We agree, in terms of otters, that the Dunnet Burn is most likely a commuting route from St. John's Loch to the coast. Therefore, we recommend that the abstraction pipe and its associated structures should not obstruct suitable routes for otters within or along the burn. In addition, during the construction phase, we would recommend that all open pipes or structures are appropriately covered/sealed overnight to prevent any animals becoming trapped.

We agree with the supporting information that, prior to any demolition or alteration to the existing steading, thorough checks for bats should take place to ensure these species are safeguarded and that no offence will be committed. Alongside these checks for bats, we recommend that nesting birds are also considered prior to any alterations or demolition of the existing steading.

5.4 **SSE**: A low voltage underground cable crossing the proposed site.

5.5 **Access Officer:** The claimed public right of way through the site from the B855 to the A836 is not on our records but this does not significantly affect the claim for the route to be a public right of way. The Highland Council has a duty to protect such routes but it does not have a duty to keep a record/map of public rights of way, as such our files are not conclusive and it is likely the recorded routes are significantly under reported.

Taking the route on its merits it is likely to fulfil the criteria for a public right of way. That is 1) it links one public place with another 2) it follows a more or less defined route 3) it has been used, openly and peaceably, by the general public, as a matter of right, i.e. not just with the permission of the landowner and 4) has been used for a period of 20years. On this last point the route is recorded on the OS first edition published in 1873, which predates the current hotel footprint (a previous Inn is recorded), at which time the route gave more or less direct access to the church. The 1906 published OS map shows the current footprint of the hotel and the above routes current L shape line.

The proposed development of the site does not directly affect the route, the building and the car park area are all to the west of the track. Location map 134/PL2 suggested the fence line to the south boundary of the site will be retained. This fence line currently has a constructed gap (that is between straining posts and not just a whole in the fence) at GR 322039 971216, through which the claimed public right of way passes. This gap should be retained.

A condition could be placed in any planning permission to ensure the above route is retained and preserved for public use. Should this planning permission be accepted by the applicant this would be the owner asserting the route and the Council would place the route on its record of public rights of way.

5.6 **Dunnet Community Council :** No comments received.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

28	Sustainable Design
29	Design quality and place making
40	Retail development
57	Natural, built and cultural heritage
64	Flood risk
65	Waste water treatment
66	Surface water drainage

6.2 Caithness Local Plan (2002)

Dunnet Settlement Development Area – policy 5c – significant

development has taken place to the west in recent years. This has led to traffic problems on the road to Dwarwick pier and altered the settlement pattern. To meet possible demand further land is needed in the village and potential sites are identified on the proposals map.

7. OTHER MATERIAL CONSIDERATIONS

7.1 Draft Development Plan

Not applicable

7.2 Highland Council Supplementary Planning Policy Guidance

Not applicable

7.3 Scottish Government Planning Policy and Guidance

SPP

8. PLANNING APPRAISAL

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

8.3 Development Plan Policy Assessment

The proposal is in detail for the development of a micro gin distillery on the site.

8.4 The site is located in the central part of the village, with a variety of surrounding land uses. The current local plan, the Caithness Local Plan (2002) is a material consideration in the assessment of the application, although Members should note that due to the age of the plan, it is considered that it has lesser direct relevance and currency to the proposal.

8.5 The Local Plan identifies the site within the village Settlement Development Area, where the main land use is housing. Notwithstanding this, there are a variety of surrounding uses including agriculture, the commercial/business use at the hotel and the community hall. Given this mix of development in the area, the development of a small business on this site is assessed as being compatible with the Development Plan and surrounding land uses. Policies 28 and 29 are pertinent in the assessment of the application as they relate to Sustainability and Place making. The requirements of policy 28 are such as to support the development of a new business provided the amenity and environmental impacts of a proposal as such as not to have a detrimental impact on the quality of the area. The application has been accompanied with support information that clearly demonstrates that the proposed development will not adversely impact on the area. Policy 29 is in regard to design and Place making. Whilst it is agreed that the building proposed is

functional in terms of the design this design is appropriate to the area in which it is located and is respecting the context in which it is located. The development of a micro distillery will assist in the economic diversification of the area.

8.6 **Material Considerations**

The proposal is for a gin, rather than a whisky distillery. The developer has provided supporting information with the application from the plant supplier detailing and clarifying the manufacturing process:

Gin is manufactured by re-distilling clean alcohol and water, passing the vapour through a basket of botanicals, then condensing the vapour together with the essential oils from the botanicals in a vertical condenser. The pot containing the clean alcohol and water is heated by an immersion heater heating a water jacket. We therefore avoid the potential pollution from an oil fired steam boiler.

The alcohol and water must be clean without smell, so as to avoid interfering with the aroma of the botanicals. The vapour from the basket of botanicals is condensed in the vertical condenser because this is the basis for the gin.

We do not use noisy mechanical equipment; this is an electrically heated process.

The applicants' distillation license is for the production of gin (and vodka) and this has been approved in principle by HMRC. They have advised that they would not be able to obtain a license to distil whisky as the still is below 18 hectolitres (400 gallons) which is the minimum sized still requirements for HMRC licensing.

Representations have been received both against and in favour of the proposed development.

8.7 **Against**

Design – Planning Comment – The building is a steel portal frame measuring 17.5m x 8m x 4m – the footprint is therefore similar to many houses. The external colours proposed are goosewing grey, for walls and roof, with several translucent rooflights. The external colour finish can be controlled by condition. Members may wish to consider a green or charcoal grey colouring. The design and materials are considered to be acceptable for the proposed development type and the location. Internally, the majority of the building is to be used for production and storage space, with a small 'front counter' and staff welfare facilities. The principal elevation is to the east towards the public road and car parking area and has a door and 2 large windows.

The existing steading consists of two buildings. This building will not be used initially. It will be preserved with a long term view of it being a shop and visitor centre.

Lighting – Planning Comment - External lighting of the building can be controlled by condition.

Access and Traffic – Planning Comment – There is an existing vehicular access to both the site and the adjacent hotel. This access is onto a straight stretch of the public road within the village with good visibility splays. The applicant has indicated in the supporting statement that it is anticipated that the business will generate very infrequent traffic movements as it is not proposing to produce large volumes of stock. In addition the applicants year three business model only predicts:

- Daily – 2-3 cars for distillery management and operatives
- Monthly – liquid effluent collection.
- Other – neutral grain spirit, botanicals, bottles will vary from quarterly to 6 monthly.

These movements will not have any impact on the area through the creation of excessive traffic movements, nor interfere with the existing traffic movements generated by the hotel.

The developer has indicated that the access/egress will be formed to TEC Services requirements. A minimum 3.3m wide access and with radius to suit largest vehicle likely to be entering. Additionally a sufficient turning head/area which will accommodate parking shall be provided. The road will be completed with a form of hard surfacing at least 6m back from the edge of the public road and the work will be undertaken on the highway using a road opening permit. Visibility requirements require a 120m clear splay from at least 2.5m, ideally 4.5m back from the edge of the public road both sides and this appears to be possible providing some vegetation can be cut back.

It is therefore considered that the development of the site for the proposed use is acceptable in terms of access and traffic generation terms.

The area immediately to the east of the building is to be used for five car parking spaces, with the services and access to the building adjacent to this. The access from the public road is to be 3.5m wide. The service access into the building is on its northern gable.

Fungal growth / discolouration of buildings – Planning Comment – the proposal is a gin distillery with a closed loop production system. Accordingly, the development will not result in the emission of gases which encourage the growth of fungus which is often associated with the discolouration of buildings close to whisky distilleries and bonded warehouses.

The developer has advised that the distillation process itself will all take place in a bespoke copper still. This is a completely enclosed piece of machinery that will not generate any noise pollution or noxious smells from the site. Therefore the operation will be contained entirely within the building and associated ancillary equipment shed and they will not have a detrimental effect on the hotel, hatchery or surrounding area.

Water abstraction and impact on watercourse – Planning Comment – The developers supporting statement has identified that a water supply for the condenser within the distillation process is to be taken from the Burn of Dunnet. Members will note that these activities will be controlled by SEPA. This developer has advised that this water is to be analysed to determine its quality and potential for use as dilution water as well identify any scaling minerals that may impact the cooling performance. It is proposed to abstract 5100 litres (5.1 cu.m) per day of water from the Burn of Dunnet via a 100mm diameter intake. This will deliver water to a pump chamber from which water will be pumped to a 5,000 litre storage tank within the distillery. Process water demands will be buffered by the storage thus ensuring raw water abstraction will not exceed 10,000 litres (10.0 cu.m) per day.

Noise - Planning Comment – Environmental Health have advised that this can be addressed by condition.

Development plan allocation of site – Planning Comment – see section 8.3

Visual impact – Planning Comment – the building and overall development of the site is considered to be low key and is not assessed as having an undue visual impact on the surrounding area.

Smell and Waste - Planning Comment – The developers supporting statement has identified that a closed drains system will be installed to collect distillery waste, which will be plant washings, spent botanicals and distillation impurities (ethanol/water mix). Refer to section 3 for the building details for more information on the closed drains. These waste products have been produced on a laboratory scale and are have been analysed and can be used as a soil conditioner. The liquid waste stored on site within the building for periodic removal by a licensed waste handling company. A local crofter has agreed to take this waste for his land, and regular soil sampling will be carried out. Members will note that these activities will be controlled by SEPA.

The inside perimeter of the distillery workshop will be bunded with a channelled drain system to an outside containment tank. Spills, leaks and equipment washings will be routed to this tank, which will be emptied by a local crofter who shall use this waste as a treatment to soil.

The distillery building would include welfare facilities comprising Toilet/Shower Room and Mess Room sink. Flows from these appliances will be collected to a single foul sewer connection to the existing service tail manhole. The steading buildings will not include any facilities requiring foul drainage or for water supply.

Right of way – Planning Comment – The Access Officer has advised the claimed right of way can be managed by conditions.

Fire hazard – Planning Comment – The developer has advised that the building and process has been designed using the principles of Inherent Safer Design as recommended by the Health and Safety Executive. They intend to manage alcohol deliveries and production, so that they retain only 300 litres ready for processing and 250 litres ready for sale, thus keeping their flammable inventory at low levels.

Product storage – Planning Comment – The developer has indicated that their production levels will be 500 litres per week and that there is plenty of storage in the distillery to accommodate this. They plan to store one pallet of empty bottles and one pallet of fill bottles.

Bats, otters, water vole – Planning Comment – SNH have indicated that as no signs of protected species were found within the surveys, it is unlikely that a licence will be required for this proposal.

8.8 **Support**

Visitor and tourist attraction; New commercial enterprise – Planning Comment – the development of additional tourism and commercial opportunities within the area is welcomed by the Planning Authority.

The site plan identifies that the existing shrubs and small trees on the north side of the access point to the public road are to be removed to provide the required visibility splay to the north on the A836. The grassed area to the west of this is to be retained, with grass to the rear of the building towards the Burn.

The development of a gin micro distillery on the site is considered to be acceptable and accords with the Development Plan policy and the actual pattern and constitution of land uses on the ground. The development has been well thought through by the applicant in the pre-application phase to both anticipate and address potential issues of concern to neighbours and the community. The applicant anticipates that the proposal will provide new employment and that the micro distillery will provide a new visitor attraction for the village.

8.9 **Other Considerations – not material**

Financial impact on established business – Planning Comment – This is not a material planning consideration

8.10 **Matters to be secured by Section 75 Agreement**

None

9. **CONCLUSION**

9.1 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. **RECOMMENDATION**

Action required before decision issued n

Subject to the above, it is recommended the application be Approved subject to the following conditions:

1. The planning permission hereby approved is for a distillery producing gin and vodka only. For the avoidance of doubt, there shall be no whisky produced at the site.

Reason: In order to clarify the terms of this permission.

2. No development shall commence on site until the developer has submitted and thereafter had approved in writing by the Planning Authority a waste management plan for the site. For the avoidance of doubt any wastes from the development shall be disposed of at a licensed facility or other agreed location to the satisfaction of the Planning Authority in consultation with SEPA. The development shall thereafter be undertaken in accordance with the approved details.

Reason: In the interests of amenity.

3. Foul drainage shall be by means of a connection to the public sewer.

Reason: In the interests of amenity.

4. The external walls and roof of the building shall be finished in a metal profile sheet. For the avoidance of doubt, the colour shall be a dark grey, dark blue or black and shall be a matt finish, unless otherwise agreed as a non-material variation in writing with the Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason: In the interests of amenity and for the avoidance of doubt.

5. No development shall commence on site until the developer has provided an external lighting plan of the building, car park and access driveway to the public road for the agreement in writing of the Planning Authority in consultation with TEC Services Lighting Engineer. The development shall thereafter be undertaken in accordance with the approved details.

Reason: In the interests of amenity and for the avoidance of doubt.

6. No construction works shall take place on site outwith the hours:

- Monday to Friday 0730-1800
- Saturday 0800-1300
- There shall be no construction works on a Sunday

Reason: In the interests of amenity and for the avoidance of doubt.

7. There shall be no deliveries of raw materials or collections of finished products from the site outwith the hours:

- Monday to Friday 0730-1800
- Saturday 0800-1300

Reason: In the interests of amenity and for the avoidance of doubt.

8. From the commencement of construction works on the site, including the operation of the distillery, the proposed development of the site shall not obstruct the claimed public right of way through the site from the B855 to the A836 across the site. The fence line to the south boundary of the site, including a constructed gap (that is between straining posts and not just a hole in the fence) at GR 322039 971216 as shown on location plan Ref No. 134/PL2 shall be retained in perpetuity to the satisfaction of the Planning Authority.

Reason: In the interests of amenity and for the avoidance of doubt.

9. Access onto the public road shall be provided to the satisfaction of the Planning Authority in consultation with the Roads Authority. For the avoidance of doubt, a minimum visibility splay of 120m shall be provided onto the A836, all in accordance with the Schedule attached to this permission. Five car parking spaces shall be provided by the developer prior to the first use of the building on the land to the east of the distillery building as shown on plan Ref No. 134/PL2.

Reason: In the interests of road safety and for the avoidance of doubt.

10. All plant, machinery and equipment associated with ventilation, air-conditioning, heating and refrigeration services or similar and including fans, ducting and external openings shall be so installed, maintained and operated such that any associated operating noise does not exceed NR 20 when measured or calculated within any noise sensitive premises with windows open for ventilation purposes

Reason: To protect the amenity of neighbours and to avoid a conflict with neighbouring land uses.

11. Prior to the first opening of the building, the developer shall submit written, plan and elevational details as appropriate of the location, position, materials, wording of any signage related to the development within the car park or on the building.

Reason: In the interests of amenity and as no details have been provided.

REASON FOR DECISION

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

TIME LIMITS

LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

FOOTNOTE TO APPLICANT

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.

2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Accordance with Approved Plans & Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (p.198), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as dropped kerb consent, a road openings permit, occupation of the road permit etc.) from TECS Roads prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local TECS Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at: <http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

<http://www.highland.gov.uk/yourenvironment/roadsandtransport/roads/Applicationformsforroadoccupation.htm>

Mud & Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Construction Hours and Noise-Generating Activities

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

Signature: Dafydd Jones
Designation: Area Planning Manager North
Author: Bob Robertson
Background Papers: Documents referred to in report and in case file.
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 134/PL2 – Site layout plan
Plan 134/PL3 – Floor Plan
Plan 134/PL4 – Elevation Plan

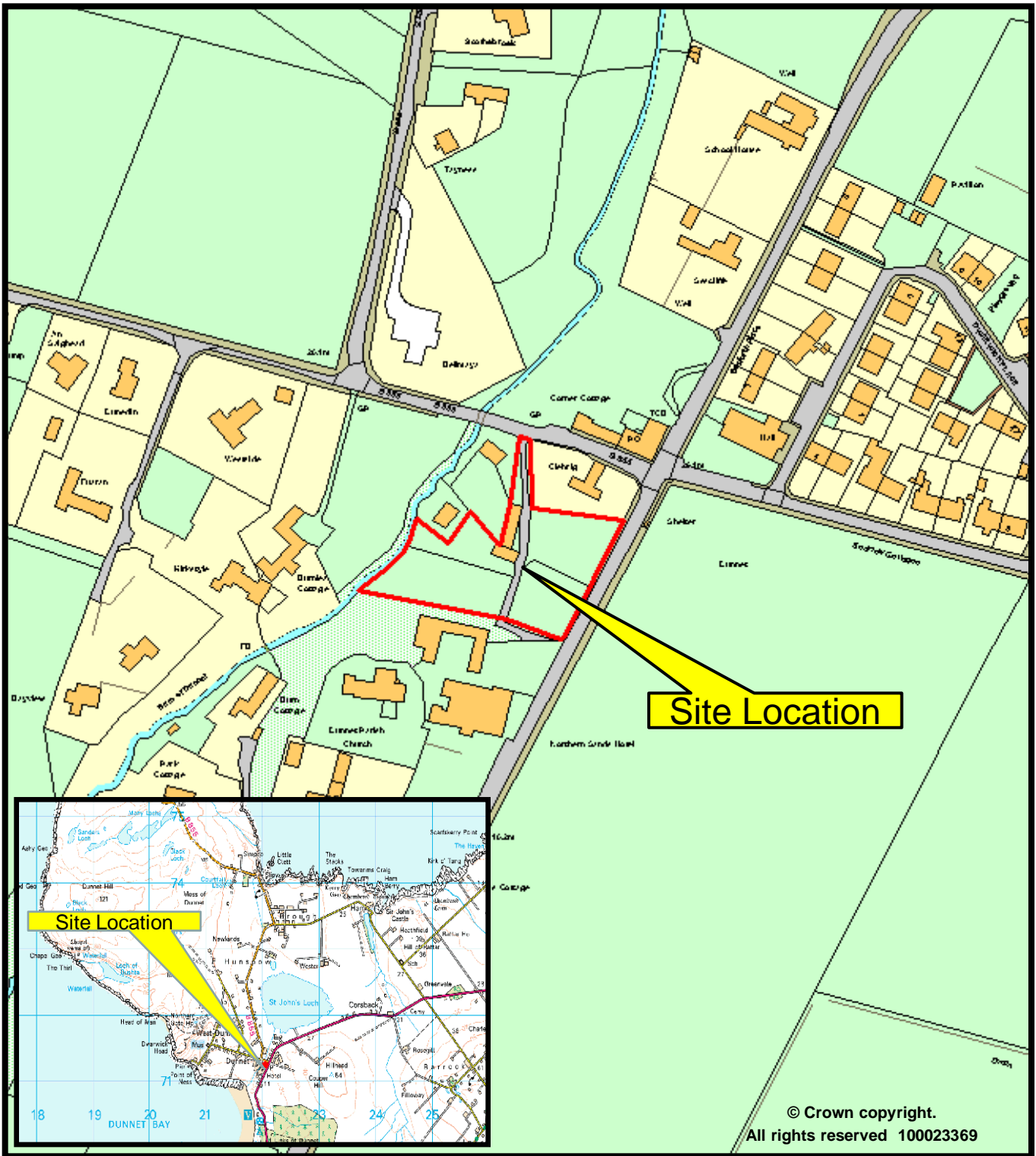
Appendix – Letters of Representation

OBJECTORS

1. Mr & Mrs Hugh & Fiona Boyd, Kirkstyle, Dunnet,
2. Donald R Sinclair, Northern Sands Hotel, Dunnet,
3. Dr David Steele, Burnlea, Kirkstyle, Dunnet,
4. Miss Joyce Wilson, Beachwood House West Dunnet Road, Dunnet,
5. St Johns Loch Improvement Association, Per: Neil MacDonald
6. Mr Alastair Foggo, Fuaran West Dunnet Road, Dunnet,
7. Mr Stuart Young, Dunmore Westside, Dunnet, (2)

SUPPORTERS

1. Mr Andrew Calder, 37 Bingham Road, Milltimber, Aberdeen,
2. Mrs Louise Henderson, The Garage, Dunnet,
3. Mr Andrew Rathie,



Site Location

Site Location

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The Highland Council
Comhairle na Gàidhealtachd

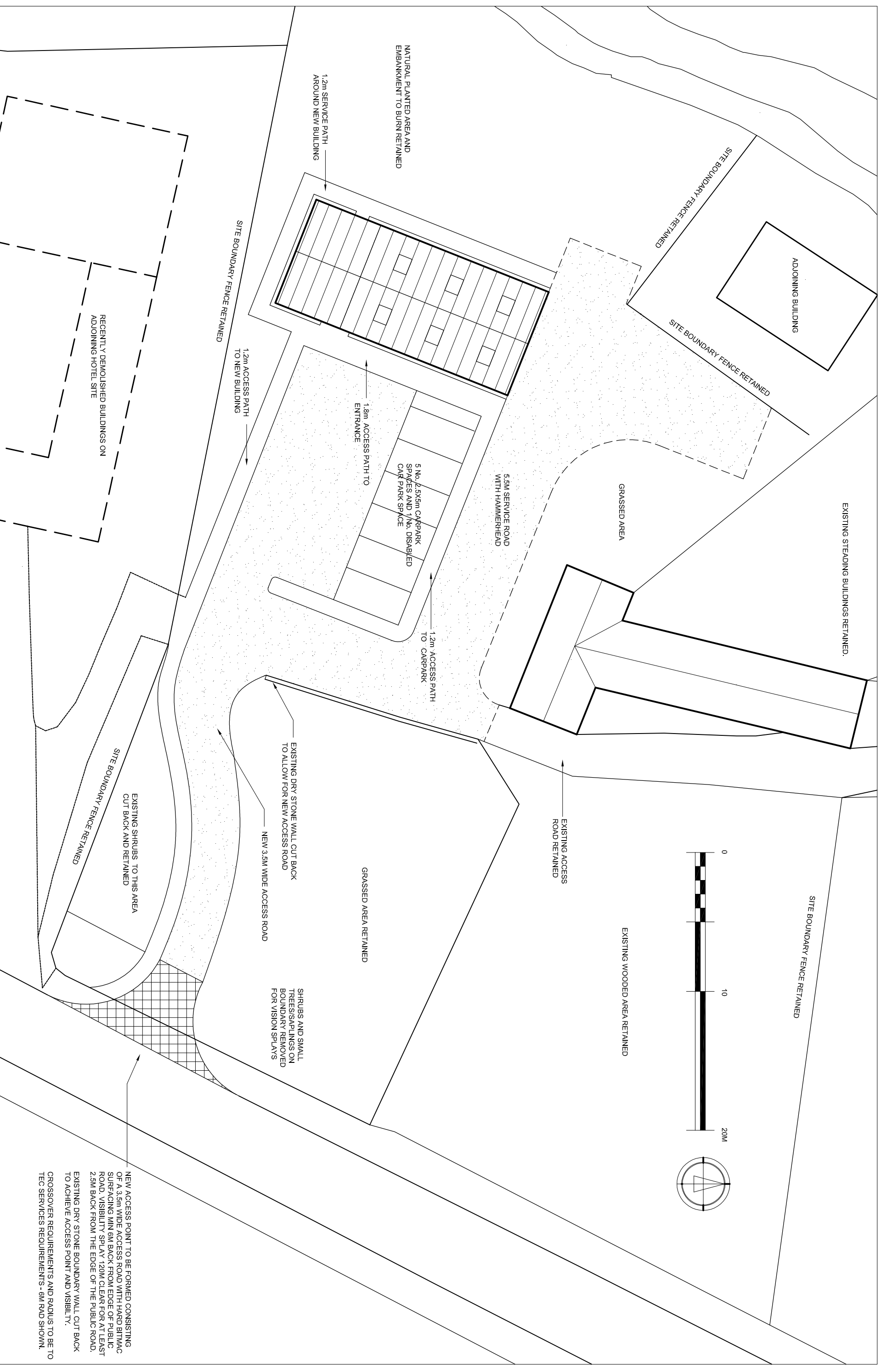
Planning & Development Service

13/03091/FUL

Erection of micro distillery and office at land 70m North of Northern Sands Hotel, Dunnett.

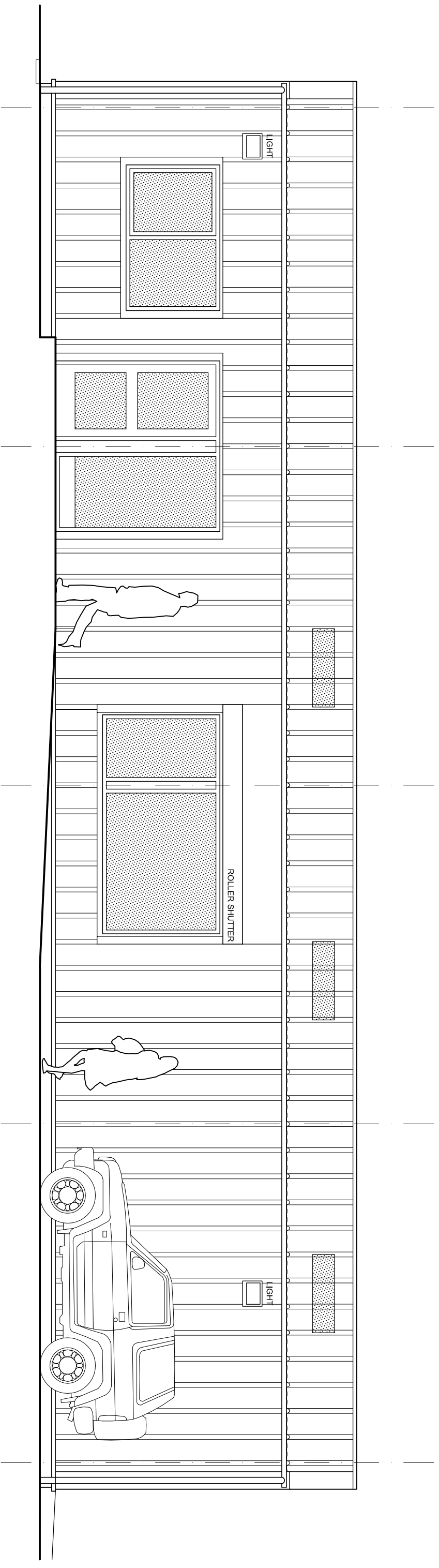
Date: 09 October 2013



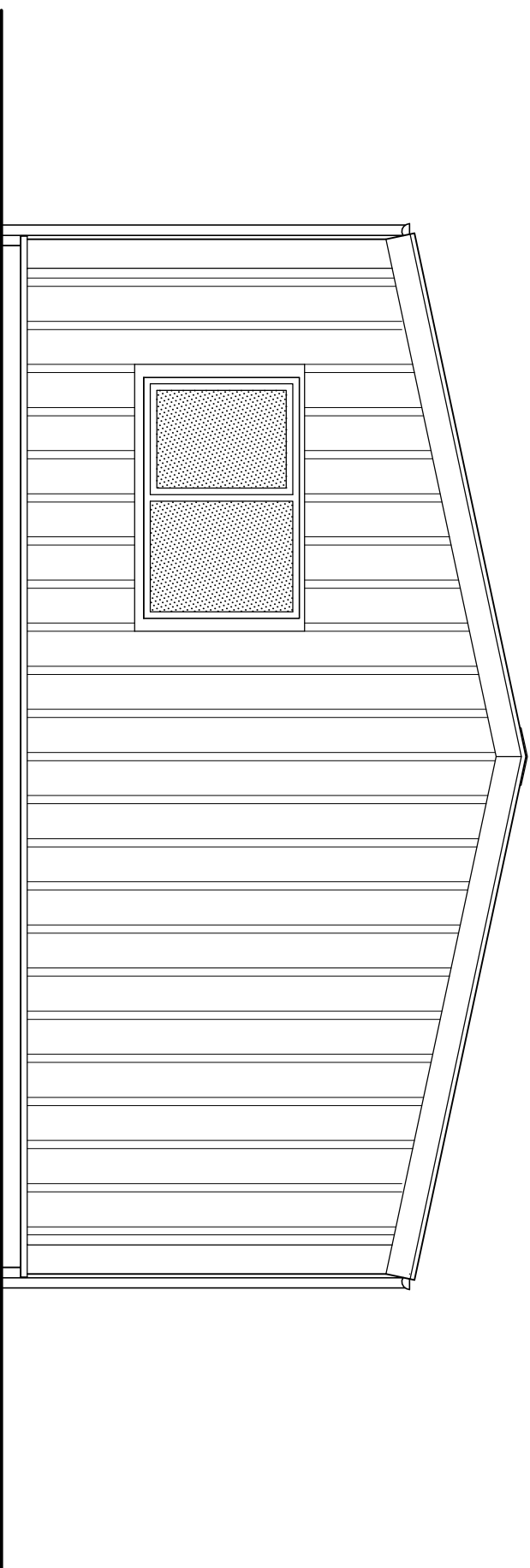


NEW ACCESS POINT TO BE FORMED CONSISTING OF A 3.5m WIDE ACCESS ROAD WITH HARD BITUMAC SURFACING MIN 6M BACK FROM EDGE OF PUBLIC ROAD. VISIBILITY SPLAY 120M CLEAR FOR AT LEAST 2.5M BACK FROM THE EDGE OF THE PUBLIC ROAD. EXISTING DRY STONE BOUNDARY WALL CUT BACK TO ACHIEVE ACCESS POINT AND VISIBILITY. CROSSOVER REQUIREMENTS AND RADIIUS TO BE TO TEC SERVICES REQUIREMENTS - 6M RAD SHOWN.

DUNNET BAY DISTILLERS Ltd.
 PROPOSED DISTILLERY at DUNNET CAITHNESS
SITE PLAN AS PROPOSED
 SCALE 1:250 @ A3
 AUG 2013
 Drg No.134/PL2



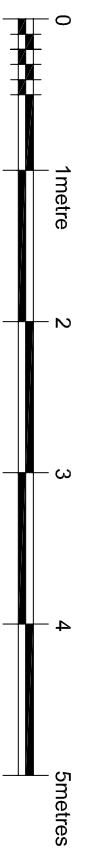
EAST ELEVATION



SOUTH ELEVATION

MATERIALS:

- STRUCTURE TO BE COLD ROLLED GALV MILD STEEL PORTAL FRAME.
- CLADDING KINGSPAN RW 1000 COMPOSITE IN GOOSEWING GREY WALLS AND ROOF.
- ROOFLIGHTS TRANSLUCENT TO MATCH CLADDING PROFILE.
- TRIMS AND FLASHINGS ALUMINIUM IN GOOSEWING GREY.
- WINDOWS AND DOORS TO BE POLYESTER POWDER COATED ALUMINIUM IN DARK GREY.
- IRONMONGERY SATIN STAINLESS STEEL.
- RAIN WATER PIPES AND GUTTERS IN UPVC GREY.
- PLINTH TO 150 ABOVE GROUND LEVEL IN FAIR FACE CONCRETE.



DUNNET BAY DISTILLERS Ltd.
 PROPOSED DISTILLERY at DUNNET CAITHNESS
ELEVATIONS AS PROPOSED S&E AUG 2013
 SCALE 1:50 @ A3 Drg No.134/PL4