

THE HIGHLAND COUNCIL

NORTH PLANNING APPLICATIONS COMMITTEE 26 April 2016

Agenda Item	5.1
Report No	PLN/020/16

16/00165/PAN: The Glenmorangie Company Glenmorangie Distillery, Glenmorangie, Tain Report by Area Planning Manager – North

Proposal of Application Notice

Description : The construction of 5 no single storey whisky maturation warehouses and associated infrastructure
Ward : 08 - Tain And Easter Ross

1.0 BACKGROUND

- 1.1 To inform the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).
- 1.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on 14.03.2016. Members are asked to note this may form the basis of a subsequent planning application.
- 1.3 The submitted information attached includes:
 - Proposal of Application Notice
 - Supporting Statement
 - Copy of Advert
 - Location Plan
 - Site Layout/Section Plan
 - Elevation Plan

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposal is for the erection of 5 whisky maturation warehouses at Glenmorangie Distillery, Tain. Associated access tracks within the site will also be constructed. An embankment will be formed from material excavated from the proposed warehousing site.

3.0 SITE DESCRIPTION

The site is located within the grounds of Glenmorangie Distillery, Tain, which has grown and developed with the business over time. The new warehousing will be located to the south east of the row of recently built warehouses along the Whiteness Sands and overlooking the Dornoch Firth. The site is located on the edge of the Dornoch Firth National Scenic Area. The site slopes down toward the beach.

4.0 DEVELOPMENT PLAN

The following policies are likely to be relevant to the assessment of the proposal:

4.1 Highland Wide Local Development Plan 2012

28	Sustainable Design
29	Design Quality and Place-making
41	Business and Industrial Land
51	Trees and Development
57	Natural Built and Cultural Heritage
61	Landscape
65	Waste Water Treatment
66	Surface Water Drainage
72	Pollution
73	Air Quality

4.2 Inner Moray Firth Local Development Plan 2015

The proposed site is located within a site allocated for Industry (TN8) – Glenmorangie.

4.3 Highland Council Supplementary Guidance

- Managing Waste in New Developments
- Flood Risk and Drainage Impact Assessment
- Sustainable Design Guide

5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- Development plan policies and supplementary guidance
- National Policy
- Planning History
- Roads and Transport
- Water (including private water supplies), Flood Risk, and Drainage
- Natural Heritage

- Landscape and Visual Impact
- Construction
- Air Pollution
- Waste Management
- Other Relevant Planning Documents including but not limited to:
 - Scottish Planning Policy
 - National Planning Framework for Scotland 3
- Any other material considerations within representations
- Any other material considerations within consultation responses

6.0 CONCLUSION

6.1 The report presents 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 the potential material planning considerations and key issues based on the information available 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

It is recommended the Committee notes the submission of the PAN and advises of any material issues it wishes to be brought to the applicant's attention.

Signature: Dafydd Jones
 Designation: Area Planning Manager - North
 Author: Laura Stewart

Background Papers: Documents referred to in report and in case file.

Relevant Plans: Plan 1 – EC20494:28:140 – Location Plan
 Plan 2 – EC20494:28:142 – Site Layout/Section Plan
 Plan 3 – EC20494:28:144 – Elevation Plan

Advert
 Supporting Statement
 Proposal of Application Notice

EC20494 - Initial Notice of Intent to Submit for Planning

***The Glenmorangie Company
Glenmorangie Distillery Tain***

The Glenmorangie Company give notice of a Proposal of Application Notice for the construction of 5 new Whisky Maturation Storage Warehouses at the Glenmorangie Distillery, Tain.

Further information on the proposed development will be available at a public consultation event at:

**Tain Library on Tuesday 5th April 2016 between the hours of
11:00am – 1:30pm and 3:00pm – 7:00pm.**

The proposed drawings will be on display with representatives of the design team and Glenmorangie present to answer any queries.

Any persons wishing to make comments relating to the proposal, or obtain further information, may do so by contacting;

**Blyth & Blyth Consulting Engineers
Cornerstone, 60 South Gyle Crescent, Edinburgh
Tel: 0131 474 2700**

Comments can be submitted until 31st April 2016.

Please note that comments made at this stage are not representations to the planning authority in respect of a planning application. If a planning application is submitted, there will be an opportunity to make representations on that planning application to the planning authority at that time.

Glenmorangie Tain Warehousing – Phase 2 (5No. Warehouses)

The following document outlines some of the key points that relate to the proposed development for additional Maturation Warehouse Storage at Glenmorangie Distillery Tain.

Archaeological

An extract from the RCAHMS web site is attached that show there are no sites of Archaeological interest on or near the site.

Ecology

An Ecology report for the site was prepared previously and is enclosed. This report shows there are no issues on the site with respect to Ecology.

Site Investigation/ Contamination

The site investigation report is available for the site if required at this time. There are no contamination issues present and the sub strata are capable of providing the bearing capacities required for the new development.

SUDs

The surface water drainage from the area will be connected to the existing SUDS pond which was designed for future development. The outfall from the SUDS pond will discharge to the sea via an existing outlet pipe.

Transportation.

No additional traffic will be generated from the site, as the spirit will be Distilled, and filled into Casks on site and be transported to the new warehouses by internal tractor and trailer for storage within the new Maturation Warehouses.

Drawings being submitted with Planning Application

EC 20494:28:140	Site Location Plan
EC 20494:28:141	Proposed Site Plan
EC 20494:28:142	Earthworks Proposals
EC 20494:28:143	Proposed drainage layout
EC 20494:28:144	Proposed site elevation
EC 20494:28:145	Typical warehouse GA
EC 20494:28:146	Typical warehouse elevations
EC 20494:28:147	Typical warehouse steelwork elevations

PROPOSAL OF APPLICATION NOTICE MOLADH BRATH IARRTAIS

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

The Council will respond within 21 days of receiving the Notice. It will advise whether the proposed Pre-application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required. Please note that a planning application for this proposed development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received by the Council and without the statutory consultation requirements having been undertaken. The planning application must be accompanied by a Pre-application consultation report.

Applicant <u>THE GLENMORANGIE COMPANY</u>	Agent <u>BLYTH & BLYTH</u>
Address <u>MACDONALD HOUSE</u>	Address <u>CORNERSTONE,</u>
<u>THE ALBA CAMPUS</u>	<u>60 SOUTH GYLE CRESCENT</u>
<u>LIVINGSTON, EH54 7LW</u>	<u>EH12 9EB</u>
Phone No. <u>01506 508 626</u>	Phone <u>0131 474 2700</u>
E-mail <u>McEwan@glenmorangie.co.uk</u>	E-mail <u>keith.pollen@blythandblyth.co.uk</u>

Address or Location of Proposed Development Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice

THE GLENMORANGIE DISTILLERY, IV19 1PZ
AS PER LOCATION PLAN SHOWN ON DRAWING
EC20494:28:140

Description of Development Please include detail where appropriate – eg the number of residential units; the gross floorspace in m² of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

THE CONSTRUCTION OF 5 NO. SINGLE STOREY WHISKY
MATURATION WAREHOUSES AND ASSOCIATED
INFRASTRUCTURE.

Pre-application Screening Notice

Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development?

If yes please provide a copy of this Opinion.

YES.......... NO..........

Community Consultation [See checklist of Statutory minimum consultation attached]

State which other parties have received a copy of this Proposal of Application Notice.

Community Council/s	Date Notice Served
TAN COMMUNITY COUNCIL.....	14/03/16.....
DAVID McDONALD (CHAIRPERSON).....	

Names/details of any other parties	Date Notice Served
.....
.....

Please give details of proposed consultation

Proposed public event	Venue	Date and time
DISPLAY FROM 11:00am to 7:00pm	TAN LIBRARY	ON 5 th APRIL 2016

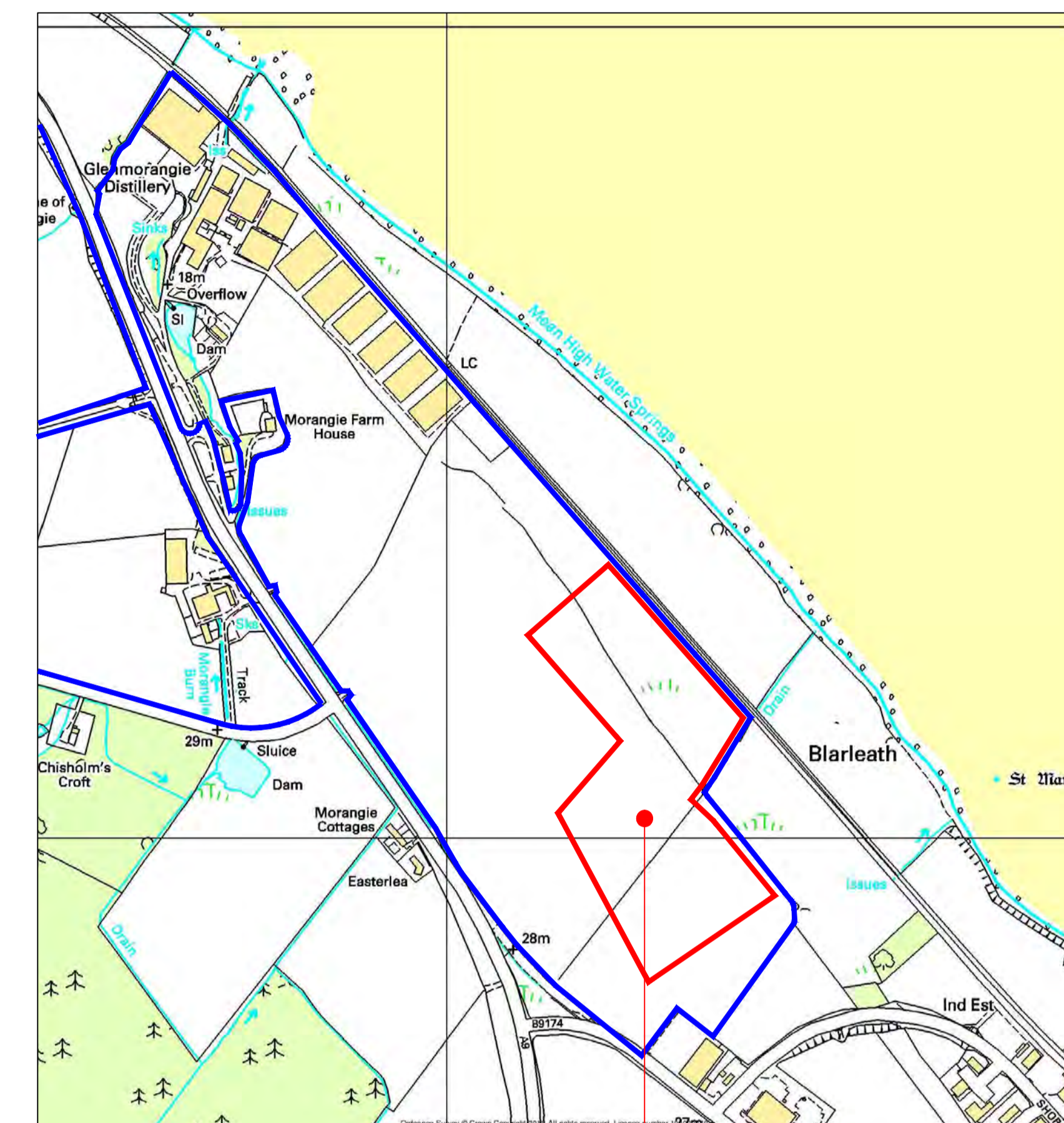
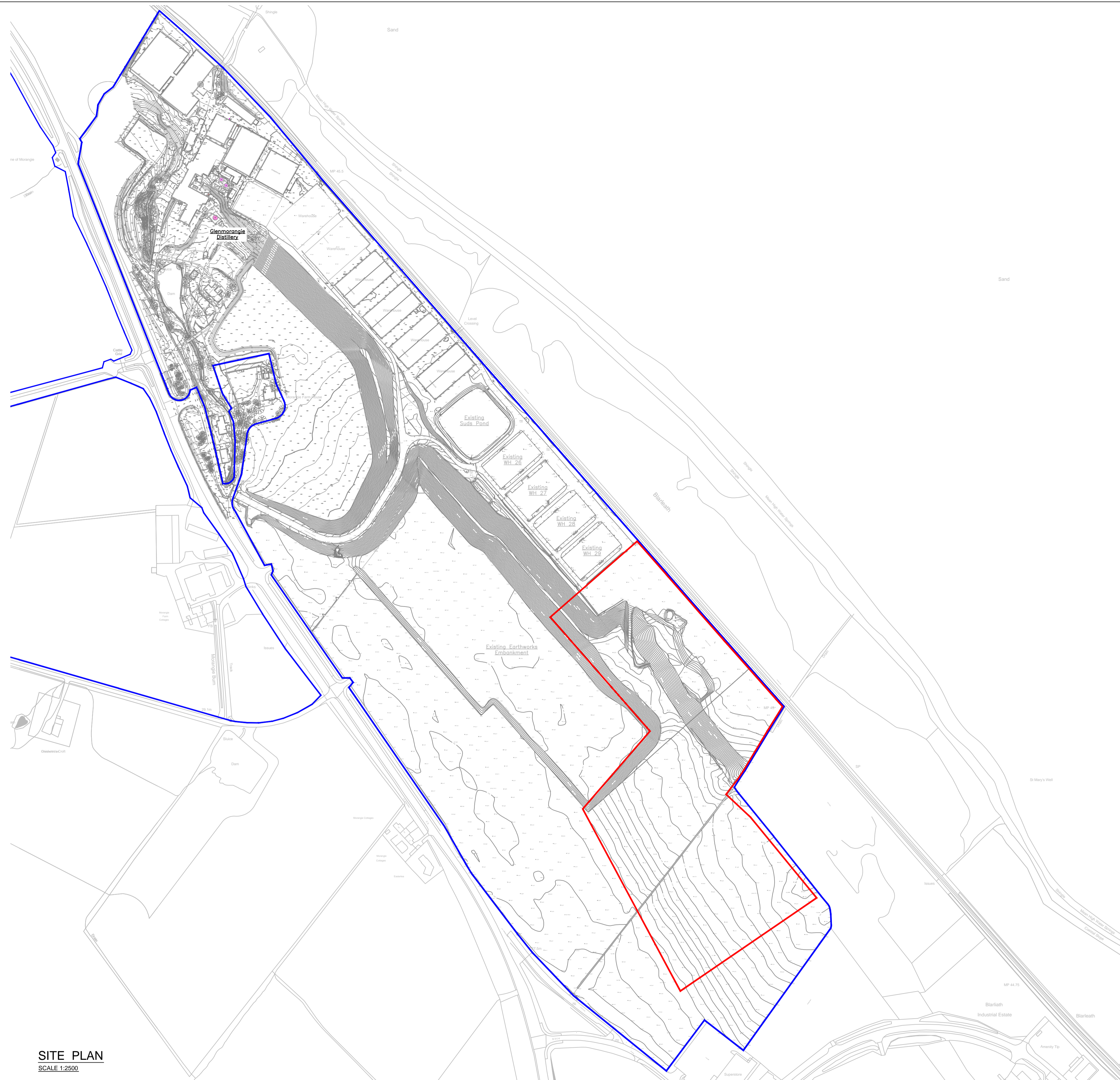
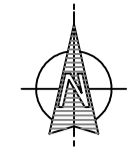
Newspaper Advert – name of newspaper	Advert date(when known)
ROSS-SHIRE JOURNAL.....	18 th MARCH 2016.....

Details of any other consultation methods (date, time and with whom)

.....

.....

Signed  Date 14/03/16.....



SITE LOCATION PLAN
SCALE 1:10,000

— SITE REFERRED TO

KEY/LEGEND	
	LAND OWNERSHIP BOUNDARY
	PLANNING APPLICATION BOUNDARY AREA: 75,175m ² (7.5 hectares) (18.57 acres)

SITE PLAN
SCALE 1:2500

Notes

1:2500@A1

Revisions	Date	Drn.	Revisions	Date	Drn.

The
GLENMORANGIE
COMPANY

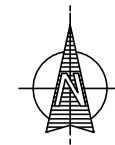
**PLANNING
DRAWING**

blyth+blyth
Cornerstone, 60 South Gyle Crescent
Edinburgh EH12 9EB
Email: edinburgh@blythandblyth.co.uk Telephone: 0131 474 2700
www.blythandblyth.co.uk

**New Maturation Warehousing
TAIN**

**5 No. Maturation Warehouses
Site Location Plan**

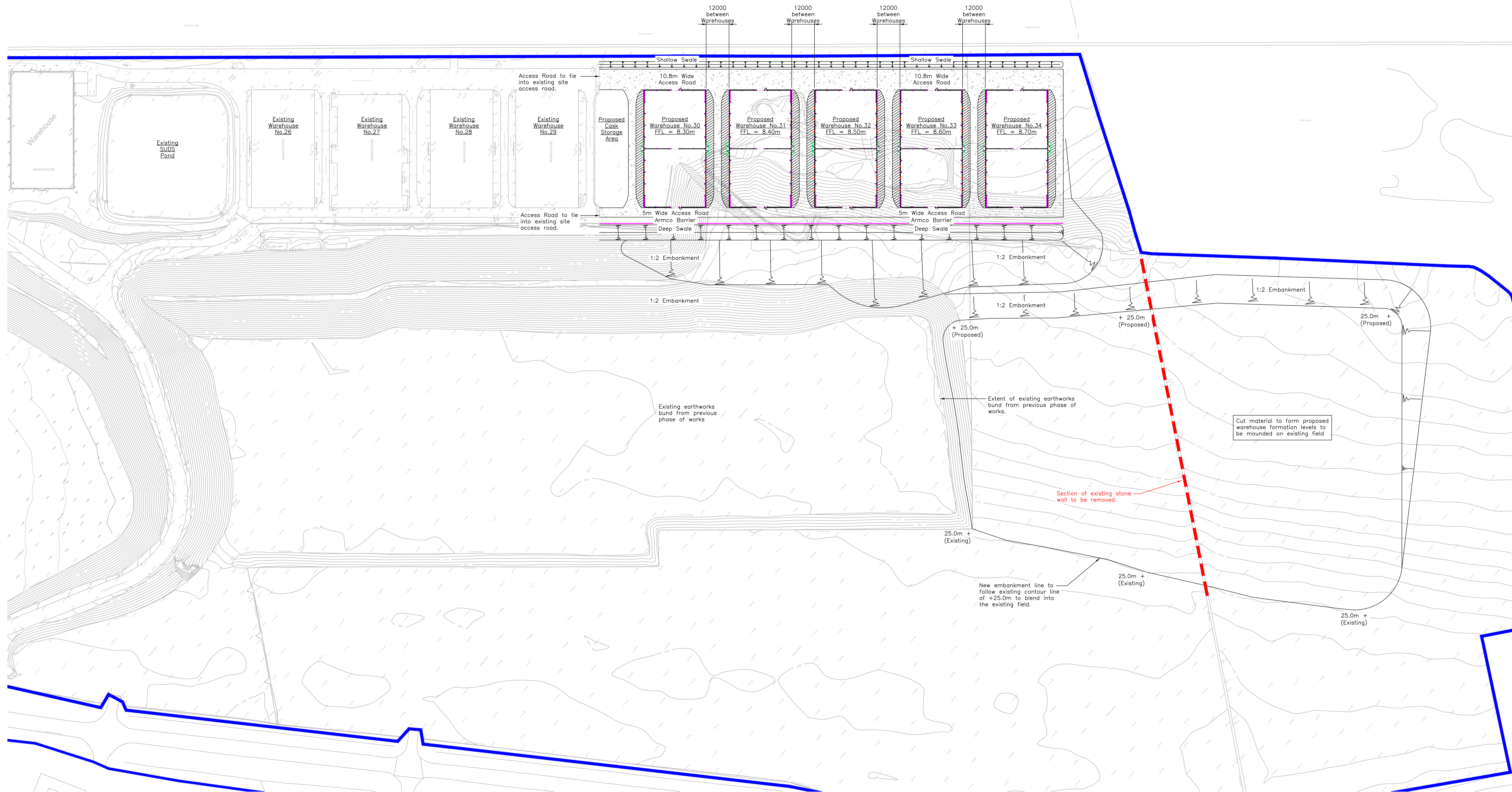
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Date: 29.09.14	Date: 29.09.14	
Drawing No. EC20494:28:140	Revision	-



Blarleath

Legend

- Site Boundary
- Concrete Access Road
- Gravel Access Track



SITE LAYOUT PLAN
SCALE 1:1000

Notes



Revisions	Date	Dm.	Revisions	Date	Dm.

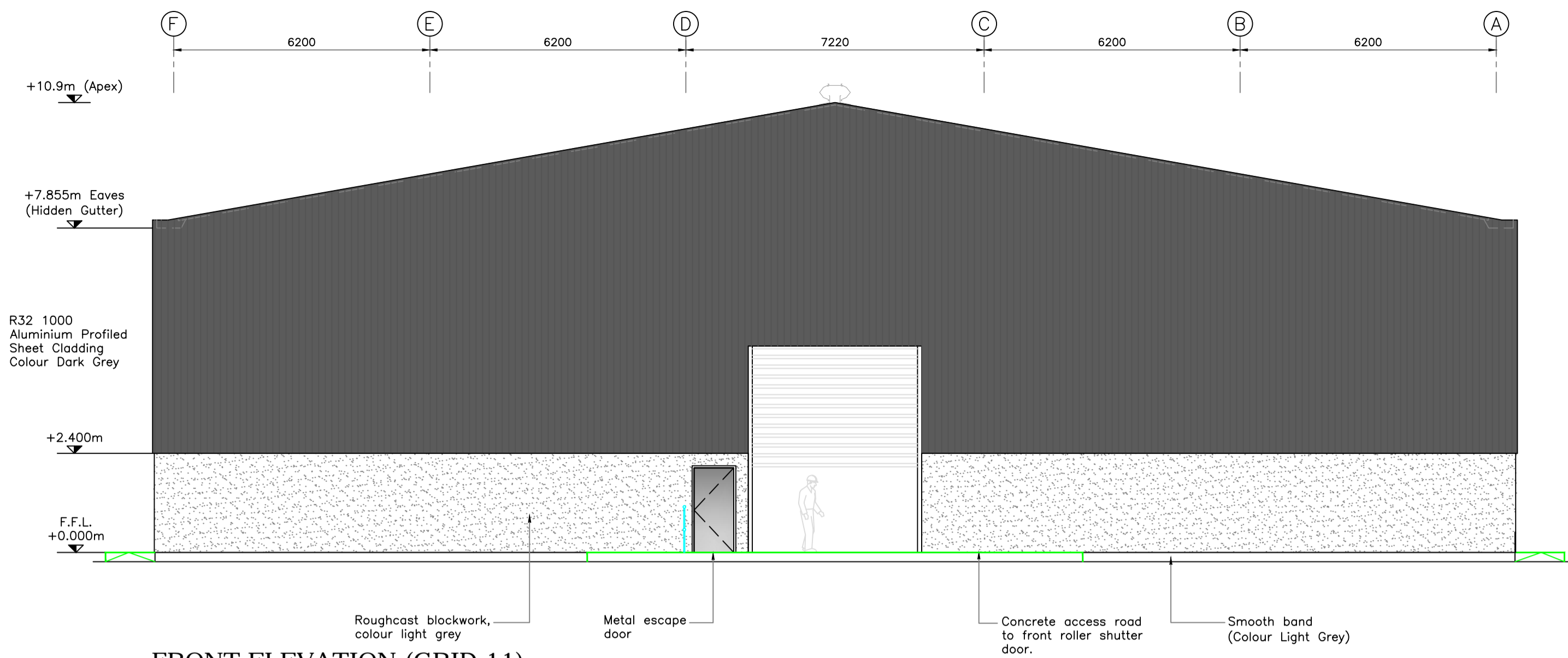
The
GLENMORANGIE
COMPANY

PLANNING
DRAWING

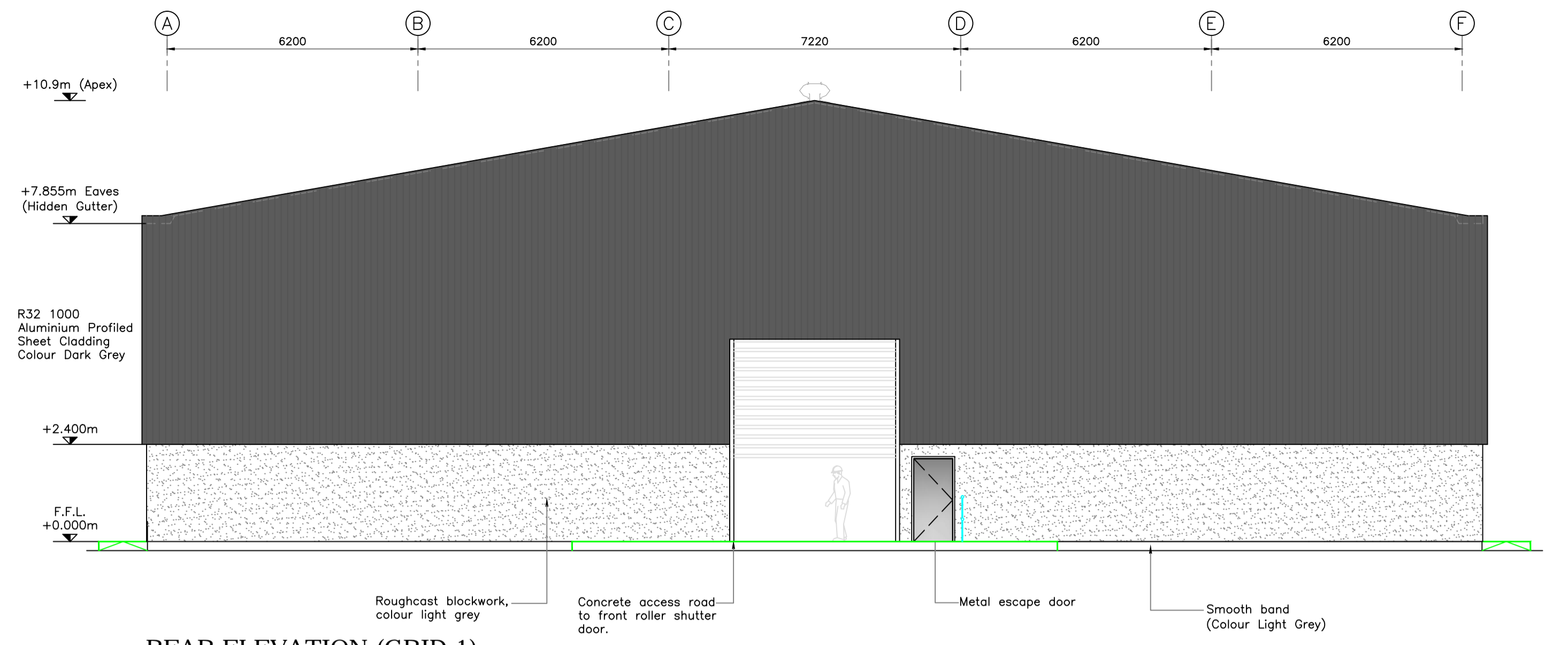
blyth+blyth
Cornerstone, 60 South Gyle Crescent
Edinburgh EH12 9EB
Email: edinburgh@blythandblyth.co.uk Telephone: 0131 474 2700
www.blythandblyth.co.uk

**New Maturation Warehousing
TAIN**

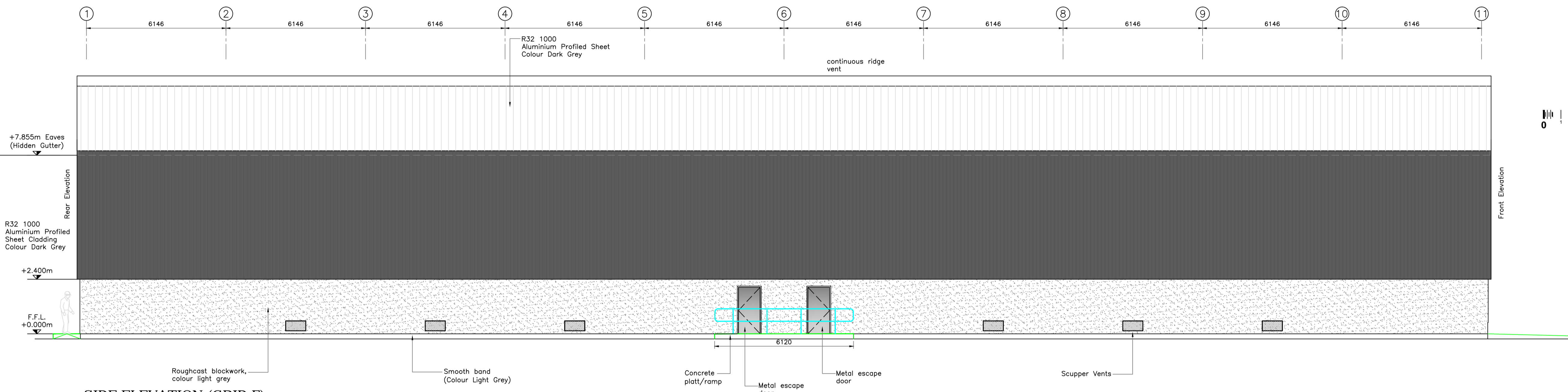
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Date: 29.09.14	Date: 29.09.14		
Drawing No. EC20494:28:141		Revision: -	



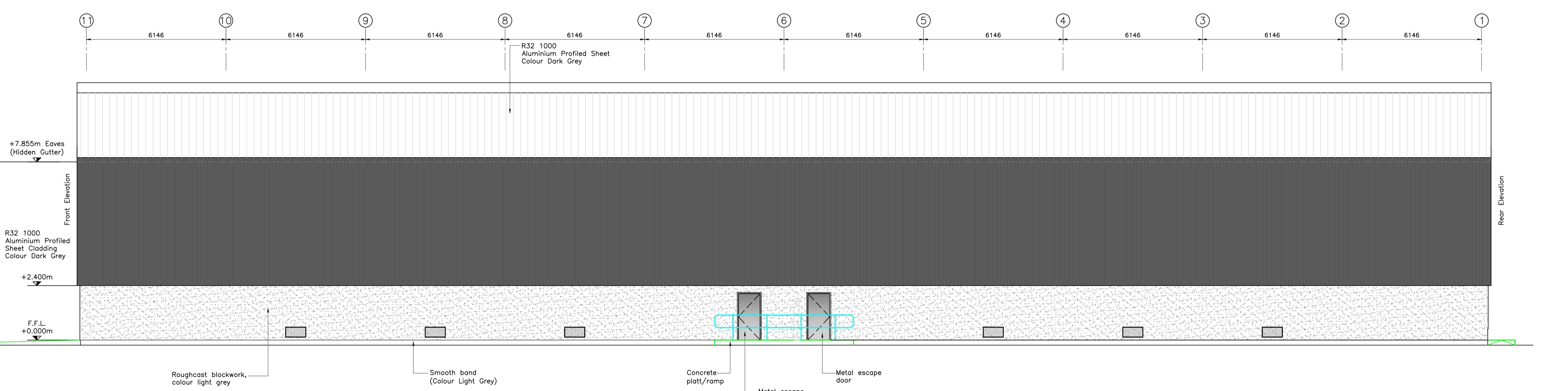
FRONT ELEVATION (GRID 11)
SCALE 1:100



REAR ELEVATION (GRID 1)
SCALE 1:100



SIDE ELEVATION (GRID F)
SCALE 1:100



SIDE ELEVATION (GRID A)
SCALE 1:100

1:100@A1
0 1 2 3 4 5m 10m

Drawing No. EC20494:28:146 Revision -

Revisions	Date	Dm.

**PLANNING
DRAWING**

The
**GLENMORANGIE
COMPANY**

**New Maturation Warehousing
TAIN**

**TYPICAL WAREHOUSE
BUILDING ELEVATIONS**

Drawn: KP CK'd: MRH Scale: 1:100 @ A1
Date: 30.09.14 Date: 30.09.14

blyth+blyth
Comerstone, 60 South Gyle Crescent
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Drawing No. EC20494:28:146 Revision -