

Agenda Item	5.5
Report No	PLN/077/24

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: **29 October 2024**

Report Title: 24/04246/PAN: Diageo Plc
Talisker Distillery, Carbost, Isle Of Skye

Report By: Area Planning Manager –North

Purpose/Executive Summary

Description: Proposed redevelopment of the Talisker distillery site to expand the existing output of the distillery with the construction of a new distillery, incorporating sustainable technologies, with associated support facilities at the site, together with all associated infrastructure, including new access, drainage, outfall, road improvement and landscaping works, including the demolition of existing production facilities post commission of the new facility

Ward: 10 - Eilean A' Cheò

Recommendation

Members are asked to note the submission of the PAN and highlight any material issues they wish to be brought to the attention of the applicant before the submission of an application for planning permission.

1.0 BACKGROUND

- 1.1 This report informs 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 Town and Country Planning (Scotland) Act 1997 (as amended) and was made valid on 4 October 2024. The PAN is a statutory requirement for planning applications for major or national developments and must be lodged at least 12 weeks prior to the submission of a planning application. 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 (Application Form)
 - Location / Site Layout Plan.
- 1.4 There will be two in-person consultation events at the Talisker Distillery Brand Home. These will take place between 4pm-8pm on 14 November and on 16 January. These will be advertised in the West Highland Free Press on Friday 1st November and Friday 3rd January respectively. The applicant has also agreed to do a mailshot of all households within Carbost and Portnalong providing details of the proposal and the public event.
- 1.5 Details of all notified parties are contained / appended to the PAN form and include Minginish Community Councils, as well as local Members, MSPs and MP. All third party land owners with an interest in the application site have also been notified.
- 1.6 Any forthcoming application will be accompanied by a Pre-Application Consultation (PAC) report explaining the consultation undertaken, feedback received, and any resultant amendments made to the planning application.

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The proposal is for the redevelopment of Talisker Distillery. No details of the scheme have been provided but the proposal includes the construction of a new distillery and support facilities along with a new access and other road improvements, drainage and landscaping works. The current production facility would be demolished as part of the scheme.
- 2.2 The developer has not sought formal pre-application advice from the Planning Authority through the Pre-Application Advice Service for Major Developments.

3.0 SITE DESCRIPTION

- 3.1 The PAN boundary extends to 5.5ha taking in the existing distillery site, the proposed outfalls and a section of the public road (B8009) leading from the distillery into Carbost.
- 3.2 The site is within the growing settlement of Carbost as identified in the West Highlands and Islands Plan. There are a number of houses close to the site and the primary school is to the south east. The placemaking priorities for Carbost as set out in the

plan include supporting the retention and expansion of the distillery to safeguard it as a major local employer and tourism asset.

There are no other natural heritage designations covering the site or within close proximity to it. The site is within the North West Skye Special Landscape Area (SLA). There is a core path to the east of the site. There are no Listed Buildings or Scheduled Monuments in the vicinity of the site however there are traditional buildings which form part of the existing distillery complex.

- 3.5 The Carbost Burn runs to the east of the site and the eastern part of the site is identified on SEPA flood maps as being at risk of fluvial flooding. A portion of the north east of the site is also identified as being at risk from future coastal flooding. means the whole of the development area for the main substation compound is within the river flood plain and consequently at 1:200 year plus climate risk of flooding, according to SEPA's Flood Risk Mapping.

4.0 DEVELOPMENT PLAN

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

National Planning Framework 4 (NPF4) (2023)

Policy 1 - Tackling the Climate and Nature Crises

Policy 2 - Climate Mitigation and Adaptation

Policy 3 - Biodiversity

Policy 5 – Soils

Policy 13 – Sustainable Transport

Policy 14 - Design Quality and Place

Policy 15 - Local Living and 20 Minute Neighbourhoods

Policy 16 - Quality Homes

Policy 18 - Infrastructure First

Policy 22 - Flood Risk and Water Management

Policy 23 - Health and Safety

Policy 25 - Community Wealth Building

Policy 26 - Business and Industry

4.1 Highland Wide Local Development Plan (2012) (HwLDP)

28 - Sustainable Design

29 - Design Quality and Placemaking

30 - Physical Constraints

31 - Developer Contributions

57 - Natural, Built and Cultural Heritage

58 - Protected Species

- 59 - Other Important Species
- 61 - Landscape
- 63 - Water Environment
- 64 - Flood Risk
- 66 - Surface Water Drainage
- 72 - Pollution
- 77 - Public Access

4.2 **West Highlands and Islands Local Development Plan (2019) (WestPlan)**

Within Carbost Growing Settlement

4.3 **Highland Council Supplementary Guidance**

- Developer Contributions (November 2018)
- Flood Risk & Drainage Impact Assessment (Jan 2013)
- Green Networks (Jan 2013)
- Highland Historic Environment Strategy (Jan 2013)
- Highland's Statutorily Protected Species (March 2013)
- Highland Renewable Energy Strategy & Planning Guidelines (May 2006)
- Construction Environmental Management Process for Large Scale Projects (Aug 2010)
- Managing Waste in New Developments (Mar 2013)
- Physical Constraints (Mar 2013)
- Roads and Transport Guidelines for New Developments (May 2013)
- Standards for Archaeological Work (Mar 2012)
- Sustainable Design Guide (Jan 2013)
- Trees, Woodlands and Development (Jan 2013)

4.4 **Scottish Government Policy and Other Guidance**

- PAN 56 - Planning and Noise
- PAN 58 - Environmental Impact Assessment
- PAN 60 - Planning for Natural Heritage

5.0 **POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- a) Development Plan and other planning policy;
- b) Community amenity including operational noise impacts;
- c) Construction impacts;
- d) Roads and transport;
- e) Flood risk and drainage impacts;
- f) Impact on trees and woodland;
- g) Design, landscape, and visual impact (including cumulative impacts);
- h) Natural heritage including protected species and habitats;
- i) Built and cultural heritage;
- j) Economic impact and tourism;
- k) Construction impacts;
- l) Pollution;
- m) Decommissioning and restoration;
- n) Outdoor access; and,

o) Any Other Material Considerations Raised within Representations.

6.0 CONCLUSION

6.1 The report presents the information submitted to date as part of the PAN. The policy considerations against which any future planning application will be considered have been summarised 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 IMPLICATIONS

7.1 Not applicable.

8.0 RECOMMENDATION

8.1 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.

Designation: Area Planning Manager – North
Author(s): Lisa MacDonald
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Proposal of Application Notice (Application Form)
Plan 2 – Location Plan

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006 and Planning (Scotland) Act 2019

Town and Country Planning (Pre-Application Consultation) (Scotland) Regulations 2021

The Council will respond within 21 days of validation 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.

The Proposal of Application Notice will be valid for a period of 18 months from the date of validation of the notice by the Council

Contact Details

Applicant	DIAGEO PLC	Agent	NORTH PLANNING & DEVELOPMENT
Address	11 LOCHSIDE PLACE EDINBURGH EH12 9HA UK	Address	TAY HOUSE, 2 ND FLOOR 300 BATH STREET GLASGOW G2 4JR
Phone	0131 519 2000	Phone	0141 212 2627 / 07711 766 202
Email	C/O AGENT	Email	graeme@northplan.co.uk

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

TALISKER DISTILLERY, CARBOST, ISLE OF SKYE, IV47 8SR

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.

PROPOSED REDEVELOPMENT OF THE TALISKER DISTILLERY SITE TO EXPAND THE EXISTING OUTPUT OF THE DISTILLERY WITH THE CONSTRUCTION OF A NEW DISTILLERY, INCORPORATING SUSTAINABLE TECHNOLOGIES, WITH ASSOCIATED SUPPORT FACILITIES AT THE SITE, TOGETHER WITH ALL ASSOCIATED INFRASTRUCTURE, INCLUDING NEW ACCESS, DRAINAGE, OUTFALL, ROAD IMPROVEMENT AND LANDSCAPING WORKS, INCLUDING THE DEMOLITION OF EXISTING PRODUCTION FACILITIES POST COMMISSION OF THE NEW FACILITY.

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?

Yes

No X

If yes, please provide a copy of this Opinion.

Community Consultation

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

Community Council/s	Date Notice Served
MINGINISH COMMUNITY COUNCIL	4th OCTOBER 2024
Local Elected Members	Date Notice Served
COUNCILLOR DREW MILLAR	4th OCTOBER 2024
COUNCILLOR CALUM MUNRO	4th OCTOBER 2024
COUNCILLOR JOHN FINLAYSON	4th OCTOBER 2024
COUNCILLOR RURAIDH STEWART	4th OCTOBER 2024

Members of Scottish Parliament and Members of Parliament	Date Notice Served
KATE FORBES MSP (CONSTITUENCY)	4th OCTOBER 2024
ARIANE BURGESS MSP (REGION)	4th OCTOBER 2024
DONALD CAMERON MSP (REGION)	4th OCTOBER 2024
RHODA GRANT MSP (REGION)	4th OCTOBER 2024
JAMIE HALCRO JOHNSTON MSP (REGION)	4th OCTOBER 2024
EDWARD MOUNTAIN MSP (REGION)	4th OCTOBER 2024
EMMA RODDICK MSP (REGION)	4th OCTOBER 2024
DOUGLAS ROSS MSP (REGION)	4th OCTOBER 2024
TIM EAGLE MSP	4th OCTOBER 2024
IAN BLACKFORD MP	4th OCTOBER 2024
Names / details of other parties	Date Notice Served
IAN CHARLES GRANT & MARCELLA MARGARET FITZGERALD	4th OCTOBER 2024
NHS HIGHLAND PRIMARY CAR TRUST	4th OCTOBER 2024
THE HIGHLAND COUNCIL	4th OCTOBER 2024
MR ANGUS GREGORY COOPER	4th OCTOBER 2024
RICHARD ANTHONY STRIDGEON	4th OCTOBER 2024
HAZEL HARDMAN	4th OCTOBER 2024
ANGUS GREGORY COUPER AND SPENCER LAURENCE SMITH	4th OCTOBER 2024
LOCHALSH AND SKYE HOUSING ASSOCIATION	4th OCTOBER 2024

CROWN ESTATE

4th OCTOBER 2024

MACLEOD ESTATES

4th OCTOBER 2024

Details of Proposed Consultation

Proposed Public Event 1	Venue	Date and Time
	TALISKER DISTILLERY, BRAND HOME, CARBOST, ISLE OF SKYE, IV47 8SR	14 TH NOVEMBER 2024 4PM- 8PM

Proposed Public Event 2	Venue	Date and Time
<i>(at least 14 days after Public Event 1)</i>		
	TALISKER DISTILLERY, BRAND HOME, CARBOST, ISLE OF SKYE, IV47 8SR	16 TH JANUARY 2025 4PM- 8PM

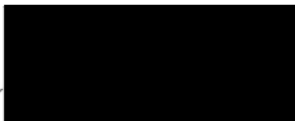
Publication of Event

Newspaper Advert	Name of Newspaper	Advert Date
WEST HIGHLAND FREE PRESS		FRIDAY 1 ST NOVEMBER 2024 AND FRIDAY 3 RD JANUARY 2025.

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

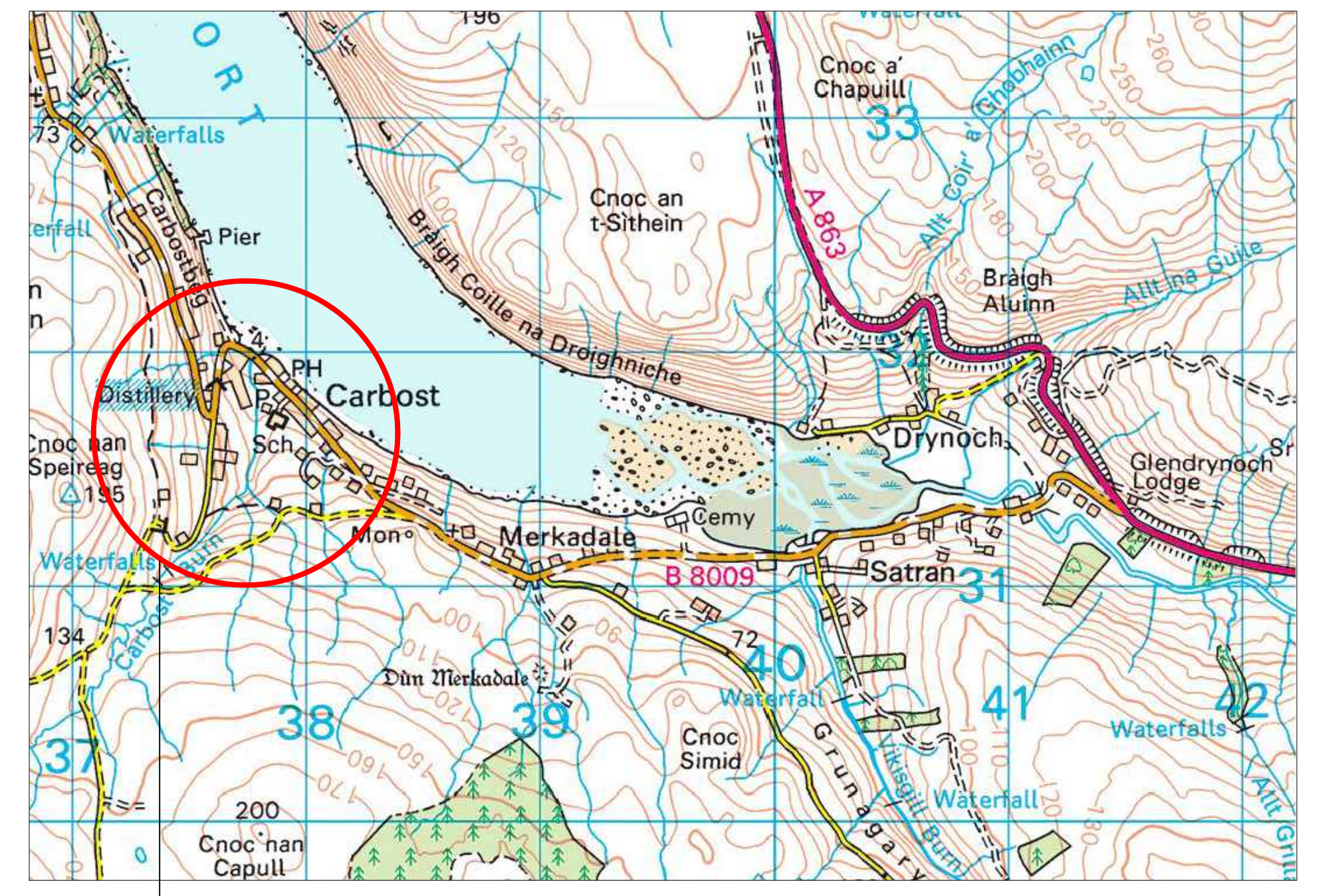
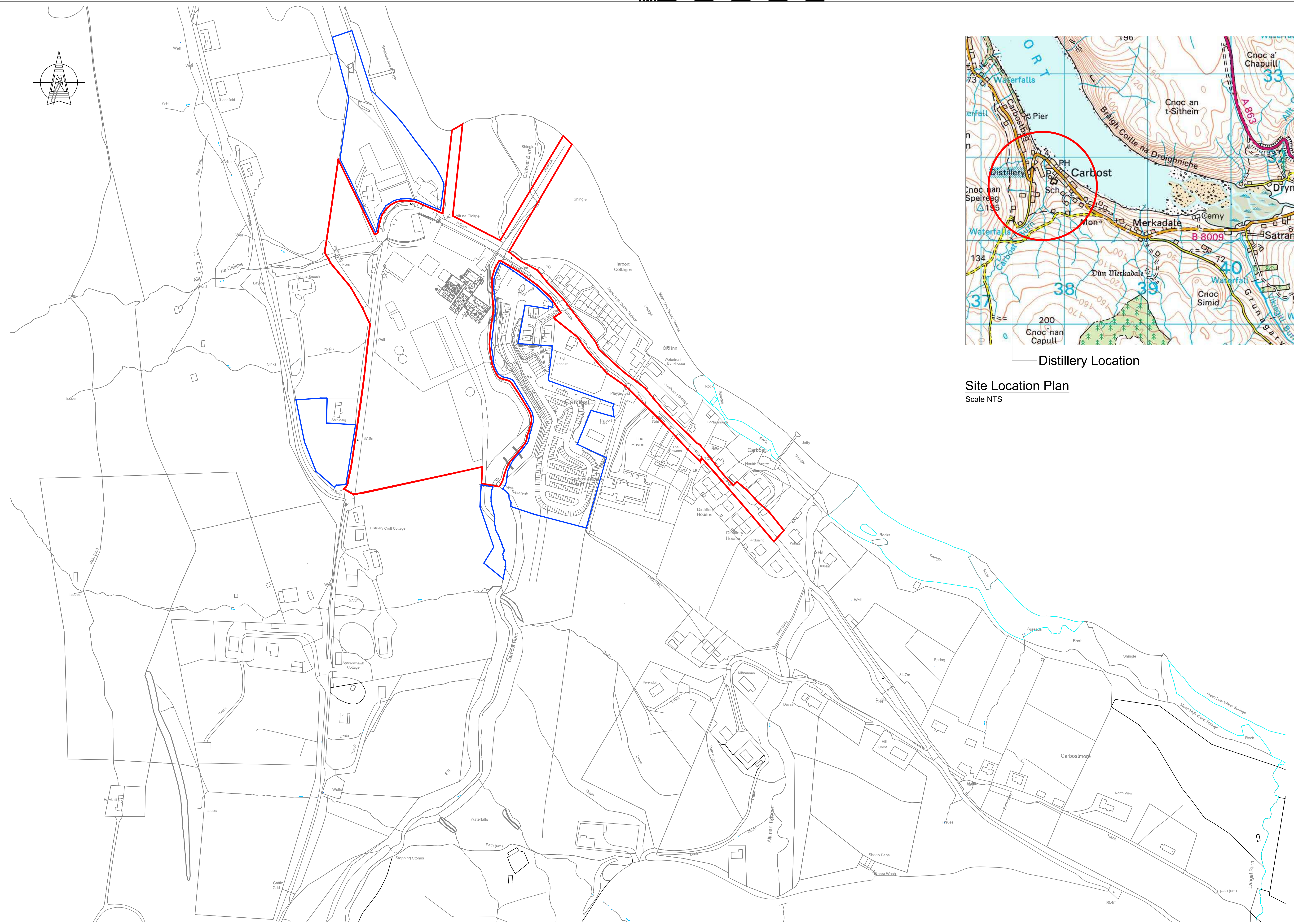
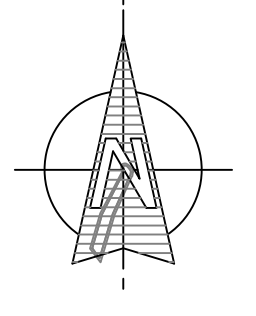
AN OFFER TO PRESENT DIRECTLY TO MINGINISH COMMUNITY COUNCIL HAS BEEN MADE.

Signed



Date

4th OCTOBER 2024



Distillery Location

Site Location Plan
Scale NTS

Revisions	Date	Dm.
-		
A	19.08.24	AS
A	24.09.24	AS
B	03.10.24	KMC

PRE PLANNING APPLICATION

DIAGEO Ltd

DISTILLERY EXPANSION TALISKER

PROPOSED SITE AND DEVELOPMENT PLAN

Drawn: AS	CK'd:	Scale: 1:2000 @ A1
Date: AUG 24	Date:	

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

Drawing No. **AZ70928:90:019** Revision **B**

TALISKER DISTILLERY - PROPOSED DEVELOPMENT - LOCATION PLAN
 Scale 1:2000



KEY
▬ PROPOSAL OF APPLICATION NOTICE BOUNDARY (55,230m2, 5.523 HECTARES)
▬ LAND IN CONTROL OF THE APPLICANT

ORDNANCE SURVEY CROWN COPYRIGHT 2012. ALL RIGHTS RESERVED. LICENCE NUMBER 100020449