

PROPOSAL OF APPLICATION NOTICE (PAN) REPORT

Reference: 24/01438/PAN

Applicant: Clan Campbell (Whisky) Ltd

Proposal: Proposal of Application Notice for: Whisky distillery, dunnage warehouse, visitor experience and associated infrastructure

Site Address: Inveraray Castle Estate, Inveraray

1.0 INTRODUCTION

Proposal of Application Notices only relate to National and Major Applications, as defined , and are a statutory requirement prior to the submission of a further associated planning application, in line with the provisions of the Planning etc (Scotland) Act 2006. The PAN submission marks the start of a minimum 12 week period to allow for community consultation before an application can be lodged. This PAN submission was made valid on 2.8.2024.

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, 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.

The submitted information includes:

- Proposal of Application Notice
- Location Plan
- Copy of newspaper adverts

A 2 MLA (2 million litres per annum) whisky distillery, dunnage warehouse, visitor experience and associated infrastructure .

The applicant has confirmed the following consultation steps have been undertaken:

- a) The following Community Council was notified, prior to the PAN being submitted:
Inveraray Community Council.

In addition, the following consultation steps are proposed to be undertaken:

- b) Two public meetings held at the Inveraray Inn, Front Street, Inveraray, on the 28th of August & 25th September 2024.
- c) Two press notices to be placed in both the West Coast Today and the Oban Times, at least 7 days in advance of the proposed public meetings to be held, as set out above.

Officers consider that the steps set out in the PAN are acceptable and in accordance with the minimum requirements of the relevant PAC Regulations to ensure appropriate community consultation is undertaken.

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

Based on the description of the development contained within the proposal of application notice, the forthcoming application is anticipated to comprise of a range of new buildings and associated groundworks, formation of a reinstated vehicular access road, staff car parking and associated infrastructure works, all

National Planning Framework 4 (Adopted 2023)

NPF4 Policy 1

- Policy 61 Sustainable Urban Drainage Systems (SUDS)
- Policy 62 Drainage Impact Assessments
- Policy 73 Development Impact on Habitats, Species and Biodiversity
- Policy 77 Forestry, Woodland and Trees
- Policy 78 Woodland Removal
- Policy 79 Protection of Soil and Peat Resources
- Policy 82 Contaminated Land

Land Use Designations in LDP 2:

- Zoned as within the Countryside Area.
- Within the Inveraray Castle Garden and Designed Landscape

Other Relevant Policy Considerations:

- [TN06 Sustainability Technical Note and Checklist \(Oct. 2023\)](#)
- [TN07 Sustainable Buildings Technical Note and Checklist \(Oct. 2023\)](#)
- [ABC Technical Note Biodiversity \(Feb 2017\)](#)
- ---
- [SEPA Standing Guidance for Development Management \(Dec. 2022\)](#)

5.0 POTENTIAL MATERIAL CONSIDERATIONS

In respect of this proposal, it is considered that the following matters will be material considerations in the determination of any future planning application:

- Detailed design, scale and massing;
- Landscape and visual issues;
- Climate change mitigation and adaptation;
- Conservation, restoration and enhancement of biodiversity;
- Green and blue infrastructure impacts;
- Traffic, vehicular access, parking and transport;
- Flood Risk, Water Quality and Drainage;
- The views of statutory consultees in respect of any formal planning application; in particular Historic Environment Scotland, SEPA and Roads.
- Any other material considerations raised within representations.

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