

THE HIGHLAND COUNCIL

NORTH PLANNING APPLICATIONS COMMITTEE
21 February 2017

Agenda Item	7.11
Report No	PLN/022/17

16/04804/FUL and 16/04805/LBC: Ardross Investment Ltd, Ardross Mains, Ardross,

Report by Area Planning Manager

SUMMARY

Description : Change of use and refurbishment of buildings to form distillery, workers' housing, warehousing, offices and erection of tasting lodge building (planning permission) and Alterations and refurbishment of buildings to form distillery, workers' housing, warehousing and offices (listed building consent)

Recommendation - GRANT

Ward : 07: Cromarty Firth

Development category : Major Development

Pre-determination hearing : n/a

Reason referred to Committee : Major Development.

1. PROPOSED DEVELOPMENT

- 1.1 The proposal is for the restoration, conversion and addition of extensions to the curtilage listed 19th Century Ardross Steading at Ardross Mains with associated warehouses, workers cottages and tasting lodge. The steading complex of building and houses are in a dangerous state of disrepair with roofs falling into some of the buildings. The area is surrounded by woodland and Loch Dubh to the north, and the wider landscape rises to the south.
- 1.2 Major Pre Application Advice was sought in respect of the proposal, (ref. 16/03207/PREAPP) which was generally supportive subject to the resolution of a number of issues including flood risk, protected species, transportation, noise and odour and sensitive design.
The Listed Building Consent application relates to the elements of the development affecting the curtilage listed buildings of the category A Listed Ardross Castle only (16/04805/LBC).
- 1.3 Existing infrastructure includes two access points into the frontage (south) of the site from the public road.

1.4 **Supporting Information**

- Barn Owl Survey
- Bat Survey Report
- Phase 1 Contaminated Land Survey
- Design and Access Statement
- Ecology Survey Report
- Initial Structural Appraisal
- Landscape Appraisal
- Noise Study
- Odour Study
- Outline Spillage Containment Proposal
- Photo/Visual Information
- Preparatory Works Schedule
- Species Protection Plan
- Transport Statement
- Water Supply Report

1.5 **Variations:**

Submission of additional elevational line drawings and amended Site Plan.

2. **SITE DESCRIPTION**

2.1 The site is located to the north side of the U1907 Strath Rusdale public road in the Ardross area. It currently comprises a number of 19th century traditional stone steading buildings, farm house and cottages. To the south of the site lies a field, the land rises to the south where Ardross Castle is situated on the other side of the public road fronting the site. There is an area of woodland located to the west and north (Cnoc na Moine wood) and Loch Dubh lies north of the complex of buildings.

3. **PLANNING HISTORY**

3.1 No recent planning history on site. Pre Application Advice was sought in relation to the proposal as outlined in paragraph 1.2 above.

4. **PUBLIC PARTICIPATION**

4.1 Advertised : Unknown Neighbour and Listed Building

Representation deadline : 18.01.2017

Timeous representations : 0

Late representations : 0

5. **CONSULTATIONS**

5.1 **Access Officer:** (Comments summarised) – No objection, core path must remain unobstructed. This can be conditioned to secure. Further information required with regard to the car park. A site plan was submitted which showed the car parking area located to the western side of the core path.

- 5.2 **Contaminated Land:** (Comments summarised) – Records indicate that the site has had a historic use as a steading and potential other contaminative uses. A condition is recommended for further information.
- 5.3 **Environmental Health:** (Comments summarised) – Condition recommended with regard to noise which can be placed on any permission. Requested additional information with regard to submission of Odour Management Plan and details of the type and size of the boiler and chimney height. This was submitted and no further information was requested or recommendations made.
- 5.4 **Flood Risk Management Team:** (Comments summarised) – Initially objected due to a lack of information with regard to Flood Risk and proximity of the Tasting Lodge to Loch Dubh. Now confirm that they are satisfied with the drainage strategy, however request a condition that the detailed drainage design is submitted for review. Submission of percolation test results would not generally be dealt with by condition, however alternative foul drainage options were provided which would be subject to site investigation. (SEPA are content that there is a workable solution and land within the applicants' ownership in order to provide sufficient drainage.)
- Further response 09.02.2017 – Following the submission of additional detail satisfied that the Tasting Lodge is located sufficiently away from the watercourse and loch and that control of watercourse levels lies within the control of the applicant. A condition is recommended with regard to finished floor levels which can be applied to any permission. It is also recommended that a condition is placed with regard to drainage design which can be applied to any permission.
- 5.5 **Forestry Officer:** (Comments summarised) – Initially objected to the proposals pending further information with regards to woodland removal, compensatory planting and a sufficient landscaping plan.
- Further response: 08.02.2017 – Following consultation with the agent the compensatory planting in amended plan is sufficient, however further improvements are required taking into consideration the Designed Landscape. Suspensive conditions recommended to secure improvements. These can be applied to any permission.
- 5.6 **Historic Environment Team:** (Comments summarised) – Initially commented that with regard to the demolitions it was unclear as to whether the loss of buildings is an acceptable compromise. Following a site meeting a further response outlined support for the application subject to consideration of the details outlined below.
- Elevational Treatment** – It is understood that the intention is to reinstate and renovate the buildings as faithfully as possible, with modern additions distinguishable from the historic fabric. However this is unclear from elevational drawings. Additional line drawings were submitted and the HET undertook a site visit with the agent and raised no objections.
- New Builds** – Design and materials in keeping with the historic buildings and do not present any issues, these can be supported in conservation terms.
- Tasting Lodge** – In the context of the Inventory Designed Landscape, consider that this will make an interesting contemporary addition, landscaping will require to be carefully considered to ensure it beds in with the environment. It may be necessary to soften the wall on the southern elevation through additional planting/soft landscaping – this will be conditioned to secure additional planting.

Roofs – It is noted that roof timbers and slates are to be re-used where possible with old slates re-laid on the principal elevations and any replacements to the rear – replacements should match as closely as possible the existing slates and a sample provided for approval of the Planning Authority – submission of materials to be conditioned to secure detail.

Windows and Doors – Details, sections and finishes of all proposed windows and doors (including ironmongery) should be provided for approval of the Planning Authority – this will be conditioned to secure.

Walls – All mortars used for re-pointing and/or re-bedding masonry shall be a suitable lime mix – cement based mortars will not be supported – this will be conditioned for the avoidance of doubt.

Internal – Once buildings have been made safe for internal access, further details of the internal layout and surviving fabric, fixings and fittings shall be provided. Where present these features shall be preserved within the new development or their removal will be subject to detailed justification from the Planning Authority – this will be conditioned to secure.

The proposal should result in significant improvement and the long term survival of the historic buildings as well as benefitting the wider Inventory Designed Landscape, in conservation terms. The application should be supported.

Further commented that an internal photographic record of the ‘Old Dairy’ building would be useful – a condition will be attached to secure.

- 5.7 **Transport Planning:** (Comments summarised) – recommend that further details of surface water management are submitted, access and egress to be undertaken in accordance with the submitted details; a review of the requirement of any abnormal loads may be necessary during the construction phase, a Construction Traffic Management Plan shall be submitted, a Section 96 Agreement to include the provision of a Road Bond and a formalised Walkers Car Park for the convenience of core path users shall be provided by the developer and include car park and directional signage. The above can be controlled by condition.

- 5.8 **Ardross Community Council:** Outline that in general the community is supportive of the application and welcome the derelict buildings coming into re-use. Other comments and concerns are summarised below:

- The Tasting Lodge and its six car parking spaces is of too large a scale based on its proposed usage as outlined in supporting information; question whether this is a design based on sustainable principles as required by policy
- Landscape Appraisal has not assessed the impact of a building within the Designed Landscape location.
- Concern relating to the distillery being located at the end of the public water supply for Ardross which may impact negatively upon the reliability of existing water supplies to householders in the area. Scottish Water should be consulted in order that a correct assessment can be made in order to maintain residents’ water supply.
- Inaccuracies in the Water Supply Report relating to no. of properties being served by a Private water Supply.

- Limited information submitted with regard to lighting; the site will be visible from a long distance and there are relatively dark skies around Ardross.
- Condition relating to working hours/times of deliveries should be considered.
- Access to Loch Dubh via the Core Paths should be encouraged and maintained, parking is limited and people park by the derelict farm buildings rather than on the public road. Provision should be made to ensure that people using Core Paths can park off road.

5.9 **Historic Environment Scotland:** (Comments summarised) – No comments on the proposals.

5.10 **SEPA:** (Comments summarised) – Originally objected due to lack of information on ground conditions and details on how waste water and trade effluent was to be dealt with and Flood Risk. Request further information regarding topography and levels.

Further response: **18.01.2017** – Objection in relation to Flood Risk was withdrawn as it had been demonstrated that the site appears to lie outwith the SEPA Flood Map. Based on the information provided, it seems unlikely that the existing buildings are at risk of flooding. Although the tasting lodge is situated close to the loch, given the low vulnerability land use and that the flow pathways at the site are likely to convey waters towards the watercourse away from the lodge the objection to the proposal on grounds of flood risk was withdrawn.

Further response: **26.01.2017** – Objection in relation to waste water and surface water drainage withdrawn. (Comments summarised) – It is proposed to deal with waste water using a biodisk sewage treatment package discharging to soakaway following site investigation which has not yet been undertaken. Should this fail, an alternative solution has been provided, however this would not be consentable under CAR Licensing and would therefore not be supported. SEPA are content that there is sufficient land within the applicants' ownership in order that a technical solution can be found should percolation test results fail. Further clarification was also sought in relation to abstraction and waste – this will be consented through CAR Licensing and SEPA note that is likely that there will be a consentable solution. Accordingly the objection is withdrawn. Other Regulatory Advice is given which will be placed on any permission as an informative.

5.11 **SNH:** (Comments summarised) – Initially advised that a licence would be required from SNH before the development could be commenced. Requested further information in relation to the bat survey before making any further comment. This was submitted for consideration.

Further response: 07.02.2017 (Comments Summarised) – With regard to bats, a licence will be required from SNH before development can proceed, the licensing tests must be satisfied before approving the application, it is likely that the tests would be met and a licence would be granted. With regard to barn owls – provided that the development is carried out in accordance with the updated Barn Owl report the proposal is unlikely to require a species licence.

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
31	Developer Contributions
42	Previously Used Land
51	Trees and Development
52	Principle of Development in Woodland
56	Travel
57	Natural, Built and Cultural Heritage
58	Protected Species
61	Landscape
65	Waste Water Treatment
66	Surface Water Drainage
72	Pollution
77	Public Access

6.2 **Inner Moray Firth Local Development Plan (2015)**

No relevant site specific policies, refer to HwLDP.

7. **OTHER MATERIAL CONSIDERATIONS**

7.1 **Highland Council Supplementary Planning Policy Guidance** Flood Risk and Drainage Impact Assessment (Jan 2013)

Highland Historic Environment Strategy (Jan 2013)

Highland's Statutorily Protected Species (March 2013)

Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

7.2 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy (June 2014) paragraphs 135 – 137, 140 – 142 and 148

7.3 **Other**

The Highland Council Roads and Transport Guidelines for New Developments (2013)

8. PLANNING APPRAISAL

8.1.1 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.

8.1.2 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.

8.2.1 Development Plan Policy Assessment

There are a number of policies relevant in the consideration of this proposal. All developments are assessed against policy 28 – Sustainable Design, this outlines a number of criteria against which proposals will be assessed, this includes compatibility with public service provision, the use of brownfield sites, existing buildings and recycled materials, impact on community and individual residential amenity, impact upon natural and cultural heritage and landscape; developments should also demonstrate sensitive siting and a high quality design which is in keeping with local character and the historic and natural environment in making use of appropriate materials.

8.2.3 As there are trees affected by the development policies 51 -Trees and Development and 52 – Principle of Development in Woodland require to be considered. These policies seek to protect all existing hedges, trees and woodlands on and around development sites. This outlines that the Council will secure additional planting should there be any removal to enhance the setting of any new development.

8.2.4 The proposal includes significant alteration to a complex of listed buildings, therefore policy 57 – Natural, Built and Cultural Heritage and the Highland Historic Environment Strategy require to be considered, these outline that future developments should take account of the historic environment and be of a design and quality to enhance the historic environment bringing both economic and social benefits.

8.2.5 Bats and barn owls are known to be present on site; therefore policy 58 – Protected Species is relevant. This requires the submission of surveys and a mitigation plan to avoid or minimise any impacts on the species prior to determination of any planning application. Where protected species are present, three tests require be satisfied prior to a licence being issued, this will be assessed in further detail below.

8.2.6 Policies 65 and 66 require appropriate provision to be made for foul and surface water drainage, with Sustainable Drainage Systems (SUDs) being a requirement in relation to surface water.

8.3.1 **Siting and Design**

The application proposes to utilise an existing complex of steading buildings, farm house and cottages which are curtilage listed in relation to the Category A Listed Ardross Castle. As the buildings have been redundant for a number of years many are in a state of disrepair with roofs having fallen in, while others are in a relatively good condition but are becoming vulnerable. As noted above policy lends support to the re-use of existing buildings, therefore, in terms of the historic environment the restoration of the existing buildings is welcomed in order to protect the buildings before further damage and decay occurs. There are a number of different elements to the proposal which will be addressed below.

8.4.1 **Main Distillery Buildings**

The main steading building forms the largest part of the proposal. This fronts the site which overlooks the public road. Sections of the building are in a dangerous state having been unused for some time. The building will be used for the production of whisky and include a Still House, Tun Room, Mash House, an area for milling, filling and blending. There will also be two areas for cask storage including an internal area and an external courtyard area.

8.4.2 The existing frontage to the site will be largely retained. There is a section of the building to the west to be demolished with the section of building being altered to include large oak louvre doors with large windows located above; these will allow a view into the building where the stills will be visible. An existing wall which currently fronts the site will be removed, this will provide better views of the building, where stone is removed it is proposed to be retained and utilised elsewhere which is supported. While there are elements of the proposal to the rear of the building, including new chimney stack and tanks, it is not considered that these significantly detract from the principal elevation of the building, which as noted above is to be largely retained. The sympathetic restoration and use of appropriate materials, particularly to the main frontage is supported.

8.4.3 The most significant change to the building is to the rear where a relatively large proportion of the existing steading will be removed. The existing building projects toward the north from the existing frontage and is believed to be later addition to the steading as the stone work differs from the rest of the steading, the roof over the top is also more modern creating a covered courtyard area. This will be removed in order to provide a more rectangular footprint to the whole building and a through route and service yard to allow movement through the working site. The extension will house the Tun Room and will appear as a lean-to structure to the existing steading. It will incorporate the entire length of the removed buildings. The height is below the ridge line of the existing steading building which reduces the visual impact of the modern extension when viewed from the principal elevation. This is supported. The extension is to be finished in a vertical graphite metal cladding. The colour and material have not been specified; as such this will be conditioned to secure in the interest of visual amenity.

8.4.4 The existing 'Old Dairy' Building will largely be retained, and house the Dunnage and Boiler House. Its retention and re-use is again welcomed. The building lies to the rear of the steading buildings. It is proposed to site the effluent and water tanks adjacent to this, which will be set back from the principal elevation of the building. This introduces a more industrial element to the overall site, however it is necessary infrastructure in relation to the working of the distillery. As it is sited largely outwith the view of the principal elevation and adjacent to a modern extension, it is not considered that this will be of detriment to the buildings or wider area.

8.4.5 Other materials to be utilised include black stained timber vertical cladding and oak, it is considered these will compliment the existing buildings and the use of material is replicated throughout the overall development. The proposed palette of materials is considered appropriate and is supported, however samples will require to be submitted in order to allow further consideration. Pagodas are also proposed to the roofs which will provide an additional traditional architectural feature of distilleries, which is supported. Overall the proposed alterations and design appears relatively sensitive given the proposed use in the historic context of the area, and the redevelopment of the site to secure the future of the historic buildings is supported.

8.5.1 **Staff Cottages, Offices and Blending Lab**

There are two existing semi-detached 1 ½ storey stone built cottages located to the eastern side of the site. The roofs of the cottages have collapsed into the building and are in a state of disrepair; these cottages are to be utilised for staff accommodation. (The detached cottage to the east lies outwith the application site and is currently occupied.) The former farm house is located to the west fronting the site. At present the building appears to be wind and water tight. It is proposed that this will be utilised as offices and welfare facilities for staff working on site. There is an additional house to the rear of the main steading which is to be utilised for a Blending Lab.

Intervention to these buildings will be minimal with the cottages remaining largely as they are at present. This is supported and further details on the condition of the interior together with proposals for windows and doors will be conditioned in order to ensure that as many features as possible are restored.

8.6.1 **Dunnage and Boiler House**

These are to be located within the old dairy building, which is again located to the rear of the main steading complex. This is a relatively large building which is stone built with slate roof including dormer windows to the main building, which has a smaller stepped down section to its eastern elevation. At present, the building is intact; however it appears to be at risk of falling into a dangerous state. The building is to be largely conserved as it exists with oak louvres and lower windows blocked up with the same material, which is consistent with other areas of the proposed distillery. The main building will house the dunnage, with the smaller section housing the boiler house. There are no plans at present for the upper floor

of the main building. As with other elements of the proposal, the re-use of the existing building is welcomed and the sympathetic alterations do not raise any concerns in conservation terms, again this is supported.

8.7.1 Tasting Lodge

This new build element of the proposal is located away from the rest of the distillery. It is to be located to the north of the proposed distillery and associated buildings, adjacent to Loch Dubh. This is of a rectangular footprint with a double pitched roof and takes into consideration changing levels across the site. It is single storey at one side and double at the other, which also helps to break up the mass of the building. The proposed materials to be utilised are natural stone cladding to lower floors which shall reflect the steading and proposed distillery, with a mix of glazing and oak shingles to the upper floor; the roof is to be finished in a zinc covering, these materials are consistent with traditional style building materials and are considered to compliment the existing buildings nearby the site. The permission will be conditioned in order to secure samples of all materials to be utilised in order to consider the matter in further detail and ensure that the materials and colours are appropriate (recessive) to the site and listed buildings. Although the building is of a large scale, the form is well broken up through the use of different materials and varying levels across the site. It is not considered to detrimentally impact upon the nearby listed buildings or their landscape setting. Historic Environment Scotland has no objection and the Historic Environment Team are supportive of the proposals.

8.8.1 Listed Buildings

As stated above the proposals seek to utilise the existing Listed Buildings in order to accommodate most of the distillery functions. The Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 places a duty of care on the Planning Authority to ensure that proposals have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interests which the building possesses.

8.8.2 While there is a relatively significant level of intervention, it is considered that through the use of appropriate materials with new sections of the building being sensitively sited and designed when viewed alongside the existing buildings, that the proposed changes can be supported and will safeguard the long term future of the dilapidated historic buildings. It is therefore considered that, on balance, the proposals are acceptable. Historic Environment Scotland raised no objections to the detailed application, or Listed Building Consent application and The Historic Environment Team have issued a positive response in relation to the proposals as outlined in paragraph 5.6 above.

8.8.3 As the buildings are falling into a state of disrepair, there are some preparatory works and dountaking which are required in order to make safe sections of the building and roof, and to allow further site investigation to be undertaken prior to discharging some of the conditions which will be attached to any approval. Conditions will be attached to allow specified preparatory and investigative works to be undertaken. It should be noted however that a licence will be required from SNH prior to works commencing due to the presence of bats as noted in paragraph

8.10.1 below, this is a separate process to planning consent and the developer shall be aware that it is an offence to disturb any bats through an informative placed on any permission.

8.9.1 **Access and Transportation**

Access to the proposed development will be via the B9176 Struie, Novar Toll- Mid Fearn Road and the U1907 Strath Rusdale Road. A one-way access and egress system is proposed which will utilise the existing western and eastern junctions onto the public road to the front (south) of the site. This will allow large HGVs to access and exit the site without having to reverse which is welcomed.

8.9.2 The Transport Statement submitted in support of the application outlined that the distillery is not intended as a tourist attraction and that staff and visitor numbers will be relatively low. Predicted traffic movements include 21 vehicles per day, of which 5 HGV's are predicted, it is therefore accepted that the completed development is unlikely to have a significantly detrimental impact upon the operation of the local road network. However, it is likely that there will be a significant impact on the local road network due to construction traffic. It is recommended that a condition is placed on any permission requiring the submission of a Construction Traffic Management Plan in order to ensure that any detrimental impacts to the local road network are mitigated, this includes the provision of passing places on the Strath Rusdale Road which the developer outlines will be proposed in consultation with Ardross Community Council. It is also noted that the carriageway of the Strath Rusdale Road fronting the site is showing signs of deterioration. It is unlikely that this will withstand intensive use by construction traffic. Therefore it is recommended that this is suitably upgraded to the satisfaction of the Roads Authority, again this will be conditioned to secure. It is recommended that a Section 96 Agreement is entered into to secure before and after road condition surveys, regular monitoring of traffic levels and road conditions and the provision of a Road Bond during the construction phase of the development.

8.9.3 There are 9 proposed visitor and staff parking spaces directly related to the operational aspect of the distillery. Given that it is not proposed the distillery will be open to tourists, this is considered sufficient. There are an additional two parking spaces proposed to the east of the site for use by walkers which will be accessed via an existing track, which is also a Core Path (RC05.03). The car parking spaces are located to the western side of the track and will provide two formalised spaces which is an improvement on the current parking provision whereby there are no spaces for walkers. A condition is recommended by the Access Officer which outlines that there shall be no obstruction to the Core Path. It is also suggested that additional signage directing the public to the core path/walk should be provided. This shall be conditioned to secure its provision.

8.10.1 **Protected Species**

Three tests must be satisfied before the licensing authority can issue a licence under Regulation 44(2) of the Conservation (Natural Habitats andc.) Regulations 1994 (as amended). An application for a licence will fail unless all of the three tests are satisfied. In granting planning permission the Planning Authority requires to be satisfied that all three tests necessary for the eventual grant of a licence are likely to be satisfied.

The three tests which need to be applied are as follows:

- Test 1 - The licence application must demonstrably relate to one of the purposes specified in Regulation 44(2). In this case, the relevant purpose is likely to be for the purpose of “preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment.”
- Test 2 - Regulation 44(3)(a) states that a licence may not be granted unless the Scottish Government is satisfied “that there is no satisfactory alternative”. The alternative to not undertaking the development and obtaining a bat licence is the complete loss of the brownfield site, the decay of the nationally important listed steading buildings and subsequently the habitat for bats. Mitigation measures will be provided in order to maintain the population which currently reside at the site as outlined in Test 3 below.
- Test 3 - Regulation 44(3)(b) states that the Scottish Government cannot issue a licence unless it is satisfied that the action proposed “will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range” – Mitigation measures identified will be controlled by condition which will provide new roosting opportunities for any bats utilising the building, as such the population should be maintained.

It is considered that the proposal meets the three tests as outlined above, SNH also commented that it was likely the a bat licence could be obtained through meeting the above tests. The permission will be conditioned to secure the mitigation measures outlined in the relevant Species Protection and Mitigation Plans. An informative will also be applied.

SNH were content that subject to the development being carried out as per the Barn Owl Survey Report it was unlikely to require a licence. Conditions will be applied to any permission which ensure the work progresses in accordance with the report.

8.11.1 **Landscaping**

The steading is located within the Ardross Castle Inventory Garden and Designed Landscape and the buildings are curtilage listed as noted above; it is therefore essential that landscaping is well designed in order to allow the development to assimilate into the surrounding landscape. A large area of planting is to be removed in order to accommodate the Tasting Lodge and associated infrastructure including an access track. An amended Landscape Plan was submitted which identified areas of compensatory planting for the loss of trees. This was accepted by the Forestry Officer. Other landscaping between the steading and the tasting lodge is minimal and includes a tree lined access track with other species dotted around the area. Given the national importance of the surrounding landscape being a designated designed landscape, it is essential to secure landscaping which is appropriate to the site and the wider area. It is not considered that the

landscaping plan as submitted has adequately taken into consideration the existing Designed Landscape and the linkage between the main distillery and tasting lodge could be significantly improved. A suspensive condition will be placed upon any permission to secure an appropriate landscape design in the interest of visual amenity of the designated site.

8.12.1 **Material Considerations as raised by Ardross Community Council**

1. The Tasting Lodge and its six car parking spaces is of too large a scale based on its proposed usage as outlined in supporting information, question whether this is a design based on sustainable principles as required by policy.

Planning Comment – It is acknowledged that the tasting lodge is relatively large; however it is not considered that it is of an inappropriate scale in relation to the existing steading buildings and proposed distillery. The proposed building is relatively sensitively designed and utilises materials which are sympathetic to the surrounding area including use of natural cut stone, wooden shingles and timber cladding which compliments the wooded natural landscape while respecting the surrounding vernacular. The lodge will not be seen on the skyline with the surrounding landscape, it is well separated from the existing complex and use of natural materials will assist in helping to absorb the structure into the landscape.

2. The Landscape Appraisal has not assessed the impact of a building within the Designed Landscape location.

Planning Comment – It is not considered that the building will have a significantly detrimental impact upon the Designed Landscape as has been assessed above. There are no objections from Historic Environment Scotland and the Historic Environment Team note that it will be an interesting contemporary addition whilst recommending additional landscaping. A suspensive condition will be placed on this permission in order to secure an appropriate landscape design which will help the development to assimilate into its surroundings and the Designed Landscape.

3. Inaccuracies in the Water Supply Report relating to number of properties being served by a Private Water Supply. Concern relating to the distillery being located at the end of the public water supply for Ardross which may impact negatively upon the reliability of existing water supplies to householders in the area. Scottish Water should be consulted in order that a correct assessment can be made to maintain residents' water supply.

Planning Comment – An amended Water Supply Report was provided in order to address these concerns – this clarifies that the information was incorrect and includes amended properties which utilise the water supply. The information was submitted to Ardross Community Council by the developer and no further comments were received. The developer will require to contact Scottish Water as the development progresses to secure a supply and ensure that works do not have a negative impact on the existing water supply in the area. This process is dealt with separately from planning permission.

4. Limited information has been submitted with regard to lighting, the site will be visible from a long distance and there are relatively dark skies around Ardross.

Planning Comment – The developer has confirmed that LED lights will be utilised where possible in order to minimise the impact on dark skies. A condition will be placed on any permission for the submission of a lighting plan in order to assess this further and minimise any sky glow.

5. A Condition relating to working hours and times of deliveries should be considered.

Planning Comment – It is not considered reasonable to limit the working hours as distilleries are often producing 24 hours a day. It is unlikely that there would be significant numbers of staff on site outwith normal working hours. Times of deliveries will however be conditioned.

6. Access to Loch Dubh via the Core Paths should be encouraged and maintained, parking is limited and people park by the derelict farm buildings rather than on the public road. Provision should be made to ensure that people using Core Paths can park off road.

Planning Comment – The Core Paths are to be unaffected by the development – this will be conditioned to secure. A drawing of the car parking area has been submitted which shows two spaces are to be provided which is an improvement upon the existing situation as there are currently no spaces available. The current practice of parking within the steading site is unauthorised.

8.12.2 **Other Considerations – not material**

None.

8.12.3 **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 represents a positive addition to the Ardross area in terms of the economic investment that it may generate through employment; it is also encouraging to see the future of the listed buildings protected and secured through a high quality design which respects the setting of the steading and the Category A Listed Ardross Castle. 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 planning application (**16/04804/FUL**) be **Granted** subject to the following conditions:

1. Prior to commencement of development details of the location and design of bat roosting boxes or details of provision, including a timescale for provision, of alternative roosting sites shall be submitted for the written approval of the Planning Authority, in consultation with Scottish Natural Heritage. Thereafter, the development shall proceed in accordance with these approved details. For the avoidance of doubt the bat roosting boxes or any alternative provision, duly approved to provide an alternative roosting site shall be provided before any other development commences on site.

Reason: In order to maintain the roosting potential of the site for bats, which are a European Protected Species.

2. For the avoidance of doubt, all mitigation measures set out within the Revised Species Protection Plan dated January 2017 prepared by Black Hill Ecology Ltd, and approved as supporting information as part of this application shall be carried out in full (or as may be amended by the required Scottish Natural Heritage 'Works Affecting Bats' licence).

Reason: In order to maintain the roosting potential of the site for bats, which are a European Protected Species.

3. Prior to commencement of development details of the location and design of barn owl nesting boxes shall be submitted for the written approval of the Planning Authority, in consultation with Scottish Natural Heritage. Thereafter, the development shall proceed in accordance with these approved details. For the avoidance of doubt the nesting boxes or any alternative provision, duly approved to provide an alternative nesting site shall be provided before any other development commences on site.

Reason: In order to maintain the nesting potential of the site for barn owls which are protected under the Wildlife and Countryside Act 1981.

4. For the avoidance of doubt, all mitigation measures set out within the Updated Barn Owl Survey Report Section 7.0 Recommendations, dated 16 January 2017 prepared by ECOS Countryside Services LLP, and approved as supporting information as part of this application shall be carried out in full.

Reason: In order to maintain the nesting potential of the site for barn owls which are protected under the Wildlife and Countryside Act 1981.

5. No development or work shall commence, other than initial site investigation works and doughtakings to the rear of the main steading building in accordance with the specification entitled Preparatory Works Schedule and dated 10 February 2017, until a detailed specification for all proposed external materials and finishes (including trade names and samples) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details. For the avoidance of doubt the finish/colour of the roofing of the Tasting Lodge shall be recessive.

Reason: In order to retain and/or protect important elements of the existing character and amenity of the site.

6. No development or work (including site clearance) shall commence until a photographic record has been made of the remains of any buildings including the old dairy building and/or other features affected by the development/work, in accordance with the attached specification, and the photographic record has been submitted to, and approved in writing by, the Planning Authority.

Reason: In order to promote the archaeological/historical interest of the site.

7. All mortars used for re-pointing and/or re-bedding masonry shall be a suitable lime mix and no re-pointing and/or re-bedding of masonry shall be undertaken until a detailed specification for the lime mix and method of application is submitted to and approved in writing by the planning authority. Thereafter the development shall be undertaken in accordance with the approved details. For the avoidance of doubt cement based mortars are not approved.

Reason: In order to minimise potential future damage to the stonework.

8. All original windows and doors (including ironmongery) shall be retained, overhauled and repaired, with secondary glazing provided if required. Trickle vents or permanent vents shall not be inserted into the top rail or any visible face of the original windows; ventilation may be incorporated into the bottom rail of the top sash of traditional sash-and-case windows, provided that details of the work, including full elevation, section drawings and details of finishes are submitted to, and approved in writing by, the Planning Authority before work starts on site and work thereafter shall progress in accordance with the approved details.

Reason: In order to retain and/or protect important elements of the existing character and amenity of the site.

9. No other work shall commence, other than initial site investigation works and duntakings to the rear of the main steading building in accordance with the specification entitled Preparatory Works Schedule and dated 10 February 2017, until further details of the internal layout and surviving fabric, fixings and fittings have been provided. Where present these features shall be preserved within the new development or else their removal will be subject to detailed justification from the Planning Authority in consultation with the Historic Environment Team.

Reason: In order to retain and/or protect important elements of the existing character and amenity of the site.

10. No development shall commence, other than initial site investigation works and duntakings to the rear of the main steading building in accordance with the specification entitled Preparatory Works Schedule and dated 10 February 2017, until a Construction Traffic Management Plan (CTMP) (including a routing plan for construction vehicles) has been submitted to, and approved in writing by, the Planning Authority in consultation with the Roads Authority. For the avoidance of doubt the CTMP shall include:

- Proposed traffic management and mitigation measures on the access route including temporary speed limits, suitable temporary signage, road markings and the use of speed activated signs.

- Proposed measures to mitigate the impact of general construction traffic on the local road network following detailed assessment of relevant roads. This shall include details on plan of proposed upgrades to the U1907 Strath Rusdale Road fronting the development.
- A procedure for the regular monitoring of road conditions and the implementation of any remedial works required during the construction period.
- A detailed protocol for the delivery of abnormal loads/vehicles, prepared in consultation and agreement with interested parties.
- A detailed delivery programme for abnormal load movements, which shall be made available to Highland Council and, as required, community representatives.
- Details of appropriate traffic management which shall be established and maintained at the site accesses for the duration of the construction period.
- Measures to ensure that all affected public roads are kept free of mud and debris arising from the development.

The approved traffic management plan shall be implemented prior to development commencing and remain in place until the development is complete.

Reason: To maintain the integrity of the of the local road network in the interest of road safety and community amenity.

11. No development shall commence, other than initial site investigation works and duntakings to the rear of the main steading building in accordance with the specification entitled Preparatory Works Schedule and dated 10 February 2017, until a site plan detailing the provision of 2.No Council standard passing places on the U1907 Strath Rusdale Road, have been submitted to, and approved in writing by the Planning Authority in consultation with the Roads Authority and Ardross Community Council. Thereafter the two passing places shall be provided in accordance with the approved details before any other construction work commences on site. For the avoidance of doubt the plan shall include details on the location, dimensions and surfacing materials to be used.

Reason: In the interest of road safety due to the increase in traffic proposed on the local road network.

12. The developer shall provide Council standard directional signage on the U1907 Strath Rusdale Road to the Core Path network and car parking area before any other development commences on site. The location and installation of which shall be agreed in writing by the Planning Authority in consultation with the Roads Authority and Access Officer.

Reason: In order to promote use of the Core Path network and in the interest of Road Safety.

13. Public access to any Core Path within, or adjacent to, the application site shall at no time be obstructed or deterred by construction-related activities, unless otherwise approved in writing by the Council's Access Officer as a temporary measure required for health and safety or operational purposes. Under such circumstances, any temporary obstruction or deterrent shall cover only the

smallest area practicable and for the shortest duration possible, with waymarked diversions provided as necessary to a standard which shall be first approved in writing by the Access Officer.

Reason: In order to safeguard public access both during and after the construction phase of the development.

14. No development shall commence, other than initial site investigation works and duntakings to the rear of the main steading building in accordance with the specification entitled Preparatory Works Schedule and dated 10 February 2017, until full details of all surface water drainage provision within the application site (which should accord with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in Sewers for Scotland Second Edition, or any superseding guidance prevailing at the time) have been submitted to, and approved in writing by, the Planning Authority. Thereafter, only the approved details shall be implemented and all surface water drainage provision, as it relates to, or is relied upon by, an individual phase, shall be completed prior to the first occupation of any of the development within that phase. For the avoidance of doubt this shall include details on how all surface water up to a 1 in 200 year plus climate change storm event will be managed within the site and include the submission of percolation test results. No surface water shall spill out with the site of application, including onto the local road network.

Reason: To ensure that surface water drainage is provided timeously and complies with the principles of SUDS; in order to protect the water environment and the local road network in the interest of road safety.

15. No development shall commence, other than initial site investigation works and duntakings to the rear of the main steading building in accordance with the specification entitled Preparatory Works Schedule and dated 10 February 2017, until full details of all foul drainage infrastructure (including sewage treatment plant and soakaway locations or any alternative detailed proposals) have been submitted, to, and approved in writing by, the Planning Authority in consultation with SEPA and Building Standards. Thereafter, development shall progress in accordance with the approved details.

Reason: In order to ensure that private foul drainage infrastructure is suitably catered for, in the interests of public health and environmental protection.

16. Final finished floor levels of the tasting lodge hereby approved shall be set at a minimum of 600mm above surrounding ground levels.

Reason: To ensure that the structure is protected against any residual flood risk from overland flow.

17. No development shall commence, other than initial site investigation works and duntakings to the rear of the main steading building in accordance with the specification entitled Preparatory Works Schedule and dated 10 February 2017, until a detailed Landscape Plan and maintenance programme has been submitted to and subsequently approved in writing by the planning authority. The Landscape Plan shall be implemented in full prior to first occupation and maintained thereafter to the satisfaction of the planning authority.

Reason: In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.

18. A suitably qualified landscape consultant shall be employed at the applicant's expense to ensure that the approved Landscape Plan is implemented to the agreed standard. Stages requiring supervision are to be agreed with the planning authority and certificates of compliance for each stage are to be submitted for approval. No development, other than initial site investigation works and duntakings to the rear of the main steading building in accordance with the specification entitled Preparatory Works Schedule and dated 10 February 2017, shall commence until a work instruction has been issued to the landscape consultant to enable them to undertake the necessary supervision unhindered for the duration of the project.

Reason: To secure the successful implementation of the approved landscape works.

19. No development shall commence, other than initial site investigation works and duntakings to the rear of the main steading building in accordance with the specification entitled Preparatory Works Schedule and dated 10 February 2017, until full details of any external lighting to be used within the site and/or along its boundaries and/or access have been submitted to, and approved in writing by, the Planning Authority. Such details shall include full details of the location, type, angle of direction and wattage of each light which shall be so positioned and angled to prevent any direct illumination, glare or light spillage outwith the site boundary and avoid sky glow. Thereafter only the approved details shall be implemented.

Reason: In order to ensure that any lighting installed within the application site does not spill beyond the intended target area, does not impact adversely upon the amenity of adjacent properties and does not result in 'sky glow'.

20. No development shall commence, other than initial site investigation works and duntakings to the rear of the main steading building in accordance with the specification entitled Preparatory Works Schedule and dated 10 February 2017, until a scheme to deal with potential contamination on site has been submitted to and agreed in writing by the Planning Authority. The scheme shall include:

a) the nature, extent and type of contamination on site and identification of pollutant linkages and assessment of risk (i.e. a land contamination investigation and risk assessment), the scope and method of which shall be submitted to and agreed in writing by with the Planning Authority, and undertaken in accordance with PAN 33 (2000) and British Standard BS 10175:2011 +A 1 :2013 Investigation of Potentially Contaminated Sites - Code of Practice;

b) the measures required to treat/remove contamination (remedial strategy) including a method statement, programme of works, and proposed verification plan to ensure that the site is fit for the uses proposed;

c) measures to deal with contamination during construction works;

d) in the event that remedial action be required, a validation report that will validate and verify the completion of the agreed decontamination measures;

e) in the event that monitoring is required, monitoring statements shall be submitted at agreed intervals for such time period as is considered appropriate by the Planning Authority.

No development shall commence until written confirmation has been received that the scheme has been implemented, completed and, if required, monitoring measurements are in place, all to the satisfaction of the Planning Authority.

Reason: In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.

21. All plant, machinery and equipment associated with this development shall be so installed, maintained and operated such that either of the following standards are met: -

- any associated operating noise must not exceed NR 20 when measured or calculated within the bedroom of any noise-sensitive premises with windows open for ventilation purposes. OR
- the operating noise Rating level must not exceed the Background noise level by more than 5dB(A) including any characteristics penalty. Terms and measurements to be in accordance with as 4142: 2014 Methods for Rating Industrial and Commercial Sound.

For the purposes of this condition, "noise-sensitive premises" includes, but is not necessarily limited to, any building, structure or other development the lawful use of which

a) falls within Classes 7 (Hotels and Hostels), 8 (Residential Institutions) or 9 (Houses) of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended), or

b) is as a flat or static residential caravan.

Reason: In order to safeguard the amenity of neighbouring properties and occupants.

22. There shall be no vehicle deliveries to, or the unloading or loading of delivery vehicles within the application site outwith the hours of 08:00 to 18:00 inclusive, unless otherwise approved in writing by the Planning Authority as an exceptional instance for operating outwith these hours.

Reason: In order to ensure that the use of the premises remains compatible with the character of the surrounding area, and that no activities or processes take place which may be detrimental to its amenities.

23. No development shall commence other than initial site investigation works and duntakings to the rear of the main steading building in accordance with the specification entitled Preparatory Works Schedule and dated 10 February 2017 until details of a feature of Public Art to be provided on site, in compliance with the Council's Public Art Strategy supplementary guidance; and proposals for its

installation and maintenance; have been submitted to and approved in writing by the Planning Authority. The Public Art feature shall thereafter be installed and maintained in accordance with such details.

Reason: In accordance with Highland wide Local Development Plan Policy 31 (Developer Contributions) and associated supplementary planning guidelines on Developer Contributions, Open Space and Public Art Strategy.

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 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 and 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

Listed Buildings

Both planning permission and listed building consent are required for these works. You are not authorised to commence development until you have both consents in place. Furthermore, both consents and their respective conditions must be read, and complied with, in tandem.

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.

Septic Tanks and Soakaways

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area 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/info/20005/roads_and_pavements/101/permits_or_working_on_public_roads/2

Mud and 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.

Protected Species - Halting of Work

You are advised that work on site must stop immediately, and Scottish Natural Heritage must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from SNH: www.snh.gov.uk/protecting-scotlands-nature/protected-species

Protected Species - Contractors' Guidance

You must ensure that all contractors and other personnel operating within the application site are made aware of the possible presence of protected species. They must also be provided with species-specific information (incl. guidance on identifying their presence) and should be made aware of all applicable legal requirements (incl. responsibilities and penalties for non-compliance).

SEPA Regulatory Requirements

Please be aware that the threshold for The Control of Major Accident Hazards Regulations 2015 (COMAH) for whisky/ethanol is 5,000 tonnes of flammable liquids (whisky stored in barrels) and 50 tonnes for highly flammable liquids

(ethanol/whisky which first comes off the stills and tends to be stored in large tanks prior to dilution and barrelling up). If it is determined that the proposal will meet this threshold, further consultation with the SEPA regulatory team will be required.

Any proposed abstractions, engineering works or discharges within the water environment will require authorisation under The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended). In addition the existing Loch Dubh impoundment may fall under the Reservoirs (Scotland) Act 2011 which SEPA regulate. We therefore recommend that you review the reservoir section on the SEPA website for more information. Please contact the SEPA Reservoir Regulatory Unit at reservoirs@sepa.org.uk for details.

Details of regulatory requirements and good practice advice for the applicant can be found on the Regulations section of our website. Please contact Keith Beaton from the SEPA regulatory team for further discussions on regulatory matters at Graesser House, Fodderty Way, Dingwall Business Park, Dingwall IV15 9XB Tel: 01349 860369 or keith.beaton@sepa.org.uk

Subject to the above, it is recommended the planning application (**16/04805/LBC**) be **Approved** subject to the following conditions:

TIME LIMIT FOR THE IMPLEMENTATION OF THIS LISTED BUILDING CONSENT

In accordance with Section 16(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (as amended), the works to which this listed building consent relates must commence within THREE YEARS of the date of this decision notice. If work has not commenced within this period, then this listed building consent shall lapse.

1. No development or work shall commence, other than initial site investigation works and dountakings to the rear of the main steading building in accordance with the specification entitled Preparatory Works Schedule and dated 10 February 2017, until a detailed specification for all proposed external materials and finishes (including trade names and samples) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details. For the avoidance of doubt the finish/colour of the roofing of the Tasting Lodge shall be recessive.
Reason: In order to retain and/or protect important elements of the existing character and amenity of the site.
2. No development or work (including site clearance) shall commence until a photographic record has been made of the remains of any buildings including the old dairy building and/or other features affected by the development/work, in accordance with the attached specification, and the photographic record has been submitted to, and approved in writing by, the Planning Authority.
Reason: In order to promote the archaeological/historical interest of the site.
3. All mortars used for re-pointing and/or re-bedding masonry shall be a suitable lime mix and no re-pointing and/or re-bedding of masonry shall be undertaken until a detailed specification for the lime mix and method of application is submitted to and

approved in writing by the planning authority. Thereafter the development shall be undertaken in accordance with the approved details. For the avoidance of doubt cement based mortars are not approved.

Reason: In order to minimise potential future damage to the stonework.

4. All original windows and doors (including ironmongery) shall be retained, overhauled and repaired, with secondary glazing provided if required. Trickle vents or permanent vents shall not be inserted into the top rail or any visible face of the original windows; ventilation may be incorporated into the bottom rail of the top sash of traditional sash-and-case windows, provided that details of the work, including full elevation, section drawings and details of finishes are submitted to, and approved in writing by, the Planning Authority before work starts on site and work thereafter shall progress in accordance with the approved details.

Reason: In order to retain and/or protect important elements of the existing character and amenity of the site.

5. No other work shall commence, other than initial site investigation works and downtakings to the rear of the main steading building in accordance with the specification entitled Preparatory Works Schedule and dated 10 February 2017, until further details of the internal layout and surviving fabric, fixings and fittings have been provided. Where present these features shall be preserved within the new development or else their removal will be subject to detailed justification from the Planning Authority in consultation with the Historic Environment Team.

Reason: In order to retain and/or protect important elements of the existing character and amenity of the site.

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 – AL(0)03 – Location and Site Plan

Plan 2 –A30-01-02 – Elevation Plan

Plan 3 – A30-01-10 – Elevation Plan

Plan 4 – A20-01-01 – Floor Plan

Plan 5 – A30-01-03 REV C Tasting Lodge Elevation Plan

Plan 6 – A20-01-20 REV A Tasting Lodge Floor Plan