The Highland Council
Comhairle na Gàidhealtachd

PLANNING PERMISSION

Reference No: 16/00951/FUL

To:
Glen Wyvis Community Benefit Society
GlenWyvis
Scroggie Farm
Upper Docharty
Dingwall
Ross-shire
IV15 9UF

Per:
Reynolds Architecture Ltd
1 Tulloch Street
Dingwall
Ross-shire
IV15 9JY

Town and Country Planning (Scotland) Act 1997 (As Amended)
Planning Etc. (Scotland) Act 2006

DECISION NOTICE

Erection of warehouse building
GlenWyvis Scroggie Farm Upper Dochcarty Dingwall IV15 9UF

The Highland Council in exercise of its powers under the above Acts **grants planning permission** for the above development in accordance with the particulars given in the application and the following documents:

Document Type	Document No.	Version No.	Date Received
Location Plan	2013 065-075		02.03.2016
Floor/Elevation Plan	2013 065-070		02.03.2016
Elevations	2013 065-071		02.03.2016
Drainage	CTCH-J1377-001	C	22.09.2016
Location/Site Layout Plan	2013 065-010	A	22.09.2016
Section Plan	CTCH-J1377-012		22.09.2016

CONDITIONS AND REASONS

This consent is granted subject to the following conditions and reasons:

1. Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended, revoked or re-enacted; with or without modification) and Article 3 and Classes 10 to 13 of Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended, revoked or re-enacted; with or without modification), the building hereby approved shall be used for the purposes of a bonded warehouse associated with Glen Wyvis Distillery only and not for any other purpose.

Reason : In order to enable the Planning Authority to retain effective control over future use of the application site so that it is carefully managed and does not result in an adverse impact on the amenity of the area or on road safety.

Dated: 27th September 2016

Dafydd Jones
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Area Planning Manager

2. No development or work shall commence until a detailed specification for all proposed external materials and finishes (including trade names and samples where necessary) 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 colour of finishes (including any signage) shall be recessive and non reflective. There shall be no illumination of signs or any other external lighting unless with the further express permission of the Planning Authority.

Reason : To ensure that the development is sensitive to, and compatible with, its context and to enable the Planning Authority to consider those matters in detail prior to the commencement of development; in the interests of amenity.

3. For the avoidance of doubt, the boundary trees to the north-east of the site shall be retained and shall not be felled, lopped, topped or trimmed without the prior approval of the Planning Authority.

Reason: In order to safeguard the established amenity of the surrounding area.

4. No development shall commence until the access improvement works required in connection with the associated distillery planning permission (16/00967/FUL) have been completed to the satisfaction of the Planning Authority after consultation with the Roads Authority.

Reason: To ensure that an adequate level of access is timeously provided for the development; in the interests of road safety.

Variations
During the processing of the application the following variations were made to the proposal:

Additional drawings received June and September 2016

Section 75 Obligation
None.

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.

IMPORTANT INFORMATIVES

Please read the following informatives and, where necessary, act upon the requirements specified:

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.

Dated: 27th September 2016

Dafydd Jones

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Area Planning Manager

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 (paragraph 259), planning permission does not remove the liability position of developers or owners in relation to flood risk.

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_for_working_on_public_roads/2

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

Construction Hours & 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.

Dated: 27th September 2016

Dafydd Jones

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Area Planning Manager

Schedule 3 Development Site Notice
Prior to the commencement of this development, the attached Site Notice must be posted in a publicly accessible part of the site and remain in place until the development is complete. This is a statutory requirement of the Town and Country Planning (Scotland) Acts and associated regulations.

Building Regulations
Please note that Building Regulations and/or a Building Warrant may be applicable to some or all of the works described in this decision notice. You must check with the Council's Building Standards service prior to work commencing to establish what compliance or approval is necessary. If a warrant is required, you must not commence work until one has been applied for and issued. For more information, please contact Building Standards at Building.Standards@highland.gov.uk or on 01349 886608.

Land Ownership/Planning Permission
For the avoidance of doubt, the existence of planning permission does not affect or supersede an individual's ownership or other legal rights. Please be advised that this permission does not entitle you to build on, under or over ground outwith your ownership or to enter private ground to demolish, construct or maintain your property.

Dated: 27th September 2016

Dafydd Jones
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Area Planning Manager

RIGHT OF APPEAL, REVIEW ETC.

1. If the applicant is aggrieved by the decision to refuse permission for, or approval required by a condition in respect of the proposed local development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 (as amended) within three months beginning with the date of this notice. Notices of Review can be submitted online via the ePlanning portal at https://www.eplanning.scot. Alternatively the Notice of Review can be emailed to review.body@highland.gov.uk or addressed to:

   Highland Council Review Body
   eProcessing Centre
   Council Headquarters
   Glenurquhart Road
   Inverness
   IV3 5NX

   Please quote the relevant application reference number with any submission.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997 (as amended).

Dated: 27th September 2016

Dafydd Jones

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Area Planning Manager

To:
Planning & Development Service
Highland Council
Council Offices
84 High Street
Dingwall
IV15 9QN

IMPORTANT: Failure to notify the planning authority of the initiation of development constitutes a breach of planning control.

Notification of Initiation of Development

Erection of warehouse building at GlenWyvis Scroggie Farm Upper Dochcarty Dingwall IV15 9UF

Date of planning permission: 27th September 2016

In accordance with Section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) you are advised it is intended to initiate the above development on the following date:

(a)	Insert date of initiation.
(b)	Insert full name, email address (if available) and address of the person(s) intending to carry out the development*
(c)	Insert full name and address of the owner(s) of the land to which the development is related if different from (b)
(d)	Where a person is, or is to be, appointed to oversee the carrying out of the development on site, include the name and contact details of that person.

*In the first instance any correspondence relating to the Notification of Initiation of Development will be addressed to this person.

Signed ..... agent/applicant

Dated .....

To:
Planning & Development Service
Highland Council
Council Offices
84 High Street
Dingwall
IV15 9QN

Notification of Completion of Development

In accordance with Section 27B 1997 Planning Act (as amended) you are advised of the completion of the following development:

Erection of warehouse building at
GlenWyvis Scroggie Farm Upper Dochcarty Dingwall IV15 9UF

Date of planning permission: 27th September 2016

(a)	Insert date of completion of development
(b)	Insert name and address of the person submitting Notification of Completion*

*Any correspondence relating to the Notification of Completion will be addressed to this person.

Signed ..... agent/applicant

Dated .....

Notice for Display while Development in Progress

NOTICE

Development at **GlenWyvis Scroggie Farm Upper Dochcarty Dingwall IV15 9UF**

Notice is hereby given that planning permission has been granted subject to conditions to:

(a)	Glen Wyvis Community Benefit Society GlenWyvis Scroggie Farm Upper Dochcarty Dingwall IV15 9UF
(b)	Permission 16/00951/FUL was granted on by Highland Council
(c)	The development comprises Erection of warehouse building

Further information regarding the planning permission including the conditions on which it has been granted can be viewed online at the following link http://wam.highland.gov.uk using the application number 16/00951/FUL and at all reasonable hours (generally 9am to 5pm Monday to Friday) at:

(By appointment only) Ross Planning and Building Standards Office,
Council Offices, 84 High Street, Dingwall IV15 9QN
Tel: (01349) 868600
Email: planning.ross&cromarty@highland.gov.uk

Note to Developer
This Notice must be displayed while development is carried out. It must be displayed in a prominent place at or in the vicinity of the site of the development, be readily visible to the public and be printed on durable material e.g. be laminated.