

# Report

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>11 June 2019</b>
Report by:	<b>Executive Director (Community and Enterprise Resources)</b>

Application no.	P/18/1666
Planning proposal:	Conversion of agricultural building to distillery, including erection of two malt silos and external alterations and conversion of stables building to bonded warehouse

## 1 Summary application information

Application type: Detailed planning application

Applicant: Raer Scotch Whisky  
Location: Ocathian Stables  
Hayhill Road  
Thorntonhall  
G74 5AN

## 2 Recommendation(s)

### 2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant detailed planning permission (subject to conditions) based on conditions attached

### 2.2 Other actions/notes

- (1) The Planning Committee has delegated powers to determine this application.

## 3 Other information

- ♦ Applicant's Agent: ICA Architects Ltd
- ♦ Council Area/Ward: 09 East Kilbride West
- ♦ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**

Policy 3 – Green Belt and Rural Area  
Policy 4 – Development Management and Place Making  
Policy 17 - Water Environment and Flooding

Supplementary Guidance  
Development Management, Place Making and Design

## Green Belt and Rural Area

### **South Lanarkshire Local Development Plan 2 (Proposed Plan 2018)**

Policy 4 - Green Belt and Rural Area

Policy 5 - Development Management and Placemaking

Policy 16 - Water Environment and Flooding

Policy GBRA1 – Rural Design and Development

Policy GBRA2 – Business Proposals within Green Belt and Rural Area

Policy GBRA4 – Conversion and Re-Use of Existing Buildings

#### ◆ **Representation(s):**

▶	19	Objection Letters
▶	0	Support Letters
▶	1	Comment Letters

#### ◆ **Consultation(s):**

Roads Development Management Team

Environmental Services

Roads Flood Risk Management

SEPA West Region

## **Planning Application Report**

### **1 Application Site**

- 1.1 This planning application relates to a proposed change of use of two buildings on land north of Hayhill Road, Jackton, East Kilbride. The site lies immediately adjacent to the settlement boundary of East Kilbride, towards the south-west of the town and immediately adjacent to the property known as O'Cathian Farm which currently consists of two dwellings and associated residential curtilage. The application site currently consists of a stables building and three storage sheds associated with agricultural use, including access routes, hardstanding and agricultural land. The site is largely flat and is bounded to the north and west by a watercourse known as Gill Burn, agricultural land and to the east by O'Cathian Farm, including two residential properties. To the south of the site is agricultural land that lies with the boundary of the East Kilbride CGA, as defined in the adopted South Lanarkshire Local Development Plan (2015).
- 1.2 There are currently two vehicle access points to the site on Hayhill Road. The buildings subject to this application are relatively modern in appearance with the agricultural building comprising light coloured cladding and profiled sheeting to the walls and roof. The stables building has a white render finish to the walls, profiled sheeting to the roof and wooden shutters to the window openings. The application site covers an area of 1.93 hectares.

### **2 Proposal(s)**

- 2.1 The application is to change the use of a stables building and an agricultural building to a distillery and bonded warehouse, including associated external alterations. The two buildings lie in close proximity to each other towards the eastern part of the site, with the agricultural building covering an area of approximately 800 square metres and the stables building an area of 400 square metres. The proposed distillery building lies to the rear of the proposed bonded warehouse when viewed from Hayhill Road. The proposed external alterations to the agricultural shed (to form the distillery) are the erection of two grain silos of approximately 12.2m in height and the removal of a lean-to extension and the erection of a replacement extension of smaller floor area. An additional door on both buildings (the distillery and bonded warehouse) is also proposed.
- 2.2 The applicant has submitted a Transportation Statement to support the application, which states that the distillery will employ 2 full time and 2 part time staff and will receive approximately 6 deliveries a month, including HGVs, as required. It is not proposed to alter the current access arrangements, with the main access being in the central part of the application site and a secondary access to the western boundary of the site. The applicant has advised that the proposed operations of the distillery are to be between 8am - 5pm Monday to Friday, 8am to 1pm Saturday, with no operations on Sunday. The applicant has advised that the maximum volume of liquid to be stored at the site is 270 tonnes.

### **3 Background**

#### **3.1 Local Plan Status**

3.1.1 In land use terms, the site lies within the green belt where Policy 3 (Green belt and rural area) of the South Lanarkshire Local Development Plan 2015 applies. In addition, supplementary guidance 2 (Green Belt and Rural Area) is applicable in terms of setting out in more detail when development is likely to be acceptable. In addition to the above land use designation, Policy 4 (Development Management and Placemaking) and Policy 17 (Water Environment and Flooding) are relevant to the assessment of this proposal.

3.1.2 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. The new plan builds on the policies and proposals contained in the currently adopted South Lanarkshire Local Development Plan. For the purposes of determining planning applications, the proposed South Lanarkshire Local Development Plan 2 (SLLDP2) is now a material consideration. In this instance, the following policies are relevant:

- Policy 4 - Green Belt and Rural Area
- Policy 5 - Development Management and Placemaking
- Policy 16 - Water Environment and Flooding
- Policy GBRA1 – Rural Design and Development
- Policy GBRA2 – Business Proposals within Green Belt and Rural Area
- Policy GBRA4 – Conversion and Re-Use of Existing Buildings

#### **3.2 Relevant Government Advice/Policy**

3.2.1 Relevant Government guidance is set out within the consolidated Scottish Planning Policy (SPP) 2014 and National Planning Framework 3 (NPF3). NPF3 aims to create a sustainable, economically active rural area, which attracts investment and supports vibrant, growing communities. SPP introduces a presumption in favour of development that contributes to sustainable development. Further, the planning system should encourage rural development that supports prosperous and sustainable communities and businesses while protecting and enhancing environmental quality.

#### **3.3 Planning Background**

3.3.1 Planning application EK/03/0527 was granted on 7 April 2004 for the erection of an agricultural shed at the site.

### **4 Consultation(s)**

4.1 **Roads and Transportation** – have no objections, subject to conditions relating to surfacing, construction of parking spaces and surface water trapping.

**Response:** Noted. Appropriate conditions can be applied to any consent issued.

4.2 **Environmental Services** – have no objections, subject to conditions on noise, waste control and ventilation. The noise condition would restrict the use of the

premises to between 8am and 5pm Monday to Friday, between 8am and 1pm on Saturday and no activity on Sunday.

**Response:** Noted. The applicant has confirmed that the above times will constitute the hours of operation of the distillery. Appropriate conditions can be applied to any consent issued.

- 4.3 **Roads and Transportation – Flood Risk Management** - have no objections, subject to the applicants satisfying the Council's design criteria and conditions relating to Sustainable Urban Drainage Systems and flood risk.

**Response:** Noted. An appropriate condition can be attached to any consent issued.

- 4.4 **SEPA** – Initially objected to the application in relation to water supply, waste water drainage and lack of information on surface water drainage. Following submission of additional information by the applicant in relation to water abstraction from a borehole, the objection on water supply was removed but objections were maintained on waste water and surface water drainage. Further information was submitted by the applicant and following a further two letters of objection, in response to additional submissions, SEPA have offered no objections to the proposal.

**Response:** Noted.

- 4.5 **Jackton and Thorntonhall Community Council** – have advised that they have reservations concerning this application. It is noted that the transport statement submitted by the applicant states that vehicle movements would be lower than present. Nevertheless, there is a difference between the type of transport associated with agricultural and the movements associated with a distillery, i.e. larger vehicles on a narrow road. It is surprising that the distillery would be economically viable with only one delivery of grain per week. There is concern over security as a bonded warehouse is considered to be an attraction for criminal activity. Security requirements could generate additional traffic. Assurance is sought that Police Scotland has been consulted. Distilleries require large quantities of water. Assurance is sought the Scottish Water can provide the supply without detriment to surrounding properties and also that SEPA have considered and approved details for disposal of waste water, waste materials and other potential contaminants. Accidental spillages are required to be maintained within the site and prevented from reaching the water table. Concerns over noise, black mould and dust impacts. Appropriate mitigation should be put in place. Concerns over potential fire hazards. Appropriate measure should be put in place in consultation with Scottish Fire and Rescue Service. Concern that the bonded warehouse would not have sufficient capacity and, as a result, stock would need to be transported elsewhere.

**Response:** Roads and Transportation Services have confirmed that they have no objections to the proposed development, based on projected traffic movements, to include HGVs. The provision of appropriate security measures is considered to be the responsibility of the applicant in this case. It was not considered necessary to consult Police Scotland on the proposal. In relation to water use, it is noted that the applicant has advised that water supply arrangements for the distillery will be served from an existing borehole to the northwest of the application site. SEPA have not objected to this arrangement and have advised that it is the responsibility of the applicant to ensure the abstraction rates remain within the terms of the appropriate CAR authorisation. As stated at paragraph 4.4 above, following

submission of additional details, there are no objections from SEPA on waste, drainage or water supply arrangements. Environmental Services have considered the potential impacts of the proposal and have advised that there are no objections, subject to conditions restricting hours of operation, waste control and ventilation. In respect of potential fire hazards, it is noted that a building warrant is required for the proposed works to the buildings. A hazardous substance consent is not required for the proposal as the scale of alcohol stored would be less than the minimum threshold required for an application.

## **5 Representation(s)**

5.1 Statutory neighbour notification was undertaken and the proposal was advertised for non-notification of neighbours, nature or scale of development and development contrary to the development plan. Twenty letters of representation have been received in respect of the proposed development. The grounds of objection and issues raised can be summarised as follows:

- a) **Concerns over potential impacts on wildlife, flora and fauna. Landscaping should be for the benefit of butterflies, moths and insects.**

**Response:** The proposal relates to a change of use of buildings and, as such, there is considered to be no direct impact on wildlife interests at the site.

- b) **The proposal is to construct an industrial unit on green belt land, used for agricultural purposes. This is not acceptable, especially as the plant is situated within a few hundred metres of existing or possible future housing. There are more suitable locations for this type of industrial use within East Kilbride.**

**Response:** The proposal is for change of use of existing buildings to form a distillery and a bonded warehouse, including internal and external alterations. The proposal is for a relatively small scale 'craft' distillery and as such, while it is acknowledged that the proposal will result in a change to activities at the site, the resulting impacts are not considered to be of such a significant scale that would make the proposal unacceptable in this location. A full assessment of the proposal is provided at section 6 below.

- c) **Concerns over potential environmental impacts, such as noise from plant and equipment, air quality, dust, odours and mould. The proposal should be assessed under SEPA 2010 odour guidance.**

**Response:** Environmental Services and SEPA have been consulted on the application and offered no objections, following provision of additional information by the applicant. It is considered that the relatively small scale nature of the distillery is such that there will not be any significant environmental impacts resulting from the proposals. Environmental Services have requested the imposition of conditions relating to noise, waste control and ventilation. Following any planning approval, the operation of the site will be subject to monitoring, where required, to ensure compliance with the relevant planning conditions and associated regulations.

- d) **Clarification of the water supply for the distillery is required.**

**Response:** The applicant has advised that water supply arrangements for the distillery will be served from an existing borehole to the northwest of the application site. SEPA have not objected to this arrangement and have advised that it is the responsibility of the applicant to ensure the abstraction rates remain within the terms of the appropriate CAR authorisation.

**e) Concerns over the processes of waste storage and collection.**

**Response:** Following submission of additional details, there are no objections from SEPA on waste treatment operations. Environmental Services have requested imposition of a condition relating to the submission and approval of waste operation details.

**f) There is an underestimate of vehicle movements relating to deliveries and removal of materials from site. A complete assessment of vehicle movements is required, taking into account the width of Hayhill Road, which is used as a recreational route. Safety concerns over HGVs using Hayhill Road, the junction with Eaglesham Road and vehicles accessing the site view Thornton View. The local infrastructure is not suitable for this proposal.**

**Response:** Roads and Transportation Services have been consulted on the proposals and have no objections, subject to the imposition of conditions. It is acknowledged that Hayhill Road is largely single lane in width, however the projected volume of vehicle movements associated with the development is considered to be compatible with this road.

**g) Concern over whether the proposed plans will adequately accommodate the requirements of the distillery operations, especially in relation to building and safety regulations.**

**Response:** The applicant will require to obtain a building warrant prior to operating the distillery. The associated fire and safety regulations also require compliance with the established standards.

**h) Measures to prevent pollution and fire hazards from spillages is required. No details provided of method of heating steam boiler.**

**Response:** The applicant is required to comply with the relevant environmental protection and pollution regulations relating to the water environment. SEPA have advised the applicant of the requirement to comply with the relevant regulations. The applicant has confirmed that the boiler will be heated by oil.

**i) I am disappointed that local residents were not made aware of the plans by the Council and the notice was only posted on the website with a two week window.**

**Response:** Neighbour notification of the application and advertisement in the local press was carried out in accordance with established legislation and procedures.

**j) Concerns over the potential security implications of having a bonded warehouse in this location and attraction for theft.**

**Response:** It is the responsibility of the applicant to ensure that appropriate security measures are in place for the site operations.

- k) **Concerns over impacts on the landscape.**  
**Response:** The proposal has been assessed with regard to visual impacts. In this regard, it is noted that proposed alterations to the existing buildings are minimal, with the installation of two malt silos the primary visual change at the site. In this regard, it is considered that, taking into account the surrounding buildings and the fact that silos are often visible in farm settings, the visual impact of the proposal is acceptable.
- l) **Alarmed by the delivery of silos at the site without consultation and prior to the planning application being decided.**  
**Response:** The Planning Service has contacted the applicant to advise that any site operations should not be carried out prior to obtaining the appropriate consents and that any works carried out are at the applicant's risk.
- m) **Jackton has had several building projects over the last 3-5 years resulting in noise, disturbance and loss of wildlife habitats. The proposal will continue these impacts.**  
**Response:** Noted. This planning application requires to be determined on its individual merits, taking into account the relevant development plan policies and any other material considerations, including disturbance during construction. In this case, the proposal is considered acceptable, subject to the imposition of appropriate conditions.
- n) **Concerns over potential detrimental impact on house values in the local area.**  
**Response:** Impact on property values is not a material planning consideration.
- o) **Concern over potential for whisky fungus which is the discolouration or blackening of buildings in the vicinity of distilleries. There is no evidence that this has been considered.**  
**Response:** Environmental Service, have considered all potential environmental impacts associated with the development and concluded that, due to the scale of the distillery, there are no objections, subject to the imposition of appropriate conditions.
- p) **It is unusual that the applicant has not provided an environmental statement to support the application. It is not clear whether a screening opinion has been carried out.**  
**Response:** The Planning Service has undertaken a screening opinion in respect of the relevant Environmental Impact Assessment Regulations, which concluded that, due to the scale of the proposed operations, an Environmental Impact Assessment was not required to support the planning application.
- q) **The proposal does not comply with the green belt policy in the Local Development Plan.**  
**Response:** It is acknowledged that the proposal does not fully comply with green belt policy, however, as detailed in section 6 below, it is considered that there are sufficient material considerations in this instance to recommend approval.



- r) **There are no details of the volume of ethanol to be stored at the site. In this regard, the proposal should be assessed with regard to Health and Safety COMAH regulations.**

**Response:** The Planning Service has sought advice from the Health and Safety Executive in respect of the storage of hazardous substances. In this regard, due to the scale of ethanol storage proposed (270 tonnes) a hazardous substance application was not required.

- 5.2 These letters have been copied and are available for inspection in the usual manner and on the planning portal.

## **6 Assessment and Conclusions**

- 6.1 The applicant seeks consent for the change of use of an existing agricultural building and stables to distillery and bonded warehouse, including external alterations. Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that all planning applications are determined in accordance with the development plan, unless other material considerations indicate otherwise. The main determining issues, therefore, in the assessment of this application are whether the proposed development is in compliance with local plan policy and if there are other material considerations which are relevant to the consideration of this application.

- 6.2 The adopted South Lanarkshire Local Development Plan 2015 (LDP) identifies the site, in land use terms, as being within the green belt where Policy 3 (Green Belt and Rural Area) applies. Policy 3 states that the green belt and rural area functions primarily for agriculture, forestry, recreation and other uses appropriate to the countryside. Development which does not require to locate in the countryside will be expected to be accommodated within the settlements identified on the proposals map, other than in the following circumstances:

1. Where it is demonstrated that there is a specific locational requirement and established need for the proposal.
2. The proposal involves the redevelopment of derelict or redundant land and buildings where significant environmental improvement can be shown.
3. The proposal is for conversion of traditional buildings and those of a local vernacular.
4. The proposal is for limited development within clearly identifiable infill, gap sites and existing building groups.
5. The proposal is for extension of existing premises or uses providing it is of a suitable scale and design. Any new built form should be ancillary to the main use.

- 6.3 In respect of circumstances 1 to 5 above, while the proposal does not clearly fall within any of these categories, the development primarily relates to conversion of existing buildings and, as such, it is noted that the additional built development within the green belt is limited to grain silos, which are considered to be features with an agricultural appearance.

- 6.4 Policy GBRA1 (Economy/Business Related Development) of Supplementary Guidance 2: Green Belt and Rural Area is also of relevance in this case. This

policy states that within the green belt and the rural area, the Council will initially seek to direct economy and business related proposals to industrial areas within existing settlements, or within smaller village envelopes where acceptable environmental standards can be met. The Council will, however, seek to support the rural economy by promoting rural diversification and facilitating job creation by encouraging development of an appropriate type and scale. For new businesses and those seeking to relocate or extend into sites within the green belt and rural area, the preference is to re-use and convert redundant buildings. This policy also refers to various types of appropriate uses in the countryside (appendix 2 of the Supplementary Guidance 2), which includes business development such as low amenity light industry uses. Therefore, in respect of Policy GBRA1, it is noted that the proposal will result in additional employment in the rural area and will re-use and convert existing buildings, in compliance with the general principles of this policy.

- 6.5 In terms of the detail of the proposal, Policy 4 of the LDP states that all planning applications should take fully into account the local context and built form. Furthermore, any proposal should not result in significant adverse environmental or amenity impacts relating to matters including the water environment and air quality. Policy 17 (Water Environment and Flooding) of the LDP states that any development proposals which will have a significant adverse impact on the water environment will not be permitted. In this regard, it is noted that several representations have been received in respect of potential environmental impacts relating primarily to potential pollution, safety risks, noise and air quality/dust. Environmental Services and SEPA have been consulted on the proposal and offered no objections following submission of additional information by the applicant. In respect of potential traffic impacts, it is noted that the applicant has provided a transport statement to support the application, which has provided information on anticipated traffic movements. Roads and Transportation have assessed the information provided and have offered no objections, subject to conditions. In relation to the use of Hayhill Road, from the information provided, it is considered that the scale of vehicle movements resulting from the distillery will not be significantly greater than the movements resulting from the stables and agricultural building.
- 6.6 Given the above, it is considered that there will be no significant loss of amenity for local residents and that any potential environmental impacts can be controlled by the imposition of appropriate planning conditions. Taking all relevant matters into account, it is considered that the proposal is in compliance with Policies 4 and 17 of the LDP. It is further noted that compliance with SEPA regulations in respect of pollution, waste arrangements and water abstraction will be required.
- 6.7 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. Therefore, the Proposed SLLDP2 is now a material consideration in determining planning applications. The proposed development has been considered against the relevant policies in the proposed plan and it is noted that these policies are broadly consistent with the current adopted South Lanarkshire Local Development Plan 1. It is considered that the proposals accords with Policies 5, 16 and DM1 of SLLDP2.

- 6.8 In summary, although the proposed development does not fully comply with Local Development Plan policy, specifically in relation to Policy 3 of the adopted South Lanarkshire Local Plan (2015) and Policy 4 of the Proposed South Lanarkshire Local Development Plan 2, it is considered that, in this instance, there are sufficient material considerations to support the proposal.
- 6.9 The proposal was advertised as Development Contrary to the Development Plan in the East Kilbride News. The proposal has been fully assessed and it is recommended that planning permission is granted contrary to the adopted Local Development Plan (2015) and Proposed Local Development Plan 2 for the following reasons:
1. The proposal involves the re-use of existing buildings for a business use that will generate employment in the countryside, in compliance with policy GBRA2 of the adopted South Lanarkshire Local Development Plan 2015
  2. The proposal is acceptable in terms of design, amenity, environmental and safety impacts. It, therefore, complies with Policies 4 and 17 of the South Lanarkshire Local Development Plan (2015) and Policies 5, 16 and GBRA1 of the Proposed South Lanarkshire Local Development Plan 2.
  3. The proposal will not have a detrimental impact on the integrity or landscape character of the green belt.

## **7 Reasons for Decision**

- 7.1 For the reasons stated in paragraph 6.9, above.

**Michael McGlynn**  
**Executive Director (Community and Enterprise Resources)**

Date: 15 May 2019

### **Previous references**

- ◆ EK/03/0527

### **List of background papers**

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Neighbour notification letter dated
  
- ▶ Consultations
  - Roads Development Management Team 21.02.2019
  - Environmental Services 29.03.2019
  - Roads Flood Risk Management 07.01.2019
  - SEPA West Region 30.04.2019

► Representations	Dated:
J E Allan, 94 Franklin Place, Westwood, East Kilbride, G75 8LS	18.12.2018
George Gibson, High Barn, 3 Braehead Road, Thorntonhall, Glasgow, G74 5AQ	28.01.2019
Gillian Durham, 9 Suntroy Lane, Jackton, East Kilbride, G75 8WL	22.03.2019
Susan Fletcher, 43 Ocein Drive, Jackton, G75 8RJ	13.03.2019
Mr Clark Crosbie, 38 Suntroy Grove, East Kilbride, G75 8SR	21.03.2019
Susie, Received Via E-mail	21.03.2019
	26.03.2019
Paul Meighan, Received Via E-mail	26.03.2019
Barbara Hobbs, Received Via E-mail	26.03.2019
Gary Palmer, 5 Callaghan Crescent, Jackton, East Kilbride, G74 5PS	26.03.2019
Quinn Joanne,	26.03.2019
Ali Asma,	26.03.2019
Sue Fletcher,	26.03.2019
Mrs Vicki Agnew, Received Via Email	26.03.2019
Diane Senior, Received Via Email	26.03.2019
Andy Purba, Received Via Email	26.03.2019
John McTamney, Received Via Email	26.03.2019
Mrs Helen Pasquale, 41 Ocein Drive, East Kilbride, Glasgow, South Lanarkshire, G75 8RJ	21.03.2019
Asma Ali, 37 Suntroy Grove, Jackton, G75 8SR	26.03.2019
Sharron Morran, Tigh Grianach, Hayhill Road, Thorntonhall, G74 5AN	26.03.2019
Joe Allan, 94 Franklin Place, East Kilbride, Glasgow, South Lanarkshire, G75 8LS	11.04.2019

**Contact for further information**

If you would like to inspect the background papers or want further information, please contact:-

Alan Pepler, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Phone:

Email: [alan.pepler@southlanarkshire.gov.uk](mailto:alan.pepler@southlanarkshire.gov.uk)

### Conditions and reasons

01. That unless otherwise agreed in writing with the Planning Authority, no development shall commence until drainage and flood risk details to include signed appendices 1, 3 and 5 shall be submitted to and approved in writing by the Planning Authority. The development shall not be brought into operation until the surface drainage works and any required flood mitigation works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority. The surface water drainage strategy should include appropriate measures to contain or treat surface water in the event of spillage of materials, including distilled spirit and any liquid wastes stored on site, prior to discharge to the water environment.

Reason: To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.

02. The use of the premises, including deliveries by commercial vehicles (with the exception of maintenance works not audible outside the premises), shall be restricted to the following hours of operation:  
Mondays to Fridays: Between 8am and 5pm  
Saturdays: Between 8am and 1pm  
Sundays: No activity.

Reason: In the interests of amenity and in order to minimise disturbance for local residents.

03. All odours, fumes and vapours generated on the premises shall be controlled by best practicable means to prevent them causing nuisance to occupants of nearby dwellings or premises. The ventilation system shall: Incorporate systems to reduce the emission of odours and pollutants and shall thereafter be maintained as necessary.

Reason: For the avoidance of doubt and to ensure that local residents are protected from adverse environmental impacts.

04. That before the development hereby approved is brought into use, details of the storage and collection of waste arising from the development shall be submitted to and approved by the Council as Planning Authority. The storage and waste collection scheme shall be implemented before the development is brought into use and shall thereafter be maintained to the satisfaction of the Council as Planning Authority.

Reason: To minimise nuisance, littering and pest problems to nearby occupants.

05. That prior to the distillery being brought into use, the first 6m of the site access road at access point 2 (as shown in the submitted Transport Statement), measured from the edge of the carriageway, shall be of hardstanding to prevent loose material being carried on to the public road. The access must also be trapped and drained to prevent water running onto the public road.

Reason: To prevent deleterious material being carried onto the road.

06. That before the development hereby approved is completed or brought into use, a revised plan shall be submitted to and approved in writing by the Planning Authority detailing the provision of 4 no. parking spaces (2.9m x 5.8m modules) within the site. These spaces shall thereafter be constructed prior to the distillery operations commencing and maintained to the specification of the Council as Roads and Planning Authority.

Reason: To ensure the provision of adequate parking facilities within the site.

07. That the public road adjacent to the site shall be kept clear of mud or other deposited material at all times. If the carrying of material onto the public highway becomes evident then appropriate wheel cleaning facilities shall be installed within a timescale agreed, in writing, with the Planning Authority.

Reason: To prevent deleterious material being carried onto the highway.

P/18/1666

O'Cathian Stables, Hayhill Road, Thortonhall



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Scale:  
1:5,000  
Date:  
20/05/2019



**South Lanarkshire Council**  
**Community and Enterprise Resources**  
Planning and Economic Development