

Local Review Body

9 January 2013

Continued Planning Application for Review

Resume consideration of a request for review of refusal of planning permission which the Local Review Body at the meeting held on 5 December 2012 decided to continue for an accompanied site visit.

Mr A McIntyre

**Erection of Two 33m high wind 50kW turbines with associated works:
Kellybank Cottage, Kelly Road, Wemyss Bay (12/0085/IC)**

Contents

- Planning Application and plans (NB plans circulated separately)
- Site photograph
- Report of Handling dated 5 July 2012
- Consultation responses
- Representation
- Decision Notice dated 5 July 2012
- Notice of Review form dated 22 August 2012, review statement*, environmental report, turbine specification, historical and archaeological information and plans, photographs and drawings (NB plans, photographs and drawings circulated separately)
- Suggested conditions should planning permission be granted on review

***Please note that no matters which were not before the appointed officer at the time the determination on the application was made have been raised.**

Regeneration and Planning
Development Control & Conservation
Inverclyde
council

Head of Regeneration and Planning
Cathcart House
6 Cathcart Square
Greenock PA15 1LS

3873

DA

FOR OFFICIAL USE ONLY

Reference No. 12/0085/3C
Date of Receipt 9/3/12
Fee Paid £319.00
Date Fee Received 8/3/12
Date Valid
Receipt No. 1498

PLANNING APPLICATION

Town & Country Planning (Scotland) Acts

The undersigned applicant hereby makes application for Planning Permission for the development described on this form and the accompanying plans

see note 1

1. Particulars of Applicant	Particulars of Agent (if any) acting on applicants behalf:
Name <u>MR. A. MCINTYRE</u>	Name <u>VG ENERGY LTD.</u>
Address <u>KELLY BANK COTTAGE</u>	Address <u>WATERSIDE FARM, GLASGOW RD,</u>
<u>WEMYSS BAY</u> Postcode <u>PA18 6BB</u>	<u>GLAUSTON</u> Postcode <u>KA4 8PB</u>
Telephone Number	Telephone Number <u>01563 829994</u>
	Profession <u>RENEWABLE ENERGY SPECIALISTS</u>

see note 2

2. Description of Development	
<u>PROPOSED ERECTION OF 2 N^o 24 METRE HIGH WIND</u>	
<u>TURBINES (33.05m TO BLADE TIP) WITH ASSOCIATED METER HOUSES AND ACCESS</u>	
<u>TRACK</u>	
Site Location <u>KELLY BANK COTTAGE, WEMYSS BAY</u>	
Site Area (hectares) <u>0.18</u>	Number of dwellinghouses proposed
	New gross floorspace (sq. metres)

see note 3

3. Application Type (Tick appropriate box/es)	
(a) Permission in Principle <input type="checkbox"/>	(c) Detailed Permission <input checked="" type="checkbox"/>
(b) Approval of Matters specified by conditions <input type="checkbox"/>	(d) Change of Use of land/buildings <input type="checkbox"/>
(e) Other (please specify)	

see note 4

4. Applicants interest in site (Tick appropriate box)	
(a) Owner <input checked="" type="checkbox"/>	(c) Tenant <input type="checkbox"/>
(b) Lessee <input type="checkbox"/>	(d) Prospective Purchaser <input type="checkbox"/>
(e) Other (please specify)	

see note 5

5. Existing Uses

(a) Please state the existing use(s) of the land/buildings

(b) Was the original building erected before 1st July 1948? Yes / No

Has the original building been altered or extended Yes / No

If yes, please indicate nature of alteration / extension and if possible approximate dates

If the land / buildings are vacant, please state last known use.....

NIA

see note 6

6. Access Arrangements and Parking (Tick appropriate box/es)

(a) Not Applicable (e) Number of existing on site parking places

(b) New vehicular access proposed (f) Number of proposed on site parking places

(c) Existing vehicular access to be altered / improved (g) Detail of any available off site parking

(d) Separate pedestrian access proposed

see note 7

7. Drainage Arrangements (Tick appropriate box/es)

(a) Not Applicable (c) Connection to existing public sewer

(b) Public Sewer (d) Septic Tank

If (d), indicate method of disposal of effluent (e.g. soakaway, watercourse etc).....

see note 8

8. Water Supply (Tick appropriate box/es)

(a) Not Applicable (c) Existing private supply

(b) Public Main (d) Proposed private supply

If (c) or (d), please specify nature of supply source and proposed storage arrangements.....

see note 9

9. Building Materials (Complete as appropriate)

(a) Not Applicable

(b) Outside Walls Material.....
Colour.....

(c) Roof Covering Material.....
Colour.....

(d) Windows Material.....
Colour.....

(e) Boundary Treatment Material.....
Colour.....

see note 10

10. Landscaping

Is a landscaping/tree planting scheme proposed? Yes No

Are any trees/shrubs to be cleared on site? Yes No

If yes, please show details of scheme on a SITE PLAN

see note 11

11. Costings

What is the estimated costs of any works to be carried out? £ 120,000

see note 12

12. Confirmation

Signature of applicant/agent.....

on behalf of MR. A. MCINTYRE Date 27/2/12

see note 13

**CERTIFICATES UNDER ARTICLE 15 OF THE TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE)(SCOTLAND) REGULATIONS 2008**

Either certificate A, B or C must be completed together with certificate D

CERTIFICATE A (To be completed where the applicant is owner of the whole application site including any access visibility splays and land required for drainage systems or water connections)

I hereby certify that:

No person other than * myself/the applicant was an owner (refer to note (a)) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application

CERTIFICATE B (To be completed where the applicant does not own the whole application site including any access visibility splays and land required for drainage systems or water connections)

I further certify that:

* I have/the applicant has given the requisite notice (Notice No.1) to all persons other than * myself / the applicant who at the beginning of the period of 21 days ending with the date of the accompanying application were (refer to note (a)) owners of any part of the land to which the application relates.

Name(s) of Owner	Address(es)	Date of Service of Notice(s)
.....
.....
.....

* Delete whichever is inappropriate

NOTE (a) Any person who in respect of any part of the land is the proprietor of the dominium utile or is the lessee under a lease thereof of which not less than 7 years remains unexpired.

CERTIFICATE C (To be completed in EVERY CASE)

I further certify that:

* (1) None of the land to which the application relates constitutes or forms part of an agricultural holding

* (2) I have/the applicant has given the requisite notice to every person other than myself/himself who at the beginning of the period of 21 days ending with the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates

These persons are: Name(s)	Address(es)	Date of Service of Notice(s)
.....
.....
.....

CERTIFICATED

I confirm that I have been unable to notify all parties under Certificates A, B and C

* Delete whichever is inappropriate

Signature of Applicant/Agent

On behalf of MR. A. MCINTYRE

Date 27/2/12

see note 15

CHECKLIST - The following documentation should be submitted:

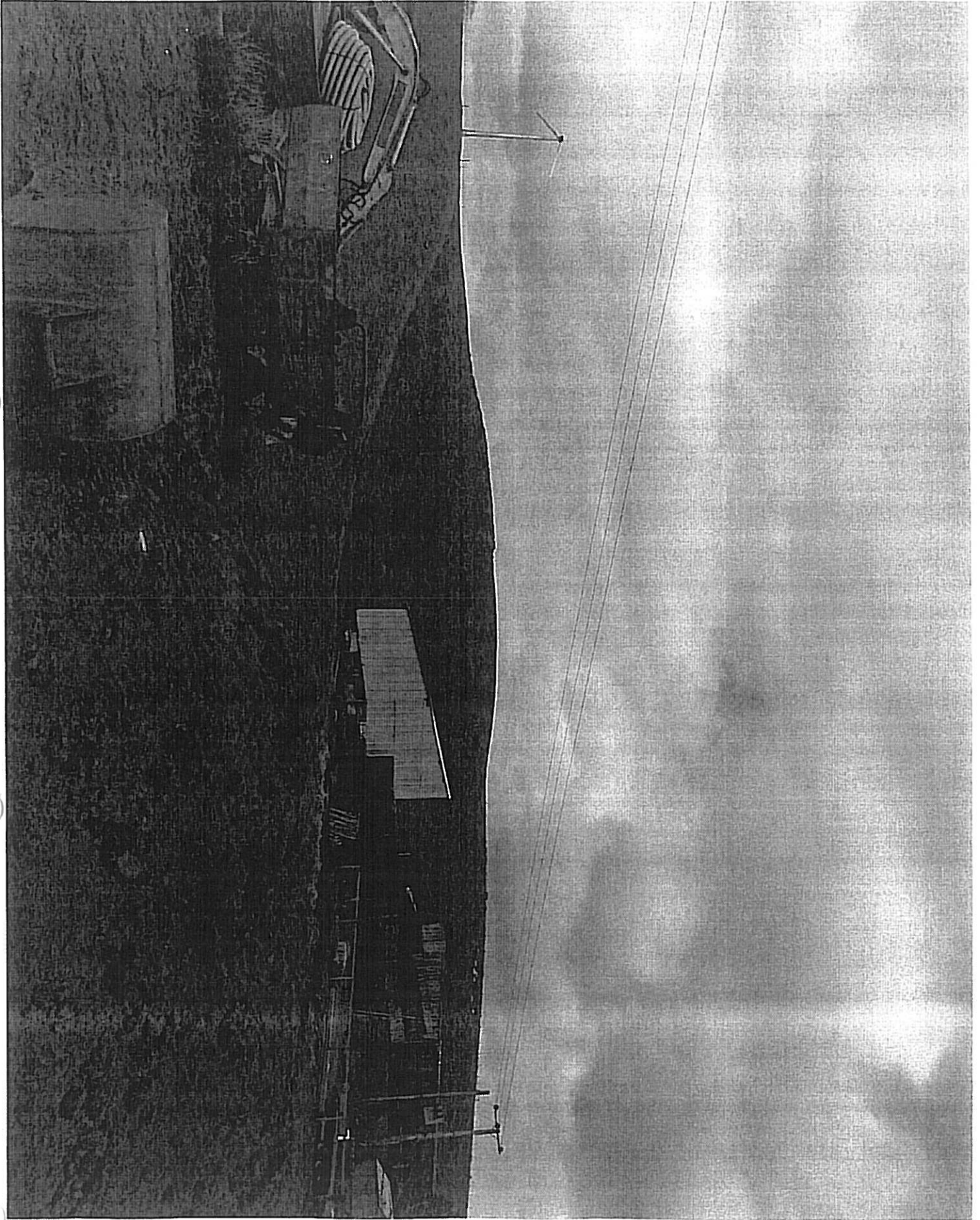
please tick all boxes

- | | |
|---|--|
| <input checked="" type="checkbox"/> TWO APPLICATION FORMS | <input type="checkbox"/> DESIGN & ACCESS STATEMENT
(National and Major applications only) |
| <input checked="" type="checkbox"/> TWO SETS OF PLANS | <input type="checkbox"/> PRE-APPLICATION CONSULTATION REPORT
(National and Major applications only) |
| <input checked="" type="checkbox"/> FEE (Where appropriate) | |

WARNING

If any person issues a certificate which purports to comply with the requirements of Section 35 of The Town and Country Planning (Scotland) Acts, and contains a statement which he knows to be false or misleading in a material particular or recklessly issues a certificate which purports to comply with those requirements and which contains a statement which is false or misleading in a material particular he shall be guilty of an offence and liable on summary conviction to a fine not exceeding level 3 on the standard scale.

Revision A - November 2008
 Revision B - December 2008
 Revision C - July 2009
 Revision D - October 2009
 Revision E - October 2011



REPORT OF HANDLING

Report By: David Ashman

Report No: 12/0085/IC

**Local Application
Development**

**Contact
Officer:** 01475 712416

Date: 5th July 2012

Subject: Erection of 2 No. 33 metre high wind 50 kW turbines with associated works at
Kellybank Cottage, Kelly Road, Wemyss Bay

SITE DESCRIPTION

The application site is within a field associated with Kellybank Cottage at Kelly Road, Wemyss Bay. The nearest turbine is approximately 360 metres north east of the cottage, the second 90 metres further east. The application site in a remote location to the east of the Kelly Bank Caravan Park but, due to its elevated nature, is visible from Skelmorlie.

One 15 metre high turbine has already been erected approximately 200 metres to the west of the first of the above turbines.

PROPOSAL

The applicant seeks planning permission to erect two 33 metre high (to blade tip) 50kW turbines with associated works, including two 2.65 metre high, 6.12 square metre equipment houses and an access track. The turbines are to be positioned approximately 25-30 metres below the brow of the hill to the north. The turbines will break the skyline as viewed from public vantage points in Skelmorlie, the nearest housing and some viewpoints within Clyde Muirshiel Regional Park.

LOCAL PLAN POLICIES

Local Plan Policy DS8 - Green Belt

There is a presumption against development in the designated Green Belt, as identified on the Proposals Map. Proposals will only be considered favourably in exceptional or mitigating circumstances and where the criteria for development in Policy DS10 for the 'Countryside' can be satisfied.

Local Plan Policy DS10 - Countryside

Development within the countryside (including the Green Belt) will be permitted only where it can be supported with reference to the following criteria:

- (a) it is required for the purposes of agriculture and forestry;
- (b) it is a recreation, leisure or tourism proposal which is appropriate for the countryside and contributes to the social and economic development of the area;

- (c) there is a specific locational requirement for the use and it cannot be accommodated on an alternative site;
- (d) it entails appropriate re-use of vacant buildings which it would be desirable to retain for their historic or architectural character; or
- (e) it forms part of an establishment or institution standing in extensive grounds; and
- (f) it does not adversely impact on the landscape character;
- (g) it does not adversely impact on the natural heritage resource;
- (h) it does not adversely affect the visual amenity of the area and is capable of satisfactory mitigation;
- (i) there is a need for additional land for development purposes, provided it takes account of the requirements of the Structure Plan; and
- (j) it complies with other relevant Local Plan policies.

Local Plan Policy DS11 - Clyde Muirshiel Regional Park

Clyde Muirshiel Regional Park will be safeguarded by having regard to Local Plan policies DS8 and/ or DS10 and in accordance with the Planning Practice Advice Notes Nos. 5 and 6, under Policy DC1.

Local Plan Policy UT6 - Renewable Energy Infrastructure

In assessing proposals for renewable energy infrastructure, Inverclyde Council, as Planning Authority, will have regard to the impact on:

- (a) the natural environment and built heritage of the locality;
- (b) the landscape, particularly when viewed from major transport corridors;
- (c) residential amenity;
- (d) tourism and leisure resources, particularly if within the Clyde Muirshiel Regional Park; and
- (e) the operation of aircraft and telecommunications equipment.

Local Plan Policy UT6A - Wind Farms of 20MW and Above

Wind farms with an output of 20 MW and over will be supported where:

Wind farms with an output of 20MW and over will be supported where:

- a) the objectives of international natural heritage designation are not compromised or where the proposed development is likely to have an adverse effect:
 - there is no alternative solution; and
 - there are imperative reasons of over-riding public interest, including those of a social or economic nature;
- b) the objectives of national natural heritage designation and the overall integrity of the area are not compromised or where any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social and economic benefits of national importance;

and where the proposed development:

- c) is sited within the landform to ensure it does not have a detrimental effect on the landscape and wider environment;
- d) does not have an unacceptable adverse impact on the positive strategic assets of Clyde Muirshiel Regional Park and the West Renfrew Hills Scenic Area, such as:
 - i. landscape and visual amenity;
 - ii. tourism;

- iii. recreation; and
- iv. conservation;
- e) does not have an unacceptable adverse impact directly on the built heritage of the area or its setting;
- f) does not have an unacceptable adverse impact on biodiversity;
- g) does not have an unacceptable impact on the water environment, including its quality, quantity and ecological status;
- h) does not lead to unacceptable cumulative impacts on the landscape;
- i) does not have an unacceptable adverse effect on aviation interests;

and where:

- j) in consultation with the relevant bodies, the presence of notifiable installations and exclusion zones are taken into account when designing sites; and
- k) in consultation with the relevant bodies, the presence of broadcasting and telecommunications infrastructure are taken into account when designing sites.

Note (1) These criteria would also apply to smaller scale wind farms (<20MW) which can often be more easily accommodated in the landscape, therefore, some of the areas that are not suitable for strategic wind farms could be acceptable. It would still be necessary to protect the environmental and built heritage resources and the local community by ensuring they were designed and sited to incur minimum impact. Given the variety of combinations and sizes of turbines that could be used to produce an output up to 20MW, it is likely that it will only be possible to determine what is acceptable when specific applications are assessed.

Local Plan Policy UT6B - Small Scale Wind Turbine development

In assessing proposals for small scale wind turbine developments, Inverclyde Council, as Planning Authority, will be supportive where the proposed development satisfies the criteria of Local Plan Policies UT6 and UT6A, where relevant, and will have regard to the impact on:

- a) neighbouring/adjoining properties and residential amenity generally;
- b) road safety;
- c) natural and built heritage resources in proximity to the site;
- d) wildlife resources and habitats;
- e) proximity to pylons and overhead power lines, and other service infrastructure; and
- f) the landscape, especially when viewed from public vantage points, including local roads, neighbouring settlements, and when set against the skyline.

Local Plan Policy HR1 - Designated Environmental Resources and Built Heritage

Development that would adversely affect, directly or indirectly, the natural or built heritage resources listed in Schedule 9.1 and where indicated, on the Proposals Map, will not normally be permitted.

Having regard to the designation of the environmental resource and built heritage, exceptions will only be made where:

- (a) Sites of Special Scientific Interest (SSSI) will not be compromised;
- (b) visual amenity and townscape will not be compromised;

- (c) no other site, identified in the Local Plan as suitable, is available;
- (d) the social and economic benefits of the scheme outweigh the total or partial loss of the environmental resource;
- (e) the developer has demonstrated that the impact of the development on the environment will be minimised; and
- (f) the loss can be compensated by habitat creation/site enhancement elsewhere, and where there are satisfactory arrangements to achieve this.

Local Plan Policy HR5 - West Renfrew Hills Scenic Area

Proposals for development in the West Renfrew Hills Scenic Area will only be approved where their scale, siting and design reflects and respects the sensitivity of the area.

CONSULTATIONS

North Ayrshire Council – The proposal is contrary to the Council's own Local Plan policies and supplementary guidance in that it would have an adverse visual impact in terms of landscape and visual amenity.

Argyll and Bute Council - As the turbines will have moderate impact from Argyll & Bute no objection is offered.

NATS - No objection.

MOD Safeguarding - No objection.

BAA Aerodrome Safeguarding - No objection.

Clyde Muirshiel Regional Park - Object as the location and scale of the two turbines will result in unacceptable impacts detrimental to the aims and objectives of the Park Authority and the purposes of the Regional Park designation.

Head of Safer and Inclusive Communities - The level of noise emissions from the wind turbines when measured at any dwelling, lawfully existing at the date of permission shall not exceed:

- a. between the hours of 23:00 and 07:00 the greater of 45dB LA90 (10 min) or 5dB(A) above the Night Hours Background Noise level at that property; or
- b. between the hours of 07:00 and 23:00 the greater of 40dB LA90 ((10 min) or 5 dB(A) above the quiet Waking Hours Day Time Background Noise Level at that property

PUBLICITY

The application was advertised in the Greenock Telegraph on 25th May 2012 as a departure from the development plan.

SITE NOTICES

The nature of the proposal did not require a site notice.

PUBLIC PARTICIPATION

Two representations have been received. The first representation relates to archaeological issues and expresses concern that the proposal will have a detrimental effect upon the setting of the three nearest Scheduled Ancient Monuments. It is concluded that the magnitude of the impact would not be sufficient to warrant refusal of the application. It is also concluded, however, that there should be a watching brief during excavation works preparing the turbine foundations.

The second representation is a letter of objection. The points of objection may be summarised as follows:

- 1) the turbines will adversely impact on people using the Clyde Muirshiel Regional Park.
- 2) Previous approvals elsewhere have restricted public access to the Park.
- 3) It should be protected as an Area of Great Landscape Value.
- 4) It will adversely impact on tourism, especially numbers choosing to sail on the River Clyde.
- 5) The turbines will seriously impact on the skyline.
- 6) Mental and physical impacts on users of the core paths in close proximity.
- 7) Concerns over further expansion once these turbines are approved.
- 8) Concerns over air safety implications.

ASSESSMENT

The material considerations in determination of this application are the Local Plan, Scottish Planning Policy, the consultation responses and the letter of representation.

The site is located within the Green Belt where Local Plan policies DS8 and DS10 apply. However, as a renewable energy development which may be expected to be located in a Green Belt / rural location it is considered appropriate to assess the proposal against national and local planning policy for such developments.

The general planning policy position, stemming from Scottish Planning Policy, is that planning authorities should support the development of a diverse range of renewable energy technologies and that development plans or supplementary guidance must clearly indicate factors that will be taken into account in decision making. The Government itself provides web based renewables advice and this is reflected in the Council's Interim Planning Policy Position Statement on Small Scale Wind Farms, approved by the Safe Sustainable Communities Committee in March 2011. This statement introduced a new Policy UT6B which identifies that the Council will be supportive of development where the criteria of policies UT6 (Renewable Energy Infrastructure) and UT6A (Wind Farms of 20MW and above) have been met and there has been regard to:

- a) the impact on neighbouring and nearby properties and residential amenity generally;
- b) road safety;
- c) natural and built heritage resources in proximity to the site;
- d) wildlife resources and habitats;
- e) proximity to pylons and overhead power lines and other service infrastructure;
- f) the landscape, especially when viewed from public vantage points, including local roads, neighbouring settlements, and when set against the skyline.

Policies UT6 and UT6A require assessment against the natural and built environment, landscape, and residential amenity, all of which are also addressed by assessment against Policy UT6B. The nearest approved turbine is approximately 200 metres distant. The closest visual receptors would be the occupants of the cottages on Kelly Road, one of whom is the applicant. The neighbouring occupants could view the proposed turbines from their rear windows and gardens. Users of the core path, which is Kelly Road, would also have sight of the turbines. I note that the National Air Traffic Service, the Ministry of Defence and the British Airports Authority have no objection, hence air traffic safety is not an issue. It rests to assess the application against the relevant criteria listed in Policy UT6B with reference to Scottish Planning Policy and other development plan policies as applicable.

- a) Impact on neighbouring and nearby properties and residential amenity generally

The three residential properties within 360 metres of the application site presently experience a pleasurable residential amenity set in a quiet environment bordered by agricultural land mainly used for grazing to the north and a more natural environment associated with the Kelly Burn to the

south. Given the distance between the proposed turbines and the residences and the fact that the prevailing wind determines that they are upwind of the turbines I do not consider that noise would be a significant issue. I note, however, that the Head of Safer and Inclusive Communities suggests maximum noise levels be adhered to. It would be for the applicant to comply with these requirements. Other than potential short term disturbance from construction traffic I consider that the main impact on residential amenity will be the visual impact and associated landscape character impact. There will be a view of the turbines from rear windows and rear gardens. Viewed together with the existing turbine 200 metres to the west of the application site there will be a cumulative effect. At the present time the existing turbine reads as an isolated feature within the landscape. The landscape character remains essentially rural agricultural land. Read together with the proposed two turbines, I consider that there would be an adverse impact on the visual amenity of the adjacent residences through a landscape character change to quasi-industrial. This change of character will be all the more noticeable due to the greater height of the proposed turbines and their breaking of the skyline. I therefore conclude that there will be an adverse impact on the amenity of nearby properties.

b) Road safety

The only road in close proximity with a view of the proposed turbines is Kelly Road. This road has extremely light traffic and I do not consider that the proposal raises any road safety issues.

c) Natural and built heritage resources in proximity to the site

The application site is not within any natural or built heritage resource boundary. There are individual sites of antiquity identified by West of Scotland Archaeology Service, the main one approximately 530 metres distant. I note their conclusion that the proposed turbines do not impact on these resources to the extent that the refusal of planning permission on these grounds would be merited.

d) Wildlife resources and habitats

The location of the application site within the West Renfrew Hills Scenic Area, under policy HR5 and the schedule under policy HR1, accords a further level of protection to the landscape. The Scenic Area is categorised as Rugged Moorland Hills in the Glasgow and the Clyde Valley Landscape Character Assessment. There are no areas of identified protection in close proximity, such as Sites of Special Scientific Interest or Sites of Importance for Nature Conservation. Nevertheless, the turbines exceed the height of the nearest hill and therefore create the potential for the turbines to be viewed from the wider Renfrew Hills area. This would be to the detriment of the essentially rural character of the landscape.

e) Proximity to pylons and overhead power lines or other service infrastructure

There is a double line of pylons approximately 380 metres to the east of the application site. I consider this to be a sufficient distance to address any safety issues. There is no other service infrastructure affected by the proposal.

f) the landscape, especially when viewed from public vantage points, including local roads, neighbouring settlements, and when set against the skyline

I have already addressed some landscape impacts under my assessment of criterion a) above as they relate to the amenity of properties adjacent to the site. There is, however, a wider landscape impact to be considered. I note, in particular, that the residential area of north Skelmorlie is within approximately 1 kilometre of the application site. The photomontages and wire frame diagrams supplied by the applicant show that the proposed turbines will clearly break the skyline when viewed from public vantage points in Skelmorlie. I consider this to be detrimental to the experience of the landscape from these vantage points. In this respect I note and concur with the views of North Ayrshire Council of the detrimental impacts of the proposal.

I therefore consider that the proposed development is not acceptable in terms of policies UT6, UT6A and UT6B of the Local Plan.

With respect to the representations not addressed in the above assessment, I acknowledge the potential for the turbines to adversely impact on core path users enjoyment of this part of the Park through the change to the landscape character. The potential for the proposal to impact upon tourism, specifically with respect to users of the River Clyde is difficult to assess but would in any case not constitute sufficient grounds to merit refusal of the application. The impact of proposals elsewhere on the use of the Park and concerns over the matter of precedent are not regarded as material to the determination of this application.

DECISION

That the application be refused for the following reason:

That due to the cumulative impact with the existing nearby turbine the proposed turbines will have an adverse impact on the landscape character of the West Renfrew Hills Scenic Area. Furthermore, due to their position and height the proposed turbines will break the skyline and will thus be to the detriment of the visual amenity of adjacent and nearby residences and public vantage points within north Skelmorlie. The proposal is therefore unacceptable in terms of:-

- a. the Council's interim policy on small wind turbine development UT6B, criteria (a) and (f);
- b. the Council's interim policy on wind farms UT6A, criterion (c) and (d);
- c. Policy UT6 of the Inverclyde Local Plan, criteria (a), (b) and (c);
- d. Policy HR1;
- e. Policy HR5.

Signed:



Case Officer: David Ashman



Stuart Jamieson
Head of Regeneration and Planning

Our ref: 7/3/6/12/00085
Your ref: 12/0085/IC
WoSASdoc: 12_00085
Date: 24 April 2012
Contact: Paul Robins
Direct dial: 0141 287 8335

WEST of SCOTLAND
ARCHAEOLOGY
SERVICE



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Inverclyde Council
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6 Cathcart Square
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20 India Street, Glasgow G2 4PF
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enquiries@wosas.glasgow.gov.uk

Dear Sir or Madam,

Erection of 2 No. 24 metre high wind 50 kW turbines with associated works, Kellybank Cottage Kelly Road Wemyss Bay PA18 6BB. Archaeology.

I refer to the above application for planning consent, which appeared on a recent weekly list of applications registered with the Council. I have downloaded details of the proposal from the Council's online planning system and having compared these against information contained in the Sites and Monument Record (SMR) I would like to make the following comments.

I can inform you that Section 8 of the Environmental Report accompanying the application is seriously flawed. The report advises that there are 4 Scheduled Ancient Monuments within 5km of the proposals when there are in fact 7. In addition the report states that there are 9 listed buildings and 2 archaeological sites within 2km of the proposals when in fact there are a total of 54.

Judging from the dates when these monuments were scheduled, most were added during 2011 as a result of Historic Scotland's recent scheduling sweep through Inverclyde, Renfrewshire and East Renfrewshire. The fact that these nationally-important sites have been missed by the Environmental Report suggests that the consultants based their assessment solely on information available on the online Pastmap website and did not consider any other source including either ourselves or Historic Scotland. The disclaimers and conditions of use on the Pastmap website state that it should not be used for development control purposes without specialist advice, but aside from this, the various datasets on the website have not been updated for almost two years, which is presumably the reason that some of these recently-scheduled sites were not considered in the Environmental Report. This is more remarkable when you consider that the agents were in discussion with us previously at your behest and that the subsequent report submitted has still not been done adequately. This is presumably because they have still not sourced the information from the relevant place ie the WOSAS Sites and Monument Record (SMR), and not Pastmap, and have not used suitable professional advice.

Given that the Environmental Report failed to identify the presence of the sites noted above I cannot consider that the developer has adequately assessed the effect of the proposal on archaeology and cultural heritage. This relates to both direct and indirect impacts. The report states that the possible Roman road is not visible on the ground and intimates that this is the

reason why no mitigation is required. However, as the report also states the field in question has been ploughed and used for many years and so, as with most archaeology, I would not expect such a site to be visible on the ground after 2000 years but it may still survive as buried remains none-the-less. This would mean that, being precautionary, some minimal mitigation such as a watching brief should be undertaken on the proposed ground disturbance associated with the proposals to account for this site.

Likewise, the indirect issue has not been properly assessed as the conclusion is that the only effect on the Scheduled Ancient Monuments nearby would be a visual one and that this would form only a "small impact" on their setting. There is no detailed assessment of individual sites as advised in the Historic Scotland guidance document "Managing change in the historic environment. Setting." (2010). So while we may or may not agree with the conclusions of the report there is no detail to allow the verification of the assessment of setting. The report also states that it has used this 2010 document (Section i.) but also that it has primarily used the Historic Scotland guidance on micro-renewables (2009). This is also a reason for concern with the report produced because paragraph 5.12 of the 2009 document states that if the subject is stand alone wind turbines and setting is the issue, as opposed to the effect on the curtilage of a listed building, then the 2010 guidance on setting is the relevant document to use.

We have undertaken our own brief assessment and concluded that there are three Scheduled Ancient Monuments potentially affected by the proposals of which the two sited on White Hill some 850 metres to the ENE of the proposed turbines can be ruled out due to the distance from the turbines, the location and the presence of the pylons for the overhead lines. The Scheduled Ancient Monument lying some 530 metres SE of the turbines would appear to be the worst affected and I advise that this site certainly needs a proper assessment of setting done to illuminate and detail the effect of the proposals. I would therefore advise that the Council should request that Section 8 of the report is reviewed to take account of this and that the application should not be determined until this re-assessment has been supplied. This is likely to require the developer to compare the location of these sites against the map showing the zone of theoretical visibility of the turbine. It should also do what the relevant guidance (ie Historic Scotland 2010. setting) requests. This would be a three stage process firstly to identify the asset, secondly to define the current setting and lastly to assess the change to each asset. It is also necessary for the developer to submit photomontages to illustrate the extent of this visual impact. It is stated in the guidance that the services of a suitably qualified historic environment consultant should be considered to undertake the required works and I would advise this should be done.

I hope this information is useful to you.

Yours faithfully

West of Scotland Archaeology Service

David Ashman

From: David Ashman
Sent: 14 June 2012 14:19
To: Laura Graham
Subject: FW: Planning application 12/0085/IC (wind turbine at Kellybank Farm)

Consultation reply: Head of Safer and Inclusive Communities

From: Stewart Mackenzie
Sent: 12 June 2012 14:37
To: David Ashman
Subject: RE: Planning application 12/0085/IC (wind turbine at Kellybank Farm)

Dave

Sorry about the delay, ---- I would quite like the following comment added with respect to noise.

1. The level of noise emissions from the wind turbines when measured at any dwelling, lawfully existing at the date of permission shall not exceed:
 - a. between the hours of 23:00 and 07:00 the greater of 45dB L_A90 (10 min) or 5dB(A) above the Night Hours Background Noise level at that property; or
 - b. between the hours of 07:00 and 23:00 the greater of 40dB L_A90 ((10 min) or 5 dB(A) above the quiet Waking Hours Day Time Background Noise Level at that proerty

Reason: To protect the amenities of occupiers of premises from unreasonable noise and vibration levels.

Stewart Mackenzie
Team Leader (Environment & Enforcement)
Safer & Inclusive Communities
40 West Stewart Street
GREENOCK
PA15 1YA

Telephone 01475 - 714271

David Ashman

From: David Ashman on behalf of Devcont Planning
Sent: 05 April 2012 15:55
To: Jim Lynn
Subject: FW: Consultation Request - Kellybank Cottage, Kelly Road, Wemyss Bay 12/0085/IC

From: Eaglesham, David [<mailto:David.Eaglesham@argyll-bute.gov.uk>]
Sent: 05 April 2012 14:57
To: Devcont Planning
Subject: RE: Consultation Request - Kellybank Cottage, Kelly Road, Wemyss Bay 12/0085/IC

Dear Sirs

I regret that I have been unable to access the Environmental Report accompanying this planning application.

I suspect that the proposed erection of 2 No. 24 metre high 50 kW wind turbines will more than meet the electricity needs of premises in their immediate vicinity. However, given that the 24 metre high turbines will be located some 6km from the nearest viewpoint on Cowal, they should have only moderate visual impact from Argyll & Bute. On that basis, I would offer no comment on this proposal.

Regards

David Eaglesham
Area Team Leader (Bute & Cowal)
Development Management
Planning & Regulatory Services
Argyll & Bute Council
Milton House
Milton Avenue
Dunoon
Argyll PA23 7DU
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Our ref: CJW/jm

Date: 18 May 2012

Park HQ, Bambrack
Near Kilbarchan
Renfrewshire PA10 2PZ
01505 614 791
01505 613 605

David Ashman
Inverclyde Council
Planning Department
Municipal Buildings
Greenock
PA15 1LY

580

Dear David

Turbine development at Kelly Bank Cottage (12/ 0085/IC)

Thank you for the opportunity to comment on this proposal.

In summary the Park Authority objects to the proposal.

In arriving at this position the Park Authority has weighed up several factors in relation to this application:-

1. Introduction.

The proposed development is within the Clyde Muirshiel Regional Park, which is an IUCN Category V landscape. It is also in the West Renfrew Hills Scenic Area. Furthermore, CMRP is recognised as an Area of Great Landscape Value by the Scottish Government. The proposed development site is therefore recognised as an area sensitive to development.

As noted above, the proposal site is within the Clyde Muirshiel Regional Park and not "in close proximity" to the Park as stated on page 12 of the applicant's Environmental Report (ER).

The Park is supportive of appropriate small scale renewable energy projects, particularly where this supports the rural community, or as part of a diversification of agricultural industry. This has been recently demonstrated by support for several applications including the recently approved turbine at Kelly Bank Cottage (10/0282/IC).

PARK CENTRES

Castle Sempie Lochlip Rd Lochwinnoch PA12 4EA

Muirshiel Calderglen Rd Near Lochwinnoch PA12 4LB

Greenock Cut Carnalees Bridge Loch Thom Near Greenock PA16 9LX

Lunderston Bay Near Inverkip PA19 1AA

2. Landscape and visual impacts.

The proposed turbine dimensions, each of which at 33m to blade tip, will be 50% greater in height than the single turbine which the Park Authority supported.

The proposed turbines would present themselves as a large man-made moving object in a rural location. It would not be close to or associated visually with significant man-made structures of a similar scale. The characteristics of the site are consistent with many of the descriptors of the "Upland Farmland" landscape character type e.g. apparent naturalness and remoteness; moorland vegetation and rugged landform.

The photomontages nos. 1-5 all show either one or both turbines breaking the skyline. Similarly, all the later photomontages with one exception show turbine(s) breaking the skyline.

The ER devotes 3.5 pages to its consideration of this important topic, but devotes twice as much to Cultural Heritage and Archaeology. Full discussion is missing in the Landscape and Visual Assessment, for example there is no clearly laid out description of magnitude and sensitivity as there is the Cultural Heritage and Archaeology section. In this the ER is deficient.

However the greatest deficiency of the ER is that it never states what the landscape and visual impacts in the operational phase are assessed to be. The ER tells us that photomontages were produced and mitigation has been considered. Yet no assessment is demonstrated for scrutiny and no conclusions offered, so interested parties are left to speculate on their own. The Park Authority's assessment is that the Landscape and Visual Impacts of this proposal are negative and significant.

Turbines on skylines produce significant visual impacts and confer a high magnitude of change to the landscape character. The Park Authority notes that the issue of turbines breaking the skyline was a feature of the planning authority's response to the Scoping Request, yet it seems in the ER that the only justification for persisting with these locations and turbine dimensions is an economic viability argument. Within a designated landscape this is unacceptable.

3. Ecology.

The Park Authority has concerns on the potential impacts of the proposal on species particularly due to its proximity to a site designated under European legislation.

The nearby Renfrewshire Heights site is designated as an SPA and an SSSI but it is not an SAC as is frequently stated in the ER.

The Park Authority is concerned that no ecological survey work of any kind appears to have taken place prior to application. Given that the proposed development site borders a site of European importance for a highly mobile Annex 1 bird species, this is unsatisfactory. Without any survey work any assessment is unsound. The ER appears to recognize this weakness and can only offer that Hen Harriers (the Annex1 species) are "unlikely" to be impacted upon.

4. Recreation, Access and Leisure.

Consideration of the ZTV shows that Inverclyde Core Paths 2, 3, 6, 7 and 9 together with North Ayrshire Core Paths NC120 and NC121 are all within 1.5km of the proposed turbines. These Core Paths are public vantage points promoted for their recreational qualities and restorative functions in the countryside, close to but directed away from human settlement and man-made structures. The proposed development will have a significant negative impact on the users of the Core Paths to the extent that some are unlikely to use them again.

Scrutiny of the ZTV, an OS map and the supplied photomontages enables the extent of vegetation screening to be assessed. The ER is clearly incorrect in its assertion that "At most positions on these paths the turbine (sic) will be screened by vegetation".

The proposal site is open for a minimum of 300m all around and is treeless for approx 12 km to the east. The frequently asserted statement in the ER that (e.g. page17) "The existing blocks and lines of mature trees and the fluctuating landscape may help provide screening for the turbines" is disingenuous. The supplied photomontages alone, showing the proposed turbines breaching the skyline contradict the ER's statement.

The Park Authority recognizes that there is considerable debate on the public attitudes to windfarms. However, in the ER the applicants have selectively chosen statistics and quotes to support their proposal. The Park Authority can provide other research results that have indicated, particularly when considering developments in a site designated for its special qualities, as the Regional Park is, that public opinion is strongly opposed to windfarms.

5. Policy

It is the view of the Park Authority that the proposed development does not satisfy the criteria of Policy UT6 in that the proposal would result in unacceptable impacts on:-

- The natural environment
- The landscape

- Tourism and leisure resources, particularly the Clyde Muirshiel Regional Park

6. Future Development

The most up to date site plan submitted (dated 11 April on the website) shows 4 additional "proposed locations" in addition to the 2 shown in an earlier plan. Is the applicant seeking a 6 turbine windfarm? The location of the additional turbines is likely to result in similar impacts to those which the Park Authority already finds unacceptable for the two and the Park authority is deeply concerned that this amounts to development by stealth in the Regional Park.

In conclusion the Park Authority objects to the proposal. The location and scale of the two turbines will result in unacceptable impacts detrimental to the aims and objectives of the Park Authority and the purposes of the Regional Park designation.

This is in sharp contrast to the smaller turbine on a better site approved for the same landowner, which was a good example of what the Park Authority finds acceptable.

If you have any points you wish to discuss further please contact Alan Brown or myself on this matter.

Yours sincerely

Charles J Woodward
Regional Park Manager

David Ashman

From: David Ashman on behalf of Devcont Planning
Sent: 03 May 2012 08:57
To: Laura Graham
Subject: FW: Consultation Request - Planning Application Ref - 12/0085/IC - Erection of 2 No 24 m high (33m to blade tip) wind 50KW turbines with associated works at Kellybank Cottage, Kelly Road, Wemyss Bay. [UNCLASSIFIED]
Attachments: Local Plan Policies INF 7, ENV 5 & 5A.pdf

Additional consultation reply from North Ayrshire

From: David Ashman
Sent: 02 May 2012 15:56
To: Devcont Planning
Subject: FW: Consultation Request - Planning Application Ref - 12/0085/IC - Erection of 2 No 24 m high (33m to blade tip) wind 50KW turbines with associated works at Kellybank Cottage, Kelly Road, Wemyss Bay. [UNCLASSIFIED]

Consultation reply: North Ayrshire Council

From: RHenry@north-ayrshire.gov.uk [mailto:RHenry@north-ayrshire.gov.uk]
Sent: 02 May 2012 09:31
To: David Ashman
Subject: RE: Consultation Request - Planning Application Ref - 12/0085/IC - Erection of 2 No 24 m high (33m to blade tip) wind 50KW turbines with associated works at Kellybank Cottage, Kelly Road, Wemyss Bay. [UNCLASSIFIED]

Hi David,

My apologies for not including the following policies and links:

a) Local Plan policies INF 7, ENV 5 and ENV 5A - please note that the reference to INF 5 in my email for Sensitive Landscape Character Areas should be ENV 5 (see attached pdf for policies)

b) Ayrshire SPG – Guidance on the Location of Windfarms within Ayrshire (see attached link)

<http://www.north-ayrshire.gov.uk/Documents/CorporateServices/LegalProtective/LocalDevelopmentPlan/AyrshireSGonWindFarmDev.pdf>

c) Landscape Capacity Study for Wind Farm Development in North Ayrshire – Phase 1 report (see attached link)

<http://www.north-ayrshire.gov.uk/Documents/CorporateServices/LegalProtective/LocalDevelopmentPlan/WindFarmCapacityPhase1.pdf>

d) The contact for Prestwick Airport is Kirsteen MacDonald - email address: safeguarding@glasgowprestwick.com
The consultation address is Operations, Prestwick Airport, Prestwick KA9 2PL.

Kind regards

Richard

Richard R Henry
Planning Officer
Development Plans & Implementation
Planning Services (Corporate Services)
Cunninghame House
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KA12 8EE

Tel 01294 324777
Fax 01294 324372
email rhenry@north-ayrshire.gov.uk

From: David Ashman <David.Ashman@inverclyde.gov.uk>
To: "RHenry@north-ayrshire.gov.uk" <RHenry@north-ayrshire.gov.uk>
Date: 01/05/2012 15:22
Subject: RE: Consultation Request - Planning Application Ref - 12/0085/IC - Erection of 2 No 24 m high (33m to blade tip) wind 50KW turbines with associated works at Kellybank Cottage, Kelly Road, Wemyss Bay. [UNCLASSIFIED]

Richard,

No copy of the policies is attached or links provided.

Do you have a consultation address/contact point for Prestwick Airport? We consult BAA for Glasgow Airport.

Regards,

David

David Ashman
Development Management Team Leader
Regeneration and Planning
Inverclyde Council
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6 Cathcart Square
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PA15 1LS

Tel: 01475 712416
E-mail: devcont.planning@inverclyde.gov.uk

From: RHenry@north-ayrshire.gov.uk [<mailto:RHenry@north-ayrshire.gov.uk>]

Sent: 30 April 2012 14:26

To: Devcont Planning

Subject: Consultation Request - Planning Application Ref - 12/0085/IC - Erection of 2 No 24 m high (33m to blade tip) wind 50KW turbines with associated works at Kellybank Cottage, Kelly Road, Wemyss Bay. [UNCLASSIFIED]

Dear Sir/Madam,

I refer to the above consultation and would offer the following Officer observations:

1. The proposal is located just north of the Council's boundary, within Clyde Muirshiel Regional Park (CMRP) and some 1.5 km from Skelmorlie.
2. Policy INF 7 (Renewable Energy) of the North Ayrshire Local Plan (Excluding Isle of Arran) is the main policy used in determining wind turbine proposals within our area and a pdf copy of the policy is provided below along with

relevant copy policies INF 5 Sensitive Landscape Character Areas and ENV 5A Clyde Muirshiel Regional Park. The main considerations in relation to the present proposal which lies just outwith North Ayrshire is whether there are any significant landscape and visual impacts likely to arise. In this regard the following Supplementary Guidance documents are relevant:

- a) Ayrshire SPG – Guidance on the Location of Windfarms within Ayrshire (see attached link)
- b) Landscape Capacity Study for Wind Farm Development in North Ayrshire – Phase 1 report (see attached link)

3. In terms of the Ayrshire SPG, the following aspects require careful consideration:

- a) Historic Environment – known archaeological interests in the locality - detailed consultation with West of Scotland Archaeology Service and historic Scotland is suggested.
- b) Communities – located within 2 km of residential properties at Skelmorlie. The proposal is therefore within the 2km constraint distance of the nearest town/settlement and may also be within either 700 m or a distance 10 times the turbine rotor blade diameter (whichever is the greater) constraint distance from an individual dwelling/work place. The guidance indicates that in such circumstances development will not generally be supported unless the developer can demonstrate the impacts are acceptable. The early views of your colleagues in Environmental Health should be sought on this matter in terms of noise issues to ensure that the necessary db(A) noise levels for day and night time are not exceeded.
- c) Landscape – see comments below.
- d) Aviation and Defence Interests – consultation should be carried out with both Glasgow and Prestwick Airports.

4. In terms of landscape, the Council's Landscape Capacity Study (Phase 1 report) is relevant as it extends buffer consideration to part of Inverclyde Council. The proposal is located within landscape character type "Rugged Moorland" and its sub type referred to as "Loch Thom Area" and it is identified as being within an area of "high overall sensitivity" where there is no capacity for wind energy development. Para 4.3 of the Landscape Capacity study indicates that developments smaller than that proposed would "add to the visual complexity of tall vertical masts, chimney and transmission lines already evident in this landscape". Para 4.4 indicates that "all development typologies would diminish the more naturalistic qualities of this landscape and affect its value". Para 4.5 states that "there would be close views of all development typologies from roads, footpaths and reservoirs which are easily accessible honey pot attractions within the CMRP and some intrusion may occur on views out from this area". Para 4.6 concludes that "all typologies would exacerbate the clutter of infrastructure which is already a detractive component of this landscape" and "wind farm development.....would adversely affect the characteristic open expansiveness of this landscape and further diminish the sense of naturalness which is especially valuable because of the close proximity of this character area to urban centres".

5. Please note that recent work carried out by SNH in respect of "Wild Land Search Areas" has identified CMRP as a suitable candidate and the early views of SNH should be sought on the proposal along with those of the Regional Park Manager.

In conclusion, the proposal is considered to be contrary to North Ayrshire Council guidance in terms of landscape and visual impact. Potential noise and radar issues associated with the proposal are additional considerations that require careful consideration.

I trust the above proves helpful.

Kind regards

Richard

Richard R Henry
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Development Plans & Implementation
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7.26 The coast is also subject to erosion and flooding. With global warming and predicted increases in frequency and severity of storms together with rises in sea level, flooding and erosion problems are liable to increase in the future. At present there are a number of coastal locations that are known to present a flood risk including Saltcoats, Largs and Millport. These three locations are likely to be the subject of detailed study and any proposed coastal defence works will require being mindful of the local environmental qualities of the area.

POLICY INF 6 FLOODING

- (a) Within existing built up areas, at locations that are known to have flooded in the past and/or are identified in the Council's flood risk consultation maps, development which will not significantly increase the number of people occupying/visiting the area shall accord with the Local Plan.
- (b) Applicants for developments, within areas that are known to have flooded in the past and/or are identified in the Council's flood risk consultation maps, may be required to submit a flood risk assessment which demonstrates that any risk of flooding can be satisfactorily mitigated without affecting the flood risk elsewhere.

Developers are advised to seek pre-planning application consultation with the water authority, NAC Roads, and SEPA in this respect.

Sustainable Urban Drainage

7.27 A significant proportion of water pollution is caused by the untreated surface run off from urban areas. Methods aimed at reducing this problem can be designed into a proposed development at the outset. Such methods of drainage include filter strips and swales, filter drains and permeable surfaces, infiltration devices and basins, ponds and wetlands. These devices work by providing storage or flow attenuation, and by utilising the natural processes of sedimentation, filtration and bio-degradation to remove pollutants. The Council acknowledges these methods of source control and passive treatment recommended by the Sustainable Urban Drainage Working Party in its 'design manual for Scotland and Northern Ireland'. Accordingly, new developments with innovative methods of surface water disposal and treatment shall be encouraged after consultation with the Scottish Environment Protection Agency and the Water Authority.

Renewable Energy

7.28 To meet the commitment to address the climate change issue, made at Kyoto in 1997, the UK has accepted a legally binding target of reducing emissions of a variety of greenhouse gases by

12.5% below 1990 levels by 2008-2012 as its contribution to the European target of an 8% reduction. A domestic goal has also been set in the UK of a 20% reduction in carbon dioxide emissions by 2010. The Scottish Executive is committed to Scotland making a full contribution to these goals.

7.29 Renewable energy sources include wind power, solar power, geothermal energy, wave power, biofuels and hydroelectric power, the land requirements of which all differ. NPPG 6 has been revised and sets out the Government's policy on Renewable Energy and promotes an increased role for this type of energy production. Development should not result in the loss of farmland protected in terms of Policy ENV 2.

POLICY INF 7 RENEWABLE ENERGY

Proposals for the development of wind turbines, wind farms, biomass, energy from waste and any other renewable energy developments shall accord with the Local Plan subject to the proposal satisfying the following criteria:

- (a) the development is appropriate in design and scale to its surroundings;
- (b) where it can be demonstrated that there is no significant adverse effect on the intrinsic landscape qualities of the area, in particular on those areas outlined in policy ENV 5 and ENV 8;
- (c) the proposal shall not result in unacceptable intrusion, or have a significant adverse effect on the natural or built heritage of the locality;
- (d) it can be demonstrated that any significant adverse effect on telecommunications, transmitting, receiving, or radar systems, can be effectively overcome;
- (e) the proposal can be satisfactorily connected to the national grid without causing negative environmental impact; and
- (f) when considered in association with existing sites, sites formally engaged in the Environmental Assessment process or sites with planning permission, including those in neighbouring authorities, there are no negative impacts due to the cumulative impact of development proposals.

The Council will require that unused apparatus will be removed within 6 months of it becoming redundant and that the site will be restored.

Telecommunications

7.30 The growth and use of mobile phones has led to an increase in demand for mast sites (or base stations). It is estimated that the continuing roll out of second generation equipment by mobile

diversification to small-scale tourism such as bed and breakfasts, caravanning and camping, farm shops, etc. Policy ENV 1A for the conversion, rehabilitation or replacement of existing buildings in the countryside can also support diversification. Policy ENV 3 gives general support to appropriate farm diversification as a means of ensuring continued viability and sustaining rural employment.

POLICY ENV 3 FARM DIVERSIFICATION

Proposals for farm diversification shall accord with the Local Plan provided that the development:

- (a) would protect or enhance the viability of the agricultural unit; and
- (b) shall not have a significant adverse effect on the character, amenity and biodiversity value of the locality.

Development proposals should take account of the Council's approved Rural Design Guidance.

Forestry

12.14 A Scottish Forestry Strategy, Forests for Scotland sets the national framework for the development of forestry and a Woodland Strategy for Ayrshire and Arran has been prepared. This will be included as a component of a future alteration to the Ayrshire Joint Structure Plan. In terms of Government policy there has been a shift in emphasis from the promotion of purely commercial afforestation towards the development of multi-purpose forests and a commitment to the concept of sustainable forestry. There are now more incentives towards planting woodlands on the better land on the fringe of uplands and in the lowlands. National policy also encourages the development of community woodlands, particularly in close proximity to settlements.

12.15 Forestry and woodland planting can enhance the area and the Council will support specific opportunities to reclaim and plant derelict land, quarry sites, spoil heaps, blings, the screening of unsightly developments and the creation of enclosure around settlements and development sites, all of which would contribute to the Local Biodiversity Action Plan process.

POLICY ENV 4 FORESTRY

Proposals for forestry/woodland planting and farm woodland schemes that are of a scale, composition and design which is in keeping with the landscape character of the area, will enhance its appearance, create effective shelter belts, visually screen unsightly land, improve derelict land and quarry sites, or assist in establishing strong physical boundaries to the edge of settlements and avoids adverse cumulative impacts shall accord with the Local Plan.

Proposals shall be assessed in terms of the Ayrshire and Arran Woodland Strategy, the Ayrshire Landscape Character Assessment and the Forestry Commission's Environmental Guidelines.

Landscape

12.16 North Ayrshire has an attractive landscape setting and the Local Plan shall seek to protect landscape character from insensitive development. An Ayrshire Landscape Character Assessment has been completed and this will be used to identify important features and assist in assessing the impact of development proposals upon the landscape. In providing for new development attention will be given to the setting of towns, villages and buildings within the landscape; the pattern of trees and woodlands; the special qualities of the main river valleys and estuaries; historic landscapes and skylines and other prominent features.

Sensitive Landscape

12.17 The Local Plan Area includes a significant part of Clyde Muirshiel Regional Park. The quality of the landscape and the extremely varied types of habitat enhance the ecological diversity of the area and attract visitors. Land cover is dominated by grass moorland vegetation and there is little natural woodland. There are a number of reservoirs including Muirhead, Camphill, Caff and Munnoch. These features contribute to the diversity of the landscape and, as such, due account should be taken of the sensitive nature of the landscape when considering development proposals.

POLICY ENV 5 SENSITIVE LANDSCAPE CHARACTER AREAS

Within the Sensitive Landscape Character Area, as identified on the Local Plan Map, the Council shall give detailed consideration to the conservation and enhancement of the landscape in the determination of development proposals.

Development within this area shall only accord with the Local Plan if it promotes the needs of Clyde Muirshiel Regional Park, agriculture, forestry or the general social and economic well-being of the area.

Clyde Muirshiel Regional Park

12.18 The Council, in association with Inverclyde and Renfrewshire Councils, is actively involved in the ongoing management and development of Clyde Muirshiel Regional Park. The Regional Park is recognised as an area of valued upland landscape of strategic importance which provides opportunities for leisure, recreation and sporting activities. The varied landscape and nature conservation interests are also important assets of the park and the Local Plan seeks to protect

and where appropriate enhance them through other related policies in this section.

POLICY ENV 5A CLYDE MUIRSHIEL REGIONAL PARK

The Council, in association with Inverclyde and Renfrewshire Councils, shall make provision for leisure, recreation and sporting facilities which develop and enhance the existing recreational infrastructure of Clyde Muirshiel Regional Park. Development within this area shall only accord with the Local Plan where it can be demonstrated that:

- (a) the development is appropriate in design and scale to its surroundings;
- (b) there is no significant adverse effect on the intrinsic landscape qualities of the area as outlined in Policy ENV 5; and
- (c) the proposal shall not result in unacceptable intrusion, or have a significant adverse effect on the natural or built heritage of the park.

Trees, Woodland and Hedgerows

12.19 Trees, woodland and hedgerows contribute to the landscape and are an important resource for recreation and nature conservation. Ancient and long established woodlands are an important and irreplaceable habitat. The larger and more important areas of woodland such as the Ancient and Semi Natural Woodlands in and around the main settlements are shown in Supporting Information Paper 15.

12.20 There are a number of existing Tree Preservation Orders which protect trees likely to be threatened with loss or damage. These are listed in Supporting Information Paper 5. Where appropriate, endangered trees and woodlands shall be protected by the designation of Tree Preservation Orders. Within an area covered by a TPO, there shall be a presumption against development unless it can be proven that it would not adversely affect the stability or appearance of protected trees. Where felling of protected trees is permitted for safety or other reasons, the Council may require appropriate replacement planting. Developers should allow for a sufficient buffer between buildings and existing trees, to protect root systems and avoid future property damage.

Nature Conservation

12.21 The Conservation (Natural Habitats Etc.) Regulations 1994 place a statutory duty on planning authorities to meet the requirements of the EC Habitats Directive. Detailed advice on the requirements of the Directive is set out in Scottish Executive Circular 6/1995. The raised bog habitats at Cockinhead Moss, Dykeneuk Moss and Bankhead Moss are designated as Special

Areas of Conservation (SACs) under the EC Habitats Directive, and the Renfrewshire Heights are proposed as a Special Protection Area (pSPA) under the EC Birds Directive; and as such they are afforded the highest possible level of protection (ENV 6 (1)). Active raised bogs are an important and diverse habitat and are now extremely rare in lowland Scotland. The extensive area at Renfrewshire Heights is recognised as an important area for the hen harrier. Development within or likely to affect these sites shall only be allowed to proceed where it is demonstrably for reasons of over-riding public interest. The European Habitats and Wild Birds Directive together form the framework for the protection of habitats and species known collectively as "Natura 2000".

12.22 There are 16 Sites of Special Scientific Interest which are afforded protection (ENV 6 (2)). These include the 3 SAC sites mentioned above. Proposed SSSI notification for Renfrewshire Heights is pending under the new Nature Conservation (Scotland) Act 2004. A schedule of the Sites of Special Scientific Interest is included as Supporting Information Paper 6.

12.23 Article 10 of the EC Habitats Directive and the related Scottish Executive Circular 6/95, revised in June 2000 with the publication of Scottish Executive Guidance "Habitats and Birds Directives", highlight the importance of nature conservation outwith designated sites. The Directive attaches particular importance to wildlife corridors and stepping stone sites that are important for species migration and genetic exchange because of their linear or continuous nature. The major linear wildlife corridors in the Local Plan area consist of watercourses, reservoirs and river valleys.

12.24 There are also a number of local sites known as wildlife sites or provisional wildlife sites. Some of these are managed by the Scottish Wildlife Trust as Nature Reserves. The Council has designated Stevenston Dunes as a Local Nature Reserve. Additional nature conservation sites include Ancient Long Established and Semi Natural Woodlands and European Habitats (Annex 1 habitat areas). Collectively these interests are designated as Sites of Importance for Nature Conservation (SINCs) and all are protected under Policy ENV 6(3), listed in Supporting Information Paper 6 and shown in Supporting Information Paper 15.

POLICY ENV 6 NATURE CONSERVATION

1. **International Designations.**
Proposals for development likely to have a significant effect on Natura 2000 sites, as identified on the Local Plan Map, shall require to be subject to an assessment of the Implications for the site's conservation objectives. Proposals shall not accord with the Local Plan unless the assessment indicates that:



MINISTRY OF DEFENCE

David Ashman
Inverclyde Council
Cathcart House
6 Cathcart Square
Greenock
PA15 1LS

Defence Infrastructure Organisation

Chris Evans
Safeguarding - Wind Energy
Defence Infrastructure Organisation
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Sutton Coldfield
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Chris Evans: 0121 311 2274
Facsimile: 0121 311 2218
E-mail: DIO-safeguarding-wind@mod.uk
Internet Site: www.defence-estates.MOD.uk

Your Reference: 12/0085/IC
Our Reference: DE/C/SUT/43/10/1/16051

30th April 2012

Dear Mr Ashman

DE Reference Number: 16051

Site Name: Kellybank Cottage

I am writing to tell you that the Ministry of Defence (MOD) has no concerns with the proposal as set out in your pro-forma dated 4th April 2012.

The application is for 2 turbines at 24 metres to blade tip. This has been assessed using the grid references below as submitted in your pro-forma.

Turbine	100km Square Letter	Easting	Northing
1	NS	20881	68671
2	NS	21014	68692

If the application is altered in any way we must be consulted again as even the slightest change could unacceptably affect us.

If you apply for planning permission you must ensure that the relevant planning authority consults this office to ensure that no concerns have arisen since the date of this letter.

If planning permission is granted you must tell us;

- the date construction starts and ends;
- the maximum height of construction equipment;
- the latitude and longitude of every turbine.

This information is vital as it will be plotted on flying charts to make sure that military aircraft avoid this area.

It should be noted that this response is based on current levels of wind farm development in the area. If additional wind farms are consented or built prior to this development being submitted for planning consent, our position may change.

Defence Infrastructure Organisation Safeguarding wishes to be consulted and notified of the progression of planning applications and submissions relating to this proposal to verify that it will not adversely affect defence interests.

I hope this adequately explains our position on the matter. If you require further information or would like to discuss this matter further please do not hesitate to contact me.

Further information about the effects of wind turbines on MOD interests can be obtained from the following websites:

MOD: <http://www.mod.uk/DefenceInternet/MicroSite/DIO/WhatWeDo/Operations/ModSafeguarding.htm>

Restats: <https://restats.decc.gov.uk/cms/aviation-safeguarding-maps/>

RenewableUK: <http://www.bwea.com/aviation/index.html>

Yours sincerely

Chris Evans

Defence Infrastructure Organisation

<http://www.mod.uk/DefenceInternet/MicroSite/DIO/WhatWeDo/Operations/ModSafeguarding.htm>

David Ashman
Inverclyde Council
By email

11th April 2012

Dear David

Re: Planning Application No. 12/0085/IC

Erection of 2x33.05m wind turbines at Kellybank Cottage, Kelly Road, Wemyss Bay

Our Ref: GLA2298

We refer to your email dated and received in this office on 4th April 2012.

The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. We, therefore, have no objection to this proposal.

Yours sincerely

Christopher Butler
For and on behalf of Glasgow Airport Limited

David Ashman

From: David Ashman on behalf of Devcont Planning
Sent: 05 April 2012 15:55
To: Jim Lynn
Subject: FW: Your Ref: 12/0085/IC (Our Ref: W(F)14049)

NATS consultation reply

From: ALLEN, Sarah J [<mailto:Sarah.ALLEN@nats.co.uk>] **On Behalf Of** NERL Safeguarding
Sent: 05 April 2012 12:00
To: Devcont Planning
Subject: Your Ref: 12/0085/IC (Our Ref: W(F)14049)

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

However, please be aware that this response applies specifically to the above consultation and only reflects the position of NERL (that is responsible for the management of en route air traffic) based on the information supplied at the time of this application.

This letter does not provide any indication of the position of any other party, whether they be an airport, airspace user or otherwise. It remains your responsibility to ensure that all the appropriate consultees are properly consulted.

If any changes are proposed to the information supplied to NERL in regard to this application which become the basis of a revised, amended or further application for approval, then as a statutory consultee NERL requires that it be further consulted on any such changes prior to any planning permission or any consent being granted.

Yours faithfully,

Sarah Allen
Technical Administrator
On behalf of NERL Safeguarding Office

If you are not the intended recipient, please notify our Help Desk at Email isproduction@nats.co.uk immediately. You should not copy or use this email or attachment(s) for any purpose nor disclose their contents to any other person.

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Please note that neither NATS nor the sender accepts any responsibility for viruses or any losses caused as a result of viruses and it is your responsibility to scan or otherwise check this email and any attachments.

NATS means NATS (En Route) plc (company number: 4129273), NATS (Services) Ltd (company number 4129270), NATSNAV Ltd (company number: 4164590) or NATS Ltd (company number 3155567) or NATS Holdings Ltd (company number 4138218). All companies are registered in England and their registered office is at 4000 Parkway, Whiteley, Fareham, Hampshire, PO15 7FL.

Our ref: 7/3/6/12/00085
Your ref: 12/0085/1C
WoSASdoc: 12_00085-c
Date: 28 June 2012
Contact: Paul Robins
Direct dial: 0141 287 8335

WEST of SCOTLAND
ARCHAEOLOGY
SERVICE



Planning and Transportation
Inverclyde Council
Cathcart House
6 Cathcart Square
Greenock
PA15 1LS

20 India Street, Glasgow G2 4PF
Tel: 0141 287 8330
Fax: 0141 287 9529
enquiries@wosas.glasgow.gov.uk

Dear Sir or Madam,

Erection of 2 No. 24 metre high wind 50 kW turbines with associated works, Kellybank Cottage Kelly Road Wemyss Bay PA18 6BB. Archaeology.

I refer to the above application for planning consent and to the revised cultural heritage section of the environmental report. I attach a copy of this for your information. I write to advise that I agree with the revised assessment report and wireframes produced that demonstrate that the proposals will have a detrimental effect on the setting of the 3 closest Scheduled Ancient Monuments. I agree that the magnitude of this impact will be medium and that the application therefore does not warrant advice for refusal based on setting issues raised.

The proposals do raise direct archaeological issues and so I advise that a watching brief be maintained on the main areas of proposed ground disturbance during initial construction. I recommend that an archaeological watching brief condition would be sufficient to accomplish this. Accordingly I recommend that, should the Council intend to grant consent to this application, the following condition should be attached:

The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Planning Authority, during all ground disturbance. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record, recover and report items of interest and finds. A method statement for the watching brief will be submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority prior to commencement of the watching brief. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority and to the West of Scotland Archaeology Service in writing not less than 14 days before development commences.

The applicant or developer will need to secure the services of a professional archaeological contractor to undertake the watching brief. An informal list of such contractors is available on our web site www.wosas.net for the developer's use in securing the required works should the Council grant consent with the condition recommended above.

The watching brief would be required on the main stages of proposed ground disturbance associated with the proposals. This will include the initial stages of construction such as the

removal of turf, hard surfaces or topsoil. It may be possible for this initial stage of works to show that there are no archaeological remains present on the site but if not then the subsequent deeper excavations should also be watched. If buried remains are identified there maybe a requirement for further stages of archaeological works in order to properly excavate and record them before or during further development as necessary. This could include further excavation and any post excavation analyses or publication of the results if warranted.

Please contact me if you require any further information or advice.

Yours faithfully

West of Scotland Archaeology Service

SOUTH FAIRHILLS

Lochwinnoch PA12 4DN

Tel No: [REDACTED]

e mail: [REDACTED]

May 2012

Mr D Ashman
Inverclyde Council
Planning Department
Municipal Buildings
GREENOCK PA15 1LY

Dear Mr Ashman

Kelly Bank Cottage Wind Turbine Application 12/0085/IC

This is an initial objection and we reserve the right to expand on our objection in the near future. On behalf of the full membership of Save Your Regional Parks we object to the above planning application on the following grounds:

- The proposed turbines are so close to Clyde Muirshiel Regional Park which is in the first instance a Park set aside for the use of many millions of visitors from the Central Belt in order to encourage healthy pursuits. Their proximity will impact on the Park.
- The Park has already been seriously diminished in size as a result of wind farms in Wardlaw Wood, Millour Hill, Kelburn and an encroachment of turbines from the Ardrossan Windfarm. These areas are now out of bounds for visitors under Health and Safety regulations because they are deemed by the owners as industrial sites
- The area is an Area of Great Landscape Value according to the Scottish Government and as such should be protected by local authorities for future generations
- The west coast of Scotland is a major tourist attraction in its own right but in particular, tourists who sail find this area particularly attractive. Given the marinas which are in this area any diminishing of the views will impact on the use of these marinas. In fact as a result of many days spent in the area by SYRP members gathering public opinion, we know that already many sailors will move to another location as a result of the impact of the many wind farms already in CMRP.
- The impact of these turbines and the proposed extension will seriously impact on the skyline and as a result will add to the negativity which already exists as a result of the aforementioned wind farms.

- Given that the Core Paths are close to the turbines, no thought has been given to the health implications which these turbines will have on those who use the Core Paths. Recent information is that the British Medical Profession are about to undertake major research re wind turbines because they are concerned that there are serious mental and physical impacts on individuals close to turbines.
- Again there is suspicion that this proposed wind farm development is only the beginning and is, if it gets "its foot in the door," will expand immeasurably. Is it for 2 wind turbines or is it for 4, 6, 8 or who knows?
- There is also a serious issue with air traffic control as this is close to the flight path for Glasgow Airport. It is important that NATS is consulted regarding this windfarm.

This is purely an initial objection and once we have time to peruse the area and the planning application we shall have a lot more to contribute. We reserve the right to add to this objection in the very near future.

Yours faithfully

Sybil Simpson

Vice Chair of Save Your Regional Parks Campaign

DECISION NOTICE

Inverclyde
council

Refusal of Planning Permission

Issued under Delegated Powers

Regeneration and Planning
6 Cathcart Square
Greenock
PA15 1LS

Planning Ref: 12/0085/IC

*TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2008*

Mr A McIntyre
Kellybank Cottage
Kelly Road
Wemyss Bay
PA18 6BB

VG Energy Ltd
Waterside Farm
Glasgow Road
GALSTON
KA4 8PB

With reference to your application dated 8th March 2012 for planning permission under the above mentioned Act and Regulation for the following development:-

Erection of 2 No. 33 metre high wind 50 kW turbines with associated works at

Kellybank Cottage, Kelly Road, Wemyss Bay

Category of Application: Local Application Development

The INVERCLYDE COUNCIL in exercise of their powers under the abovementioned Act and Regulation hereby refuse planning permission for the said development.

The reasons for the Council's decision are:-

That due to the cumulative impact with the existing nearby turbine the proposed turbines will have an adverse impact on the landscape character of the West Renfrew Hills Scenic Area. Furthermore, due to their position and height the proposed turbines will break the skyline and will thus be to the detriment of the visual amenity of adjacent and nearby residences and public vantage points within north Skelmorlie. The proposal is therefore unacceptable in terms of:-

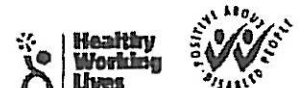
- a. the Council's interim policy on small wind turbine development UT6B, criteria (a) and (f);
- b. the Council's interim policy on wind farms UT6A, criterion (c) and (d);
- c. Policy UT6 of the Inverclyde Local Plan, criteria (a), (b) and (c);
- d. Policy HR1;
- e. Policy HR5.

The reason why the Council made this decision is explained in the attached Report of Handling.

Dated this 5th day of July 2012

[Redacted Signature]

Head of Regeneration and Planning



- 1 If the applicant is aggrieved by the decision of the Planning Authority to refuse permission for or approval required by condition in respect of the proposed development, or to grant permission or approval subject to conditions, he may seek a review of the decision within three months beginning with the date of this notice. The request for review shall be addressed to The Head of Legal and Administration, Inverclyde Council, Municipal Buildings, Greenock, PA15 1LY.
- 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 the carrying out of any development which has been or would be permitted, he may serve on the planning authority a purchase notice requiring the purchase of his interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997

Refused Plans:

Drawing No:	Version:	Dated:
100020449		01.03.2012
A001		01.02.2012
P50/24		01.03.2012



NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2008

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

Use **BLOCK CAPITALS** if completing in manuscript

Applicant(s)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No.

E-mail*

Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No.

E-mail*

Mark this box to confirm all contact should be through this representative:

* Do you agree to correspondence regarding your review being sent by e-mail? Yes No

Planning authority

Planning authority's application reference number

Site address

Description of proposed development

Date of application Date of decision (if any)

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

Reasons for seeking review

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

Given the reasons for refusal, further information is required to demonstrate how the proposal will not have the ~~impact~~ claimed impact upon the landscape and visual amenity.

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- | | Yes | No |
|--|-------------------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

Please see review statement.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made? Yes No

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

New material has been raised to demonstrate the proposal will not have a significant negative adverse impact. Given the positive screening opinion provided by Inverclyde Council it was not deemed necessary, however subsequent consultation, objection from North Ayrshire - Clyde Muirshel Park and refusal it is now deemed necessary.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

Review Statement .

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

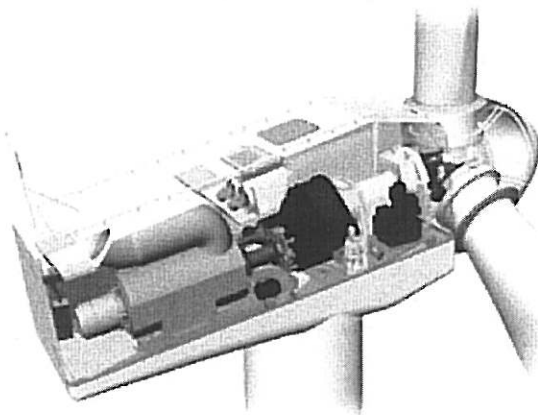
I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed

[Signature box]

Date

22/08/12 .



Kelly Bank Cottage

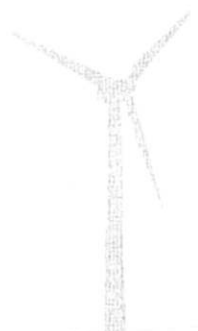
Review Statement

Ref: 12/0085/IC

August 2012

Client: Mr McIntyre

Site Location: Kelly Bank Cottage,
Wemyss Bay,
PA18 6BB



Compiled by:

Chris Lockett BA (Land Arch), LMLI

Fiona Struthers BA (Hons)

Planning & Environment Department

Edited by: Catriona MacLachlan

Signed off by: Jimmy Mair

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1. Introduction

This document is being submitted in conjunction with the request for a review of the determination of application 12/0085/IC: Erection of two wind turbines (24m high to hub, 33.05m high to blade tip), associated meter house and formation of access track.

This Review Statement has been prepared by VG Energy Ltd. on behalf of Mr. A. McIntyre

2. Review Purpose

The applicant seeks a review of this determination because he believes that the Council's rejection due to negative Landscape and Visual Impacts should be subject to further review. It is considered that the proposal will not have the degree of significant negative adverse impact and effect upon the landscape within the immediate area and greater Regional Character Area (RCA). The refusal states that the turbines would be unacceptable in terms of:

- a. The Council's interim policy on small wind turbine development UT6B, Criteria (a) and (f);
- b. The Council's interim policy on wind farms UT6A, criterion (c) and (d);
- c. Policy UT6 of the Inverclyde Local Plan, criteria (a), (b) and (c);
- d. Policy HR1;
- e. Policy HR5.

Most renewable technology developments will have an impact and effect upon the landscape and local visual receptors. The degree of negative adverse effect of a small to medium scale development such as that proposed must be kept to a minimum to the greatest extent possible considering all of the constraints of immediate local site, surrounding Landscape Character Type (LCT) and greater RCA.

As this development has been proposed following guidelines set forth by Industry Standards (Landscape Institute and Institute of Environmental Management & Assessment), National and Regional policy and guidelines regarding wind technology and siting, the applicant wishes this to be reviewed and determined further at Committee.

3. New Material Provided

i. Public Consultation

During the decision process there was one letter of objection from the public regarding the application, suggesting that the local community is satisfied with the development.

The concerns highlighted in this objection letter are described in the Report of Handling as follows

- The turbines will adversely impact on people using the Clyde Muirshel Regional Park
- Previous approvals elsewhere have restricted public access to the Park
- It should be protected as an Area of Great Landscape Value
- It will adversely impact on tourism, especially numbers choosing to sail on the River Clyde
- The turbines will seriously impact on the skyline
- Mental and physical impacts on users of core paths in close proximity
- Concerns over further expansion once these turbines are approved
- Concerns over air safety implications

The impact on those using the Park and the skyline will be assessed in the 'Landscape and Visual Impact Review'. Concerns surrounding restricted access, tourism, mental and physical impacts are common misconceptions brought about by negative media representation of wind energy technologies. The concerns relating to further expansion and air safety are assessed within the planning permission processes and are not reasons to justify refusal.

ii. Green Targets

Developments such as this address economic and social goals while delivering a greener Scotland. These projects promote a wealthier and fairer rural society, while strengthening rural communities.

The most obvious solution to the Planning Application being rejected would normally have been to re-submit with the turbines shown in a different location and/or of a lesser height deemed more suitable by the council. However, this location and height of turbine is chosen so that the development will have sufficient wind resource to ensure viability. Furthermore, it would be inappropriate to refuse these turbines in an operational location in favour of turbines in a location, that would be more visually appealing, but that are unlikely to operate.

iii. Review of Council Refusal Reasons

The Council's objections to the proposed renewable energy development relate to the potential adverse landscape and visual impacts and effects it may cause to important visual receptors in the immediate and greater environs. The Council has stated that such impacts and effects are contrary to existing policies of overall governing Scottish Planning Policy (SPP), the Strathclyde Local Plan, Written Statement (2005) and Interim policies pertaining to wind farms and small wind turbine development.

iv. Landscape and Visual Impact Review

As previously outlined in the submitted Landscape and Visual Assessment chapter of the Environmental Report, the development will have a degree of *moderate adverse* impact upon the landscape and visual amenity-when the proposed turbines are viewed as a single development. The siting of the proposed turbines and the existing turbine ensures the majority of views will only contain a single development.

It must be argued that the **cumulative impacts** with the approved (currently being constructed) turbine at 19.8m, determined by Council to be a significant reason for refusal, are not as negatively impacting, with adverse effect, to warrant the outright refusal. The applicant believes the existing smaller turbine, located within site constraints at an elevation to prevent sky-lining is not seen in the majority of view corridors as a significant combined adverse impact with the new proposed turbines. The development of both new wind turbines would have a *moderate adverse* impact on the visual quality of the local area - an area which has seen a continued evolution in land-use changes and an overlay of more significant infrastructure elements such as larger scale pylons and masts. The applicant runs Kelly Bank Cottage as a local family business in a Council area that is identified, as follows, in their Local Plan:

1.1 Inverclyde Council was formed in 1996 by the reorganisation of Scottish local government. It is one of the smallest local authorities in Scotland, extending to some 61 square miles and with an estimated 2004 population of 82,430. Since the 1970s the area has experienced a severe decline in its population through the collapse of its traditional industrial base of shipbuilding and marine engineering.

*6.1 The most fundamental change affecting Inverclyde over the last fifteen years has been the restructuring of the area's economy. This has come about through the **demise of the traditional maritime industrial base in the main built up area and its replacement by largely new service-based employment.***

6.2 The challenge of increasing the attractiveness of Inverclyde for employment has, and continues to be, enthusiastically embraced by local public sector agencies within the limits of their resources. This has led to a number of notable successes in both the reclamation of former maritime industrial land and the attraction of several major employers in the electronics field. Nevertheless, the legacy of the decline of the traditional industries remains and is reflected in the physical and social fabric of today's Inverclyde, including:

- i. the poor physical condition and appearance of several significant areas formerly in heavy industrial use;*
- ii. **the continuing population decline and an associated ageing of the population;***
- iii. the mismatching of skills to jobs available; and*
- iv. **concentrations of unemployment in some areas, that are significantly higher than the national average.***

*6.11 National policy and the Structure Plan recognise the significant contribution tourism is making to the economy. The Structure Plan identifies, among other areas, **Clyde Muirshiel Regional Park** and the Lower Clyde Estuary and Firth of Clyde as areas where tourist*

development would support the economic competitiveness of Glasgow and the Clyde Valley. The Structure Plan requires these areas to be protected from inappropriate alternative development.

Economic Development Strategy

6.14 *There are four strategic objectives set out in the Council's Economic Development Strategy to fulfil Inverclyde Council's Corporate mission:*

- 1) *To improve the scale, diversity and performance of the business base.***
- 2) *To improve the efficiency and effectiveness of the local labour market.***
- 3) *To address the problems of economic and social exclusion.***
- 4) *To improve the attractiveness of Inverclyde as an area to live, work, invest and visit.***

The applicant, in light of economic difficulties faced in agricultural sectors, is looking to provide a source of income that would, as set forth in the original Environmental Report, secure a future for the family run business (predominantly cattle farming and an egg delivery service).

It is understood by the applicant that such rural diversification ventures should not be to the detriment of the local area. It is felt, by the applicant, that the footprint and scale of this proposed development does not impact upon or affect a wide tourist base with negative visual effects. This degree of impact and effect can be justified by the economic return to this local family enterprise that will in turn benefit the local economy.

The percentage of negative opinion towards large scale wind-farm activities in high sensitive areas (and often low sensitive areas) is a very contentious issue fuelled by anti-turbine campaigns and negative media reporting. To refuse what is not a wind-farm development (three turbines, all under 34m tip height) in a degraded landscape that has evolved through the imprint of heavy industry, the overlay of large scale pylons and scarring through commercial forestry seems excessive. To cite cumulative impacts for three (3) turbines of a small to medium typology as a means for rejection is out of context in this specific project case.

Responses

The following is in response to the decisions given for the Council refusal of this development.

a. The Council's interim policy on small wind turbine development UT6B, Criteria (a) and (f).

Proposed Interim Policy

Policy UT6B: Small Scale Wind Turbine Development

In assessing proposals for small scale wind turbine developments, Inverclyde Council, as Planning Authority, will be supportive where the proposed development satisfies the criteria of Local Plan Policies UT6 and UT6A, where relevant, and will have regard to the impact on:

- a) neighbouring/adjoining properties and residential amenity generally;*

- f) *the landscape, especially when viewed from public vantage points, including local roads, neighbouring settlements, and when set against the skyline.*

Response: To have a significant adverse effect, a development would have to result in it producing a total loss or major alteration to key elements, features and characteristics of the baseline conditions. As has been discussed earlier, the Landscape Character Type in which the proposed development lays cannot be described as wilderness moorland, untouched by the hand of man. While the sensitivity of visual amenity of a moorland setting within the Clyde Muirshiel Regional Park is *high* in respect of receptors visiting the park for recreation and enjoyment of wider landscape views, the relatively small-medium impact of this type of development must be deemed to be of *slight to moderate* adverse effect when seen in context alongside the existing large impact and significant adverse effect of electricity pylons. This development would have a very limited impact upon the residential amenity in Inverclyde, with only 3 homes, one of which owned by the applicant, being able to view the turbine development.

There are many man-made practices being undertaken within this scenic area inclusive of water management and large scale forestry operations. While it would seem that park users would be more amenable to the planting of trees (plantation forestry) within such a moorland setting, the extensive scarring and long term significant adverse effects of this scale of operation far outweighs the degree of change that would be seen by the proposed small-medium scale impact turbine project. The turbine development, within the property boundaries of a farm on the fringe of the moorland, affects views in this immediate location with users of sections 2, 3, 6, 7 & 9 of the Council Core Path Network. While larger tracts of this network in the boundaries of the park are impacted and see negative effect on visual amenity caused by pylon infrastructure and forestry operations. Unfortunately neither receives as much negative publicity in public forums.

Through Council consultation with neighbouring North Ayrshire, it has been determined that the level of impact and adverse effect on visual receptors from the coastal settlement of Skelmorlie through location, orientation and elevation justifies application rejection. It is deemed by the applicant that this justification is extreme given the evaluation of key views from the settlement and the impact/effect of the proposed turbines on these. Skelmorlie is a coastal town, built on the southwest lower slope of Kelly Glen to the south of where the Kelly Burn discharges into Weymss Bay. As a coastal settlement, orientation is predominantly to the west with views towards the water. These are the signature important aspects from residences and other social receptors within the coastal fringe settlements. As the turbine development is proposed to the east behind settlement receptors, the impact and effects to these receptors can realistically be classed as *slight to moderate*. Though the turbines are seen above the skyline from receptors in these locations, again the scale of the development with tip height in the context of the scale of the landscape and topography is not significantly detrimental. Other man-made infrastructure elements such as very large scale electricity pylons are evidenced in the view corridors with these turbines and as such an opinion of significant negative change to visual amenity is deemed excessive.

The addition of the two turbines would help provide the farmer/landowner an additional source of income which would allow him to maintain and improve this moorland fringe farmland, while being limited to the confines of property boundary.

b. The Council's interim policy on windfarms UT6A, criterion (c) and (d).

Policy UT6A: Wind Farms of 20MW and Above

Wind farms with an output of 20MW and over will be supported where (the proposed development):

- c) is sited within the landform to ensure it does not have a detrimental effect on the landscape and*
- d) does not have an unacceptable adverse impact on the positive strategic assets of Clyde Muirshiel Regional Park and the West Renfrew Hills Scenic Area, such as:*
 - i. landscape and visual amenity;*
 - ii. tourism;*
 - iii. recreation; and*
 - iv. conservation*

Response: The siting of any renewable technology infrastructure within a landscape will have a detrimental effect on that landscape to some degree, whether it be damming and flooding valleys/piping water for hydro-electric, planting areas for bio-fuel production, building plants for bio-gas or installing areas for solar generation. The degree of impact and resultant effect on the baseline conditions (landscape, visual amenity, receptors) are the key issues, and as set forth in National and Regional planning policy and guidance, best practice should always be implemented in site design to ensure the degree of detrimental impact and effect is kept to a minimum.

It is the applicant's view that all such wind energy guidance and policy has been adhered to, within the constraints of the project boundaries, to minimise significant adverse impact to local and wider area receptors. Due to the open nature of the fringe landscape, any vertical element will have a degree of marked effect on receptors over a wider area as is evidenced by the large scale electricity pylons that traverse the landscape. As such, the much smaller scale of the proposed development would not seriously detriment park users in this – small section – of the greater park area and West Renfrew Hills Scenic Area.

The single letter of objection states that this small-medium scale development will prevent public use of the park, cause tourists to boycott sailing on the Clyde, destroy a skyline that is already dominated by large scale pylons and promote mental and physical deterioration as a result of proximity. These are not material concerns and are common misconceptions brought about by negative media representation of wind energy technologies.

The viewpoint that "cumulative" impact, in the industry sense, of this small-medium scale development and resultant effect is significant has been countered previously in this statement with the applicant believing the existing smaller turbine, located within site constraints at an

elevation to prevent sky-lining is not seen in the majority of view corridors as a significant combined adverse impact with the two proposed turbines from the most sensitively identified receptors – residences in Skelmorlie. Additionally, the positioning of the proposed turbine development ensures that residences in Skelmorlie will only view the upper sections of the turbines. Public opinion that such a development would culminate in “further expansion” upon approval is unfounded. It is the duty of the Council Planning Department to look at such developments as project specific without unjustified future-proofing to ensure that only the merits and effects of the proposed development are assessed. The wider Cumulative Effect of this development within the Local Landscape and Clyde Muirshiel Regional Park and the West Renfrew Hills Scenic Area in the present time is *negligible*.

c. Policy UT6 of the Inverclyde Local Plan, criteria (a), (b) and (c).

EXISTING LOCAL PLAN POLICY

Policy UT6: Renewable Energy Infrastructure

In assessing proposals for renewable energy infrastructure, Inverclyde Council, as Planning Authority, will have regard to the impact on:

- a) the natural environment and built heritage of the locality;*
- b) the landscape, particularly when viewed from major transport corridors;*
- c) residential amenity.*

Response: Most of the development regulations/policy responses pertaining to the natural environment, built heritage and residential amenity have been covered in this statement under UT6A and UT6B.

The main coastal road running to the west of the development site (the A78, approximately 1.45km to nearest point) enjoys main views to the west over Wemyss Bay and the Firth of Clyde. The location of the small-medium scale turbines over 1km to the east would not cause any detrimental effect to these westerly views and would cause no significant detrimental effect to tourist vehicular easterly views as many panoramas of the skyline incorporate large scale electricity pylons and non-native coniferous plantations for commercial cropping. Passing through a diverse landscape of coastal fringe settlements, coniferous and deciduous forest areas and open coastal landscape with scenic land views beyond, vehicular users would only notice the proposed turbines as a small element in a greater landscape. Such views would also be transient and broken in nature due to settlement and topography. The limited area of minor visual intrusion in the wider landscape has been shown by the extent of the ZTV. Mobile home/caravan parks, such as that found at Wemyss Bay, could be viewed as negative visual intrusions with effects over a far greater swathe of the coastal fringe.

d. Policy HR1.

Policy HR1 Designated Environmental Resources and Built Heritage

Development that would adversely affect, directly or indirectly, the natural or built heritage resources listed in Schedule 9.1 and where indicated, on the Proposals Map, will not normally be permitted. Having regard to the designation of the environmental resource and built heritage, exceptions will only be made where:

- a) Sites of Special Scientific Interest (SSSI) will not be compromised;*
- b) visual amenity and townscape will not be compromised;*
- c) no other site, identified in the Local Plan as suitable, is available;*
- d) the social and economic benefits of the scheme outweigh the total or partial loss of the environmental resource;*
- e) the developer has demonstrated that the impact of the development on the environment will be minimised; and*
- f) the loss can be compensated by habitat creation/site enhancement elsewhere, and where there are satisfactory arrangements to achieve this.*

Response: There are no impacts to SSSI's or sensitive ecological areas. The footprint of the development is low impacting in the greater context of the landowner's property and Local Area

Most of the development regulations/policy responses pertaining to the natural landscape, built heritage and residential amenity have been covered in this statement under UT6, UT6A and UT6B.

The development is restricted to the confines of the landowner's property and no other site is available.

As has been discussed previously and shown in this statement, the greater area of Inverclyde as covered in the Inverclyde Local Plan has seen a downturn in employment and an increase in deprived areas due to the loss of previous heavy industry. Newer electronics infrastructure has seen an insurgence and local businesses are looking to diversify. By running the two proposed turbines along with the existing approved/constructed smaller turbine, the farmer/landowner would be provided an additional source of income which would allow him to maintain and improve this moorland fringe farmland and invest back into his local family business and local area.

Every attempt has been made by the developer to minimise negative visual impacts and resultant effects to the greatest extents possible given the constraints of his subject property. The original location for the turbines, which was submitted for screening, situated them at the top of hill where the majority of the turbine would break the skyline. The location submitted in the planning application located the turbines 25-30m below the brow of the hill. The applicant believes that all best practice guidance has been followed in initial discussions with the Council planner to ensure that the turbines are sited as far down from peak of White Hill as is ultimately feasible for wind resource. This is an environment that has seen marked change from previous industrial actions in the greater Clyde area and as the need for greener industry becomes apparent, the landscape will evolve moderately further. The acceptance of small-medium

typology turbines such as those proposed will become accepted into the landscape and people's perceptions of the landscape in the same way as large scale pylons are.

There is no significant loss of physical environment to be mitigated or replaced given the small scale of footprint of this development.

e. Policy HR5.

Policy HR5 West Renfrew Hills Scenic Area

Proposals for development in the West Renfrew Hills Scenic Area will only be approved where their scale, siting and design reflects and respects the sensitivity of the area.

Response: As previously discussed in this statement regarding impact to and effects on the physical landscape and visual amenity of Clyde Muirshiel Regional Park, to have a significant adverse effect, a development would have to result in it producing a total loss or major alteration to key elements, features and characteristics of the baseline conditions. While the sensitivity of visual amenity of a moorland and upland setting within the West Renfrew Hills Scenic Area is *high* in respect of receptors visiting the area for recreation and enjoyment of wider landscape views, the relatively small–medium impact of this type of development must be deemed to be of *slight to moderate* adverse effect when seen in context alongside the existing large impact and significant adverse effect of electricity pylons.

There are many man-made practices being undertaken within this scenic area inclusive of water management and large scale forestry operations. The extensive scarring and long term significant adverse effects of this scale of forestry operation far outweighs the degree of change that would be seen by the proposed small–medium scale impact turbine project. The turbine development, within the property boundaries of a farm on the fringe of the moorland, affects views in this immediate location with users of sections 2, 3, 6, 7 & 9 of the Council Core Path Network, while larger tracts of this network in the boundaries of the park are impacted and see negative effect on visual amenity caused by pylon infrastructure and forestry operations.

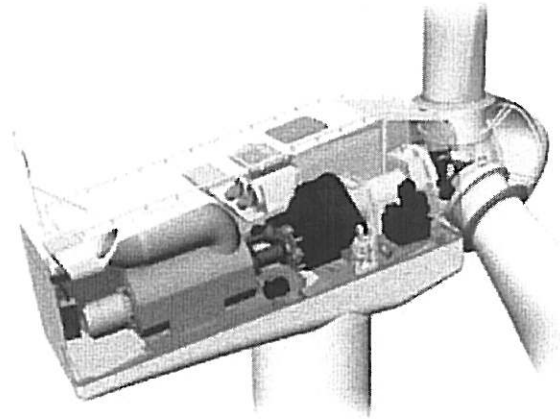
Summary

In summation this wind turbine development is an essential element in the applicant's intentions to maintain and develop farm operations at this site and in turn maintain and enhance the local farmed/grazed landscape while running a successful local family business. The reasons stated for refusal mainly relate to landscape issues. The responses to Council concerns over policy violation or contravention aim to show that in conjunction with what has been submitted the impacts to landscape and visual amenity are acceptable and of a small enough scale to ensure that all attempts have been made to adequately keep negative adverse effects to a minimum. The chosen location represents the most appropriate location within the site for mitigating visual amenity concerns from neighbouring properties/residences and maintaining a feasible wind resource. The landscape and visual impact, particularly the cumulative impact,

given as grounds for refusal of this project have been shown in this review statement to be ill-informed.

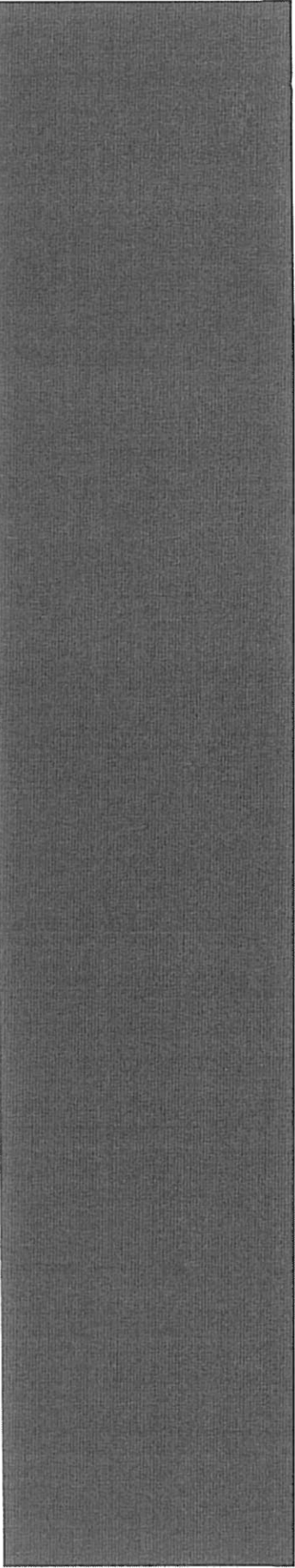


Renewable Technology Specialists



Kelly Bank Cottage
Environmental Report

Client: Mr. McIntyre
Site Location: Kelly Bank Cottage,
Wemyss Bay,
Renfrewshire
PA18 6BB



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1. INTRODUCTION

i. **Planning Application**

This Environmental Report is being submitted to Inverclyde Council as part of a Planning Application for the installation of two Polaris P17/50i wind turbines at Kelly Bank Cottage, Wemyss Bay. This report outlines an evaluation of the potential impacts the proposed development may have on the various aspects of the environment including: Landscape, ecology, hydrology, cultural heritage, shadow flicker and noise.

Pre-application discussions were carried out with Inverclyde Council and West of Scotland Archaeological Service (WoSAS) prior to the submission of this Planning Application. It was noted in the pre-application advice from the Council that the site is '*remote from population centres and main road corridors*' and that '*the only visual receptors for the turbines will be the applicant, his relatives and visitors and users of the core path*'. The pre-application advice also requested that justification was given for the height of turbines, in relation to the existing turbine, and that attempts were made to avoid them breaking the skyline when viewed from the core path.

The existing turbine sited within the ownership boundaries and owned by the applicant is 19.8m to blade tip. The proposed turbines will be 33.05m to blade tip and chosen as the power rating of the proposed turbines is higher than that of the existing turbine.

The client wishes to erect two 50kW machines, as only turbines of this generation size would generate enough income to offset start-up costs such as cabling and connection costs; in addition to helping to support the current business and maintain farm buildings. To ensure there are wind speeds available to run a turbine of this generation size, it was advised a 24m tower (tip height of 33.05m) was installed.

To use a smaller turbine; similar to the existing turbine, which can generate 15kW, would be unviable. Two 15kW turbines would not generate enough income to offset the cost of cabling over a long distance and the electricity line upgrade required at the proposed location. Thus, two 50kW turbines have been chosen to ensure the viability of the project and provision of income to run the family business.

ii. **Applicant Information**

The applicant runs Kelly Bank Cottage as a family business, consisting primarily of cattle farming and an egg delivery business. The existing approved turbine can produce 15kW which will provide the electricity for domestic use of the cottage. The two additional turbines will export electricity which will provide funds ensuring an income for the farm independent of the

fluctuations in farm prices. It is intended that this income stream would be used to secure the continued use of local farm contractors, while also providing funds for the maintenance of the farm property.

Kelly Bank Cottage has participated in agri-environment schemes to ensure native wildlife, woodlands and natural habitats such as grass margins, species rich grass and hedgerows, flourish. The applicant wishes to continue to encourage environmentally friendly practices within the farm and has identified wind farming as a diversification opportunity that will significantly reduce the farm business' carbon footprint.

2. PROJECT DESCRIPTION

i. Site Selection

The elevation of land within Kelly Bank Cottage ranges from a little under 100m Ordnance Datum (OD) close to the Kelly Glen, to a maximum of 200m OD in the east of the site: it is therefore likely to have a reasonable wind resource. The nearest main road is the A78, which is approximately 1.5km to the west of the proposed turbine development. The closest towns are Wemyss Bay, approximately 1.2km west, Inverkip, approximately 3.6km north, Innellan, approximately 6km west-northwest across the Firth of Clyde, and Sklemorie, approximately 1.5km to the southwest of the cottage.

The site is owned and occupied by one landowner, Mr. McIntyre. The location of the turbine was chosen mainly due to:

- Topography – whilst the turbine is not situated at the highest point on the farm, (which is in the northeast, approximately 200m OD), it is well placed to receive a good wind resource at 170m OD;
- Ecology – the turbine is an appropriate distance (at least 50m) from any potential wildlife habitats, such as trees and hedgerows. In addition, it is close to an existing access track running along the north of the field, therefore reducing the land take required than if located elsewhere;
- Nearby structures – the turbine is a safe distance from the nearest buildings (approximately 330m) and electrical pylons running through the farm (more than 400m);
- Landscape and visual impacts – the turbines have been sited off the hilltop, the pylons referenced above represent an industrial presence already in the landscape and a woodland exists to the south, thereby reducing the visual impact created by the turbine development;
- Hydrology – the turbines have been sited a minimum of 50m from the nearest issue; and

- Noise – the turbine is located a reasonable distance from nearby noise sensitive receptors, as the closest residential dwelling is approximately 700m west of the development.

ii. The Proposed Development

The proposed project has been designed with the intention of generating zero-carbon electricity through the utilisation of wind as a renewable energy source. The development will require the infrastructure associated with the wind turbine itself, an on-site control unit system and a meter house. The project will also require new access tracks and a crane pad, which will be required at the foundation of each turbine for component lifting.

iii. Turbine Specifications



FIGURE 1: A POLARIS P17/50(i) WIND TURBINE

The turbine details as proposed for this project are shown below:

TABLE 1: TURBINE SPECIFICATIONS

No. of Turbines	2 x Polaris P17/50(i)
Hub Height	24m
Rotor Diameter	16.5m
Height to blade tip (max.)	33.05m
Generating capacity	Up to 50 kilowatts (kW) per turbine

iv. Site Access

Existing road networks will be used to deliver the materials required for the turbine to be constructed, namely the A78 and Montgomerie Drive. The new track will lead to the foundation of the turbines, at which a crane pad will be built. The track will be 3.5m wide (wider at turns) and will be created using stone aggregate (Type 1). The crane pad will be approximately 14m by 7m and will also be created using stone aggregate (Type 1). A number of local contractors will be considered to carry out the building of the new access road. The soil where the track will be located will be tested before the depth of the road is determined; although it is thought that the maximum depth will not exceed 60cm. Since the track and crane pads will be constructed of compacted stone aggregate, surface water run-off will be limited due to the permeable nature of the material. This should negate the need for detailed site drainage designs. When construction is completed the track will be left in place to allow for any maintenance work to be carried out.

v. Grid Connection

The turbine transformers will be connected to a single storey meter house via underground cabling. The underground cabling will be laid down adjacent to the access tracks, and the meter house will be situated on the foundation of the turbines, beside the turbine base.

Connection to the National Grid will not be considered as part of this Environmental Report as consent falls under another process, and the environmental legislation surrounding it is separate from that which is covered in this assessment. The planning application for connection to the National Grid has been carried out independently.

vi. Decommissioning

The operational period will be set at 25 years and provision for the turbines to be decommissioned will take place on the expiration of the planning permission. The site will be restored within 6 months of this time unless planning permission is sought for the extension of the operational period. Any application for extension must be done so in accordance with the legislation and regulations surrounding the development at the time of applying. If an extension for operation is not sought then it is common practice for all equipment which is above ground to be removed from the site completely after having been dismantled.

The disassembled turbine parts can mostly be recycled and will be taken to a suitable recycling plant. Another option is for the decommissioned turbines to be refurbished and sold on the second hand market. At this time the turbine foundations will be removed and the area above this will be reinstated. The cables, which will be laid inside ducting, can be easily pulled out the ground leaving only the ducting in-situ. Once again, the cabling can be recycled at a suitable

recycling plant. Access tracks may be covered by topsoil or left in as they are if they are beneficial to the landowner.

3. RELEVANT PLANNING POLICY

i. Environmental Impact Assessment

There is a statutory obligation for an EIA to be undertaken - if deemed necessary, by the Local Planning Authority (LPA) - where the level of assessment, as defined by the EIA Directive, should correspond to the scale of the development. Pre-application advice has indicated that due to the minimal geographical areas and people impacted, that an Environmental Assessment is not required. This report will give a comprehensive account of all ecological or other environmental aspects within the study area.

The development has been refined in order to avoid or reduce any foreseeable potential environmental conflicts. Potential impacts associated with all stages of the development – from construction through to decommissioning – have been thoroughly analysed. Where feasible, mitigation measures have been adopted to alleviate any potential impacts .

ii. UK Renewable Energy Policies

The United Kingdom is committed to reducing greenhouse gas emissions through international agreements and national policy. At the UN Climate Change Conference in Copenhagen in December 2009 there was a new international agreement to reduce greenhouse gas (GHG) emissions by at least 50% compared to 1990 levels. However, prior to this, the UK's 2008 Climate Change Act set more ambitious targets of a 34% reduction by 2020 and at least 80% by 2050.

It is envisaged that these targets are achieved through investment in energy efficiency and clean energy technologies, such as renewables. The UK's Low Carbon Transition Plan (2009) sets out the aim to produce 30% of electricity from renewables by 2020. In order for this Transition Plan to be successful, the importance of contributions from individual households is recognised.

iii. National Planning Policy

The Climate Change (Scotland) Act 2009 has the same target of at least an 80% reduction of GHG emissions by 2050 as the UK's 2008 Climate Change Act. Nevertheless, in the short term Scotland has the more ambitious goal of a 42% reduction by 2020.

Scotland is also more ambitious in regards to its targets for renewable energy. The Routemap for Renewable Energy in Scotland 2011 sets out the goal of renewables providing the equivalent of 100% of the Country's gross annual electricity consumption by 2020. In addition, 500MW of renewable energy should be community and locally-owned by 2020, which includes rural businesses. Onshore wind has been recognised as having the ability to make a very large contribution towards these goals.

In regards to planning, paragraphs 182-186 of the Scottish Planning Policy (SPP) relate to renewable energy technologies; Internet based advice supports this¹. The purpose is to mainly provide guidance for local development plans and is therefore taken into account in the chapter below. It is specified that planning authorities should support small businesses in developing renewable energy initiatives in an environmentally acceptable way: It is not perceived that the proposed turbine development at Kelly Bank Cottage will cause an unacceptable environmental impact.

Small-scale onshore wind energy production, such as the development proposed here, is to be encouraged in order to help both Scottish and National renewable energy targets. This type of development improves business efficiency, helps to reduce carbon emissions and improves the sustainability of the local energy supply.

iv. Local Council

Kelly Bank Cottage is within the boundary of Inverclyde Council, and as such can help the Council contribute to the Scottish Government's climate change targets through reducing the local economy's reliance on fossil fuels and lowering carbon emissions. As the Council has committed itself to reduce its carbon emissions by 80% by 2050, in line with the UK's targets, and is striving to reduce its carbon emissions by a minimum of 3% on 2006/2007 levels every year until 2050, every contribution towards this goal from a local business can be considered valuable.

a. Implemented Policy

The following policies from Inverclyde Council relate to wind farm and renewable energy development and are taken into account within this planning application:

➤ **Inverclyde Local Plan**²

Policy UT6 Renewable Energy Infrastructure

In assessing proposals for renewable energy infrastructure, Inverclyde Council, as Planning Authority, will have regard to the impact on:

¹ <http://www.scotland.gov.uk/Topics/Built-Environment/planning/National-Planning-Policy/themes/renewables>

² <http://www.inverclyde.gov.uk/planning-and-the-environment/planning/development-plan/adopted-inverclyde-local-plan-2005>

- the natural environment and built heritage of the locality;
- the landscape, particularly when viewed from major transport corridors;
- residential amenity;
- tourism and leisure resources, particularly if within the Clyde Muirshiel Regional Park; and
- the operation of aircraft and telecommunications equipment.

➤ **Glasgow and Clyde Valley Structure Plan³**

The Metropolitan Development Strategy supports developments which satisfy the following criteria:

- have regard to the relative sensitivities for further afforestation indicated on Diagram 21 and the Glasgow and the Clyde Valley Forestry and Woodland Framework;
- are in the Potential Areas of search for significant windfarm developments indicated on Diagram 22;
- extend the supply of minerals at existing operational sites or in the locations identified in local plans in the search areas identified in Diagram 23 and Schedule 8; and
- safeguard and enhance the Strategic Environmental Resources, Schedule 7.

➤ **Inverclyde Planning Policy Position Statement for Small Scale Wind Energy Developments⁴**

This demonstrates the council's key concerns regarding small scale wind turbines as follows:

- they could be accommodated in areas not acceptable for strategic wind farm development provided they do not have a negative impact on neighbouring properties and residential amenity, on the landscape and environmental and built heritage resources, and are sited so as to have minimum impact in terms of visual amenity, whether viewed from roads in the locality and from neighbouring settlements;
- they will not exceed 2 turbines;
- depending on the likely extent of their potential environmental effects, an Environmental Impact Assessment or a Landscape and Visual Impact Assessment will be required; and
- as the number of developments on the ground increases, a decision will be necessary on whether a Cumulative Impact Assessment will be required.

³ http://www.gcvsdpa.gov.uk/index.php?option=com_content&view=article&id=20&Itemid=16

⁴ <http://fife-consult.limehouse.co.uk/portal/fsaeflp09?pointId=d3774834e141#section-d3774834e141>

4. SOCIO-ECONOMIC ASSESSMENT

The following section provides a brief overview of the area surrounding the proposed development. The site is located within the ward of Inverclyde Ward 20 with a population of 3,200; this is located within the local authority of Inverclyde, which has an estimated population of 51,500⁵.

i. Location

Kelly Bank Cottage is located approximately 1.2km east of Wemyss Bay, approximately 3.6km south of Inverkip. These are noted as 'picturesque villages' on Inverclyde Council's Tourism & Attractions webpage⁶. Additionally, Clyde Muirshel Regional Park is in close proximity, although all visitor centres are a significant distance from the proposed turbine development. There are three core paths that pass the proposed site from the west, south and east of the site. At most positions on these paths the turbine will be screened by vegetation; a photomontage has demonstrated a clear view of the turbines.

ii. Local Businesses

According to the Scottish Assessors Association the main businesses near Kelly Bank Cottage are as follows:

TABLE 2: BUSINESSES NEAR KELLY BANK COTTAGE

Business Name	Address	Business Type
KELLY BANK CARAVAN PARK	KELLY BANK CARAVAN PARK KELLY ROAD WEMYSS BAY PA18 6BB	CARAVAN

This business is highly unlikely to be negatively impacted by the proposed turbine development at Kelly Bank Cottage. The caravan park is situated 700m to the west; the photomontage taken from the stables at Kelly Mains Farm demonstrates a similar view of what will be experienced from the caravan park, where only one turbine is partially visible.

⁵ <http://www.nomisweb.co.uk/reports/lmp/ward/1308632445/report.aspx>

⁶ <http://www.inverclyde.gov.uk/tourism-and-visitor-attractions/>

iii. Recreation and Tourism

To date there is no evidence to suggest that wind turbines have an adverse effect on tourism. Wind farms have become increasingly popular, with tourists and locals alike visiting a number of wind farms across the UK. For example, Whitelee Wind Farm in Ayrshire and the Ecotech Centre in Norfolk have proven to be popular attractions; with Whitelee alone attracting over 120,000 visitors in its first year. MORI conducted a study on "Tourist Attitudes towards Wind Farms" which states that *"when [participants of the survey were] asked whether the presence of wind farms had a positive or negative effect, two in five (43%) maintained that it had a positive effect, while a similar proportion felt it was equally positive and negative. Less than one in ten (8%) felt that it had a negative effect."*⁷

iv. Public Perception

YouGov Plc. recently conducted an online poll between the 31st of August and the 2nd of September 2010. It involved 1001 Scottish adults (aged 18 and over), focusing on their views of wind farms. The results show an overwhelming support for wind energy developments:

- 78% of those surveyed believed that *"wind farms are necessary so that we can produce renewable energy to help us meet current and future energy needs in Scotland."* This is an increase of 5% since their previous study 5 years ago;
- 52% disagree wind farms are *"ugly and a blot on the landscape;"*
- 59% agreed that wind farms are necessary so that we can produce renewable energy, what they look like is unimportant.

This pole coincided with the release of Scottish Renewables latest policy paper. The results show that there is support of the Governments renewable energy generation targets and that the general public in Scotland understand the benefit of generating their own renewable energy. The increase in support for wind farms indicates the new recognition that renewable energy will play an important part in our economy; and the increase in construction of wind farms has brought an understanding of renewable energy and dismissed many of the myths surrounding the industry.

v. Socio-Economic Effects

As the scale of the development is relatively small, the turbines have the potential to generate a limited range of social and economic effects. The opportunities are listed as follows:

- Pre-construction – contract opportunities for various specialists;

⁷ BWEA, Tourist Attitudes towards Wind Farms, <http://www.bwea.com/pdf/MORI.pdf>

- Construction – opportunities for haulage, access track and turbine base construction, supply of building materials, electrical services and fencing contractors. The construction team may also make use of local accommodation and amenities, resulting in a short term boost to the local economy;
- Operation – the owner of the turbine, who may be able to use the profits created from the turbine to support his farming business;
- Decommissioning – similar benefits as that of the construction stage.

To summarise, there will be a short to medium term improvement in employment created by the additional spend of income and wages in to the local economy and purchase of materials. Employment opportunities may arise down the supply chain by the companies providing services to this development. The turbines will require regular maintenance over their life span which will create employment opportunities with the potential to contract local individuals. It is perceived that as the turbines will be owned by a local employer, the income generated will be re-invested into both his business and the local economy, therefore creating more opportunities for workers in the area.

5. LANDSCAPE AND VISUAL ASSESSMENT

The purpose of this assessment is to ascertain the probable effects of the proposed turbines at Kelly Bank Cottage, Wemyss Bay on the existing landscape and visual environments, whether beneficial or adverse. Important factors to be considered include landscape characteristics, sensitivity and the visual amenity of the area. Landscape impacts can be defined as changes in the physical landscape which may give rise to changes in its character and how it is experienced. Visual impacts relate to the change in the composition of available views from dwellings and public areas as the result of a development.

i. Methodology

The methodology will involve carrying out baseline studies of the existing landscape resources and visual amenity following the "*Guidelines for Landscape and Visual Impact Assessment*," (Landscape Institute and Institute of Environmental Management and Assessment, 2002). A desktop study has been undertaken to collect data on the existing landscape, including landscape character, sensitivity, landscape designations and the likely Zone of Theoretical Visibility (ZTV). The ZTV has been used to identify the potential extent of the visual envelope and has helped to pick representative viewpoints. Field visits have been undertaken to assess the existing landscape, visual amenity and likely potential impacts of the development. Photomontages have been developed from representative viewpoints where it has been deemed necessary.

The turbines' lifespans are expected to be approximately 25 years, therefore this assessment assumes that all the impacts assessed are medium term, as it will be possible to return the land to its former use after decommissioning. This may change if the turbines are disassembled prior to this time, which will reduce the predicted impacts of this proposal.

Potential impacts on historical sites or cultural features and their settings are discussed in Chapter 8 of this report, Cultural Heritage and Archaeology.

ii. Landscape Impacts

a. Landscape Character

The landscape of Inverclyde has been divided into distinct character types reflecting the diverse nature of the local landscape, as described in the Glasgow and Clyde SNH Landscape Character Assessment⁸. The proposed turbine locations are within the Uplands Farmland landscape character area (Type 8). The key characteristics of this landscape are described below:

- Distinctive upland character;
- Rugged landform;
- Moorland vegetation;
- Predominant lack of modern development;
- Apparent naturalness and remoteness;
- Farmed and developed lowland areas; and
- Archaeological sites on hilltops and sides.

The existing blocks and lines of mature trees and the fluctuating landform found within the local landscape may help provide screening for the turbines and help to absorb them into the landscape. Any potential impacts on the landscape character will be further reduced by the careful setting of the turbines within the local landscape, their scale, design, and minimum land take. The proposed turbines have been sited so the visual impact of the differing turbine heights, between the approved turbine and proposed turbines, is reduced by intervening topography. As there are several viewpoints from which the approved turbine and proposed turbines are not seen together. A concern expressed in the Council pre-application advice was whether the proposed turbines will break the skyline when viewed from the core-path. To mitigate this impact we have micro sited the turbines further down the hill, than the original location indicated in screening, thus moving the hub below the skyline.

⁸ SNH, Landscape Character Assessment, Glasgow and Clyde, <http://www.snh.org.uk/publications/online/LCA/glasgowandclyde.pdf>

b. Landscape Designations and Policy

Kelly Bank Cottage Farm is within an area of Medium Sensitivity as indicated by SNH Map 5: Zones of Natural Heritage Sensitivity⁹, which classifies the sensitivity of Scotland's landscape into areas of High, Medium or Low. The proposed site lies within the West Renfrew Hills Scenic Area which is a regionally important designated landscape, as protected under the Inverclyde Local Development Plan (2005). The closest Garden and Designed Landscape is Ardgowan, approximately 4km to the north-northwest.

iii. Visual Assessment

This part of the assessment was undertaken to assess the potential impact of the turbines on the visual amenity of the area and any receptors. Initially a ZTV was carried out to determine the potential visual impact of the turbines on the landscape. This was followed by a field visit to gain a greater understanding of the potential impact of the development on the landscape and visual amenity.

Zone of Theoretical Visibility (ZTV)

The ZTV produced (see Appendices) has identified a number of points in the surrounding landscape where the turbine may be visible from. However, the ZTV does not take into account a number of landscape factors, such as vegetation, field walls or high buildings. Therefore, the ZTV produced are not completely accurate as the turbines are not likely to have a visual impact from every point highlighted.

a. Predicted Visual Impact

Construction Stage

During construction work the predicted visual impacts are likely to be short term and be of temporary negligible-to slight significance. These impacts include an increase of construction machinery on site including one crane, excavators, vans and work personnel; with all work being carried out during weekdays and not at weekends.

Operational Stage

The predicted visual impacts when the turbines are fully constructed and operational, and as viewed within the existing landscape, were assessed through devising a number of photomontages from viewpoints selected using the ZTV. These photomontages have been included in the Appendices.

⁹ SNH Map 5 Zone of Natural Heritage Sensitivity, <http://www.snh.gov.uk/docs/C208975.pdf>

iv. Mitigation

The predicted impacts of the proposed turbines on the landscape and visual resources of the study area will be reduced through sensitive mitigation measures. These measures have been considered at every stage of the proposed development from initial design through to operation and include:

- Carefully choosing wind turbines that are appropriate for both the wind resources of the site and are visually suitable to the local landscape;
- Selecting the transport route of the turbines so that it has a minimal impact on local users and the landscape. Due to the smaller size of these turbines, there is no requirement to amend the local road layout;
- Careful siting and construction of the access track and crane pad for the turbines will be kept close to the existing field boundaries in order for minimal amount of land take, limiting disruption to existing land use;
- Any heavily compacted soils due to movement by machinery will be broken up and sods reduced to a fine tilt with the area reseeded with a suitable approved grass seed mix;
- When the turbines are decommissioned all of the structures and components will be taken down, removed off site and the ground covered with topsoil and seeded with a suitable grass seed mix, unless the landowner believes the access track will be beneficial for field access.

v. Residual Impacts

Whilst the previous section considered the likely impacts of the turbine development on landscape and visual amenity when the turbines are fully operational, this section considers the remaining effects of the development after the incorporation of mitigation measures, and assesses the magnitude and significance of these.

The residual impacts of the proposed development are likely to be of a medium term only and reversible, as the turbines will be in the landscape for a lifespan of approximately 25 years. The turbines will then be decommissioned and the land returned to its previous agricultural use: Thus any likely predicted impacts will then be reduced to negligible at this end life cycle stage

6. HYDROLOGY

i. Flood Risk

The proposed location of the turbine development is situated at a height of approximately 200m OD and is not considered to be within a flood risk area by the Scottish Environment Protection Agency (SEPA). Flood risk areas are defined as areas at risk of flooding from rivers and/or the sea. Figure 2 below illustrates the nearest flood risk areas to the proposed turbines. It is apparent through this map that the nearest area at risk of flooding from a stream south of Kelly Bank Cottage. As there is no risk of flooding at Kelly Bank Cottage, the potential impacts on hydrology in the vicinity of the development are considerably lowered. This is especially significant during the construction phase of the development.

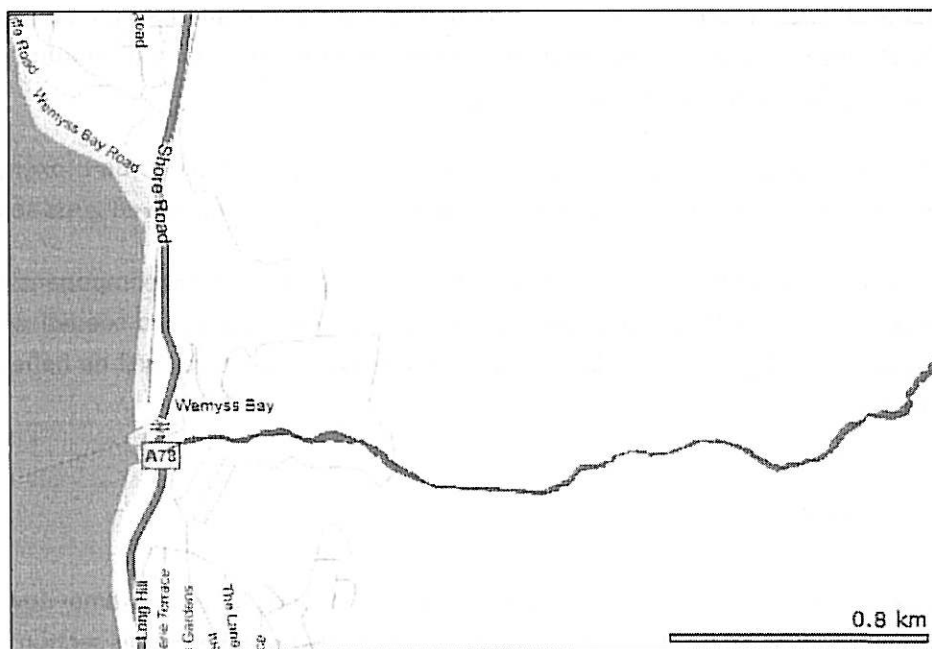


FIGURE 2: SEPA FLOOD RISK MAP FOR KELLY BANK COTTAGE¹⁰

7. ECOLOGY

i. Methodology

A comprehensive ecological assessment of the site will be conducted to ascertain if any protected habitats or species lie within or close to Kelly Bank Cottage. Digital datasets from

¹⁰ <http://go.mappoint.net/sepa/>

Scottish Natural Heritage (SNH) will be consulted to identify the designated environmental sites within the region and to analyse if these will be impacted by the proposed development.

Main Policy and Guidance¹¹

SNH recognises that birds and bats are the main classes of fauna perceived to be potentially vulnerable to wind energy developments, through collision with turbine blades. The relevant policy and guidance to wind turbine developments such as the one proposed here therefore centres on the protection of these. Nevertheless, other protected habitats and species must also be taken into consideration, such as the potential for disturbance posed to Badgers, which are protected by the Protection of Badgers Act 1992.

Birds

The EU Birds Directive (2009/147/EC) creates a comprehensive scheme of protection for all wild bird species naturally occurring in the EU. Initially established in 1979, the directive recognises that habitat loss and degradation are the most serious threats to the conservation of wild birds. It is also recognised that wild birds (many of which are migratory) are a shared heritage of the Member States and that their effective conservation required international co-operation throughout the EU.

Great emphasis is placed on the protection of habitats for endangered or migratory species (listed in Annex I) through the establishment of a coherent network of Special Protection Areas (SPAs). Since 1994, all SPAs form an integral part of the EU wide NATURA 2000 ecological network.

The 1981 Wildlife and Countryside Act {amended by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2011} prevents the intentional or reckless disturbance of wild birds, their nests and eggs, (in addition to protecting other animal species, plants and habitat types).

Bats

Natural England have produced best practice guidance documents, which suggest that wind turbines be situated in positions where their blade tips are at least 50m from hedges, tree-lines or woodland areas, and water bodies.

Habitats and other Protected Species

The 1992 Habitats Directive (92/43/EEC) affords protection to certain habitats and species identified in the Directive, including those requiring strict protection (European protected species). These areas are known as Special Areas of Conservation (SAC). The Habitats Directive combines with the Birds Directive to form the foundation of Europe's nature conservation policy – the Natura 2000 network. This protects over 1,000 animal and plant species, in addition

¹¹ <http://www.snh.gov.uk/planning-and-development/renewable-energy/onshore-wind/>

to 200 'habitat types,' such as special types of forests or wetlands that are of European importance.

The aim of the network is to assure the long-term survival of Europe's most valuable and threatened habitats and species. The Natura 2000 network is not a collection of explicitly nature only preserves - where all human activities are forbidden. The network will certainly include land likely to be privately owned. The emphasis in this case will be on ensuring that future management is sustainable, both economically as well as ecologically. The establishment of this network of protected areas also fulfils a member state obligation under the UN Convention on Biological Diversity.

In order to comply with the legislation outlined, this assessment aims to determine whether any adverse impact is likely to be caused to protected species and areas through the proposed wind turbines development.

Designated Environmental Sites

The legislation described above has led to the formation of the following protected areas of nature conservation:

Sites of Special Scientific Interest (SSSI)	Areas of land that represent a wide range of natural features, from vulnerable plants or animals, to high-quality habitat examples, such as wetlands or meadows. Legally protected through a number of Acts including the Countryside and Rights of Way (CROW) Act 2000
Special Protection Areas (SPA)	European designated sites, protected under the Wild Birds Directive (Council Directive 2009/147/EC on the conservation of wild birds) [previously Directive 79/409/EEC]. These sites have been identified as being of international importance to rare or vulnerable bird species.
Special Areas of Conservation (SAC)	European designated sites, protected under the 1992 Habitats Directive (92/43/EEC) are intended to form a European Community-wide network of protected areas (Natura 2000) for those habitats and species which are endangered, vulnerable, rare, or otherwise require special attention.

These designated environmental sites are identified by SNH as important habitats to consider with a small-scale wind turbine planning application and shall therefore be the focus of this assessment. As a small-scale development such as this proposal is unlikely to have a significant impact on the surrounding habitat and any species found within the site, SNH or other consultation bodies such as the RSPB should accept that this level of assessment is all that is likely to be required.

ii. Designated Environmental Sites near to Kelly Bank Cottage

Special Protection Areas within 10km

TABLE 3: SPAs WITHIN 10KM

Site No.	Site Name	Category	Feature	Distance (~km)
8667	Renfrewshire Heights ^a	Birds (aggregations of non-breeding)	Hen Harrier (<i>Circus Cyaneus</i>), breeding, this is coincident with a SSSI and a SAC.	0.15
<i>a: SNH area – Strathclyde and Ayrshire</i>				

Description:

1. Renfrewshire Heights¹²

Renfrewshire Heights Special Protection Area¹³ (SPA) comprises a large area of upland moorland south of Greenock. The area is mainly covered by blanket mire, wet and dry heaths, and rough grassland. Much of the heath and mire is dominated by dwarf shrubs, especially heather. The boundaries of the SPA are coincident with those of the Renfrewshire Heights SSSI and Renfrewshire Heights SAC.

Special Areas of Conservation within 5km

The only SAC within 5km of the proposed turbines at Kelly Bank Cottage is Renfrewshire Heights.

Sites of Special Scientific Interest within 2km

The only SSSI within 2km of the proposed turbines at Kelly Bank Cottage is Renfrewshire Heights.

iii. Potential Impacts

It is unlikely that two Polaris turbines on 24m towers proposed for Kelly Bank Cottage will have an adverse impact on local flora and fauna. The turbines are not located within a designated site and therefore the construction of the foundations, access track, cable trench and other ancillary works are unlikely to pose a threat to any protected habitats or species. Additionally, in

¹² SNH Citation for Special Protection Areas (SPA), Renfrewshire Heights
gateway.snh.gov.uk/sitelink/documentview.jsp?pa_code=8667&p.Doc_Type_ID=16

order to avoid the disturbance of birds and bats which may be nesting or travelling within the farm, the turbines are more than 50m from buildings, woodland and hedgerows.

With regards to designated environmental sites, Renfrewshire Heights is of the greatest concern. This SSSI/SPA/SAC protects hen harriers and covers over 9,000m², however given the small to medium scale of the proposed turbines it is unlikely that the birds will be impacted upon. This is due to the minimal swept area of the turbines and small area of land take reducing the risk of collision and loss of breeding ground.

iv. Mitigation Measures

It is perceived that this development will only consist of two small turbines. As they lie outwith any designated environmental site it is unlikely that the erection of these turbines will have a significant adverse impact on the local and regional ecology. Measures such as overnight covering up of foundations during excavation and capping the end of any pipes on site, in addition to putting suitable fencing around any potential hazards for mammalian species will be carried out.

However, as already stated this is a small to medium scale turbine development, the turbines are only 33.05m to blade tip. The Polaris turbine only requires one crane pad and will therefore have a small ecological footprint and impact on local habitats. This ensures that the minimum land take required for such a development is attained.

8. CULTURAL HERITAGE AND ARCHAEOLOGY

i. Background

There has been widespread use of wind for industry since at least the 17th century when windmills were being utilised for milling, pumping, and sawing. Ethel (Monreith Bay) yawn mill (Canmore ID: 256795) in Luce Bay, Solway Firth is a fine 19th century example of a wind mill. There is an excellent well preserved example of a Windmill Tower from the 18th century at Peterhead (Canmore ID 21335), Glenugie Distillery in Aberdeenshire. Wind energy has formed a significant part of many Scottish landscapes for centuries, and it has remained an important part of the cultural heritage of many communities.

ii. Methodology

An assessment of the potential impacts of the proposed development on the areas cultural heritage will be analysed through a comprehensive study. This investigation will identify the direct and indirect impacts of the turbines, cable trench, access roads, and other infrastructural

requirements within a targeted study area surrounding the development. The following policies will be used to assess the impact of the proposed development.

i. Policy and Guidance

According to the Historic Scotland policy on Micro-Renewables; *"many historic buildings or places lend themselves well to some form of micro-renewable energy generation"* (2009). It is essential that the micro-renewable installation should be planned carefully to ensure the preservation of the historic character of each site and to make the greatest use of the available renewable energy sources.

Different types of micro-renewable technology suit different locations and sometimes more than one type can be used in combination. Assessment of the site will be undertaken based on best policy outlined within the micro-renewable guidance document. This will consider (Historic Scotland, 2009):

- *"The interest and character of the historic building;*
- *The setting of the historic building by assessing how its surroundings contribute to the ways in which it is understood, appreciated and experienced;*
- *How the potential types of micro-renewable technology would impact in physical or visual terms on the building and its setting;*
- *How to design and site the equipment to protect the character and appearance of the historic building or place. The cumulative effects of micro-renewable developments in proximity to historic buildings and their settings should also be considered"*.

The planning application will be conducted in line with other relevant guidance including;

- *The Scottish Historic Environment Policy (SHEP) and;*
- *Scottish Planning Policy: Historic Environment, paragraphs 110-124.*
- *The Memorandum of Guidance on Listed Buildings & Conservation Areas (1998)*
- *Managing Change in the Historic Environment: Setting. Historic Scotland, October 2010.*
- *Council policies*

ii. Establish significance

It is essential to assess the significance of both direct and indirect impacts upon the areas cultural heritage, which will be determined using the methods stated above and in compliance with the relevant policies.

Visual impact and physical disturbance of archaeological sites are the two major concerns that will be assessed to establish the level of impact this development will have. Where other developments exist, the cumulative impact of these will need to be considered in conjunction with this proposed development. A ZTV has also been produced which identifies the sites within the study zone which may theoretically be impacted.

The tables below identify the sensitivity levels and magnitude of the impacts for the various Historic Environmental Records (HERs).

Significance of impacts

Sensitivity: Built and cultural heritage on the site¹⁴

Sensitivity	Definition
High	Category A and B listed building Scheduled Ancient Monument Non-statutory List of sites likely to be of national importance Designed Gardens and Landscapes
Medium	Category C(S) listed building Archaeological sites on the Sites and Monuments record (of regional and local importance) Conservation Areas
Low	Archaeological sites of lesser importance Non-Inventory Gardens and Designed Landscapes

Magnitude of built and cultural heritage effects¹

Sensitivity	Definition
High	Any number of wind turbines and/or ancillary development that would result in: the removal or partial removal of key features, areas or evidence important to the historic character and integrity of the site, which could result in the substantial loss of physical integrity; and/or a substantial obstruction of existing view by the addition of uncharacteristic elements dominating the view, significantly altering the quality of the setting or the visual amenity of the site both to and from. Where the mechanical or aerodynamic noise from any number of wind turbines (or from other neighbouring wind energy developments) that are likely to detract from site amenity of a popular built or cultural heritage site managed as a visitor attraction adjacent to a wind energy development.
Medium	Any number of wind turbines and/or ancillary development that would result in: the removal of one or more key features, parts of the designated site, or evidence at the secondary or peripheral level, but are not features fundamental to its historic character and integrity; and/or a partial obstruction of existing view by the addition of uncharacteristic elements which, although not affecting the key visual and physical relationships, could be an important feature in the views, and significantly alter the quality of the setting or visual amenity of the site both to and from.

¹⁴ Use of Wind Energy in Aberdeenshire Guidance for Assessing Wind Energy Developments August 2005

	Where the noise intrusion (mechanical or aerodynamic) from any number of wind turbines (or from other neighbouring wind energy developments) may detract from the amenity of a built or cultural heritage site adjacent to a wind energy development.
Low	<p>Any number of wind turbines or ancillary developments that may result in:</p> <p>a partial removal/minor loss, and/or alteration to one or more peripheral and/or secondary elements/features, but not significantly affecting the historic integrity of the site or affect the key features of the site; and/or</p> <p>an introduction of elements that could be intrusive in views, and could alter to a small degree the quality of the setting or visual amenity of the site both to and from</p> <p>Where the noise intrusion (mechanical or aerodynamic) from any number of wind turbines (or from other neighbouring wind energy developments) is unlikely to detract from the amenity of a built or cultural heritage site adjacent to a wind energy development.</p>
Negligible	<p>Any number of wind turbines or ancillary developments that may result in:</p> <p>a relatively small removal, and/or alteration to small, peripheral and/or unimportant elements/features, but not affect the historic integrity of the site or the quality of the surviving evidence; and/or</p> <p>an introduction of elements that could be visible but not intrusive in views, and the overall quality of the setting or visual amenity of the site would not be affected both to and from.</p> <p>Where the noise intrusion (mechanical or aerodynamic) from any number of wind turbines (or from other neighbouring wind energy developments) would not have any noticeable effect on the amenity of a built or cultural heritage site adjacent to a wind energy development.</p>

iii. Historic Environment Records (HERs)

Taking into account the principles explored above, an assessment of the potential impacts of the proposed development on the areas cultural heritage has been analysed through a study of the Historic Environment Records (HERs) for the area. This included an analysis of:

World Heritage Sites (WHS) The 1972 UNESCO World Heritage Convention was ratified by the UK in 1984. The Convention provides for the identification, protection, conservation and presentation of cultural and natural sites of "outstanding universal value." The UK currently has 28 WHS.

Scheduled Ancient Monuments (SAMs) Monuments of national importance given protection under the Ancient Monuments and Archaeological Areas Act 1979 by Scottish Ministers.

Listed Buildings Listed buildings are structures of special architectural or historic interest protected under The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The lists are compiled and maintained by Historic Scotland and are available on PASTMAP.

National Monuments These contain the national collection of material relating to Scottish



Record of Scotland (NMRS)	archaeological and architectural heritage. This information has been gathered using PASTMAP.
Scottish Sites and Monument Records (SSMR)	The SSMR have been compiled by, or produced on behalf of, Scottish Local Authorities. SSMR information is available on PASTMAP, but has not been produced for the whole of Scotland at the present time.
Cartographic Sources	OS 1 st and 2 nd Edition 6" maps, historical maps, and aerial records where available.
Other Designated sites	Industrial Heritage Sites, Conservation Areas and Gardens and Designed Landscapes.
Development Plans	These will be consulted to analyse their policies towards cultural heritage.
Research	Local Library services and reference books will be consulted where necessary.

iii. Designated Historical and Archaeological Sites near to Kelly Bank Cottage

Scheduled Ancient Monuments

TABLE 4: SCHEDULED ANCIENT MONUMENTS (SAMs) WITHIN 5KM OF PROPOSED TURBINES

Index No.	Name	Distance (~km)	Description	Sensitivity	Magnitude
4377	Outerwards Roman Fortlet	3.0	Roman Fortlet measuring about 50m NS by 50m EW. The remains are slight, though well-defined; the turf rampart has a maximum internal height of 0.3m and the surrounding ditch a maximum depth of some 0.5m.	High	Negligible
12840	Kelly Bank Cottage, cairn 750m E of	0.75	The monument comprises the remains of a cairn, built probably between 3000 and 1000 BC in the late Neolithic period or Bronze Age. It is visible as a low mound of turf-covered stones and lies in moorland at about 165m above sea level. The cairn lies on the W slopes of Berry Hill and is sited on a low hill above the N side of the Kelly Glen. There are extensive views to the west.	High	Medium

12841	Kelly Bank Cottage, cairn 1240m ENE of	1.2	The monument comprises the remains of a cairn with burial cist, built probably between 3000 and 1000 BC in the late Neolithic period or Bronze Age. The cairn is visible as a low turf-covered mound, and the cist as an arrangement of stones protruding through the turf immediately to the west. The monument lies in moorland on the W slopes of Berry Hill at about 215m above sea level. It is sited in a natural hollow just below a ridge above the N side of the Kelly Glen.	High	Low
12843	Kelly Bank Cottage, cairn 1.2km ENE of	1.2	As above, except at 215m above sea level.	High	Low

Listed Buildings

TABLE 5: LISTED BUILDINGS WITHIN 2KM OF THE PROPOSED TURBINES

HBNUM	Parbur	Address	Category	Distance (~km)	Sensitivity	Magnitude
7269	Skelmorlie Parish Church	Skelmorlie	B	1.8	High	Negligible
7270	Skelmorlie Parish Church	Skelmorlie	A	1.8	High	Negligible
7282	Tudor House	9, The Crescent, Skelmorlie	B	1.8	High	Negligible
7286	Measured Mile Marker Poles	Skelmorlie	B	2	High	Negligible
7289	Glendower House	5 Montgomerie Terrace, Skelmorlie	B	1.8	High	Negligible
7272	Inchgower House	16 Shore Road, Skelmorlie	B	1.9	High	Negligible
7284	Croftmore House	15, The Crescent, Skelmorlie	B	1.9	High	Negligible
7288	Long Hill	Moreland Garden Flats, Skelmorlie	B	1.7	High	Negligible
50045	Thorndale	15 Shore Road, Skelmorlie	B	1.9	High	Negligible

National Monument Records of Scotland

TABLE 6: NMRS AND SCOTTISH MONUMENTS RECORDS (SMRS) TO 2KM OF PROPOSED TURBINES

Canmore ID	Name	Type	Description	Sensitivity	Magnitude
140802	Kelly Bank, Cropmarks, Wall	Cropmarks, Wall	A red sandstone wall of considerable height has been removed; however some of the stone can still be found in the ditch and has been retained for the building of Kelly Bank Cottage.	Medium	Negligible
NS26NW22	Laxlie Hill-Kelly Burn-Blackfield Loch-Fardens-Skelmorlie Water	Roman Road	Investigation has shown that the road was a patrol track to provide signalling facilities to cover movement along the main road to Largs	Medium	Negligible

iv. Potential Impacts

There are archaeological sites within the study area and there is a possibility that the Roman Road could be within the footprint of the proposed development. It is perceived that the proposed wind turbines will have a potential impact upon the areas cultural heritage if the turbines are not sited correctly in the landscape. The historic landscape has therefore been considered with utmost importance when designing this development. The West of Scotland Archaeological Services (WoSAS) has been consulted regarding concerns the applicant had for the Roman Road. WoSAS expressed uncertainty over the precise location of the Roman road and so no buffer zone could be suggested. However, a site visit found that the road is not apparent in the field which has been subject to agricultural use, such as ploughing, for the past few decades.

This consultation also highlighted newly listed Scheduled Ancient Monuments (SAMs) in close proximity. These contain Kelly Bank Cottage in their titles and are noted in the above table. WoSAS suggested it was appropriate that the visual impact of the turbine upon the monuments was assessed.

There are 4 SAMs within 5km of the turbines, however it is likely only those named after Kelly Bank Cottage will be impacted. The distance separating these from the proposed turbines will ensure that the only impact is visual. They will also experience a similar view to that expressed in Figure 1; photomontage taken from core path. Additionally, the large electricity pylons in the area have added an industrial element to the landscape which helps to reduce the visual impact.

v. Mitigation Measures

The greatest potential impact upon the areas cultural heritage is of a visual nature. There are a low number of historical and archaeological sites within the study zone, however a few a relatively close to the proposed site. It is perceived that this development will have a small impact due to the scale and siting of the turbines, in addition to the surrounding landscape's features such as woodland, neighbouring buildings and topography.

It is also important to consider that this development is of a temporary nature and is presumed to only exist in the landscape for 25 years. At this point the turbines will be removed from the site and tracks will be re-instated through the use of topsoil, and underground cables cut.

9. NOISE ASSESSMENT

Wind Turbine Noise Characteristics

Noise is generated by wind turbines as they rotate to generate power. This only occurs above the 'cut-in' wind speed and below the 'cut-out' wind speed. Below the cut-in wind speed there is insufficient strength in the wind to generate efficiently and above the cut-out wind speed the turbine is automatically shut down to prevent any malfunctions from occurring. The cut-in speed at turbine hub height is normally between 3 and 5 metres per second (m/s) and the cut out wind speed is normally around 25 m/s.

The principal sources of noise are from the blades rotating in the air (aerodynamic noise), the internal machinery (normally the gearbox) and, to a lesser extent, the generator (mechanical noise). The blades are carefully designed to minimise noise whilst optimising power transfer from the wind. The nacelle at the top of the tower is insulated to minimise noise radiation from the gearbox, generator and other components, which are also isolated from the tower and the blade assembly to prevent structure borne noise.

Noise in the Environment

Although the noise levels are of a benign nature, wind turbines and farms are usually situated in rural environments where there are few other sources of noise. When wind speeds are high this is not a problem since any noise is normally masked by wind induced noise effects, particularly that of the trees being blown. On the other hand, at lower wind speeds, or in particularly sheltered locations, the wind induced background noise may not be sufficient to mask any noise from the turbines. However, under these conditions, the generated noise levels may be so low as to create very little impact.

Noise levels are normally expressed in decibels (dB). Noise in the environment is measured using the dB(A) scale, which includes a correction for the response of the human ear to noises with different frequency content. Planning Advice Note 56: Planning and Noise (PAN56), states

that "for noise of a similar character, a change of 3dB(A) is the minimum perceptible under normal conditions, and a change of 10 dB(A) corresponds roughly to halving and doubling the loudness of a sound".

Since the early 1990s there has been significant reduction in the mechanical noise generated by wind turbines, it is now usually less than, or of a similar level to, aerodynamic noise. Aerodynamic noise from wind turbines is generally unobtrusive; it is broad band in nature and in this respect similar to, for example, the noise of wind in trees.

Wind generated background noise increases with wind speed at a faster rate than wind turbine noise increases with wind speed. The difference between the noise of the wind turbine and background noise is therefore liable to be greatest at low wind speeds. Varying the speed of the turbines in such conditions can, if necessary, reduce the sound output from modern turbines.

Guidelines for Wind Turbine Noise

"The Assessment and Rating of Noise from Wind Farms" (ETSU-R-97) is the guidance report used for all wind energy developments in the UK. It presents a framework to measure the noise from wind turbines and to derive suitable noise limits which offer reasonable protection to neighbours. The main findings are set out below:

- Noise limits should be applied to external locations and should apply only to those areas frequently used for relaxation or activities for which a quiet environment is highly desirable;
- A fixed limit of 43dB(A) is recommended for night-time. This is based on a sleep disturbance criteria of 35dB(A) with an allowance of 10dB(A) for attenuation through an open window (free field to internal) and 2dB(A) subtracted to account for the use of $L_{A90, 10min}$ rather than $L_{Aeq, 10min}$ ¹⁵;
- Both day- and night-time lower fixed limits can be increased to 45dB(A) to increase the permissible margin above background where the occupier of the property has some financial interest in the wind farm;
- In low noise environments the day-time level of the $L_{A90, 10min}$ of the wind farm noise should be limited to an absolute level within the range of 35-40 dB(A). The actual value chosen within this range should depend upon: The number of dwellings in the neighbourhood of the wind farm; the effect of noise limits on the number of kWh generated; and the duration of the level of exposure;
- For single turbines or wind farms with very large separation distances between the turbines and the nearest properties, a simplified noise condition may be suitable. If the noise is limited to an $L_{A90, 10min}$ of 35dB(A) up to wind speeds of 10m/s at 10m height, then

¹⁵ $L_{A90, 10min}$ is the dB(A) level exceeded 90% of the time over a 10 minute period, as opposed to $L_{Aeq, 10min}$ which is the continuous sound pressure levels, in dB(A), over a 10 minute period.

this condition alone would offer sufficient protection of amenity, and background noise surveys would be unnecessary.

Local Planning Authorities will usually consider this simplified noise condition (previous bullet point) sufficient to protect neighbouring residents. 35dB(A) is therefore used within this Environmental Report to calculate the minimum separation distance required for turbine placement from a neighbour: This varies depending on the turbine type and the individual council.

Table 7 compares typical levels of noise in the environment to the simplified noise condition for each wind turbine considered within this Environmental Report.

TABLE 7: INDICATIVE NOISE LEVELS¹⁶

Source / Activity	Indicative noise level dB(A)
Threshold of pain	140
Jet aircraft at 250m	105
Pneumatic drill at 7m	95
Truck at 30mph at 100m	65
Busy general office	60
Car at 40mph at 100m	55
Polaris P17i at 300m*	35
Quiet bedroom	35
Rural night-time background	20-40
Threshold of hearing	0
<i>* up to wind speeds of 10m/s at 10m height</i>	

In regards to the development proposed in this document, various measures have been put in place to avoid noise nuisance. Through desk based and site surveys the turbine has been positioned at such a distance to create the appropriate separation between the development and any noise sensitive areas. Where possible, terrain shielding and noise barriers have been established to any reduce noise impacts further.

10. SHADOW FLICKER

A recent study has been published in March 2011 by the Department of Energy and Climate change on the effects of shadow flicker from wind turbines. This research, undertaken by Parsons Brinckerhoff, concluded that:¹⁷

¹⁶ Adapted from PAN45

- There have not been extensive issues with shadow flicker in the UK;
- The frequency of the flickering caused by the wind turbine rotation is such that it should not cause a significant risk to health. In the few cases where problems have arisen, they have been resolved effectively using mitigation measures, in particular turbine shut down systems.
- The Government has reviewed the report findings and concluded that the existing planning guidance on shadow flicker is fit for purpose and no changes to it are required.

The following is the definition of Shadow Flicker in according to PAN45 Renewable Energy Technologies;

"Under certain combinations of geographical position, time of day and time of year, the sun may pass behind the rotor and cast a shadow over neighbouring properties. When the blades rotate, the shadow flicks on and off; the effect is known as "shadow flicker". It occurs only within buildings where the flicker appears through a narrow window opening."

It is suggested that in general, a separation distance of 10 times the rotor diameter (in the case of this model 165m) is required between the wind turbine and any properties potentially affected. This shall ensure that the any issues regarding shadow flicker are mitigated.

11. TRAFFIC AND TRANSPORT

Construction of the turbines is expected to take up to 4 weeks to complete. The volume of vehicle traffic is expected to be light and will depend on the specific programme and intensity of construction adopted.

At this stage the following gives the best indication of likely traffic volumes:

- Average/Typical Traffic: 1-2 trucks per day and 2 light vehicles per day (out with concrete deliveries and track construction);
- 8 loads of type 1 for the access track over 2-4 days;
- Approximately 30 concrete deliveries on the same day;
- 80 tonne crane, which will generally remain on site during construction;
- The installation of two turbines should require only two trips to site for component delivery.

¹⁷ Dept. Energy and Climate Change. http://www.decc.gov.uk/en/content/cms/news/pn11_025/pn11_025.aspx

Neither the delivery trucks nor crane will be over the weight, width or length to require permits. The routes proposed are the same as those currently used to access the Kelly Bank Cottage. Once the turbine has been constructed, traffic to the site will be limited and will only be required for maintenance purposes every 6 months.

As the P17/50i turbines are relatively small and lightweight, they can be transported to sites with limited road access using standard trucks.

For a single turbine installation, it is anticipated that the following truck visits to the site would be required over the construction period:

- Delivery of excavator;
- Delivery of shuttering and foundation reinforcing steel (may require two trucks);
- Delivery of concrete for foundation. A 64m³ foundation would require 11 truck movements (assuming a capacity of 6m³ per truck). The number of truck movements will vary with capacity and volume of concrete required;
- Removal of shuttering;
- Removal of excavator;
- Crane on site for the duration of the construction period;
- Delivery of complete turbine.

More visits may be required due to site conditions, weather restrictions and so on; therefore these numbers should be treated as a guideline only for planning purposes. The delivery of additional materials for road construction / upgrade is not included in this estimate.

12. EXISTING INFRASTRUCTURE

Wind farms have the potential to interfere with electro-magnetic signals passing above ground or existing infrastructure below ground. Consultation with relevant telecommunication and utilities providers is a routine part of wind farm development. Consultees will include:

- Civil Aviation Authority (CAA);
- Defence Estates, MoD;
- NATS;
- OFCOM;

- Television and telecommunications providers as appropriate; and
- Water, gas and electricity utilities providers.

Information obtained from the consultees will be taken into account and incorporated into the design of the development.

13. GENERAL SAFETY

Construction projects have a potential to create hazards for the general public and contractors. The greatest hazards occur during the construction, repair works and decommissioning of the turbines but the risks will be minimised by ensuring work complies with the following regulations:

- Health and Safety at Work Act 1974
- Management of Health & Safety at Work Regulations 1999
- Work at Height Regulations 2005
- Lifting Operations & Lifting Equipment Regulations 1998

All work will be planned to be completed within normal working hours, with noise levels limited where possible. A site traffic management plan will ensure works traffic does not endanger the public whilst entering or leaving the site.

Working at height shall be mitigated where possible, but because of the nature of the project will at times be essential. All working at height will comply with Work at Height Regulations 2005.

All works will be performed by suitably trained and competent staff, to established methodologies which have been risk assessed in advance. During the construction period public access will be prevented and the site supervisor will ensure that safety is paramount.

The wind turbine being considered for use at Kelly Bank Cottage is designed and manufactured to high standards and will withstand the weather extremes which arise in the United Kingdom.

14. APPENDICES

Figure 1. ZTV of Kelly Bank Wind Turbine proposal over a 15km radius



- Figure 2. Photomontage 1 from core path
- Figure 3. Photomontage 2 from Kelly Mains Stables
- Figure 4. Photomontage 3 from Skelmorlie Golf Club
- Figure 5. Photomontage 4 from Skelmorlie Primary School
- Figure 6. Photomontage 5 from Skelmorlie Library

General Turbine Design Features

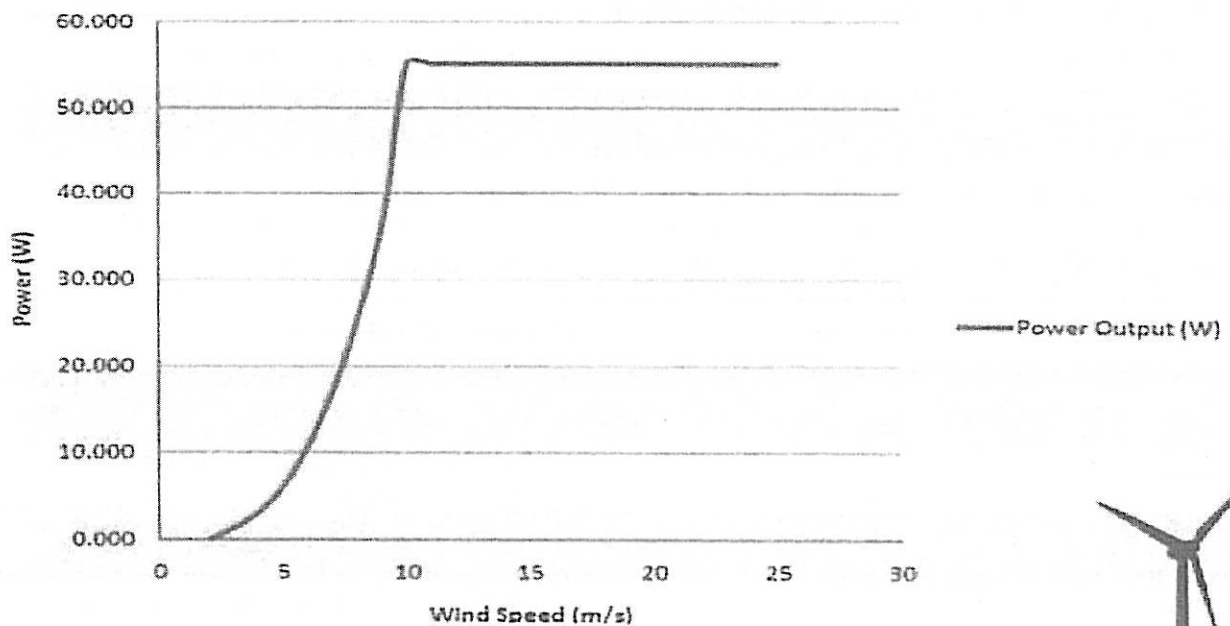
General Configuration		Description
Type	Horizontal Axis, Upwind	
Design Class	IEC Class II (air density 1.225 kg/m ³ , average annual wind below 8.5m/s, 50-yr peak gust below 59.5m/s)	
Design Life	20 Years	
Drive Train		Description
Generator Type	Permanent Magnet (PM)	
Type	Direct Drive	
Speed Regulation		Description
Generator	Torque Control from Drive	
Yaw System		Description
Controls	Active, Electromechanically driven with the wind direction / speed sensors and automatic cable unwind	
Control/Electrical		Description
Mounting	Off Nacelle / Mounted, wired, tested and programmed in NEMA rated 3R enclosure	
Compliant	UL 1741, IEEE 1547	
Power Converter	VFD (Variable Frequency Drives)	
Braking Systems		Description
Emergency Back Up Speed Regulation	Regenerative Brake	
Loss of Grid Power / DC Buss Overvoltage	Dynamic Resistive Brake	
Emergency Shutdown / Parking	Dual Calliper Disc Brake	
Tower		Description
Mono Pole / Tubular	Sectional / Flanged 18-36.6 meters Hydraulic tilt up design - Optional up to 24m	
Environmental Standards		Description
Temperature Range	-10°C to 40°C (-4°F to 104°F) – Standard -25°C to 50°C (-13°F to 122°F) – Extreme Temperature Range	

Specification Chart

Parameter	Value	Unit of Measurement
Rated Power	53.0	kW
Rotor Diameter	16.5 (54.1)	m (ft)
Rated Wind Speed	11 (24.6)	m/s (mph)
Cut-In Speed	2.7 (6)	m/s (mph)
Cut-Out Speed	25.0 (55.9)	m/s (mph)
Start Up Torque	40	kgf*m
Rated Torque	400	kgf*m
Survival Speed	59 (132)	m/s (mph)
Operational RPM	68	rpm
Weight	6,443 (14,200)	Kg (lb)
Std. Operating Temp.	-10 to 40 (14 to 104)	°C (°F)

Power Curve

53kW Power Curve (W)



Designated Historical and Archaeological Sites near to Kelly Bank Cottage

i. Background

There has been widespread use of wind for industry since at least the 17th century when windmills were being utilised for milling, pumping, and sawing. Wind energy has formed a significant part of many Scottish landscapes for centuries, and it has remained an important part of the cultural heritage of many communities.

ii. Methodology

An assessment of the potential impacts of the proposed development on the areas cultural heritage will be analysed through a comprehensive study. This investigation will identify the direct and indirect impacts of the turbines, cable trench, access roads, and other infrastructural requirements within a targeted study area surrounding the development.

i. *Establish significance*

It is essential to assess the significance of both direct and indirect impacts upon the areas cultural heritage, which will be determined using the methods stated above and in compliance with the relevant policies.

Visual impact and physical disturbance of archaeological sites are the two major concerns that will be assessed to establish the level of impact this development will have. Where other developments exist, the cumulative impact of these will need to be considered in conjunction with this proposed development. A ZTV has also been produced which identifies the sites within the study zone which may theoretically be impacted.

The tables below identify the sensitivity levels and magnitude of the impacts for the various Historic Environmental Records (HERs).

Significance of impacts

Sensitivity: Built and cultural heritage on the site¹

Sensitivity	Definition
High	Category A and B listed building Scheduled Ancient Monument Non-statutory List of sites likely to be of national importance Designed Gardens and Landscapes
Medium	Category C(S) listed building Archaeological sites on the Sites and Monuments record (of regional and local importance)

¹ Use of Wind Energy in Aberdeenshire Guidance for Assessing Wind Energy Developments August 2005

	Conservation Areas
Low	Archaeological sites of lesser importance Non-Inventory Gardens and Designed Landscapes

Magnitude of built and cultural heritage effects¹

Magnitude of Impact	Definition
High	<p>Any number of wind turbines and/or ancillary development that would result in:</p> <p>the removal or partial removal of key features, areas or evidence important to the historic character and integrity of the site, which could result in the substantial loss of physical integrity; and/or</p> <p>a substantial obstruction of existing view by the addition of uncharacteristic elements dominating the view, significantly altering the quality of the setting or the visual amenity of the site both to and from.</p> <p>Where the mechanical or aerodynamic noise from any number of wind turbines (or from other neighbouring wind energy developments) that are likely to detract from site amenity of a popular built or cultural heritage site managed as a visitor attraction adjacent to a wind energy development.</p>
Medium	<p>Any number of wind turbines and/or ancillary development that would result in:</p> <p>the removal of one or more key features, parts of the designated site, or evidence at the secondary or peripheral level, but are not features fundamental to its historic character and integrity; and/or</p> <p>a partial obstruction of existing view by the addition of uncharacteristic elements which, although not affecting the key visual and physical relationships, could be an important feature in the views, and significantly alter the quality of the setting or visual amenity of the site both to and from.</p> <p>Where the noise intrusion (mechanical or aerodynamic) from any number of wind turbines (or from other neighbouring wind energy developments) may detract from the amenity of a built or cultural heritage site adjacent to a wind energy development.</p>
Low	<p>Any number of wind turbines or ancillary developments that may result in:</p> <p>a partial removal/minor loss, and/or alteration to one or more peripheral and/or secondary elements/features, but not significantly affecting the historic integrity of the site or affect the key features of the site; and/or</p> <p>an introduction of elements that could be intrusive in views, and could alter to a small degree the quality of the setting or visual amenity of the site both to and from</p> <p>Where the noise intrusion (mechanical or aerodynamic) from any number of wind turbines (or from other neighbouring wind energy developments) is unlikely to detract from the amenity of a built or cultural heritage site adjacent to a wind energy development.</p>

Negligible	<p>Any number of wind turbines or ancillary developments that may result in:</p> <p>a relatively small removal, and/or alteration to small, peripheral and/or unimportant elements/features, but not affect the historic integrity of the site or the quality of the surviving evidence; and/or</p> <p>an introduction of elements that could be visible but not intrusive in views, and the overall quality of the setting or visual amenity of the site would not be affected both to and from.</p> <p>Where the noise intrusion (mechanical or aerodynamic) from any number of wind turbines (or from other neighbouring wind energy developments) would not have any noticeable effect on the amenity of a built or cultural heritage site adjacent to a wind energy development.</p>
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ii. Historic Environment Records (HERs)

Taking into account the principles explored above, an assessment of the potential impacts of the proposed development on the areas cultural heritage has been analysed through a study of the Historic Environment Records (HERs) for the area. This included an analysis of:

- | | |
|--|--|
| World Heritage Sites (WHS) | The 1972 UNESCO World Heritage Convention was ratified by the UK in 1984. The Convention provides for the identification, protection, conservation and presentation of cultural and natural sites of "outstanding universal value." The UK currently has 28 WHS. |
| Scheduled Ancient Monuments (SAMs) | Monuments of national importance given protection under the Ancient Monuments and Archaeological Areas Act 1979 by Scottish Ministers. |
| Listed Buildings | Listed buildings are structures of special architectural or historic interest protected under The <u>Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997</u> . |
| National Monuments Record of Scotland (NMRS) | These contain the national collection of material relating to Scottish archaeological and architectural heritage. |
| Scottish Sites and Monument Records (SSMR) | The SSMR have been compiled by, or produced on behalf of, Scottish Local Authorities. SSMR information is available for this site from WoSAS's SMR records. |
| Cartographic Sources | OS 1 st and 2 nd Edition 6" maps, historical maps, and aerial records where available. |
| Other Designated sites | Industrial Heritage Sites, Conservation Areas and Gardens and Designed Landscapes. |
| Development Plans | These will be consulted to analyse their policies towards cultural heritage. |
| Research | Local Library services and reference books will be consulted where necessary. |

Scheduled Ancient Monuments

TABLE 1: SCHEDULED ANCIENT MONUMENTS (SAMs) WITHIN 5KM OF PROPOSED TURBINES

Index No.	Name	Distance (~km)	Description	Sensitivity of Site	Magnitude of Impact	Reason Magnitude of Impact	Photomontage/Wireframe Available?
4377	Outerwards Roman Fortlet	3.0	Roman Fortlet measuring about 50m NS by 50m EW. The remains are slight, though well-defined; the turf rampart has a maximum internal height of 0.3m and the surrounding ditch a maximum depth of some 0.5m.	High	Negligible	Outwith ZTV and sufficient distance to experience direct impacts	N/A
12840	Kelly Bank Cottage, cairn 750m E of	0.5	The monument comprises the remains of a cairn, built probably between 3000 and 1000 BC in the late Neolithic period or Bronze Age. It is visible as a low mound of turf-covered stones and lies in moorland at about 165m above sea level. The cairn lies on the W slopes of Berry Hill and is sited on a low hill above the N side of the Kelly Glen. There are extensive views to the west.	High	Medium	Within ZTV. Given the principal views from the site being looking west down Kelly Glen and out to sea it is possible as the turbines situated northwest of the site they will be outwith the principal views.	Wireframe Available from the site

12841	Kelly Bank Cottage, cairn 1240m ENE of	0.8	The monument comprises the remains of a cairn with burial cist, built probably between 3000 and 1000 BC in the late Neolithic period or Bronze Age. The cairn is visible as a low turf-covered mound, and the cist as an arrangement of stones protruding through the turf immediately to the west. The monument lies in moorland on the W slopes of Berry Hill at about 215m above sea level. It is sited in a natural hollow just below a ridge above the N side of the Kelly Glen.	High	Medium	Within ZTV. The visual impact of turbines likely to be reduced by power lines running overhead and the fact the site lies in a hollow.	Wireframe Available taken from the site
12843	Kelly Bank Cottage, cairn 1.2km ENE of	0.75	As above, except at 200m above sea level and situated just below a ridge.	High	Medium	Within ZTV. The visual impact of turbines likely to be reduced by power lines running overhead.	Wireframe Available taken from the above site, 90m north.
12814	Kirkbrae House, burial vault 65m ENE of	3.5	The monument comprises the upstanding remains of an 18th-century burial vault, which incorporates and overlies the remains of the medieval parish church of Inverkip. The monument is located within the eastern half of an associated burial ground. The burial vault was built by the Shaw Stewart family, prominent local landowners.	High	Negligible	Outwith ZTV and sufficient distance to experience direct impacts	N/A
12847	Glen Everton House, cairn 540m	2	The monument comprises the remains of a cairn with burial cist, built probably between 3000 and 1000 BC in the late Neolithic or Bronze Age. The cairn is visible as a pronounced mound, lying	High	Negligible	Outwith ZTV and sufficient distance to experience direct impacts	N/A

3244	SSE of Loch Thom-Overton, water cut	4.5	The monument comprises an aqueduct, reservoir, sluices, sluice houses and workmen's bothies, commonly known as 'The Greenock Cut'. The monument is part of a larger water system built to provide drinking water for Greenock and water power for industry in the town.	High	Negligible	Outwith ZTV and sufficient distance to experience direct impacts	N/A
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The visual impact upon the SAMs has been assessed through two wireframes taken from the cairn situated 1240m and 750m away from Kelly Bank Cottage. Photomontage 1 taken from the core path demonstrates the visual impact of the turbines on this area and the impact is reduced by a backdrop of topography. Wireframe from White Hill cairn (1240m ENE of) demonstrates the turbines with the coastline as a backdrop, thus reducing the turbines' dominance. The wireframe taken from the cairn 750m away shows the turbines in a more visually prominent open position. The SAM situated 1200m away is on the edge of the zone of theoretical visibility and the visual impact is likely to be similar to the cairn 1240m away. The turbines represent a new industrial feature in the landscape; however the power lines in the area demonstrate existing features of a modern industrial landscape. As all three cairns are situated to the south east of the turbine and the turbine is not between cairns, inter-visibility between the cairns should not be impacted by the turbine. The original historical setting for these cairns has been removed.

Listed Buildings

TABLE 2: LISTED BUILDINGS WITHIN 2KM OF THE PROPOSED TURBINES

HBNUM	Parbur	Address	Category	Distance (~km)	Sensitivity	Magnitude	Magnitude of Impact	Photomontage/Wireframe Available?
7269	Skelmorlie Parish Church	Skelmorlie	B	1.8	High	Low	Within ZTV, however likely to be screened by topography and other buildings.	Photomontages from open locations to the west of the Church (from the School and Library) are available
7270	Skelmorlie Parish Church (Lamp)	Skelmorlie	A	1.8	High	Low	Within ZTV, however likely to be screened by topography and other buildings.	As above
7282	Tudor House	9, The Crescent, Skelmorlie	B	1.8	High	Low	Within ZTV, however likely to be screened by topography and other buildings.	As above
7286	Measured Mile Marker Poles	Skelmorlie	B	2	High	Low	Within ZTV, however likely to be screened by topography and other buildings.	As above
7289	Glendower House	5 Montgomerie Terrace, Skelmorlie	B	1.8	High	Low	Within ZTV, however likely to be screened by topography and other buildings.	As above
7272	Inchgower House	16 Shore Road, Skelmorlie	B	1.9	High	Low	Within ZTV, however likely to be screened by topography and other buildings.	As above

							be screened by topography and other buildings.	
7284	Croftmore House		15, The Crescent, Skelmorlie	B	1.9	High	Low	Within ZTV, however likely to be screened by topography and other buildings. As above
7288	Long Hill		Moreland Garden Flats, Skelmorlie	B	1.7	High	Low	Within ZTV, however likely to be screened by topography and other buildings. As above
50045	Thorndale		15 Shore Road, Skelmorlie	B	1.9	High	Low	Within ZTV, however likely to be screened by topography and other buildings. As above
12473	Wemyss Bay Railway Station		Railway Station and Pier	A	1.5	High	Low	Within ZTV, however likely to be screened by vegetation and topography. A photomontage from Wemyss Bay Port is available.
7283	The Birkenward		11 The Crescent, Skelmorlie	B	1.7	High	Low	Within ZTV, however likely to be screened by topography and other buildings. Photomontages from open locations to the west of the Church (from the School and Library) are available
50043	16 Eglington Gardens, Boundary Wall		13 Montgomerie Terrace, Skelmorlie	B	1.8	High	Low	Within ZTV, however likely to be screened by topography and other buildings. Photomontages from open locations to the west of the Church (from the School and Library) are available
50043	16 Eglington Gardens		13 Montgomerie Terrace, Skelmorlie	B	1.8	High	Low	Within ZTV, however likely to be screened by topography and other buildings. Photomontages from open locations to the west of the Church (

												from the School and Library) are available
50040	Balvonie, Former Stable/Coach House	1 Halketburn Road, Skelmorlie	B	1.8	High	Negligible	Outwith ZTV	N/A				
50040	Balvonie, Former Laundry	1 Halketburn Road, Skelmorlie	B	1.8	High	Negligible	Outwith ZTV	N/A				
50040	Balvonie	1 Halketburn Road, Skelmorlie	B	1.8	High	Negligible	Outwith ZTV	N/A				
48936	Dunloe House and Gatepiers	Wemyss Bay Road	B	1.8	High	Low	Within ZTV, however likely to be screened by topography and other buildings.	Photomontage from a more open location in Wemyss Bay (Health Centre) is available.				
7290	Nursery Home	11 Montgomerie Terrace, Skelmorlie	B	1.7	High	Low	Within ZTV, however likely to be screened by topography and other buildings.	Photomontages from open locations to the west of the Church (from the School and Library) are available				
48936	Mansfield House	Wemyss Bay	B	1.8	High	Low	Within ZTV, however likely to be screened by topography and other buildings.	Photomontage from a more open location in Wemyss Bay (Health Centre) is available.				

The visual impact upon the listed buildings in Weemys Bay and Skelmorlie is likely to be significantly reduced if not eliminated by intervening buildings and vegetation. Photomontages have been taken from the most open locations within Skelmorlie, at the School and Library which show the turbines clearly visible. However, as the listed buildings are to the west and south of these locations and situated further down the hill the visual impact is reduced and the impact on the historical setting will be negligible.

Sites and Monument Records of Scotland/National Monument Records of Scotland

TABLE 3: WOSAS SSMRS/NMRS TO WITHIN 1KM OF KELLYBANK COTTAGE

WoSAS Pin	Name	Type	Description	Distance from closest turbine to point (m)	Sensitivity	Magnitude	Reason for Magnitude of Impact	Photomontage/Wireframe Available?
5841	Kelly Burn	Enclosure	An oval banked enclosure measuring about 20' by 14' [internally?]. Slight internal depression. Well above burn but near the scarp edge.	840	Medium	Low	Within the ZTV Some screening may be provided the trees in Kelly Glen. If the turbines are visible they will be viewed with a backdrop of topography.	N/A
5844	Blood Moss	Structure	Indeterminate build obscured by stone removal and disturbance but suggestive of a roughly rectangular stone build with attached circle or semi-circle. A metal track passes along the side.	615	Medium	Low	Within the ZTV. It is likely the turbine will be visible from this point. Screening will be provided by topography it is probable the turbines will only be partially viewed. As, the turbines are situated south of	N/A

5846	Kelly Burn	Building	Situated on the N bank of Kelly Burn is an isolated house, measuring 8ft by 13ft, with much spread walls	715	Medium	Low	the site on a lower point on the hill. Within the ZTV. Some screening may be provided the trees in Kelly Glen. Where the turbines are visible they will be viewed with a backdrop of topography and power lines to the east.	N/A
5848	Kelly Burn	Settlement	On the N bank of the Kelly Burn, spaced along a narrow ridge between it and a tributary from White Hill are seven rectangular house foundations, chiefly of turf or earth. A hollow track up the Kelly Bank probably serviced the settlement.	300	Medium	Medium	Within the ZTV. Due to the proximity of the turbines it likely that the turbines will be prominent from this location	N/A
5849	Blood Moss/Kelly Plantation	Enclosures	East of the Kelly Plantation, and against the E side of the road described on NS26NW 22, apparently partly disturbed by it, is a small earth walled enclosure. The walls are based on flat stones with a suggestion of ditching round the N and S sides.	400	Medium	Medium	Within the ZTV. It is likely the turbine will be visible from this point. Screening may be provided by topography, as the turbines are situated south of	N/A

5855	Kelly Burn	Cairn	Cairn scheduled on the 25th of March 2011 as 'Kelly Bank Cottage, cairn 750m E of'. Monument comprises the remains of a cairn, built probably between 3000 and 1000BC in the late Neolithic period or Bronze Age. It is visible as a low mound of turf-covered stones and lies in moorland at about 165m above sea level. The cairn lies on the W slopes of Berry Hill and is sites on a low hill above the N side of the Kelly Glen.	500	See SAM Entry	See SAM Entry	See SAM Entry	See SAM Entry	the site on a lower point on the hill.	See SAM Entry
12737	Blood Moss	Ring Ditch	A low knoll projected north from the Roman Road (see WoSASPIN 22752) terrace edge has been ditched to a depth of 0.6m round the downhill side but only shallowly across the uphill neck, 16.5m over the outer bank, within the ditch it covers 8.9m.	200	Medium	Medium	Medium	Medium	Within the ZTV. It is likely the turbine will be visible from this point. Screening may be provided by topography. As the turbines are situated south of the site on a lower point on the hill.	N/A
15683	Kelly Burn	Enclosure	On the slope above a minor watercourse, close to a rocky outcrop, is an oval structure measuring 31'9" by 23'6" externally and 10'6" by 7'6" internally, built of turf.	700	Medium	Low	Low	Low	Within the ZTV. Some screening may be provided the trees in Kelly Glen. Where the	N/A

22581	Kelly Burns	Incised Rock	A rock outcrop at NS 2137 6808 [taken from location map] bears a line of at least seven incised notches from an abandoned quarrying attempt.	700	Medium	Low	Within the ZTV. Some screening may be provided the trees in Kelly Glen. Where the turbines are visible they will be viewed with a backdrop of topography.	N/A	turbines are visible they will be viewed with a backdrop of topography and power lines to the east.
22717 and 40319	Blood Moss/ White Hill	Long Cist (possible Mounds)	A badly preserved cist grave measuring 1.5m long by 0.5m wide and 0.5m deep sites in a low mound approximately 7m in diameter. The cavity is stone-lined and the cist is probably Early Historic in date. Other similar low mounds are to be seen in the vicinity, though these could be natural.	480	Medium	Low	Within the ZTV. The turbines will be visible however this impact will be reduced by the power lines which run above this site.	N/A	The turbines will be visible however this impact will be reduced by the power lines which run above this site.
40235	Wemyss Bay, Kelly Sawmill	Industrial Sawmill, Water Channel, Dam	The reduced remains of the Kelly Sawmill, silted water channel and breached dam. Mill site on record for 150 years, and occupied up to the early 1900s..	680	Medium	Low	Within the ZTV. The site is likely to be screened by trees surrounding Kelly Glen	The heavy vegetation surrounding Kelly Glen would remove the	The heavy vegetation surrounding Kelly Glen would remove the

40319	White Moss	Hut Circles, Lazy Bed	The fourth year of survey of the Loch Thom area was undertaken in May and June 2000 (DES 1999, 62). The areas covered were Loch Thom, Blood Moss, Flatterton Farm, and the land between Garvock and Dowries Farm.	820	Medium	Medium	Within the ZTV. The turbines will be visible however this impact will be reduced by the power lines which run above this site.	Wireframes are available for the SAM adjacent to this site.	background features needed to generate a photomontage. Additionally, due to the vegetation a wireframe would not do assessment justice.
40449	Kelly Glen	Building	One unroofed building is depicted on the 1st edition of the OS 6-inch map (Renfrewshire 1857,-63,-9, sheet v), but it is not shown on the current edition of the OS 1:10000 map (1987).	840	Medium	Low	Within the ZTV. The site is likely to be screened by trees surrounding Kelly Glen	The heavy vegetation surrounding Kelly Glen would remove the background features needed to generate a photomontage. Additionally, due to the vegetation a wireframe	

40466	Oakfield Bridge	Bridge	Remains of piers and debris from previous stone built bridge blown up in 1964 observable below replacement metal bridge. Previous bridge documented as 'Oakfield Bridge' and described by local villager as having low walls and broad enough for two carts. The bridge would have provided access to the Kelly Sawmill from woodland on the opposite side of the river.	870	Medium	Low	Within the ZTV. The site is likely to be screened by trees surrounding Kelly Glen	The heavy vegetation surrounding Kelly Glen would remove the background features needed to generate a photomontage. Additionally, due to the vegetation a wireframe would not do assessment justice.
40467	Kelly Bank	Cropmarks, Wall	A red sandstone wall of considerable height has been removed; however some of the stone can still be found in the ditch and has been retained for the building of Kelly Bank Cottage.	290	Medium	High	Within the ZTV. The proposed turbines are likely to be viewed from this site with the approved turbine also.	
41731	Kelly Bank	Structure	The ground has observably been scored with drainage ditches but photographs of the hillside also reveal what appears to be rig and furrow on the eastern slope close to the structure. This may support the possibility of habitation.	485	Medium	Low	Within the ZTV. The site is likely to be screened by trees surrounding Kelly Glen.	The heavy vegetation surrounding Kelly Glen would remove the background

	Two small rectangular platforms lie approximately 18m downslope from the structure. Documentary evidence indicates a plantation in 1855 at the top 'eastern' end described as 'Craigngowe Wood'.					features needed to generate a photomontage. Additionally, due to the vegetation a wireframe would not do assessment justice.
41732	Skelmorlie Golf Course	Boundary Banks, Cropmarks and Trackway	Under suitable light and ground conditions, linear cropmarks may be observed on the hillslope of the golf course above the village. One of these is likely to be a march line described in documentation dated 1812.	900	Medium	Within the ZTV. Most sites situated to the south of Kelly Glen will be screened by the trees that surround the glen. However, this site is situated higher than others and so the mitigating factor is more likely to be distance.
41734	Skelmorlie Quarry	The substantial remains of pylons and loading ramp remain in situ within this whinstone quarry. Documentary sources indicate that the quarry was opened between 1845 and 1855. A local resident recollects an activity during the	830	Low	Within the ZTV. The site is likely to be screened by trees surrounding Kelly Glen	The heavy vegetation surrounding Kelly Glen would remove the background

								features needed to generate a photomontage. Additionally, due to the vegetation a wireframe would not do assessment justice.
66094	White Hill/ Blood Moss; Kelly Bank Cottage	Cairn		Cairn scheduled 25th March 2011 as 'Kelly Bank Cottage, cairn 1200m ENE of'.	770	See SAM entry	See SAM entry	See SAM entry
66095	White Hill/ Blood Moss; Kelly Bank Cottage	Cairn		Cairn scheduled on the 25th of March 2011 as 'Kelly Bank Cottage, cairn 1240m ENE of'.	790	See SAM entry	See SAM entry	See SAM entry
12355	Roman Road			Further investigation has shown that the road noted above was a patrol track to provide signalling facilities to cover movement along the main road to Largs, which runs from NS 248 701 southwards to shoulder Berry Hill (NS 244 692), then inclines slightly W and runs straight for Blackhouse Moor ridge.	Possibly within development site.	Medium	High	This site potentially lies within the development site and there is a risk that part of the site could be removed during construction.
								N/A

The visual impact upon the SMRs ranges depending on their location. Oakfield Bridge, Skelmorlie Quarry and Kelly Sawmill are located south west of the development within the trees surrounding Kelly Glen. Due to the vegetation surrounding the sites it is probable that the visual impact on these sites will be significantly

reduced and possibly even eliminated. For the remaining SSMRs the turbine will be visible from the site and are likely to be experience similar views to that of shown in the wireframes taken from cairn 750m E of Kelly Bank Cottage, cairn 1240m ENE of Kelly Bank Cottage and the photomontages taken from the core path.

Potential Direct Impacts

There are a high number of archaeological sites in proximity to this development. There are six sites within 500m of the proposed turbine, one of which may be within the footprint of the development. Due to the volume of sites in close proximity there is a potential that the erection of these turbines could disturb archaeological remains.

Mitigation Measures

The West of Scotland Archaeological Services (WoSAS) has been consulted regarding concerns the applicant had for the Roman Road. While this has been taken into account the location chosen for the turbines represents the best location given several constraints detailed in the Environmental Report, Site Selection.

If it is decided that a watching brief is required for this site, as was indicated in the screening direction, this will be carried out in full accordance.

Potential Indirect Impacts

Indirect impacts relate to visual rather than physical disruption of the site.

The greatest visual impact is upon those sites situated to the east and southeast of the development which includes the three SAMS that are within the ZTV and several SMRs. These are publically accessible from the core paths: Leapmoor Loop to Kelly Burn; and Kelly Cut to Wemyss Bay. The turbines are theoretically visible for approximately a 3km section of the core paths, it is these views that are will receive the most impact. This impact will diminish as distance from the development increases. The visual impact has been demonstrated in the photomontages and wireframes discussed earlier.

The historical setting of the area, as the majority of these sites are pre-modern, has been removed by modern development. However, there is significance given to the current setting scheduled cairns due to their location in relation to modern agricultural landscape. So there is credit in maintaining the modern agricultural landscape. That said wind turbines are becoming a feature of a modern farm, this development is not changing .Currently the majority of the visible land surrounding the core paths is moorland with the exception being the 18th -19th century agricultural managed land including rectilinear fields at Kellybank. The preservation of this setting is important for the scheduled monuments. The turbines will be viewed within the agricultural setting of Kellybank Cottage. However the development will not change the field structure or the use of the field. The access track has been designed in a way for minimal land take and the turbines will add a new vertical element.

Additionally, when travelling east along the Kelly Cut to Wemyss Bay which is likely to be the most popular route used to visit the archaeological sites, given the access to parking in Wemyss Bay and to from the caravan park. The turbines are situated behind or to the left of the receptor and so the impact on views looking towards the archaeological sites is reduced significantly. Views from the archaeological sites to the coastline will suffer more impact as demonstrated earlier through photomontages, however this reduced by the backdrop of topography and vegetation and the modern industrial presence of the power lines.

It is unlikely that the turbine development would impact greatly on the current setting or reduce the visitors to the archaeological sites, users of core paths or impact negatively on the tourism in the area.

Mitigation Measures

The site selection for the turbine proposal at Kellybank Cottage and how the development is situated within the landscape has been taken into serious account. After receiving a screening opinion the location of the turbine has been moved further down the hill and decreased in height to reduce visual impact by creating a backdrop of topography or vegetation from several locations. Careful consideration has been given to the core path which will act as the main access for the public to archaeological sites. The re-siting of the turbines has reduced the number of sections of the path where the turbine could be visible from. The reduction in height of the turbines also has reduced the impact on the locations where the turbines are visible.

**ERECTION OF TWO 33m HIGH WIND 50kW TURBINES WITH ASSOCIATED WORKS:
KELLYBANK COTTAGE, KELLY ROAD, WEMYSS BAY (12/0085/IC)**

Suggested conditions should planning permission be granted on review

Conditions:-

1. That the turbines shall be removed within 3 months of being decommissioned.
2. That prior to the decommissioning of the turbines a landscaping scheme for the reinstatement of the site shall be submitted to and approved in writing by the Planning Authority. The scheme shall be implemented in full within 3 months of removal of the turbines.
3. That no development shall commence until details of the colour of the wind turbines, hereby approved, have been submitted to and approved in writing by the Planning Authority, development thereafter shall proceed utilising the approved colour, unless the Planning Authority gives its prior written approval to any alternative.
4. The level of noise emissions from the wind turbines when measured at any dwelling, lawfully existing at the date of permission shall not exceed:
 - a. between the hours of 23:00 and 07:00 the greater of 45dB LA90 (10 min) or 5dB(A) above the Night Hours Background Noise level at that property; or
 - b. between the hours of 07:00 and 23:00 the greater of 40dB LA90 ((10 min) or 5 dB(A) above the quiet Waking Hours Day Time Background Noise Level at that property.

Reasons:-

1. To ensure the removal of the structures and thus help avoid unnecessary visual clutter in the landscape.
2. To help ensure the restoration of the site to a more natural condition.
3. To mitigate the visual impact of the turbines.
4. To protect the amenities of occupiers of premises from unreasonable noise and vibration levels.

