

Local Review Body

2 October 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 4 September 2013 decided to continue for an unaccompanied site visit.

Windberry Energy Operations Ltd

Erection of a Single Wind Turbine with a Maximum Blade Tip Height of up to 53.7 metres and Associated Infrastructure:

Cairncurran Farm, Auchenfoil Road, Kilmacolm (12/0357/IC)

Contents

- Planning Application and plans
- Site photograph
- Report of Handling dated 7 March 2013
- Consultation Responses
(NB Consultation response from Safer & Inclusive Communities not available)
- Representations
- Decision Notice dated 15 March 2013
- Letter dated 6 June 2013 from Savills enclosing Notice of Review form together with supporting documents comprising:-
 - Review Statement
 - * Drawings
 - * Planning, Design and Access Statement
 - * Landscape and Visual Impact Assessment
 - * Landscape and Visual Impact Assessment Figures
 - * Ecology Assessment
 - * Cultural Heritage Assessment
 - * Shadow Flicker Assessment
 - * Noise Assessment(NB All documents circulated separately to Members of Local Review Body and documents marked * submitted with planning application with the exception of landscape and visual impact assessment figures 1.6.3a, 1.6.5a, 1.6.6a and 1.6.7a.)
- Further representation
- Email dated 19 July 2013 from Savills enclosing response to further representation
- Suggested conditions should planning permission be granted on review

PLANNING APPLICATION AND PLANS

Inverclyde council

6 Cathcart Square Greenock PA15 1LS

Tel: 01475 712 406

Fax: 01475 712 468

Email: planning.dlm@inverclyde.gov.uk

Planning Department

Applications cannot be validated until all necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 000040925-001 12/0324/IC

The online ref number is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the Planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

We strongly recommend that you refer to the help text before you complete this section.

- Application for Planning Permission (including changes of use and surface mineral working)
- Application for Planning Permission in Principle
- Further Application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Erection of a single wind turbine with a maximum blade tip height of up to 53.7 metres and associated infrastructure

Is this a temporary permission? * Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) * Yes No

Have the works already been started or completed? *

No Yes - Started Yes - Completed

Applicant or Agent Details

Are you an applicant, or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application) Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Savills	You must enter a Building Name or Number, or both:*	
Ref. Number:		Building Name:	
First Name: *	Myriam	Building Number:	163
Last Name: *	Hengesch	Address 1 (Street): *	West George Street
Telephone Number: *	01412224104	Address 2:	
Extension Number:		Town/City: *	Glasgow
Mobile Number:		Country: *	UK
Fax Number:		Postcode: *	G2 2JJ
Email Address: *	mhengesch@savills.com		

Is the applicant an Individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:		You must enter a Building Name or Number, or both:*	
Other Title:		Building Name:	c/o Savills
First Name:		Building Number:	163
Last Name:		Address 1 (Street): *	West George Street
Company/Organisation: *	Windberry Energy Operations Ltd	Address 2:	
Telephone Number:		Town/City: *	Glasgow
Extension Number:		Country: *	UK
Mobile Number:		Postcode: *	G2 2JJ
Fax Number:			
Email Address:			

Site Address Details

Full postal address of the site (including postcode where available):

Address 1:

Address 5:

Address 2:

Town/City/Settlement:

Address 3:

Post Code:

Address 4:

Please identify/describe the location of the site or sites.

Northing

670140

Easting

231035

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Pre-Application Discussion Details

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (Max 500 characters)

Screening Opinion to confirm that an Environmental Statement will not be required

Title:

Mr

Other title:

First Name:

David

Last Name:

Ashman

Correspondence Reference Number:

11/0017/SCREEN

Date (dd/mm/yyyy):

18/10/11

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (Max 500 characters)

Pre-application letter confirming points on:

- cumulative impact
- landscape and visual assessment
- gas transmission pipelines, communications and aviation

Title:

Mr

Other title:

First Name:

David

Last Name:

Ashman

Correspondence Reference Number:

11/0017/SCREEN

Date (dd/mm/yyyy):

21/11/11

Note 1. A processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

0.23

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: (Max 500 characters)

Agricultural

Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access? *

Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application site? *

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the total of existing and any new spaces or a reduced number of spaces)? *

0

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycle spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

Yes No

Do your proposals make provision for sustainable drainage of surface water? (e.g. SUDS arrangements) *

Yes No

Note: -

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

Yes

No, using a private water supply

No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? *

Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

Yes No

If Yes or No, please provide further details:(Max 500 characters)

Not applicable

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

All Types of Non Housing Development - Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2008) *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

Certificate and Notice under Regulation 15 B – Town and Country Planning (General Development Management Procedure) (Scotland) Order 1992 (GDPO 1992) Regulations 2008

One Certificate must be completed and submitted along with this application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Are you able to identify and give appropriate notice to ALL the other owners? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate B

Certificates

The certificate you have selected requires you to distribute copies of the Notice 1 document below to all of the Owners/Agricultural tenants that you have provided before you can complete your certificates.

Notice 1 is Required

I understand my obligations to provide the above notice(s) before I can complete the certificates. *

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

I hereby certify that -

(1) - No person other than myself/the applicant was an owner [Note 4] 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;

or -

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name:

Address:

Date of Service of Notice: *

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding;

or -

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: *

Signed: Myriam Hengesch
On behalf of: Windberry Energy Operallons Ltd
Date: 01/11/2012

Checklist - Application for Planning Permission

Town and County Planning (Scotland) Act 1997
The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major developments, have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and County Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

c) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

d) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2008) have you provided a Design Statement? *

Yes No Not applicable to this application

e) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

f) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

Provide copies of the following documents if applicable:

- | | |
|--|--|
| A copy of an Environmental Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

Noise Assessment
Cultural Heritage Assessment
Planning, Access & Design Statement
Landscape & Visual Assessment
Shadow Flicker and Safety Assessment

Declare - For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying plans/drawings and additional information are provided as a part of this application .

Declaration Name: Myriam Hengesch
Declaration Date: 01/11/2012
Submission Date: 01/11/2012

Payment Details

Cheque: For and Behalf of Windberry Energy Operations Ltd, 00059916570692622306

Created: 01/11/2012 12:57

SITE PHOTOGRAPH



**REPORT OF HANDLING DATED
7 MARCH 2013**

REPORT OF HANDLING

Report By: Guy Phillips

Report No: 12/0357/IC

Local Application
Development

Contact
Officer: 01475 712422

Date: 7th March 2013

Subject: Erection of a single wind turbine with a maximum blade tip height of up to 53.7 metres and associated infrastructure at
Cairncurran Farm, Auchenfoil Road, Kilmacolm

SITE DESCRIPTION

The site is in the countryside, approximately 433m to the west northwest of Cairncurran Farm, on the B788 between Greenock and Kilmacolm. It is within the Green Belt and approximately 500m from the Clyde Muirshiel Regional Park boundary which is contiguous with the northern boundary of the Renfrewshire Heights SSSI/SPA. Approximately 141m to the north of the site is a line of electricity pylons. There is a 40m high, temporary anemometer mast on the site which was granted planning permission in November 2011.

There are eight houses within 1km of the site: Greenhill Cottage, Dippany, Cairncurran, Faulds, Horsecraig, Auchenfoyle House, Auchenfoyle bungalow and Auchenfoyle Cottage.

PROPOSAL

It is proposed to erect a wind turbine with an overall height to blade tip of 53.71m. A 4.0m wide access track is proposed to link the site to the B788 at Cairncurran Cottage. Also proposed is an approximately 2.5 square metres equipment housing.

The planning application is accompanied by maps of theoretical visibility, key receptors, landscape character and landscape designations, photomontages and wire frame diagrams, all to illustrate visual impact within a 15km radius of the site. Also submitted are a Shadow Flicker & Safety Assessment, Noise Assessment, Cultural Heritage Assessment, Ecological Assessment, Landscape & Visual Assessment and a Planning, Design & Access Statement.

The maps accompanying the planning application illustrate that views of the proposed turbine are possible from as far afield as Johnstone, Dumbarton and the hills to the east of Helensburgh. Within Inverclyde, long views are possible from Quarriers Village, the eastern periphery of Port Glasgow and a small part of the north east side of Kilmacolm.

Through their supporting information the applicant reaches the following conclusions:

1. there is no adverse impact from shadow flicker.
2. there are no grounds to refuse planning permission on noise grounds.
3. impact on the ecology of the site and the surrounding landscape is neutral, with no impacts on bird or bat populations anticipated.

4. localised significant adverse impact upon landscape and visual amenity occurs. Within the overall study area this is not considered significant.
5. there shall be a loss of a modest area of grazing, with no adverse impact on landscape character.
6. impact on the local road network is not significant.
7. the proposal accords with the Development Plan
8. the scheme is in line with international and national targets to reduce Co2 emissions.

The Planning, Design & Access Statement advises that the developer's agreement with the site owner would allow for the erection of a single turbine to help meet the UK's required renewable energy and carbon reduction targets. There is no indication that the power generated by the turbine is for the site owner's farm.

LOCAL PLAN POLICIES

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 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 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 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 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.

CONSULTATIONS

Scottish Natural Heritage - Although situated within 1km of Renfrewshire Heights SPA and Renfrewshire Heights SSSI, SNH view this proposal as not having a significant effect on the qualifying interests or integrity of these sites. The development will not have a significant effect on the breeding hen harriers of the Special Protection Area. Given the poor quality bat habitat and the low numbers of bats recorded, they do not consider that the proposal will have a significant effect on any bat species.

Argyll & Bute Council- No response.

West Dunbartonshire Council – No response.

Head Of Environmental And Commercial Services - No objections subject to an assessment of the development's drainage impact on nearby watercourses being provided.

Head Of Safer And Inclusive Communities –No objections.

Clyde Muirshiel Park Manager – The proposal has a negligible visual impact on recreational users of the Park. The proposal site is not thought to be an attractive feeding habitat for hen harriers. Overall, in relation to Clyde Muirshiel Regional Park, the development presents minor negative landscape and negligible visual impacts, would not impact on recreation and would not impact adversely on habitats or species.

NATS - CTC - No objections.

MOD Safeguarding - No objections

BAA Aerodrome Safeguarding - No objections.

PUBLICITY

The application was advertised in the Greenock Telegraph on 11th January 2013 as there are no premises on neighbouring land.

SITE NOTICES

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

PUBLIC PARTICIPATION

Nine written representations, including from Kilmacolm Community Council, Kilmacolm Civic Trust and Save Your Regional Park have been received.

The objectors are concerned that:-

1. The site is in proximity to a Site of Special Scientific Interest (SSSI) and a Special Protection Area (SPA) which have been the subject of investment by Scottish Natural Heritage.
2. It would adversely impact upon birds and bats. There are hen harriers, barn owls and bats in the area.
3. There would be an impact upon farm animals, wildlife and outdoor pursuits. The enjoyment and safety of horse riding shall be adversely impacted leading to a loss of recreational business in the countryside.
4. It would have a detrimental impact upon views to and from Clyde Muirshiel Regional Park, from the B788 and a number of Core footpaths in the area.
5. It would add to a proliferation of wind turbines in and around Clyde Muirshiel Regional Park,
6. There shall be an adverse visual impact and noise. There are a number of residential properties falling within a 2km radius of the site.
7. There would be an adverse impact upon road safety on the B788, including the construction phase.
8. There are potential dangers from ice throw and blade failure.
9. Airport radar shall be adversely affected.
10. The cumulative assessment submitted with the planning application omits the turbine recently refused planning permission at Shielhill Farm, near Loch Thom.
- 11 There have been no neighbour notifications.
12. Property values shall be adversely affected.
13. In the event of planning permission being granted, a bond should be secured to ensure its removal at the expiry of its lifespan.

ASSESSMENT

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 consideration of the potential impact on the operation of aircraft and telecommunications equipment. I note, however, that the National Air Traffic Service, BAA and the MOD offer no objections.

The policies also require assessment of the impact on the natural and built environment, landscape, and residential amenity, all of which are also addressed by assessment against Policy UT6B (criteria a, c, d and f). Countryside tourism is inextricably linked to the quality of landscape and views from public vantage points, and it is appropriate to consider this in an assessment against Policy UT6B (criterion f).

Accordingly it remains to assess the application against the 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.

Policy UT6B requires development to have regard to impact on neighbours and general residential amenity. Potential impacts on nearby residential amenity arise from shadow flicker, noise and visual impact. There are eight houses within 1km of the wind turbine and others immediately beyond. The Scottish Government's online advice "Onshore Wind Turbines" advises that where separation is provided between wind turbines and nearby dwellings of 10 rotor diameters shadow flicker should not be a problem. The necessary separation distance in this instance, therefore, is 330m, which the proposal satisfies (the nearest house is approximately 332 metres distant). The proposal therefore accords with Government advice on separation for shadow flicker. With respect to the issue of noise, there are no objections from the Head of Safer and Inclusive Communities.

Scottish Government guidance for assessing visual impact indicates that scale is a relevant consideration, taking into account the significance of the landscape and the views, proximity, intervisibility and sensitivity of visual receptors. Whilst I accept the conclusion of the Landscape and Visual Assessment submitted with the planning application that adverse visual impact is localised and not significant within the study area as a whole, this impact is of significance to those living closest to it and is a key factor in determination of the application. The turbine would be highly visible from the closest dwellings set within an area of rolling countryside. While I acknowledge a line of pylons which are an unfortunate visual intrusion, unlike a turbine these are a static feature. The turbine itself is, to the tip, higher and being a moving feature, presents a greater visual distraction. I consider this to be to the visual detriment and experience of the landscape. At a distance of a little over 330m metres to the nearest of the houses, I consider that the visual impact of the turbine will be of major significance to residents living closest to it and forms grounds for refusal of the application.

- b) Road safety. There are no objections from the Head of Environmental and Commercial Services on road safety grounds.

c) and d) Natural and built heritage resources in proximity to the site and wildlife resources and habitats. While the site is in proximity to a Site of Special Scientific Interest and a Special Protection Area, Scottish Natural Heritage and Clyde Muirshiel Regional Park offer no objections. Specifically, there are no objections regards impacts upon birds and bats and views into and out of the Park. As such, I consider there to be no conflict between the proposal and Local Plan Policy HR1.

e) Proximity to pylons and overhead power lines and other service infrastructure. An existing power line runs to the north of the site. I consider that there is sufficient distance between the proposed turbine and the overhead lines for safety not to be an issue.

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

Criterion (b) of Policy HR1 and criterion (f) of Policy UT6B require consideration to be given to visual amenity with particular reference to the experience of the landscape when viewed from public vantage points, including local roads, neighbouring settlements and when set against the skyline. The main public vantage point in close proximity is the B788 and submitted photomontages demonstrate that the turbine is seen to break the skyline from the road. At a distance of around 330 metres from the road, at its nearest point, I consider this breaking of the skyline to be of significance.

In summary, while there are wind turbines elsewhere throughout Scotland which are significantly higher than that proposed I consider that within the context of the local landscape, the presence of nearby houses and proximity to the B788 road, the 53.1m high turbine has an adverse impact on visual amenity and landscape character. While I have sympathy with representations that the proposal may be to the detriment of recreational pursuits within this part of the Inverclyde countryside, I do not consider the impact to be of sufficient significance to merit refusal of the proposal on this point. I also note the position adopted by the Clyde Muirshiel Park Manager on this issue and do not consider that there are sufficient grounds to merit refusal on the basis of impact on Clyde Muirshiel Regional Park.

In response to the objectors' concerns not covered by my assessment against the Local Plan, safety issues, including potential ice throw have been addressed by the applicant in the Shadow Flicker and Safety Assessment, the site of the turbine recently refused at Shielhill Farm is so distant as to have no relevance to the proposal, neighbour notification has been properly carried out in accordance with The Town & Country (Development Management Procedure)(Scotland) Regulations 2008 and property values are not a material planning consideration..

Given my unfavourable assessment of impacts upon visual amenity, landscape character and visitors' enjoyment of the countryside from the B788 corridor I consider the proposal fails to accord criterion (f) of Policy UT6B, and consequently Policy UT6 (criterion b) and Policy UT6A (criterion c).

DECISION

That the application be refused for the following reason:

1. The height and scale of the proposed turbine, proximity to housing and the B788 road combine to create an unexpected and dominant feature in this part of the Inverclyde countryside to the detriment of visual amenity and landscape character and is thus contrary to:
 - a. Policy UT6 of the Inverclyde Local Plan, criterion (b) which requires regard to be given to the landscape, especially when viewed from major transport corridors.

- b. Interim Inverclyde Local Plan Policy UT6A, criterion (c) which requires turbines to be sited within the landform to ensure that they do not have a detrimental effect on the landscape and wider environment.
- c. Interim Inverclyde Local Plan Policy UT6B, criterion (f) which requires regard to be given to the landscape, especially when viewed from public vantage points, including local roads, neighbouring settlements and when set against the skyline; and
- d. Inverclyde Local Plan Policy HR1, criterion (b) which requires that visual amenity shall not be compromised.

Signed:



Case Officer: Guy Phillips



Stuart Jamieson
Head of Regeneration and Planning

CONSULTATION RESPONSES



Scottish Natural Heritage

All of nature for all of Scotland

By e-mail only to: devcont.planning@inverclyde.gov.uk

Date: 14th January 2013

Your ref: 12/0357/IC

Our ref: CNS/REN/WF – CDM120095

For the attention of Guy Phillips

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997/PLANNING ETC
(SCOTLAND) ACT 2006
ERECTION OF A SINGLE WIND TURBINE WITH A MAXIMUM BLADE TIP HEIGHT OF UP
TO 53.7 METRES AND ASSOCIATED INFRASTRUCTURE AT CAIRNCURRAN FARM,
AUCHENFOIL ROAD, KILMACOLM, PA13 4TH**

Dear Mr Phillips

Thank you for your consultation dated 9th January 2013 regarding the above planning application to construct a single wind turbine, with a maximum blade tip height of up to 53.7m, situated approximately 4km south of Port Glasgow.

SNH Summary

Although situated within 1km of Renfrewshire Heights SPA and Renfrewshire Heights SSSI, in our view this proposal will not have a significant effect on the qualifying interests or integrity of these sites.

Appraisal of Natural Heritage Impacts

Designated Sites

Renfrewshire Heights Special Protection Area (SPA)

The proposed development is situated within 1km of Renfrewshire Heights SPA notified for:

- Breeding populations of Hen harrier

Further details of the Renfrewshire Heights SPA, including the SPA conservation objectives, can be found on the SiteLink page of the SNH website (www.snh.org.uk/snhi)

The site's status means that the requirements of either the Conservation (Natural Habitats, &c.) Regulations 1994 as amended, (the "Habitats Regulations") apply, or (for reserved matters), the Conservation of Habitats and Species Regulations 2010 as amended apply. See <http://www.snh.gov.uk/docs/A423286.pdf> for a summary of the legislative requirements.

SNH advice in relation to the qualifying interests



101207110-01-PL0010

Scottish Natural Heritage, Caspian House, 2 Mariner Court, 8 South Avenue, Clydebank, G81 2NR
Tel 0141 951 4488 Fax 0141 951 8948 www.snh.org.uk

Following consideration of all available information, it is the view of SNH that the proposed development undertaken at this location will not have a significant effect on the breeding hen harriers of the SPA. This conclusion is based on the following:

1. Hen harrier activity in this location is likely to be negligible for the following reasons:
 - There is little optimal nesting habitat in the vicinity of the site (There are no records of hen harrier nests within 2km of the proposed turbine location from 1994-2012). As hen harriers (particularly females) forage in close proximity to the nest sites, harrier activity at this location during the bird breeding season is likely to be severely limited.
 - Hen harrier foraging is distributed non-randomly between habitat types - it would appear that harriers use the most "profitable" areas. Studies at Langholm, Orkney and in the West Scotland have shown that the foraging distribution of hen harrier was influenced by prey abundance. Considering the habitat surrounding the proposed turbine location (improved/semi-improved agricultural land) it is unlikely that hen harrier would preferentially forage in this area over the more suitable habitat contained within the SPA boundary.
2. Due to the likely low levels of flight activity (as described above) and the very small collision risk window presented by proposed development (i.e. small 'sweep' area of turbine blades), any estimation of collision risks for hen harrier is likely to be very small in comparison with estimates of natural mortality.

Therefore, any impacts upon the Renfrewshire Heights SPA arising from the proposed development at this location are considered to be insignificant. As it is our view that the proposal is unlikely to have a significant effect on the qualifying interest of the SPA an Appropriate Assessment is therefore not required.

Renfrewshire Heights Site of Special Scientific Interest (SSSI)

The proposed development is also situated within 1km of Renfrewshire Heights SSSI, which follows the same boundary as Renfrewshire Heights SPA. This SSSI is also notified for breeding hen harrier and due to the reasons listed above for Renfrewshire Heights SPA we also consider that the proposed development is unlikely to have a significant impact on the integrity or notified features of the SSSI.

Further details of which are available on the SNH website at the following address:
<http://www.snh.gov.uk/publications-data-and-research/snhi-information-service/sitelink/>

European Protected Species

Bats

Bats are protected under the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended).

The results of the bat desk survey found records for Daubenton's bat *Myotis daubentonii*, common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus* and brown longeared bat *Plecotus auritus* within a 5km radius of the proposed development area (section 5.32). The results of the manual activity surveys recorded no bat activity (section 5.37), however the automated surveys were aligned with the desk survey results (section 5.34) and recorded small numbers of common pipistrelle, soprano pipistrelle, Daubenton's and brown longeared bat's.

In its proposed location the turbine does not comply with the 50m offset distance from

blade tip to habitat feature required under Natural England (TIN051) guidance. Given the poor quality bat habitat and the low numbers of bats recorded we do not consider that the proposal will have a significant effect on any bat species. However, our advice is that this proposal could be improved by relocating the turbine so that it conforms to best practice guidance.

Nationally Protected Species

Badgers

Badgers and their setts are protected under the Protection of Badgers Act 1992, further amended by the Nature Conservation (Scotland) Act 2004.

The results of the badger survey were that "No evidence of badger was recorded on site during the survey, however there is potentially suitable habitat within the vicinity" (Section 7.41 of the Ecological Assessment). There are also historical records of badgers being present within 1km of the development site (section 5.2).

Therefore we support the measures set out in section 9.6 to carry out checks in advance of construction to confirm the baseline survey conditions are still correct and that no setts have been constructed close to proposed working areas. If any evidence of badgers is discovered during the pre-construction survey then SNH should be re-consulted.

For more information on the legal protection afforded to badgers please visit our website: <http://www.snh.gov.uk/protecting-scotlands-nature/protected-species/which-and-how/mammals/badger-protection/>

Breeding birds

We support the mitigation measures set out in section 9.3 that "All habitat clearance will take place outside the breeding season (March to August inclusive), wherever possible. Any clearance necessary in other periods will be subject to nest-checks by an experienced ecologist or ornithologist in advance" and we consider that this should be included as a condition within any planning consent.

Landscape & Visual Impacts

Unfortunately, as this application has not been made subject to EIA and falls below the level of service that we can offer in relation renewable energy developments, SNH cannot provide detailed comment on this matter.

However, we wish to direct your attention to the Glasgow and the Clyde Valley Landscape Assessment (1999)¹ - available at <http://www.snh.org.uk/publications/on-line/LCA/glasgow.asp> which identifies the landscape character of the area as borderline 'Rugged Upland Farmland' and 'Rugged Moorland Hills'. Sections 5.6.19 to 5.6.21 and 5.20.16 to 5.20.18 of each respective landscape character assessment provides management guidelines for development within these landscape types in order to manage landscape change. This should be considered within any future assessment.

I hope these comments are of use in your determination of this application. If you require any further information please don't hesitate to contact me.

Yours sincerely

NATALIE WARD

¹ Land Use Consultants 1999. Glasgow and the Clyde Valley Landscape Assessment. Scottish Natural Heritage Review No. 116

Operations Officer
Strathclyde and Ayrshire

Audrey-Alaria Lever

From: David Ashman on behalf of Devcont Planning
Sent: 04 February 2013 16:52
To: Jim Lynn
Subject: FW: IDOX Software: Document 156829

From: Guy Phillips
Sent: 04 February 2013 13:17
To: Devcont Planning
Subject: FW: IDOX Software: Document 156829

12/357/IC

Further Roads observations.

Guy Phillips
Senior Planner
Regeneration & Planning
Inverclyde Council
6 Cathcart Square
Greenock
PA15 1LS

01475 712422

From: Gordon Leitch
Sent: 04 February 2013 12:35
To: Guy Phillips
Subject: RE: IDOX Software: Document 156829

Guy,

if you can condition this then I am happy for it to be a condition, but it must be submitted for approval prior to work starting on site.

Regards

Gordon

Gordon Leitch
Supervisory Engineer (Roads Design)
Environmental Services
71 East Hamilton Street
Greenock PA15 2UA
Tel: 01475 714826

From: Guy Phillips
Sent: 28 January 2013 14:57
To: Gordon Leitch
Subject: FW: IDOX Software: Document 156829

Gordon,

Can you please clarify if you require the requested information before the application is determined or are you content to allow the impact on watercourses to be a requirement of a condition?

The likelihood with this application is that it shall be recommended for refusal due to adverse visual impact.

Guy Phillips
Senior Planner
Regeneration & Planning
Inverclyde Council
6 Cathcart Square
Greenock
PA15 1LS

01475 712422

From: grant.kennedy@inverclyde.gov.uk [<mailto:grant.kennedy@inverclyde.gov.uk>]
Sent: 28 January 2013 11:31
To: Guy Phillips
Subject: IDOX Software: Document 156829

Consultation Reply - Head of Environmental and Commercial Services



Our ref: CJW/CL
Date: 6 February 2013

Park HQ, Barnbrack
Near Kilmarnock
East Ayrshire PA10 2PZ
t: 01505 614 791
f: 01505 611 605

Development & Management Control
Regeneration & Planning Department
Inverclyde Council
Cathcart House
6 Cathcart Square
Greenock
PA15 1LS

w: www.clydemuirshiel.co.uk
e: info@clydemuirshiel.co.uk

Dear Sirs

Cairncurran Farm Turbine Application 12/0357/IC

This letter is a response to the planning application for the erection of a single wind turbine with a maximum blade tip height of up to 53.7 metres and associated infrastructure at Cairncurran Farm, Auchenoil Road, Kilmacolm PA13 4TH

Thank you for the opportunity to comment on this proposal.

In summary the Park Authority does not object to the proposal.

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

- The Park is supportive of renewable energy projects at an appropriate scale and in appropriate locations, particularly where this supports the rural community, or is part of a diversification of agricultural industry.
- The proposed development is NOT within the Clyde Muirshiel Regional Park, being approx 600 metres outside of the boundary. However developments close to the Park boundary may impact on the Park.
- The scale of the proposal with a maximum blade tip height of 53.7 metres is much greater than most other landscape features. However in comparison with the pylons it is moderate.
- According to the Landscape and Visual Impact Assessment (LVIA fig.1.2) and our own observations the proposal is within an area near to the Park that has dwellings, agricultural buildings and the B788. There are also electricity transmission lines and pylons close by to the north, stretching south-westwards into the Park.

PARK CENTRES

Castle Seeply Loch Rd Lamlash PA12 4LX 01505 643 881

Muirshiel Calderjill Rd Near Lachwimoch PA12 6EB 01505 643 881

Greenock City Community Archibald Loch Thurn Road Greenock PA14 9LX 01475 321 410

Sandfarston Bog Near Inverkip PA15 1AA 01475 521 410

© Clyde Muirshiel Regional Park Authority 2013. All Rights Reserved. Information for the public.

- Views into the Park are important. They lead to perceptions of naturalness, "wildness" and tranquility or conversely of development and industrialisation in visitors and potential visitors. The LVIA has shown that the proposed turbine would break the skyline and add to the existing complexity when viewed from some locations (eg. viewpoint1) and from the B788.
- Those users of the B788 who may be users and potential users of the Park will have a view of the turbine for approx 7km along that road. Their views would see the turbine in the proximity of many man-made structures. These views would frequently include the existing transmission lines and pylons.
- Views out from the Park are important as the recreational users of the Park are sensitive receptors. The proposal would be visible from some high moorland areas in the Park. This proposal would be seen from Windy Hill, an important recreational destination, at a distance of 6.4km, and is in the direction of a popular view from this point. The turbine would also be visible from Corlick Hill (viewpoint 9) although not in the principal direction of view.
- Our assessment of the proposed development is that it would have negligible visual impact on the recreational users of the Park.
- The location of the proposal is in a Rugged Upland Farmland landscape character type. This is an attractive landscape with generally harmonious mix of natural and manmade features, but in this case the proposal is within close proximity to pylons. The turbine would be located in enclosed grazing land. The proposal is close to the Rugged Moorland Hills Landscape Character Type, an area that the Park Authority has judged to have the highest landscape value.
- This is an area where the transition to highest value landscape is rapid. It is judged that the proposed turbine will have a minor negative landscape impact in an area of manmade structures, both within and at the edge of the Park.
- The proposed site is approx 600 metres from the Site of Special Scientific Interest and Special Protection Area, designated for its breeding population of hen harriers. Although harriers are known to frequently range up to 2.5km in search of food, the proposal site and the vicinity are not thought to be attractive feeding habitat for harriers. The site is on improved grassland, not on moorland or wetland and there is no significant negative impact on habitats or species anticipated.

In conclusion, the Park Authority feels that, in relation to Clyde Muirshiel Regional Park, the development presents minor negative landscape and negligible visual impacts; would not impact on recreation; and, would not impact adversely on habitats or species.

The Park Authority wishes to note that:-

- This conclusion might not have been reached if the proposal had been larger in scale or the number of turbines had been larger.
- If this proposal is approved it will contribute to future cumulative impact assessments.

If I can be of further assistance please contact me at Bambrock Tel 01505 614 791.

Yours faithfully

Charles J Woodward
Regional Park Manager

Audrey-Alaria Lever

From: David Ashman on behalf of Devcont Planning
Sent: 21 December 2012 08:56
To: Laura Graham
Subject: FW: Your Ref: 12/0357/IC (Our Ref: W(F)16381)

Consultee reply

From: ALLEN, Sarah J [<mailto:Sarah.ALLEN@nats.co.uk>] **On Behalf Of** NATS Safeguarding
Sent: 20 December 2012 11:39
To: Devcont Planning
Subject: Your Ref: 12/0357/IC (Our Ref: W(F)16381)

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 Information.Solutions@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.

NATS computer systems may be monitored and communications carried on them recorded, to secure the effective operation of the system.

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.



**Defence
Infrastructure
Organisation**

Charlie Creen
Assistant Safeguarding Officer
Ministry of Defence
Safeguarding – Wind Energy
Kingston Road
Sutton Coldfield
West Midlands B75 7RL

Your Reference: 12/0357/IC

Telephone [MOD]: +44 (0)121 3113674

Facsimile [MOD]: +44 (0)121 3112218

Our Reference: DIO/SUT/43/10/1/17758

E-mail: DIOOpsNorth-LMS7c1a@mod.uk

Mr G Phillips
Planning Officer
Inverclyde Council

09 January 2013

Dear Mr Phillips

Please quote in any correspondence: 17758

Site Name: Cairncurran Farm

Proposal: Erection of 1 Wind Turbine

Planning Application Number: 12/0357/IC

Site Address: Cairncurran Farm, Auchenfoil Road, Kilmacolm

Thank you for consulting the Ministry of Defence (MOD) on the above Planning Application in your communication dated 20 December 2012.

I am writing to tell you that the MOD has no objection to the proposal.

The application is for 1 turbine at 53.71 metres to blade tip. This has been assessed using the grid references below as submitted in the planning application or in the developers' pro-forma.

Turbine	100km Square Letter	Easting	Northing
1	NS	31144	70090

The principal safeguarding concern of the MOD with respect to the development of wind turbines relates to their potential to create a physical obstruction to air traffic movements and cause interference to Air Traffic Control and Air Defence radar installations.

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.

If planning permission is granted we would like to be advised of the following;

- 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.

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

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 website:

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

Yours sincerely

Charlie Creen
Assistant Safeguarding Officer – Wind Energy
Defence Infrastructure Organisation

SAFEGUARDING SOLUTIONS TO DEFENCE NEEDS

Audrey-Alaria Lever

From: David Ashman on behalf of Devcont Planning
Sent: 07 January 2013 09:05
To: Laura Graham
Subject: FW: Planning Application 12/0357/IC

BAA consultation reply

From: Kirsteen MacDonald [mailto:Kirsteen_MacDonald@glasgowairport.com] **On Behalf Of** DD - Glasgow Safeguarding
Sent: 04 January 2013 18:27
To: Devcont Planning
Subject: Re: Planning Application 12/0357/IC

FAO Mr Guy Phillips
Planning Case Officer
Inverclyde Council

04 January 2013

Dear Mr Phillips

Your ref: 12/0357/IC

Our ref: GLA2548

Initial examination reveals that this proposal requires fuller investigation regarding the radars associated with Glasgow Airport.

Whilst every effort will be made to reply as soon as possible, we may not be able to reply within 21 days of receipt of your consultation request. I would, therefore, ask that your Council defers making a decision on this application until we are able to advise you of the results of our investigations.

Kind regards,

Kirsteen MacDonald

Kirsteen MacDonald | Safeguarding Manager

✉ Glasgow Airport | Erskine Court | St Andrew's Drive | Paisley | PA3 2SW
☎ 0141 842 7960 |
✉ Kirsteen_MacDonald@baa.com | www.glasgowairport.com
Follow us on Twitter | www.twitter.com/GLA_Airport

Glasgow Airport 
Discover the world

CONFIDENTIAL NOTICE: The information contained in this email and accompanying data are intended only for the person or entity to which it is addressed and may contain confidential and / or privileged material. If you are not the intended recipient of this email, the use of this information or any disclosure, copying or distribution is prohibited and may be unlawful. If you received this in error, please contact the sender and delete all copies of this message and attachments.

Please note that Heathrow Airport Holdings Limited and its subsidiaries ("Heathrow"), formerly known as BAA, monitors incoming and outgoing mail for compliance with its Information Security policy. This includes scanning emails for computer viruses.

COMPANY PARTICULARS: For particulars of Heathrow companies, please visit <http://www.baa.com>

Heathrow Airport Holdings Limited is a private limited company registered in England under Company Number 05757208, with the Registered Office at The Compass Centre, Nelson Road, Hounslow, Middlesex, TW6 2GW.

Audrey-Alaria Lever

From: Nicholas McLaren on behalf of Devcont Planning
Sent: 28 January 2013 08:16
To: Grant Kennedy
Cc: Guy Phillips
Subject: FW: Re:Planning Application 12/0357/IC FAO Guy Phillips

From: Kirsteen MacDonald [mailto:Kirsteen_MacDonald@glasgowairport.com] **On Behalf Of** DD - Glasgow Safeguarding
Sent: 25 January 2013 16:03
To: Devcont Planning
Subject: Re:Planning Application 12/0357/IC FAO Guy Phillips

Dear Guy Phillips

Your ref: 12/0357/IC
Our ref: GLA2548

This proposal has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. Accordingly, Glasgow Airport has no objection to this proposal.

Regards

Kirsteen MacDonald

Kirsteen MacDonald | Safeguarding Manager

✉ Glasgow Airport | Erskine Court | St Andrew's Drive | Paisley | PA3 2SW
☎ 0141 842 7960 |
✉ Kirsteen_MacDonald@baa.com | www.glasgowairport.com
Follow us on Twitter | www.twitter.com/GLA_Airport

Glasgow Airport 
Discover the world

CONFIDENTIAL NOTICE: The information contained in this email and accompanying data are intended only for the person or entity to which it is addressed and may contain confidential and / or privileged material. If you are not the intended recipient of this email, the use of this information or any disclosure, copying or distribution is prohibited and may be unlawful. If you received this in error, please contact the sender and delete all copies of this message and attachments.

Please note that Heathrow Airport Holdings Limited and its subsidiaries ("Heathrow"), formerly known as BAA, monitors incoming and outgoing mail for compliance with its Information Security policy. This includes scanning emails for computer viruses.

COMPANY PARTICULARS: For particulars of Heathrow companies, please visit <http://www.baa.com>

Heathrow Airport Holdings Limited is a private limited company registered in England under Company Number 05757208, with the Registered Office at The Compass Centre, Nelson Road, Hounslow, Middlesex, TW6 2GW.

REPRESENTATIONS

[REDACTED]

From: GILLAIN CONWAY [REDACTED]
Sent: 21 January 2013 18:08
To: Devcont Planning
Subject: Cairncurran Wind Turbine

CAIRNCURRAN WIND TURBINE

We live at Dippany Farm 573m from the location of the proposed wind turbine. Although we appreciate the need for renewable energy we would like to make an objection to this particular project on the following grounds :-

1. DWELLINGS WITHIN 2KMS OF SITE.

It is generally accepted and is the guideline of the Scottish Government that turbines should not be sited within 2kms of residential properties. Further more we believe that Inverclyde council made this pledge with regard to planning consents within Inverclyde. We have studied the area and believe there are a total of 27 residential properties within the 2km radius taking into account Auchenfoyle and Faulds both of which have multiple dwellings. Although a rural location still a large number of residential housing affected.

2. VISUAL IMPACT.

The proposed turbine is situated in close proximity to the B788 and will be very visible, imposing and possibly distracting to road users of all kinds. This turbine will have a visual impact on a large area currently being used for recreation by the wider community. The visual impact will particularly affect users of Core Paths 43, 29D, 29B & C, 32C and 34A, B, and C. With the close proximity to Muirshiel Country Park there will undoubtedly be a visual impact for users in certain areas.

Within the planning application Section 5 Landscape - 5.8 Summary - VERY LOCALISED SIGNIFICANT ADVERSE IMPACTS upon one LCT, 3 viewpoint locations and 1 route receptor are highlighted. ALSO - Cumulative adverse landscape & visual effect - LOCALISED SIGNIFICANT. We feel strongly that the visual impact of this turbine on the surrounding area should not be underestimated and although there are already pillars this turbine should be considered quite separately.

3. LOCATION.

The valley in which this proposed turbine is to be situated is in good farmland and is typically grazed by sheep, cows and horses and not in our opinion rough grazing. This is a peaceful and scenic area enjoyed by many from the nearby built up areas of Greenock, Port Glasgow, Kilmacolm, Bridge of Weir and further afield. These include local shoots, model flying club, walkers, cyclists, horse riders, powered paragliders and others which could all have their enjoyment of the countryside affected.

4. B788

Lastly should the project despite considerable objection go ahead we would have major concerns for safety during construction. The B788 is a dangerous road with a heavy traffic load for its size, often not recognised as such by the users. We would doubt that it was originally constructed to take the traffic it carries. It is very narrow in parts and 2 lorries meeting in certain places find it impossible to pass. There is regular flooding, large potholes and areas of poorly maintained road surface which would undoubtedly deteriorate further making more dangerous to the everyday user. The sightlines at the proposed access point is particularly poor and could be a significant risk factor.

In conclusion we feel this is not a suitable location for a wind turbine of this size and hope that this will be recognised by the planning authority and that this application will be rejected.

David and Gillian Conway

Dippany Farm

Grant Kennedy

From: Nicholas McLaren on behalf of Devcont Planning
Sent: 28 January 2013 08:17
To: Grant Kennedy
Subject: FW:

From: sandra reid [REDACTED]
Sent: 26 January 2013 12:03
To: Devcont Planning
Subject:

To Whom it may concern: The proposed wind turbine situated off the B788.

19th January 2013

I am deeply concerned about the proposed Wind Turbine that will be seen off the B788. I live at Clachers Farm which is off the B788. I understand that the Scottish government stated that these wind turbines should not be situated within 2 miles from any dwelling. There must be a reason for this. I understand Inverclyde took the same stand.

Also this area has loads of wildlife especially birds ranging from wee birds to Buzzards and Herons. I understand that you can hear the noise from the propellers. This can only disrupt the birds and animals that live round about this lovely area. It will spoil the valley and I would worry that accidents will occur with motorists looking at it as they are driving towards Greenock.

The road is dangerous already because of its surface, the numerous bends and the speed at which the traffic travel in all weathers.

My daughters have horses and they have great difficulty already trying to ride safely around this area. A wind turbine is only going to increase the danger to them with the horses not used to seeing this monstrosity over in the field whilst they ride up one of the very few quiet roads which leads to a right of way off the road.

This area is used by walkers, runners, horse riders and bird watchers and it is sad to think that this wind turbine will spoil their enjoyment of the natural beauty of this particular area.

It will be a worry for us, if and when the traffic needed for its construction, comes along the B788. It is not built for that kind of traffic and the entrance is on a bad bend. It will no doubt mean disruption for us all. We will see the blades and no doubt hear the drone when we would hopefully wish to enjoy some good weather and peace and quiet in our back garden.

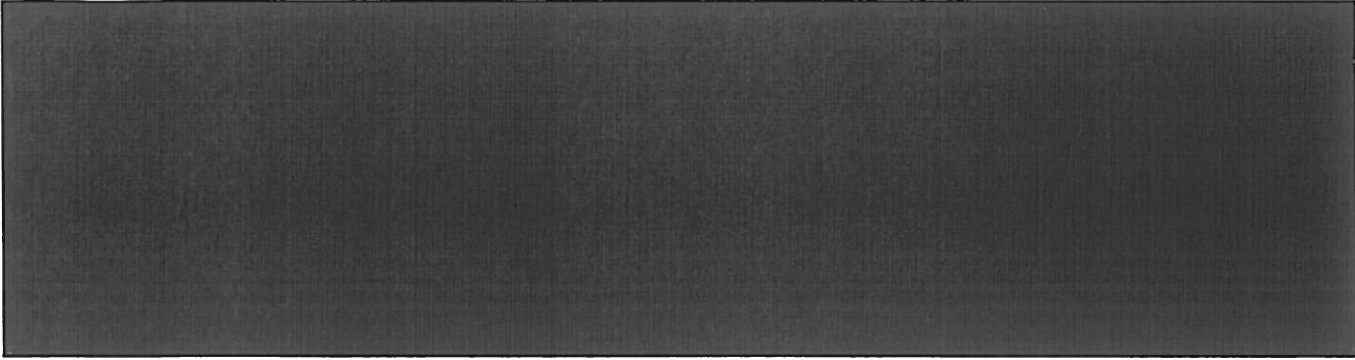
It will spoil the views that walkers, runners and cyclists come to admire and enjoy when using the core path that runs down Achenfoyle Road beside our house. People come and enjoy the peace and tranquility of this lovely area.

I hope that sense will prevail and permission will not be granted.

Yours faithfully

Sandra Reid

(Mrs)



From: Nicol Cameron [redacted]
Sent: 22 January 2013 11:37
To: Stuart Jamieson; Devcont Planning
Subject: KILMACOLM CIVIC TRUST OBJECTION TO PLANNING APPLICATION 12/0357/IC

From: Mr R.N. Cameron (Chairman Kilmacolm Civic Trust)
To: Mr Stuart Jamieson (Head of Regeneration and Planning, Inverclyde Council)

**PLANNING APPLICATION 12/0357/IC - KILMACOLM CIVIC TRUST OBJECTION
(Cairncurran Farm: Erection of single 53.71m 330kW Wind Turbine)**

Dear Mr Jamieson,

The Kilmacolm Civic Trust Executive Committee met for its monthly meeting at 7.30pm on Thursday 17th January 2013.

We considered Planning Application 12/0357/IC and wish to object.

Our formal letter of objection is attached. Please note that it is comprised of 2 documents: Letter (5 pages), and an Annex (Annex A - 3 pages).

Kind Regards,

Mr R.N. Cameron
(Chairman Kilmacolm Civic Trust)

KILMACOLM CIVIC TRUST
(Scottish Charity No SC 032744)

From:
Mr RN Cameron
Chairman Kilmacolm Civic Trust

Mr S Jamieson
Head of Regeneration and Planning
Inverclyde Council
Cathcart House
6 Cathcart Square
GREENOCK
PA15 1LS

Kaladan
Lochwinnoch Road
Kilmacolm
PA13 4DY

21st January 2013

Dear Mr Jamieson

OBJECTION TO PLANNING APPLICATION 12/0357/IC:
Cairncurran Farm, Auchenfoyle Road, Kilmacolm
(Application to erect a single 53.71m 330kW Wind Turbine)

The Kilmacolm Civic Trust Executive Committee held its monthly meeting at 7.30pm on 17th Jan 2013. We considered Planning Application 12/0357/IC **and wish to object.**

The Kilmacolm Civic Trust stated its views on wind turbines in the Kilmacolm Civic Trust Position Paper attached to our letter dated 16th December 2010. Our views (*see extract attached to this letter*) have not changed since sending you that paper.

We object to this application (12/0357/IC) for 3 key reasons:

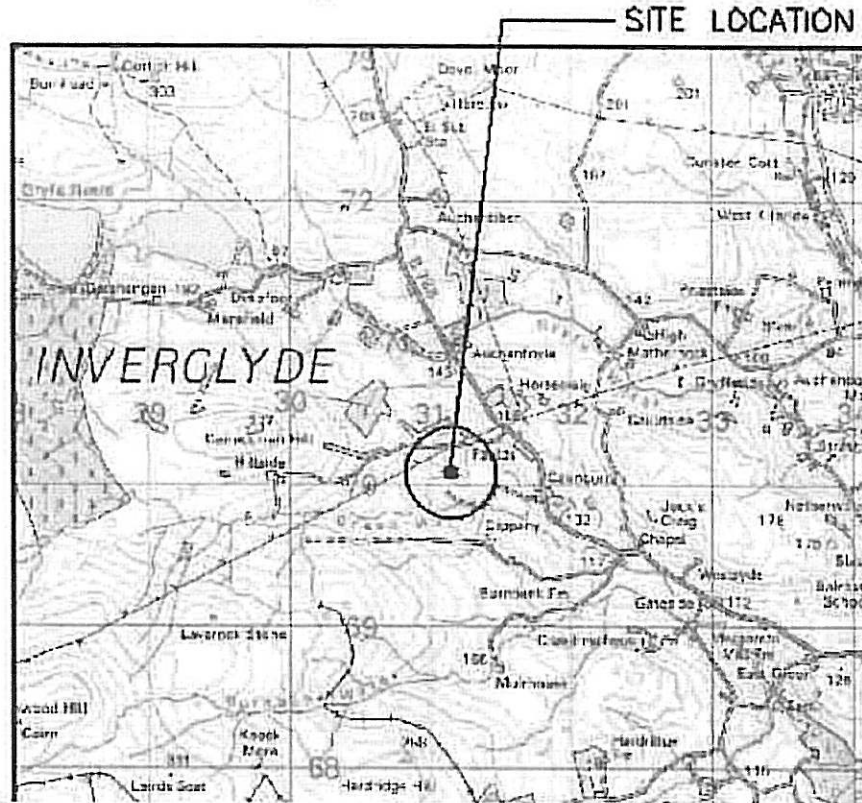
- The visual impact it will have.
- The Cumulative Impact in relation to High Mathernock and other turbines
- The Effects on 'people' i.e the residents of nearby Properties. Also, the impact on wildlife and cattle and sheep.

The Visual Impact

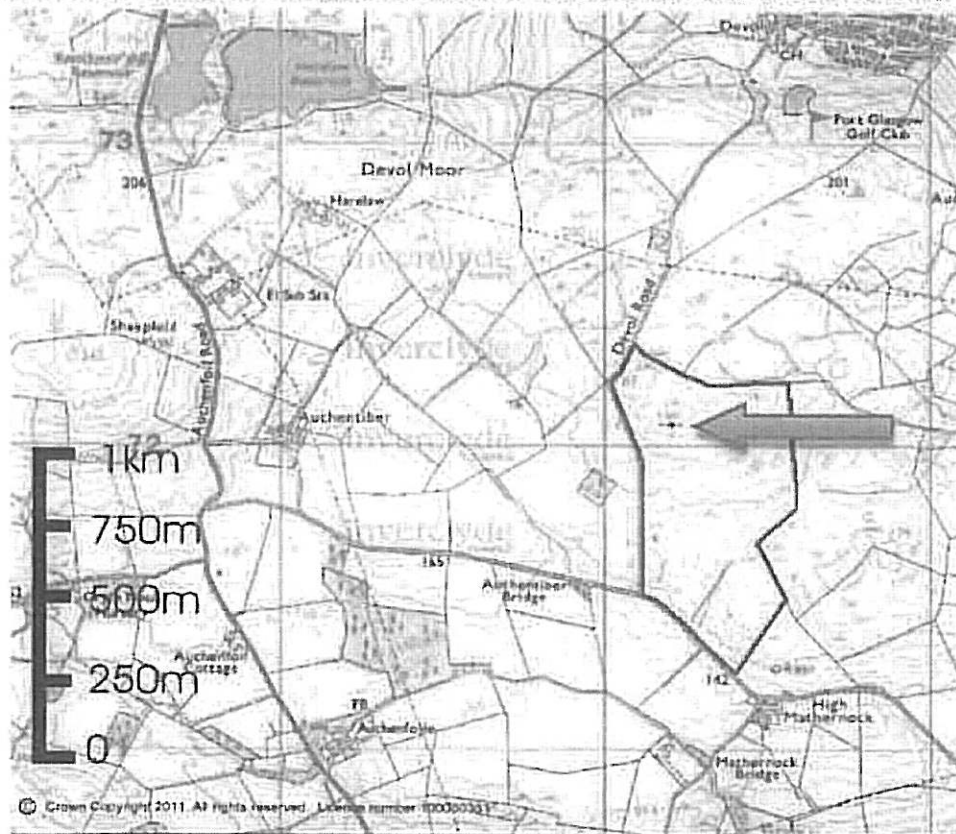
At 53.71 metres this would be a large structure that would dominate the landscape. Although the turbine would not be seen from all of Kilmacolm or the entire length of the main road to Port Glasgow (A761) it would be visible from many points in the Kilmacolm area and would be seen by and distracting to all traffic moving on the B788 between the points Black o' the Green Farm (East Green) and Devol Electricity sub-station. It would also be seen from the Muirsheil Regional Park, an area of High Sensitivity in the Natural Heritage Zones of Heritage Sensitivity. We commented, in our position paper on Wind turbines, on the negative impact of turbines near to National Scenic Areas. Regardless of any other turbine it would have a detrimental impact in what is a pleasant rural landscape.

However, this proposed turbine would not stand in isolation as permission has been granted for a 67m turbine on the ridge just North of nearby High Mathernock Farm (see the 2 maps below):

Site for the proposed Cairncurran Turbine - the dot in the circle (note the location of High Mathernock to the NE, and in particular the small contour feature just south of point 187 by the bend in the track - Devol road - 1000m NNW of High Mathernock: follow the line of the blue arrow)



Site of the consented High Mathernock 67m 330kW Wind Turbine (the area outlined in blue - and the black dot close to the 195m contour feature, the dot pointed out by the blue arrow)

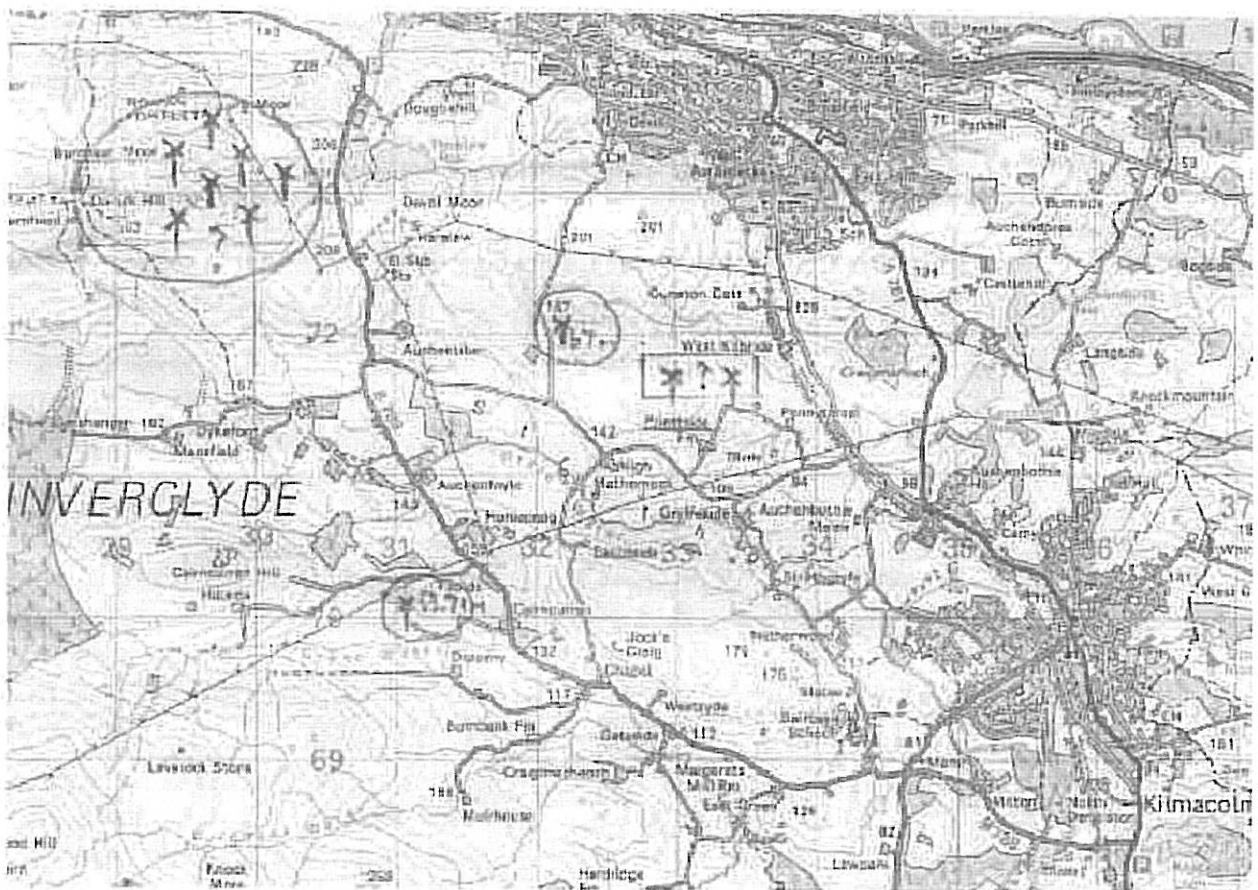


The cumulative impact

In our position paper on wind turbines in 2010 we expressed concern at the prospect of a proliferation of unrelated private single turbines and the disproportionate disruptive impact that they would have.

There is now a consented 67m tall turbine at High Mathernock, and a requested 53.71m turbine at Cairncurran. The distance between the 2 turbines is 2300m. There will be an overlap of visual impact, as the cumulative impact drawings in the application show, along with the effect of noise, infrasound and amplitude modulation. In addition, we understand that there is a likelihood that an application will shortly be submitted for at least one if not two turbines, on Priestside Farm. This would in effect create a turbine cluster (High Mathernock, Cairncurran, Priestside Farm), introducing even greater visual intrusion and despoliation of the upper Gryffe Valley/Devol Moor area, and further increasing the impact of noise, infrasound and amplitude modulation on neighbouring properties *see below*. It would also have an impact on many properties on the high ground in Upper Port Glasgow (the Bardrainney and Park Farm housing estates) and on the new four-school campus that is being built in Upper Bardrainney.

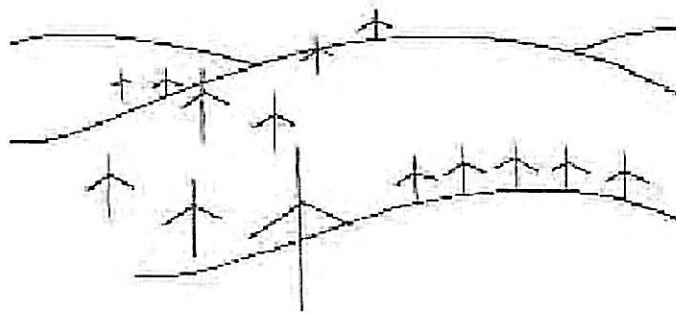
We already have turbine applications consented for: (1) Dowries Farm. (2) High Mathernock Farm. As well as Priestside, we understand that there is consultation now starting for a new application to erect ten wind turbines on Corlic Hill and nearby high ground. This would add to the overall cumulative cluster effect. We therefore are of the strongly held view that this application needs to be seen in the context of a cluster.



Scottish Heritage Guidance

Guidance by Scottish Heritage on siting and designing of windfarms in the landscape (as used for turbines higher than 50 metres) emphasises the importance of avoiding confusion

5.4 When designing an individual windfarm, key design objectives should be developed as stated previously in section 4. Where cumulative impacts are likely to occur within an area, design objectives should also be established that can be consistently applied to all proposed developments. This should result in a similarity of design and windfarm image within an area that limits visual confusion, and also reinforce the perceived appropriateness of each development for its location. Cumulative design objectives should relate to ancillary infrastructure as well as wind turbines.



Additional windfarms contrast in pattern, scale and relationship to key characteristics, creating a confusing image and questioning relationship of original development to its surroundings.

The Effect of the single Cairncurran turbine on neighbours

There are **8 houses within 1000m of the Cairncurran site** (Greenhill Cottage, Dippany, Cairncurran, Faulds, Horsecraig, Auchenfoyle house + bungalow, and Auchenfoyle cottage); also the wooden chalets 500m to the west of Auchenfoyle house, used by the charity The Haven. See the map below. **A further 20 x houses lie between 1000 – 2000m from that site** (Auchentiber, Mansfield, Dykefoot, Dykefoot cottage, 2 x cottages near Gryfe Neuk Trout Nursery, Hillside, Burnbank Farm, Muirhouse, Craiglinscheoch, Gateside and 3 nearby cottages, Westsyde, Chapel + 1 x nearby cottage (Wee Furies) 150m up the track, Cauldside, High Matherncok (2 x houses). **All 28 of these properties** would be affected by visual impact, noise, infrasound and amplitude modulation intrusion. In addition to the disruption from Cairncurran all of these properties would also experience combined effects from Cairncurran **and** High Matherncok.

Overlap Effects of both the Cairncurran and High Matherncok turbines on neighbours

A total of 11 houses (Auchentiber, Dykefoot cottage, 2 x cottages near Gryfe Neuk Trout Nursery, Auchenfoyle house + bungalow, Horsecraig, Faulds, Cauldside, 2 x houses at High Matherncok), and the wooden chalets 500m to the west of Auchenfoyle House, all lie within 2000m of each of the Cairncurran and the High Matherncok turbines. They will consequently all suffer a double impact from noise, infrasound and amplitude modulation intrusion.

The agents presenting the application (Messrs Savills, Wessex House, Wimborne, Dorset) have produced ecological, shadow flicker, safety, landscape, visual impact, and noise assessments that all conclude that:

- No matter what aspects are considered there will be minimal or negligible effects.
- Therefore installing a turbine at Cairncurran will be all right.

We consider that the arguments presented are disingenuous and do not take account of recent research:

(1) " Effects of industrial wind turbine noise on sleep and health" by Michael A Nissenbaum, Jeffery J Aramini, Christopher D Hanning" , and (2) " Wind turbine noise, annoyance and self-reported health and well-being in different living environments" by Eja Pedersen, Kerstin Persson Waye. These studies in US, UK and Sweden show that the impact of noise of turbines is greater than previously evidenced and that the impact of noise is greater in rural areas than in suburban areas.

The US/UK study (1) printed in 'Noise and Health' found that the sound from rotating blades disrupts sleep patterns and causes stress-related conditions. Participants living near industrial wind turbines had worse sleep and found a "significant" link - probably caused by poor-quality sleep - between wind turbines and poorer mental health. Unlike some common forms of sleep-disturbing noise, such as roads, wind turbine noise varies dramatically, depending on the wind direction and speed. Unlike other forms of variable noise, however, such as railways and aircraft, it can continue for very long periods at a time. The nature of the noise — a rhythmic beating or swooshing of the blades — is also disturbing. UK planning guidance allows a night-time noise level from wind farms of 42 decibels – equivalent to the hum made by a fridge. Dr Lee Moroney, director of planning at the Renewable Energy Foundation, said: "The UK noise limits were drawn up 16 years ago, when wind turbines were less than half the current size. Worse still, the guidelines permit turbines to be built so close to houses that wind turbine noise will not infrequently be clearly audible indoors at night time, so sleep impacts and associated health effects are almost inevitable.

Neighbour Notification

We note that there have been no neighbour notifications! We find this extraordinary considering the number of properties and people that will be affected in so many ways by the Cairncurran Farm turbine application.

In Conclusion

As Kilmacolm Civic Trust has commented in the past, we are not against wind turbines per se, indeed we have not objected to all the recent applications submitted. However, in this case the amount of electricity that this turbine could generate is disproportionately small compared to the disruptive impact it would have.

As a result of considering applications on a piecemeal, case by case basis we now have a turbine 'creep' trend developing in the Kilmacolm/Quarriers Village/and Surrounding countryside area, leading to a proliferation of wind turbines. If the Cairncurran Farm turbine application is approved there is every likelihood that this would encourage more applications for turbines in the Kilmacolm/Quarriers Village/Surrounding countryside area. This would lead to more clusters and increasing cumulative effects. Ultimately it would lead to a haphazard windfarm development by default.

If the Priestside Farm and Corlic Hill applications that are likely to emerge in the near future were to be approved the impacts would compound the overall effect and its impacts.

Yours Sincerely,

Original signed

R.N. Cameron (Chairman Kilmacolm Civic Trust)

Extract From
KILMACOLM CIVIC TRUST POSITION PAPER
ON
**WIND TURBINES, DOMESTIC SOLAR ENERGY, DOMESTIC AIR CONDITIONING
UNITS AND DOMESTIC HEAT EXCHANGE PUMP UNITS**

Introduction

Kilmacolm, Quarriers Village and the small settlements at Craigmarloch, Auchenbothie, Auchenbothie Mains Farm and Balrossie are situated in a very lovely rural, farmland, environment at the northern end of the Gryfe valley. The views to the west and south are the handsome ridges and valleys of the West Renfrewshire Hills and Muirshiel Regional Country Park. The outlook to the northwest and north is the ridge extending from Darndaff Moor across to Devol Moor. To the northeast and east the environment continues to be a rural farmland environment consisting of low hills, valleys and woodland, all the way to Bishopton and Houston. We treasure it. It is a peaceful and pleasant area to live in and is unspoiled by industrial intrusion except for the unsightly strings of 440kV and 132kV powerlines and their associated pylons that march across the northern part of the area on a generally east/west alignment converging on the Devol sub-station; the Pacemuir powerline that runs over Balrossie from Kilmacolm, and up the Green Water valley on a generally north/south alignment, also converging on the Devol sub-station; and the 440kV powerline that marches on a northwest alignment through Murshiel Park. All these powerlines are highly visible at all times of the year, particularly during the period October to March.

The Kilmacolm Civic Trust Constitution

The Objects of the Civic Trust are:

- To stimulate public interest in care for the beauty, history and character of the parish of Kilmacolm, its villages and their surroundings.
- To encourage the preservation, development and improvement of features of general public amenity or historic interest.
- To encourage high standards of architecture and town planning in and around Kilmacolm.
- To pursue those ends by whatever means is considered appropriate.

It is with these principles in mind that we offer our thinking on wind turbines, solar panels, air-conditioning units and heat exchange pump units. We know that you have recognised that there is an urgent need to formulate an overall strategy for Inverclyde to ensure that you are ahead of the game. We hope that what we say below will assist you as you develop your policy on these issues.

Wind Turbines

Kilmacolm and its villages lie in the heart of a designated area of Green Belt. Attempts to develop the Green Belt have been continuously and stoutly defended by Inverclyde Council and the Kilmacolm Civic Trust over the years of the Green Belt designation and it is this vigilance that has preserved the highly attractive quality of the landscape environment. Notable examples are the very vigorous campaign against the development of a Wind Farm in the area of Corlic Hill, and the very successful intervention which has persuaded SP Transmission to reconsider their initial plan to align

the upgraded 132kV power line on a new route to the south of Craigmarnoch Estate and instead find a way to align it on an east/west route just to the north of the estate.

We stated in our submission to you on the next Inverclyde Development Plan entitled 'Kilmacolm in The Future'¹ that we do not support wind farm construction in the Inverclyde Countryside, especially that visible from the villages, but instead support the national policy of such development where landscape quality, energy infrastructure and weather make such development appropriate. Areas where the introduction of wind technology is appropriate are the very large-scale wind farm developments at Whitelee.; Black Law; and offshore wind energy development (we note that the Scottish Government has recently provided £70 million for harbourside development in Scotland to facilitate offshore wind energy).

The Scottish Natural Heritage Strategic locational guidance for onshore wind farms in respect of the natural heritage March 2009 update has a series of policy plans concerning wind turbines. Map 1 shows parts of Inverclyde being included in the 10Km around a National Scenic Area and also includes the Muirshiel Regional Park.

In respect of NSAs the policy states:

Wind farms outwith but adjacent to NSAs may have an impact upon the landscape experience within them. The range of such impacts is very variable, and depends on topography and intervisibility, landscape character and the scale of the wind farm. The potential for such impacts on the character and enjoyment of NSAs is likely to require particular consideration in the surrounding area up to 10km from the boundary of an NSA.

In locating and designing wind farms adjacent to NSAs, significant adverse impacts on their character and enjoyment should be avoided. Within an area up to around 10km from an NSA careful assessment of any effect on the NSA is required.

We would agree with the need for special care in these areas. In the case of Inverclyde, its location is especially sensitive as backdrop to the Clyde valley, as well as the views from the Argyll Hills, Arran, North Ayrshire and Lanarkshire and East Renfrewshire looking across Inverclyde to Argyll, Ben Lomand, Arran etc. In other words developments within Inverclyde impact on perspectives from outwith the area.

The policy says in respect of Regional Parks:

Local authorities are encouraged to safeguard countryside which contributes to existing and predicted future recreation needs. Regional Parks play a valuable role in providing opportunities for urban populations to gain access to attractive areas of countryside for recreation and enjoyment. Planning Authorities should use appropriate criteria to ensure that proposals satisfactorily address any impacts on the particular interest that a regional designation is intended to protect.

We are also mindful that the policy needs to be shaped to take into account the cumulative impact of turbines. If four separate, but nearby applications for Enercon E-33s, a medium sized 3-blade wind turbine rated at 330kW as proposed at High Mathernock and likely as an application in due course at Priestside farm were submitted they would be seen as single applications whereas, because of their close proximity, they would have a cumulative effect and would form a discordant and confused development. Each application, whether for one or multi turbines, needs to be considered for the potential cumulative impact. As such we object to the development of single or small clumps of turbines or large scale wind farms.

Wind Farms. It is our view that any renewed attempts by energy developers to introduce wind farms into any part of Muirshiel Regional Country Park, or on any part of the high moorland ridges that

¹ Inverclyde Development Plan: Kilmacolm In The Future, dated 31st August 2010.

extend eastwards from the park and separate Kilmacolm from Greenock and Port Glasgow should be resisted strongly. Forests of the massive wind turbines that such developments would entail would destroy the beauty and enjoyment of the immediate areas, and would detract from the overall beauty of the Clyde Valley when viewed from the North, south, east or west. There would also be potential conflict with wildlife, such as the Hen Harriers which breed each year in a recognised Special Protection Area in Muirshiel Park when they come back from their winter sojourn in warmer climates.

Private Single Turbines. We take a similar view with regard to the introduction of single turbines on privately owned high ground. Although it is Government Policy to encourage private landowners to install smaller capacity wind turbines on their land, through financial incentive, and manufacturers are very keen to exploit this policy (and are attempting to do so) it is not appropriate for four reasons:

- There is no benefit to the local communities.
- They make very little contribution to the overall national target (A single E-33 turbine adds less than 1/6000th to current Scottish wind generated capacity; less than 1/20000th to renewable current, being built and consented; and even less as a proportion of the 2020 target for electricity generation in Scotland).
- Single turbines will not have any positive effects on the economy, other than to the personal benefit of the applicants.
- More importantly, landowners with high ground on their properties suitable for wind turbines will take advantage of the Government's policy and in a very short while, unless resisted, there will be a rash of such developments and the beauty of the upper Gryfe valley countryside will be disfigured with large numbers of 200ft E-33 wind turbines (wind farm development by stealth for little benefit). This is happening in our area already: High Mathernock, Priestside, Dowries. There is no doubt that more applications will follow: not only from applicants within Ward 1; but also from applicants in Renfrewshire with high ground in the countryside that extends eastwards of the general line Finlaystone, Kilmacolm, Bridge of Weir.

We recommend that there should be a very clear policy on private single turbines. We further recommend that this should be based on height and visual intrusion/noise factors. A single stand-alone E-33 turbine, standing 200ft tall from base to vertical height of blade, is a very considerable visual intrusion. Several private turbines of that type in one general area such as Devol Moor, or Balrossie Ridge, would be highly intrusive (visual and noise). Any turbine standing even 100ft tall would be equally intrusive: the pylons of the already existing 440kv power lines that converge on Devol sub-station are that height. Even a turbine standing 50ft tall would be potentially intrusive unless situated in a screened area such as the one proposed by the applicant at Wemyss Bay (10/0282/IC).

R.N. Cameron

RN Cameron (Chairman Kilmacolm Civic Trust)

Clachers
Old Greenock Road
Kilmacollm
Renfrewshire
PA13 4TH



7 February 2013

email: 

Grant S Kennedy
Planning Technician
Development Control
Regeneration & Planning
Inverclyde Council

Reference: Objection to the Siting of the 80 metre wind turbine in the grounds of the farm called "Calmcurran" which borders the land adjacent to "Clachers", Old Greenock Road, Kilmacollm, PA13 4TH

Further to telephone conversation between Mr Grant S Kennedy and Guy Philips of the Planning Department of Inverclyde Council, I wish to officially register my objections to the above project on the following grounds:-

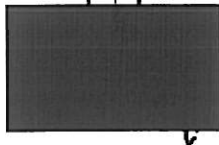
1. The sighting of this unit in an area close to the village of Kilmacollm will have an adverse effect on the panoramic view that the residents currently enjoy in that area and especially the residents, such as ourselves, who will be in close proximity to it.
2. The area surrounding the proposed wind turbine is a favourite spot for hill walkers, mountainbikers, ornithologists and their enjoyment of this rural area will be greatly impaired.
3. There will obviously be considerable noise generated when the unit is in operation and, of course, the effect of the blades could have a drastic effect on wildlife such as hen harriers which are considered to be an endangered species and are known to frequent the surrounding area.
4. Access to the building site will probably be along the B788, which I'm sure you are aware is very narrow and twisting in many parts and this surely will lead to inconvenience, congestion and possible accidents. This road, at the present time is in rather poor condition and potholed and the heavy traffic will deteriorate the road surface further.
5. While on the subject of possible accident, it should be brought to your notice that there are considerable equestrian activities and apart from the disfiguration of the countryside the riders may have difficulty in controlling their horses and ponies, due to the noise of the turbine, when riding in the vicinity of the wind turbine and therefore a possible cause of accidents

Contd 2/

2/
email to Grant S Kennedy
Inverclyde Council re Wind Turbine
07.02.13

6. In consultation with estate agents it is widely acknowledged that the sighting of such a unit will have a considerable adverse effect on the value of the owners' properties, especially if they are situated in close proximity to the wind turbine.
7. Although my principal reason for the objection of the turbine remains the same as is indicated above, the sighting of the turbine in a less conspicuous area of the countryside and of a less imposing structure would be an improvement.
8. Will the residents of Kilmacollm and the surrounding area receive any assurance from the Planning Authorities that there will not be a proliferation of wind turbines, for if this did occur it would have a catastrophic effect on the desirability of quality residential homes in the Kilmacollm area.
9. As a layman I've found it extremely difficult to get hard facts on the efficiency of wind turbines and the problems of maintenance of these units, especially the gearboxes, generators and turbine blades which will require specialist lifting and access equipment which will require the construction of heavy duty roads and access facilities.
10. From what I can gather, the lifespan of these units is approximately 25 years and will the residents in the surrounding area receive a written guarantee that at the end of their life the land will be returned to its original condition at no cost to themselves or the taxpayer, i.e. a bond placed in a British bank to cover the cost of dismantling and removal should Windberry Engineering Co. Ltd. go into liquidation.

Yours faithfully

A large black rectangular redaction box covers the signature area. A small arrow points downwards from the bottom center of the box.

Tom Reid

Application Comments for 12/0357/IC

Application Summary

Application Number: 12/0357/IC

Address: Cairncurran Farm Auchenfoil Road Kilmacolm PA13 4TH

Proposal: Erection of a single wind turbine with a maximum blade tip height of up to 53.7 metres and associated infrastructure

Case Officer: Guy Phillips

Customer Details

Name: Mrs Susan Black

Address: Faulds Farm, B 788, Kilmacolm PA13 4TH

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I run a livery yard at Faulds farm and am very concerned about the close proximity of this huge turbine. One of the grazing fields would put the horses approximately 0.5 mile from the site. Because the B788 has become such a busy road with lorries far in excess of the size intended for a "B" road, my clients enjoy riding on Hillside road which is quiet and relaxing. That will all change with a huge turbine approx. 0.5 mile away. If my clients no longer have a quiet place to ride and enjoy their sport, the chances are I would lose them and my business would close.

It states on the Saville survey that a point near Faulds on the B788 is 0.8m from the site. It is my understanding that residential properties should be no closer than 2.0 kilometres to a turbine in Inverclyde. Our home must be about 0.75 miles from the proposed site.

We had barn owls in one of our sheds a few years ago and they can still be seen and heard in this area. We also have bats roosting in the stables and therefore feeding here too.

There is also the question of whether or not these turbines are detrimental to health. Until this is proved one way or the other, I think it is foolhardy to even consider erecting one so close to residential properties.

Application Comments for 12/0357/IC

Application Summary

Application Number: 12/0357/IC

Address: Cairncurran Farm Auchenfoil Road Kilmacolm PA13 4TH

Proposal: Erection of a single wind turbine with a maximum blade tip height of up to 53.7 metres and associated infrastructure

Case Officer: Guy Phillips

Customer Details

Name: Mrs Helen MacConnacher

Address: Farnham, Gibson Lane, Kilmacolm PA13 4EP

Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Members of Kilmacolm Community Council wish to object to this proposal on a majority decision for the following reasons

Numerous properties would be affected by visual impact and noise.

It would be a distraction for those in vehicles travelling on the B788.

The impact on farm animals, wildlife and outdoor pursuits for which this area is widely used.

Application Comments for 12/0357/IC

Application Summary

Application Number: 12/0357/IC

Address: Caimcurran Farm Auchenfoil Road Kilmacolm PA13 4TH

Proposal: Erection of a single wind turbine with a maximum blade tip height of up to 53.7 metres and associated infrastructure

Case Officer: Guy Phillips

Customer Details

Name: Mr Nigel Willis

Address: Nerverstone, Lochwinnoch PA12 4DS

Comment Details

Commenter Type: Other External Organisation

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This objection is made on behalf of the SAVE YOUR REGIONAL PARK CAMPAIGN, a constituted organisation.

While this application is not within the Clyde Muirshiel Regional Park (CMRP) boundary, it is less than 0.6 Km away from it and from the SPA boundary. It would undoubtedly have a detrimental effect on the enjoyment of visitors looking towards the park from the popular back road between Greenock and Kilmacolm (B788) and the view from the park. It would also reduce the enjoyment of people using Core Path No 47 and daily visitors to the Park could be affected by the continuing proliferation of turbines in and around the Park.

CMRP is designated as an Area of Great Landscape Value, a Sensitive Landscape Area and IUCN Category V with all the responsibilities that are entailed with protecting these areas.

Regarding the SPA; Hen Harriers are regularly recorded outside the SPA all around the Park and it would be bad practice to place turbines so close to the SPA. Hen Harriers cannot read maps. Developers always maintain that the number of birds killed by turbines is very small because very few carcasses are found. This is not at all surprising as foxes and other creatures remove and eat the dead birds during the first night. The evidence that birds are not being killed is therefore highly dubious.

It would be very surprising if bats were not to suffer barotrauma and we note that the developer emphasises how little evidence of this there is in the UK and Europe but fails to point out the considerable evidence of vast quantities of bats being killed because of barotrauma in USA. There are bound to be bats feeding in this area.

We have safety concerns with this application being near to some houses and the B788 road:-

- a)□ The risks of ice throw have been underestimated and has been recorded on <http://www.caithnesswindfarms.co.uk/page4.htm> (the turbine accident website) as thrown up to 140m
- b)□ Blade failure is the most common type of accident and blade parts have been thrown up to 1 mile from the structure
- c)□ Turbines can be a distraction to drivers watching the rotating blades or looking to see whether it is working or not
- d)□ Sound being so close to houses can cause all sorts of medical problems to the inhabitants, See <http://www.todaytonightadelaide.com.au/?page=Story&StoryID=1394> and <https://www.wind-watch.org/news/2012/06/06/interview-with-senator-nick-xenophon/>. The recommended safe distance is 2 Km.

The Zone of Theoretical Visibility stops at 15 Km and therefore Glasgow Airport is just outside the area covered. We are concerned that this turbine could be in direct line of sight from the Glasgow Airport radar system. If so, the turbine would put aircraft, crew, Passengers and people and property on the ground at risk.

Appendix 1.2 listing the various turbines and applications when looking at the Cumulative Assessment. Shielhill Farm application was not listed and one wonders how many other proposals have been missed.

Please note our objection. We reserve the right to make further objections in the light of further information being made available.

Application Comments for 12/0357/IC

Application Summary

Application Number: 12/0357/IC

Address: Cairncurran Farm Auchenfoil Road Kilmacolm PA13 4TH

Proposal: Erection of a single wind turbine with a maximum blade tip height of up to 53.7 metres and associated infrastructure

Case Officer: Guy Phillips

Customer Details

Name: Mrs Ann Kennedy

Address: Lawpark, Lochwinnoch road, Kilmacolm PA13 4TA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Visual impact will distract drivers already driving on a dangerous road .

Also as the adjacent farmers no longer have a dairy herd, I can see no reason for wind generated electricity which will only be 25% efficient anyway

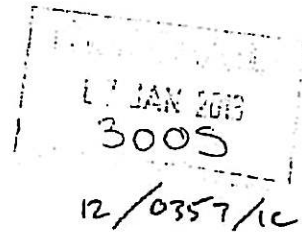
INVERCLYDE COUNCIL
REGENERATION AND PLANNING
6 CATHCART SQUARE
GREENOCK
PA15 1LS

31/12/12

Dear Sirs

WIND TURBINE PROPOSAL

LOCATION: CAIRNCURRAN FARM
AUCHENFOIL ROAD (B788)
KILMACOLM
RENFREWSHIRE
PA13 4TH



Please note when considering the above application that only metres away from the proposed site is a SITE of SPECIAL SCIENTIFIC INTEREST (SSSI) and a SPECIAL PROTECTION AREA for the protection of HEN HARRIERS.

Surrounding Land managers are under many restrictions on how they farm the land so that it does not have a detrimental affect on the SSSI/SPA

SCOTTISH NATURAL HERITAGE (SNH) have ploughed millions of pounds of tax payers money into this site and therefore the erection of a wind turbine which potentially could have a negative impact on the SSSI/SPA as a whole must be taken into consideration.

Yours Sincerely

Taxpayers

**DECISION NOTICE DATED
15 MARCH 2013**

DECISION NOTICE

Refusal of Planning Permission

Issued under Delegated Powers

Regeneration and Planning
6 Cathcart Square
Greenock
PA15 1LS

Planning Ref: 12/0357/IC

Online Ref:000054108-001

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

Windberry Energy Operations Ltd
C-O Savills
163 West George Street
Glasgow
G2 2Jj

Savills
Myriam Hengesch
163 West George Street
Glasgow
G2 2Jj

With reference to your application dated 19th December 2012 for planning permission under the above mentioned Act and Regulation for the following development:-

Erection of a single wind turbine with a maximum blade tip height of up to 53.7 metres and associated infrastructure at

Cairncurran Farm, Auchenfoil Road, Kilmacolm

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:-

1. The height and scale of the proposed turbine, proximity to housing and the B788 road combine to create an unexpected and dominant feature in this part of the Inverclyde countryside to the detriment of visual amenity and landscape character and is thus contrary to:
 - a. Policy UT6 of the Inverclyde Local Plan, criterion (b) which requires regard to be given to the landscape, especially when viewed from major transport corridors.
 - b. Interim Inverclyde Local Plan Policy UT6A, criterion (c) which requires turbines to be sited within the landform to ensure that they do not have a detrimental effect on the landscape and wider environment.
 - c. Interim Inverclyde Local Plan Policy UT6B, criterion (f) which requires regard to be given to the landscape, especially when viewed from public vantage points, including local roads, neighbouring settlements and when set against the skyline and
 - d. Inverclyde Local Plan Policy HR1, criterion (b) which requires that visual amenity shall not be compromised.

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

Dated this 15th day of March 2013



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: Can be viewed Online at <http://planning.inverclyde.gov.uk/Online/>

Drawing No:	Version:	Dated:
WB115/01	Rev G	06.09.2012
WB115/02	Rev G	06.09.2012
WB115/03	Rev G	06.09.2012

LETTER DATED 6 JUNE 2013 FROM SAVILLS

6 June 2013
Document1



savills

Inverclyde Council
Environment, Regeneration and Resources Department
Municipal Building
Clyde Square
Greenock
PA15 1LX

Myriam Hengesch
E: mhengesch@savills.com
DL: +44 (0) 141 222 4104
F: +44 (0) 141 248 7343

163 West George Street
Glasgow G2 2JJ
T: +44 (0) 141 248 7342
savills.com

FAO Rona McGhee

Dear Sirs

**Land at Cairncurran Farm, Kilmacolm
Planning Application for Erection of a single wind turbine with a maximum blade tip height of up to 53.7 metres and associated infrastructure (Application Reference 12/0357/IC)
Notice of Review**

On behalf of our client Windberry Energy Operations Ltd, please find enclosed a Notice of Review in respect of the refusal of a planning application made to Inverclyde Council for the erection of a single wind turbine with a maximum blade tip height of up to 53.7 metres and associated infrastructure at Cairncurran Farm, Kilmacolm.

The enclosed folder contains the following documents:

1. Notice of Review Form
2. Review Statement
3. Drawings
4. Planning, Design and Access Statement
5. Landscape and Visual Impact Assessment
6. Landscape and Visual Impact Assessment Figures
7. Ecology Assessment
8. Cultural Heritage Assessment
9. Shadow Flicker Assessment
10. Noise Assessment.

Please do not hesitate to contact me if you require any additional copies or further information.

Yours sincerely

Myriam Hengesch
Associate Director

Encs.

FURTHER REPRESENTATION

Rona McGhee

From: GILLAIN CONWAY
Sent: 27 June 2013 19:39
To: Rona McGhee
Subject: Re: Review of Decision to Refuse Planning Permission - Cairncurran Farm, Auchenfoil Road, Kilmacolm (12/0357/IC)

Review of Decision to Refuse Planning Permission - Cairncurran Farm, Kilmacolm

Further to the objections we made at the initial planning request we would like to make some further observations.

We feel strongly that the siting of this turbine is going to have a significant adverse effect on the local area as we have already detailed. Since the refusal there has been significant impending changes to the planning view commented on in the press. It has been stated in the media that the government states that 'no longer will councils and communities be bullied into accepting developments because national energy trumps local opinion. Meeting our energy goals is no longer an excuse for building wind turbines in the wrong place.' This is not a domestic turbine and Cairncurran is no longer a dairy farm requiring above average amounts of electricity. The siting of this particular turbine will adversely affect a significant number of residence in the locality. The area has had several planning applications and we feel it is important to consider the impact of a proliferation of turbines. Rather than the area being littered with such turbines granted planning permission on an individual basis. We therefore hope that the Planning appeals committee will uphold their original decision of refusal.

Yours sincerely
David and Gillian Conway

From: Rona McGhee <Rona.McGhee@inverclyde.gov.uk>
To: '
Sent: Friday, 21 June 2013, 10:48
Subject: Review of Decision to Refuse Planning Permission - Cairncurran Farm, Auchenfoil Road, Kilmacolm (12/0357/IC)

Dear Mr & Ms Conway

Inverclyde Council is in receipt of a notice requesting review of the decision to refuse the above planning application and I note that you submitted representations that were considered as part of the assessment process.

The decision is to be reviewed by Inverclyde Council's Local Review Body. I write to advise you that your representations will be considered by the Local Review Body in the review of the decision. Should you wish to make further comment you may do so to me within 14 days of the date of this email. Should you make further representations, these will be copied to the applicant who will be given the chance to respond.

Your representations and any further representations you submit will form part of the agenda papers for the Local Review Body meeting at which the review of the decision to refuse planning permission is considered. The agenda will be published on the Council's website and hard copies will be available at the Local Review Body meeting. Should you consider that any of the comments contained in your representations, or any further representations you may submit, should be removed prior to publication please notify me within 14 days of the date of this email otherwise I will assume that you have no objection to any of your comments being made publicly available. For your information, I would confirm that signatures will be removed prior to publication.

All information relating to the Review is available for inspection via the Council's Regeneration and Planning Service by contacting the Customer Service Centre, Municipal Buildings, Greenock PA15 1LX (tel: 01475 717171) during advertised opening hours.

The Local Review Body meets in public and I shall write to you shortly with arrangements should you wish to attend.

Regards,
Rona

Rona McGhee
Senior Administration Officer
Legal & Democratic Services
Inverclyde Council
Municipal Buildings
Greenock
PA15 1LX
Tel: 01475 712113
Fax: 01475 712137

Inverclyde Council

Email Disclaimer

This document should only be read by those persons to whom it is addressed and is not intended to be relied upon by any person without subsequent written confirmation of its contents. Accordingly, Inverclyde Council disclaim all responsibility and accept no liability (including in negligence) for the consequences for any person acting, or refraining from acting, on such information prior to the receipt by those persons of subsequent written confirmation.

If you have received this E-mail message in error, please notify us immediately by telephone. Please also destroy and delete the message from your computer.

Any form of reproduction, dissemination, copying, disclosure, modification, distribution and/or publication of this E-mail message is strictly prohibited..

**E MAIL DATED 19 JULY 2013 FROM SAVILLS ON
FURTHER
REPRESENTATION**

Rona McGhee

From: Iain Pattenden [IPattenden@savills.com]
Sent: 19 July 2013 11:25
To: Rona McGhee
Cc: Myriam Hengesch
Subject: RE: Review of Decision to Refuse Planning Permission - Cairncurran Farm, Auchenfoil Road, Kilmacolm (12/0357/IC)
Attachments: ATT00003.c; ATT00004.htm

Dear Ms McGhee

Thank you for your email. On behalf of the applicant, Windberry, we have the following comments to make:

The press comments noted in the representation relate to announcements made on the 6th June 2013 by Mr Pickles, the Secretary of State for Communities and Local Government and by Mr Davey, the Secretary of State for Energy and Climate Change. These announcements are not directly relevant to planning policy in Scotland which at a national level is set by the Scottish Government primarily through the Scottish Planning Policy document. Notwithstanding this it is Windberry's submission that neither Mr Pickles' Statement nor Mr Davey's constitute a change of policy as set out in the National Planning Policy Framework, which sets out the Government's planning policies for England.

Regards

Iain Pattenden AIEEMA MRICS MRTPI
Associate Director
Planning

Savills, 163 West George Street, Glasgow, G2 2JJ

 Tel : +44 (0) 141 222 4103
Mobile : +44 (0) 7967 555 614
Email : ipattenden@savills.com
Website : www.savills.co.uk

 Before printing, think about the environment

From: Rona McGhee [<mailto:Rona.McGhee@inverclyde.gov.uk>]
Sent: 09 July 2013 09:13
To: Iain Pattenden
Subject: FW: Review of Decision to Refuse Planning Permission - Cairncurran Farm, Auchenfoil Road, Kilmacolm (12/0357/IC)

Dear Mr Pattenden

I refer to our conversation in connection with the above and should be obliged if you would deal with this matter in Ms Hengesch's absence. I look forward to hearing from you.

Regards,
Rona

Rona McGhee
Senior Administration Officer
Legal & Democratic Services
Inverclyde Council
Municipal Buildings
Greenock
PA15 1LX
Tel: 01475 712113
Fax: 01475 712137

From: Rona McGhee
Sent: 09 July 2013 09:03
To: 'mhengesch@savills.com'
Subject: Review of Decision to Refuse Planning Permission - Cairncurran Farm, Auchenfoil Road, Kilmacolm (12/0357/IC)

Dear Ms Hengesch

I refer to my emails of 21 and 26 June 2013 in connection with the above and write to advise that the attached further representations have been received from the following interested party:-

David and Gillian Conway

You are now entitled to make any comments on these representations which should be submitted to me within 14 days of the date of this email.

I would also confirm that the further representations and any comments you make within this timescale will be added to the documentation which is available for inspection at the office of the Council's Regeneration & Planning Service, Municipal Buildings, Clyde Square, Greenock during normal office hours.

I will advise you in due course of the arrangements for the meeting of the Local Review Body.

Regards,
Rona

Rona McGhee
Senior Administration Officer
Legal & Democratic Services
Inverclyde Council
Municipal Buildings
Greenock
PA15 1LX
Tel: 01475 712113
Fax: 01475 712137

Inverclyde Council

Email Disclaimer

This document should only be read by those persons to whom it is addressed and is not intended to be relied upon by any person without subsequent written confirmation of its contents. Accordingly, Inverclyde Council disclaim all responsibility and accept no liability (including in negligence) for the consequences for any person acting, or refraining from acting, on such information prior to the receipt by those persons of subsequent written confirmation.

If you have received this E-mail message in error, please notify us immediately by telephone. Please also destroy and delete the message from your computer.

Any form of reproduction, dissemination, copying, disclosure, modification, distribution and/or publication of this E-mail message is strictly prohibited..

**SUGGESTED CONDITIONS SHOULD
PLANNING PERMISSION BE
GRANTED ON REVIEW**

ERECTION OF A SINGLE WIND TURBINE WITH A MAXIMUM BLADE TIP HEIGHT OF UP TO 53.7 METRES AND ASSOCIATED INFRASTRUCTURE: CAIRNCURRAN FARM, AUCHENFOIL ROAD, KILMACOLM (12/0357/IC)

Suggested conditions should planning permission be granted on review

Conditions

1. The permission hereby granted shall endure for a period of 25 years from the commencement of the development. At the end of that period, unless a further application for its retention has been submitted to and approved by the Planning Authority, the wind turbine, structures and ancillary equipment shall be dismantled and removed from the site, and the ground fully reinstated to its former condition to a depth of no less than one metre below surface level, or such other means of restoration shall be carried out as may be agreed in writing by the Planning Authority, all such restoration to be completed within six months of the end of the 25 year period.
2. In the event that the turbine fails to produce any electricity supplied to the grid for a continuous period of twelve months then it shall be deemed to have ceased to be required and, unless agreed in writing by the Planning Authority, the wind turbine, structures and ancillary equipment shall be dismantled and removed from the site, and the ground fully reinstated to its former condition in accordance with the requirements of condition 1.
3. The wind turbine shall be finished in a non-reflective, semi-matt finish and no advertising shall be displayed on any part of the turbine unless otherwise agreed in writing by the Planning Authority. Details of the finish and colour of all externally visible components shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development.
4. No development shall commence until a Drainage Impact Assessment has been submitted to and approved in writing by the Planning Authority.

Reasons

1. In recognition of the expected lifespan of the wind turbine and to ensure the proper restoration of the site, in the interests of safety and visual amenity, at the end of the permitted period.
2. In the interests of the visual amenity of the area by removing redundant or partially dismantled equipment.
3. In the interests of the visual amenity of the area.
4. To prevent harm to nearby watercourses.