

Argyll and Bute Council
Comhairle Earra Ghaidheal agus Bhoid

Customer Services
Executive Director: Douglas Hendry



Kilmory, Lochgilphead, PA31 8RT
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8 February 2013

NOTICE OF MEETING

A meeting of the **ARGYLL AND BUTE LOCAL REVIEW BODY** will be held in the **COUNCIL CHAMBERS, KILMORY, LOCHGILPHEAD** on **FRIDAY, 15 FEBRUARY 2013** at **10:30 AM**, which you are requested to attend.

Douglas Hendry
Executive Director - Customer Services

BUSINESS

1. **APOLOGIES FOR ABSENCE**
2. **DECLARATIONS OF INTEREST (IF ANY)**
3. **CONSIDER NOTICE OF REVIEW REQUEST: LAND SOUTH EAST OF CROISH HOUSE, CAOLES, ISLE OF TIREE, ARGYLL, PA77 6TS**
 - (a) Notice of Review and Supporting Documentation (Pages 1 - 48)
 - (b) Comments from Interested Parties
 - i) Planning Authority (Pages 49 – 72)
 - ii) Statutory Consultee – Roads (Pages 73 – 74)
 - iii) Statutory Consultee - MOD (Pages 75 - 76)
 - (c) Comments from Applicant (Pages 77 - 80)

ARGYLL AND BUTE LOCAL REVIEW BODY

Councillor Gordon Blair
Councillor Sandy Taylor (Chair)

Councillor Donald MacMillan

Contact: Fiona McCallum Tel: 01546 604392

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Argyll and Bute Council Whitegates Road Lochgilphead PA31 8SY

Tel: 01546 604840

Fax: 01546 604822

Email: planning.hq@argyll-bute.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 000036393-002

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.

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:

Mint Energy (Scotland) Ltd

Ref. Number:

First Name: *

Kirstin

Last Name: *

Gardner

Telephone Number: *

01577 898 220

Extension Number:

Mobile Number:

Fax Number:

Email Address: *

planning@mint-energy.co.uk

You must enter a Building Name or Number, or both:*

Building Name:

Station House

Building Number:

Address 1 (Street): *

South Street

Address 2:

Town/City: *

Milnathort

Country: *

UK

Postcode: *

KY13 9XB

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text"/>
Other Title:	<input type="text"/>
First Name:	<input type="text"/>
Last Name:	<input type="text"/>
Company/Organisation: *	<input type="text" value="E & E Mackinnon"/>
Telephone Number:	<input type="text"/>
Extension Number:	<input type="text"/>
Mobile Number:	<input type="text"/>
Fax Number:	<input type="text"/>
Email Address:	<input type="text"/>

You must enter a Building Name or Number, or both:*

Building Name:	<input type="text" value="Croish House"/>
Building Number:	<input type="text"/>
Address 1 (Street): *	<input type="text" value="Caoles"/>
Address 2:	<input type="text"/>
Town/City: *	<input type="text" value="Isle of Tiree"/>
Country: *	<input type="text" value="Argyllshire"/>
Postcode: *	<input type="text" value="PA77 6TS"/>

Site Address Details

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

Address 1:	<input type="text" value="Croish House"/>	Address 5:	<input type="text"/>
Address 2:	<input type="text" value="Caoles"/>	Town/City/Settlement:	<input type="text" value="Isle of Tiree"/>
Address 3:	<input type="text"/>	Post Code:	<input type="text" value="PA77 6TS"/>
Address 4:	<input type="text"/>		

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

Northing	<input type="text" value="748584"/>	Easting	<input type="text" value="108150"/>
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Description of the Proposal

Please provide a description of the proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: * (Max 500 characters)

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time of expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

As the information submitted in support of the application shows, it is not anticipated that the single small scale wind turbine installation at Croish House will have an adverse visual impact, nor will its installation result in confusion, clutter and unacceptable visual impact when viewed alongside the community wind turbine. On this basis, we find the grounds for refusal unfounded and believe that the application should be granted planning consent.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made? *

Yes No

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Location Map 2500 Scale
 Location Map 25000 Scale
 Elevation Drawings
 Acoustic Performance Report
 Desk based site specific noise assessment
 Supporting statement for the Planning Application
 Visualisations
 Supporting statement for the Review Request

Application Details

Please provide details of the application and decision.

What is the application reference number? *

12/00619/PP

What date was the application submitted to the planning authority? *

23/03/12

Has a decision been made by the planning authority? *

Yes No

What date was the decision issued by the planning authority? *

18/10/12

Review Procedure

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

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

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

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist - Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

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

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and drawings) which are now the subject of this review *

Yes No

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

Declare - Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Kirstin Gardner

Declaration Date: 17/12/2012

Submission Date: 17/12/2012



4.0 Acoustic Test Results including Noise label

This is a summary of the evaluation of the CF15 wind turbine noise over a range of wind speeds and directions. Characterizations of the turbines apparent sound power level, 1/3 octave bands, and tonality are made.

Acoustic noise data was gathered on four separate days in the months of November and December in 2011. On all four days, winds were primarily out of the South West, ranging from 184° to 277°. Meteorological and wind turbine data has been gathered continuously since commissioning of the CF15 on February 4th, 2011.

The resulting acoustic performance for normal operation in accordance with the BWEA standard is as follows:

Wind speed dependence	1.74 dB/m/s
Immission Sound Pressure Level at 60m $L_{p,60m}$	47 dBA
Immission Sound Pressure Level at 25m $L_{p,25m}$	55 dBA

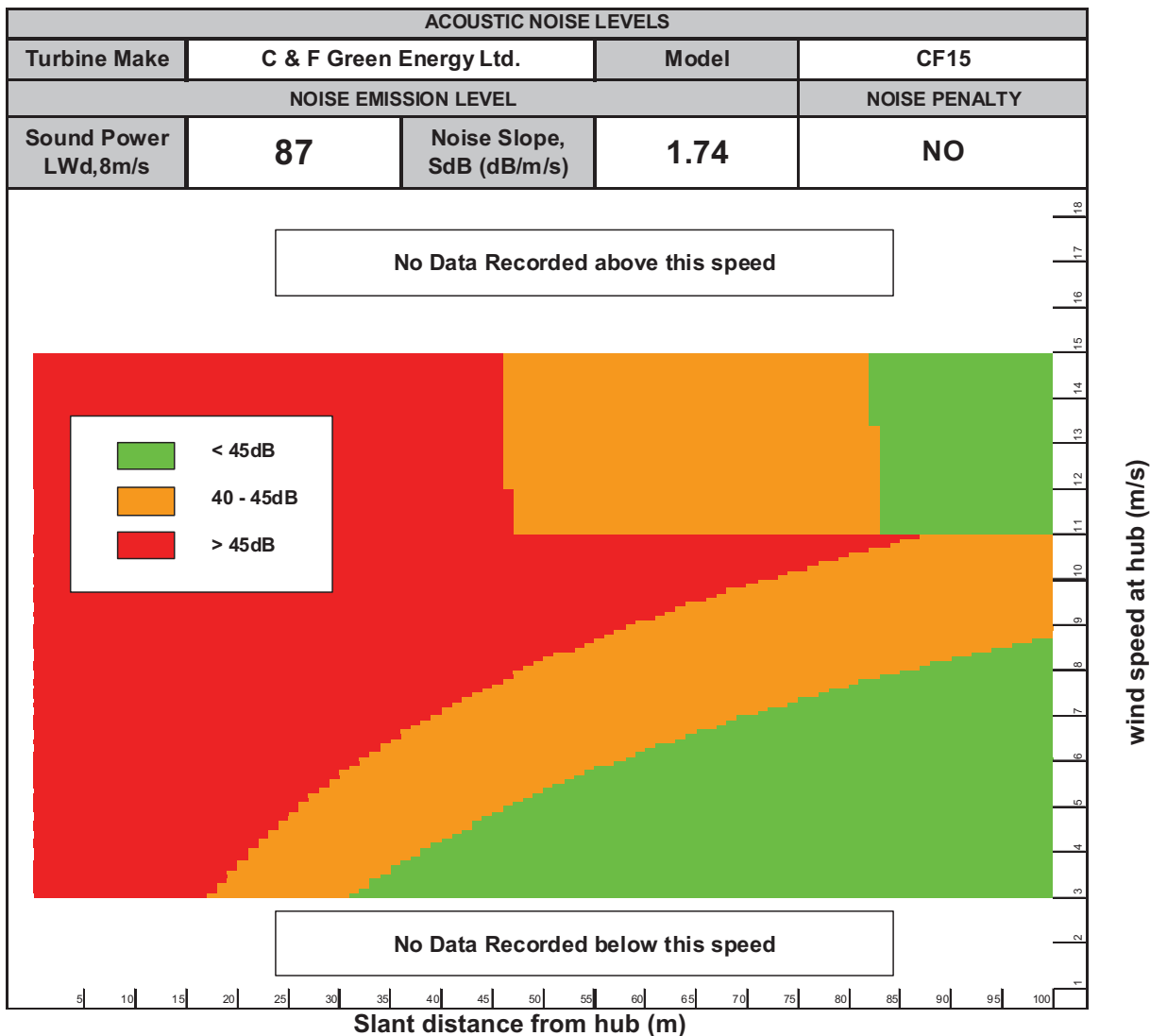
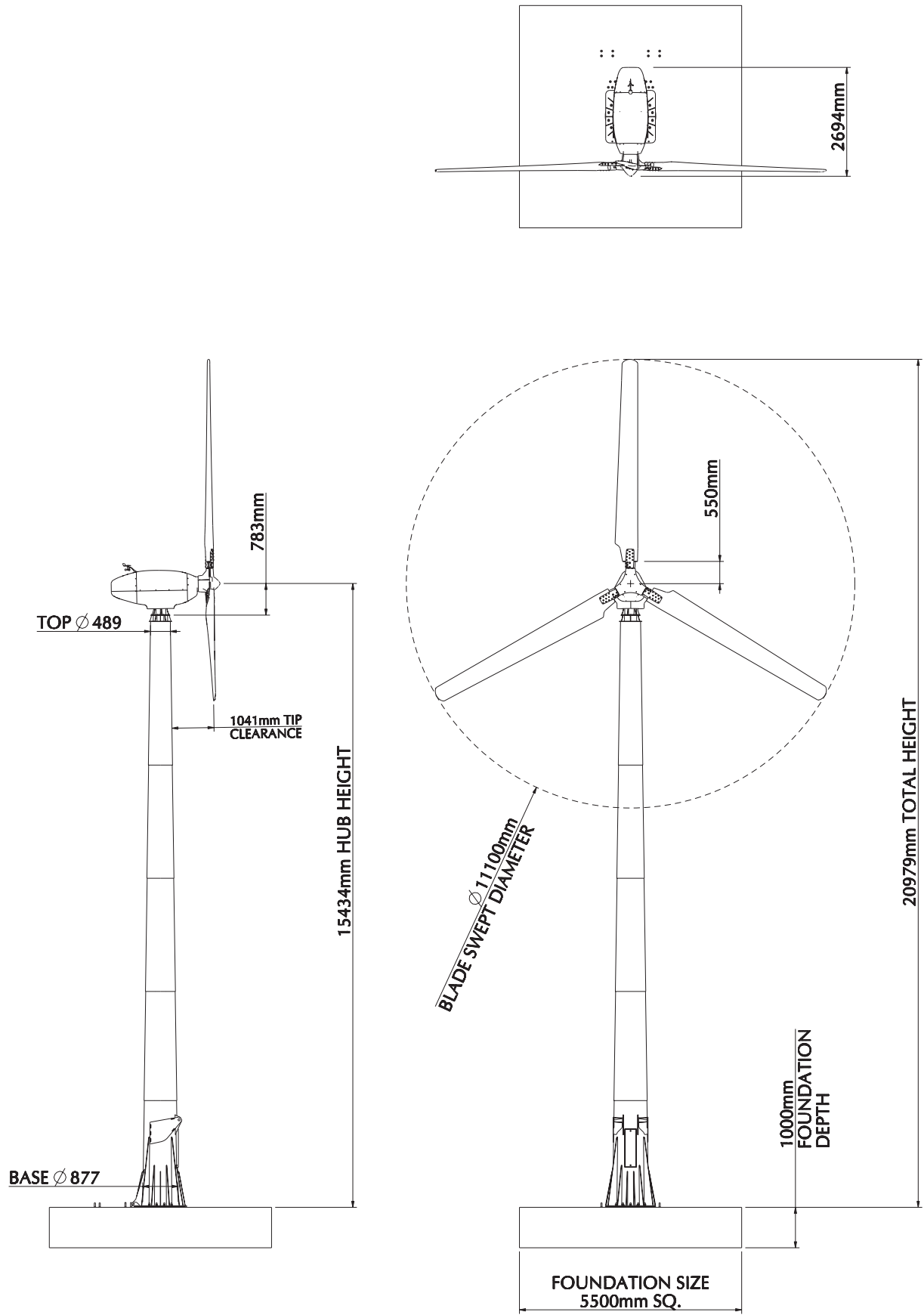


Figure 1 – Noise Immission Map for CF15

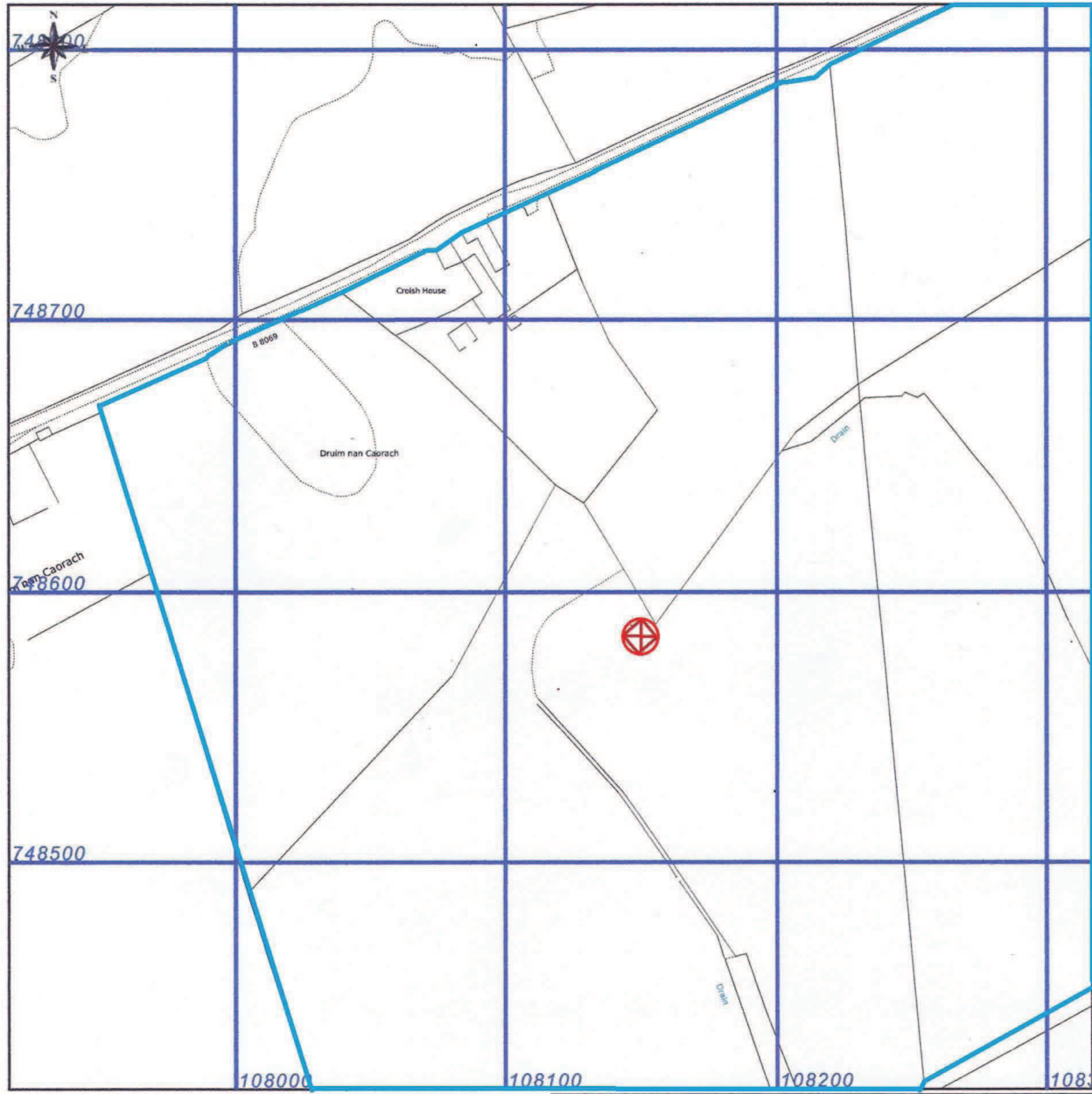
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**OVERALL DIMENSIONS FOR CF15 TURBINE:
15kW GENERATOR / 15m MAST / 5m BLADES**

C&F Green-Energy		CF15 All Dimensions in mm	
DESCRIPTION: OVERALLS / PLANNING		QTY PER UNIT: -	SCALE: 1:100
MATERIAL: Mast: S275 Galv		 DIRECTION OF WIND	DWG SIZE: A3
DRAWN: C O'Neill	PAINT: -		 REVISIONS TO THIS DRAWING
CHECKED: -	FINISH: -		
DATE: 16-Feb-11	SHEET: 1 OF 1		

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0m 20m 40m 60m 80m 100m 120m 140m 160m 180m

Scale: 1:2500, paper size: A4

Proposal to install a single C&F Green Energy 15kw wind turbine on a 15m mast

CROISH HOUSE
 CAOLAS
 TIREE
 PA77 6TS

-  Proposed Turbine Location
 1. 108150, 748584
-  Proposed Wind Turbine Swept Area
-  Land tenancy boundary

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Supporting Statement

Project Croish House Wind Turbine

Proposal Installation of a single 15kw wind turbine on a 15m mast

Address Croish House, Caoles, Isle of Tiree, PA77 6TS

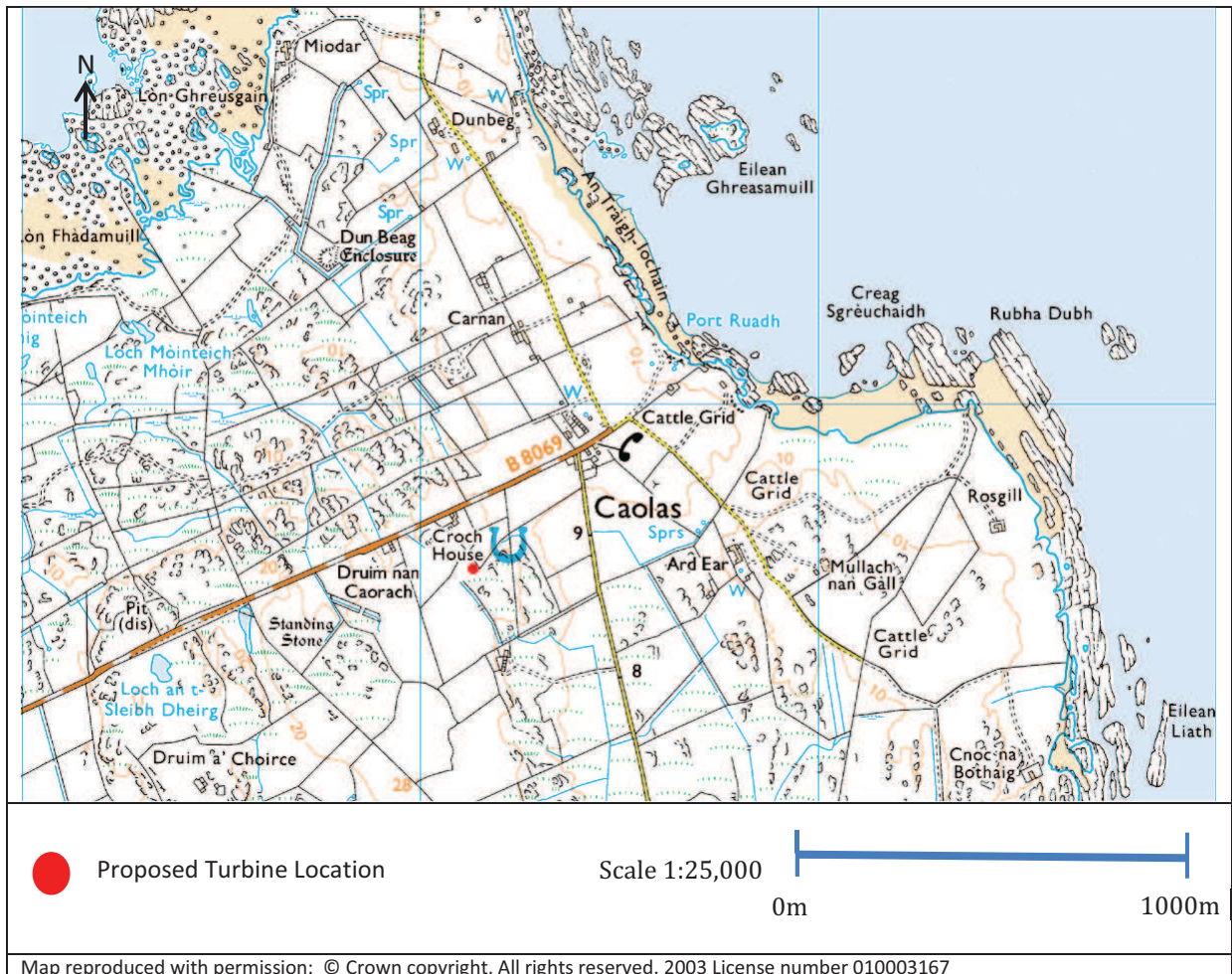
Proposed Development

This statement has been prepared in support of the installation of a single 15kw wind turbine to the southeast of Croish House.

The turbine model for the installation is a C&F Green Energy 15kw wind turbine, height to hub 15.434m, height to blade tip 20.979m. The blade swept diameter is 11.1m, with each blade measuring 5m in length.

Detailed turbine specifications will be submitted as supporting documents to the planning application.

Location



Pre-application Consultation

At the pre-application stage, Mint Energy consulted Argyll and Bute Council to request a preliminary assessment of the suitability of the Croish House site for a wind turbine installation. Argyll and Bute Council examined the proposal and ruled that the site was generally consistent with the provisions of the Argyll and Bute Development Plan. A full Environmental Impact Assessment was not requested, however, Argyll and Bute Council recommended that a full application should be supported by noise information and visualisations to assist in the assessment of the potential impact of the installation. It was also

suggested that Mint Energy consult with SNH to discuss any possible ornithological impact of the proposed wind turbine installation.

At the preliminary assessment stage, the proposal consisted of two 15kw wind turbines to be installed to the south of Croish House. Following a more in depth investigation into the potential noise impact of the development, the proposal was reduced to a single 15kw wind turbine installation to ensure that the installation did not result in any unacceptable noise pollution at nearby noise sensitive receptors.

It should be noted that, in line with advice received by Argyll and Bute Council at the pre-liminary consultation stage, the machine has been sited as close as possible to the existing Croish House development as is practical when the effects of noise impact and shadow flicker are taken into consideration.

This statement has been prepared in support of a single 15kw wind turbine installation at Croish house and will address the following concerns in relation to the proposed development:

- Noise
- Shadow Flicker
- Landscape and visual impact
- Impact on natural, built and cultural heritage
- Access and roads
- Use of airport and its safety
- Defence and emergency service operations
- Impact on communication installations

1. Noise

Using acoustic performance data resulting from MCS certification testing for the C&F Green Energy 15kw wind turbine, a desk based noise impact assessment has been conducted to ensure that the wind turbine complies with noise regulation guidelines positioned at the proposed location.

The report will be submitted in support of the planning application.

2. Shadow Flicker

As stated in Scottish Government planning guidance, “shadow flicker” should not be a problem when turbines are positioned at a distance equal to 10 times the rotor diameter of a wind turbine.

For a C&F Green Energy 15kw wind turbine with a rotor diameter of 11.1m, the turbine should be placed at least 111m from neighbouring properties. The Croish House turbine is positioned at least 130m from any neighbouring properties and should not cause any issues due to “shadow flicker”.

3. Landscape and Visual Impact

As per SNH guidelines, visualisations to assess the landscape and visual impact of the proposed Croish House wind turbine have been provided with the full planning application. The visualisations submitted present “before” and “after” views, as well as wireframe drawings to demonstrate the visual impact of the 15kw wind turbine installation.

4. Impact of Natural, Built and Cultural Heritage

4.1 Natural Heritage

In response to a pre-application consultation query, Scottish Natural Heritage (SNH) stated that they were satisfied that no ornithological survey work would be required to support the proposal to install a 15kw wind turbine at Croish House. SNH drew their conclusion based on previous studies in support of the nearby community wind turbine.

4.2 Built and Cultural Heritage

Scheduled Monuments

There are no Scheduled Monuments within a kilometre radius of the proposed development site.

Monuments and Buildings

Within approximately a 500m radius of the turbine position there a number of Scottish site records of historical importance and one listing of a historical finding in national records.

None of these recorded monuments will be disturbed as a result of the installation of the turbine base or supporting cable runs.

Listed Buildings

The closest listed buildings in relation to the proposed wind turbine installation are approximately 1.8km from the development site.

- Grade B Ruaig 5A, B, C, D, E Brock

These buildings are situated a significant distance away from the development site and are unlikely to be impacted by the installation.

5. Access and Roads

The components of the 15kw wind turbine are delivered in sections, the longest of which does not exceed 6m in length.

The total weight of the turbine is less than 5 tonnes. The entirety of the turbine can be delivered on a 4 – wheel flatbed.

As such, there should be no special arrangements necessary for delivery to site – such as escorts or traffic safety measures.

6. Use of airport and its safety

The Croish House development is of a scale that should not cause any interference with nearby airports.

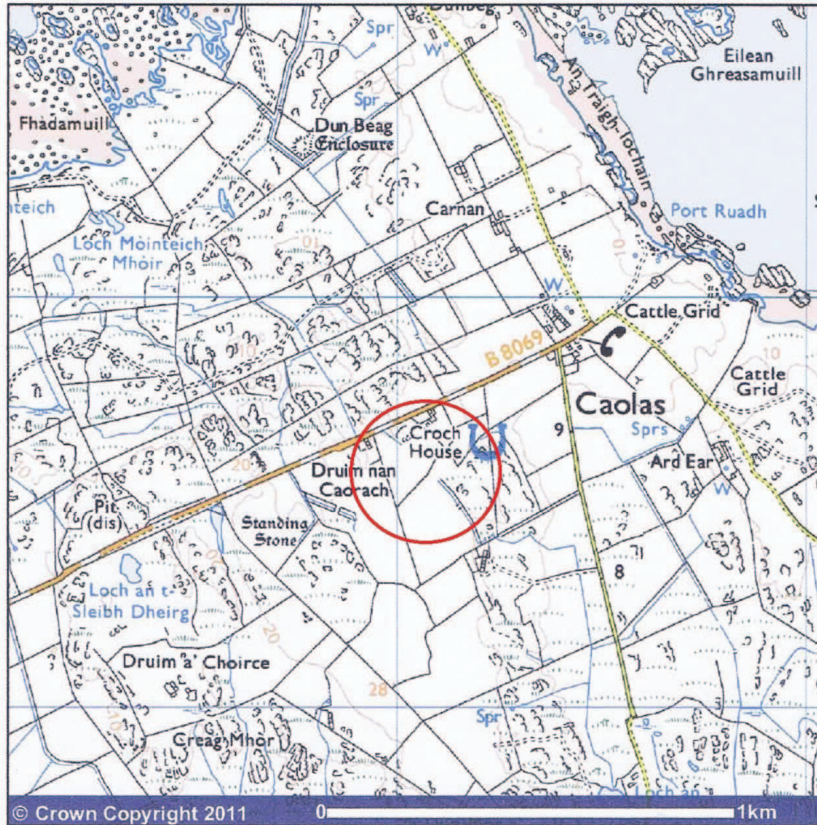
7. Defence and Emergency Service Operations

No interference to defence and emergency service operations will occur as a result of the proposed 15kw wind turbine installation at Croish House.

8. Communication Installations

There is no known interference with electrical equipment or electromagnetic disturbance due to C&F Green Energy wind turbine installations. The blades are constructed using a non-conductive GRP, with no metal inserts, preventing interference with communications equipment.

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1 : 25,000

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Proposal to install a single C&F Green Energy 15kw wind turbine on a 15m mast

CROISH HOUSE
CAOLES
ISLE OF TIREE
PA77 6TS



Proposed Site Location

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Project:
Mackinnon - Croish House

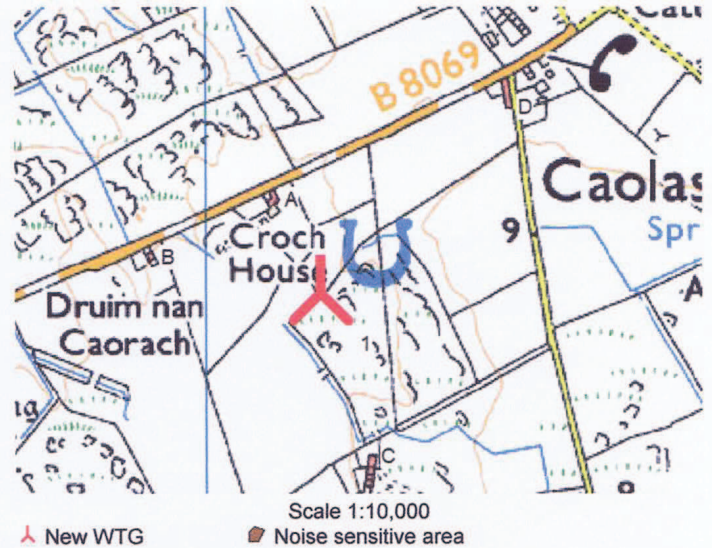
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Kirstin Gardner / k.gardner@mint-energy.co.uk
Calculated:
07/03/2012 18:51/2.7.490

DECIBEL - Main Result

Calculation: Croish
Noise propagation model:
ISO 9613-2 United Kingdom
Wind speed:
4.0 m/s - 12.0 m/s, step 1.0 m/s
Ground attenuation:
General, Ground factor: 0.5
Type of demand in calculation:
WTG noise is compared to ambient noise plus 5dB margin with the option of a floor setting (e.g. 35dB)
Noise values in calculation:
All noise values are 90% exceedence values (L90) designed to show compliance with ETSU-R-97 limits
Pure tones:
Pure and Impulse tone penalty are added to WTG source noise
Calculation height above ground level:
4.0 m
Octave band data required



WTGs

BN (AIRY) (Normal) East	North	Z	Row data/Description	WTG type			Power, rated [kW]	Rotor diameter [m]	Hub height [m]	Noise data		First wind speed [m/s]	LwaRef [dB(A)]	Last wind speed [m/s]	LwaRef [dB(A)]	Pure tones	Octave data
				Valid	Manufact.	Type-generator				Creator	Name						
1	108,150	748,584	20.0 C&F CF15 15 11.1 IO! hub: 15...No	C&F	CF15-15	15	11.1	15.4	USER	Test data 2012	4.0	81.7	12.0	95.3	0 dB	Generic *	

***Notice: One or more noise data for this WTG is generic or input by user**

Calculation Results

Sound Level

Noise sensitive area No.	Name	BN (AIRY) (Normal)			Imission height [m]	Max Noise demand [dB(A)]	Sound Level Max From WTGs [dB(A)]	Max exceedence [dB(A)]	Demands fulfilled ? Noise
		East	North	Z [m]					
A	Noise sensitive area: British - British (2)	108,093	748,712	20.0	4.0	46.0	40.7	0.0	Yes
B	Noise sensitive area: British - British (3)	107,935	748,641	20.0	4.0	46.0	35.8	0.0	Yes
C	Noise sensitive area: British - British (4)	108,212	748,381	20.0	4.0	46.0	35.8	0.0	Yes
D	Noise sensitive area: British - British (5)	108,390	748,835	15.0	4.0	46.0	31.7	0.0	Yes

Distances (m)

NSA	WTG	Distance (m)
1	1	
A	1	131
B	1	220
C	1	222
D	1	340

Project:
Mackinnon - Croish House

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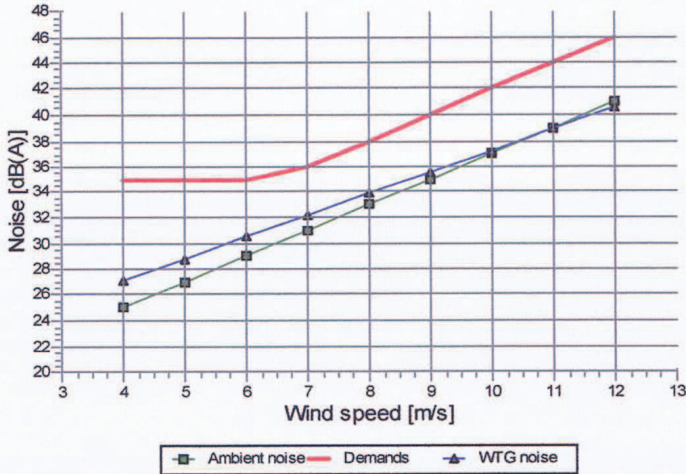


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DECIBEL - Detailed results

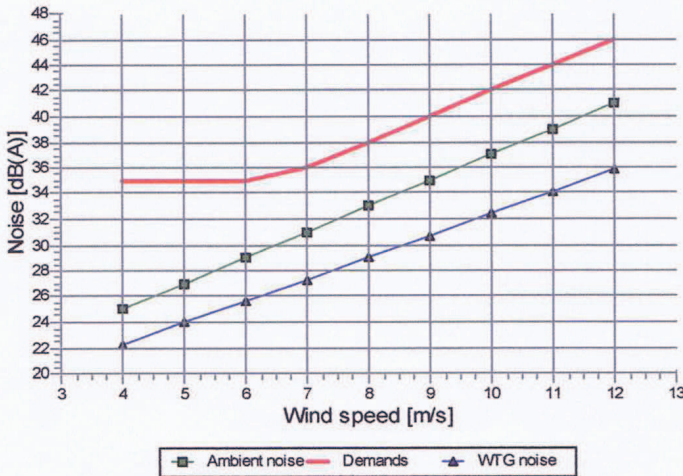
Calculation: CroishNoise calculation model: ISO 9613-2 United Kingdom

Noise sensitive area: British - British (2) (A)



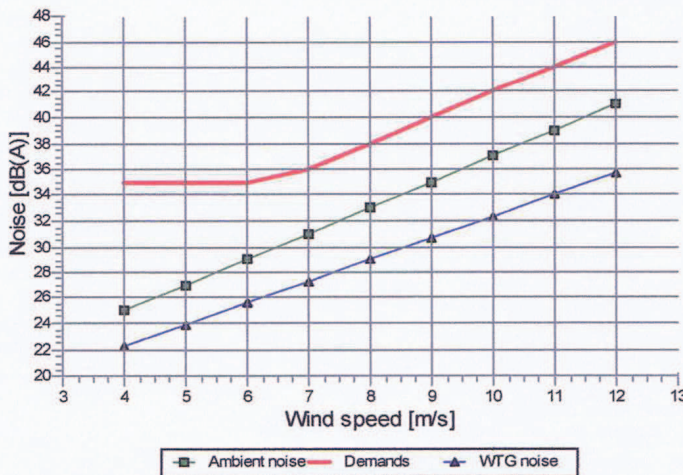
Wind speed [m/s]	Ambient noise [dB(A)]	Demands		Sound Level		Demands fulfilled ?
		Margin [dB(A)]	Demands [dB(A)]	WTG noise [dB(A)]	Demands fulfilled ?	
4.0	25.0	5.0	35.0	27.1	Yes	
5.0	27.0	5.0	35.0	28.8	Yes	
6.0	29.0	5.0	35.0	30.5	Yes	
7.0	31.0	5.0	36.0	32.2	Yes	
8.0	33.0	5.0	38.0	33.9	Yes	
9.0	35.0	5.0	40.0	35.6	Yes	
10.0	37.0	5.0	42.0	37.3	Yes	
11.0	39.0	5.0	44.0	39.0	Yes	
12.0	41.0	5.0	46.0	40.7	Yes	

Noise sensitive area: British - British (3) (B)



Wind speed [m/s]	Ambient noise [dB(A)]	Demands		Sound Level		Demands fulfilled ?
		Margin [dB(A)]	Demands [dB(A)]	WTG noise [dB(A)]	Demands fulfilled ?	
4.0	25.0	5.0	35.0	22.2	Yes	
5.0	27.0	5.0	35.0	23.9	Yes	
6.0	29.0	5.0	35.0	25.6	Yes	
7.0	31.0	5.0	36.0	27.3	Yes	
8.0	33.0	5.0	38.0	29.0	Yes	
9.0	35.0	5.0	40.0	30.7	Yes	
10.0	37.0	5.0	42.0	32.4	Yes	
11.0	39.0	5.0	44.0	34.1	Yes	
12.0	41.0	5.0	46.0	35.8	Yes	

Noise sensitive area: British - British (4) (C)



Wind speed [m/s]	Ambient noise [dB(A)]	Demands		Sound Level		Demands fulfilled ?
		Margin [dB(A)]	Demands [dB(A)]	WTG noise [dB(A)]	Demands fulfilled ?	
4.0	25.0	5.0	35.0	22.2	Yes	
5.0	27.0	5.0	35.0	23.9	Yes	
6.0	29.0	5.0	35.0	25.6	Yes	
7.0	31.0	5.0	36.0	27.3	Yes	
8.0	33.0	5.0	38.0	29.0	Yes	
9.0	35.0	5.0	40.0	30.7	Yes	
10.0	37.0	5.0	42.0	32.4	Yes	
11.0	39.0	5.0	44.0	34.1	Yes	
12.0	41.0	5.0	46.0	35.8	Yes	

Project:
Mackinnon - Croish House

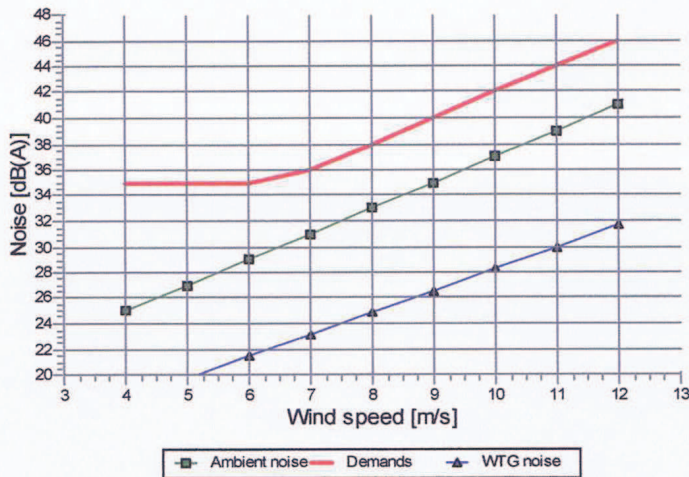
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Kirstin Gardner / k.gardner@mint-energy.co.uk
Calculated:
07/03/2012 18:51/2.7.490

DECIBEL - Detailed results

Calculation: CroishNoise calculation model: ISO 9613-2 United Kingdom
Noise sensitive area: British - British (5) (D)



Wind speed [m/s]	Ambient noise [dB(A)]	Demands		Sound Level		Demands fulfilled ?
		Margin [dB(A)]	Demands [dB(A)]	WTG noise [dB(A)]	Demands fulfilled	
4.0	25.0	5.0	35.0	18.1	Yes	
5.0	27.0	5.0	35.0	19.8	Yes	
6.0	29.0	5.0	35.0	21.5	Yes	
7.0	31.0	5.0	36.0	23.2	Yes	
8.0	33.0	5.0	38.0	24.9	Yes	
9.0	35.0	5.0	40.0	26.6	Yes	
10.0	37.0	5.0	42.0	28.3	Yes	
11.0	39.0	5.0	44.0	30.0	Yes	
12.0	41.0	5.0	46.0	31.7	Yes	

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Supporting Statement

Review of Application 12/00619/PP

Reference 12/00619/PP

Proposal Erection of a 15kw wind turbine (21m high to blade tip)

Address Land South East of Croish House, Caolis, Isle of Tiree, PA77 6TS

The following statement supports the request for the review of application 12/00619/PP for the installation of a single 15kw wind turbine, which was refused consent on 18th October, 2012.

The proposed wind turbine development was refused due concerns about potential visual impact and cumulative impact. This statement will argue that concerns about visual impact are exaggerated, and that the sphere of influence of the wind turbine will be much less than indicated in the refusal papers. Furthermore, at a much smaller scale and positioned so as to have a visual relationship with the Croish buildings, the landscape is capable of absorbing the moderate impact of the proposed wind turbine. In relation to cumulative impact concerns, we will demonstrate that due to vast difference in scale and size of the community wind turbine and the Croish machine, it is highly unlikely that the two wind turbines will result in unacceptable confusion or clutter across the landscape.

Renewable Energy Policy

The European Union's current Renewable Energy Directive on the promotion of the use of energy from renewable sources sets ambitious targets for all Member States, such that the EU will reach a 20% share of energy from renewable sources by 2020. For the UK, the Directive sets a target of 15% of energy from renewables by 2020.

The Scottish government is committed to increasing the amount of electricity generated from renewable sources. The current target is to meet the equivalent of 100% of Scotland's electricity requirement from renewable sources by 2020. The government is keen to encourage communities and small businesses to invest in renewable energy projects. Scottish Planning Policy, published in February 2010, seeks to support these initiatives.

Argyll and Bute Council Local Plan (2009) recognises that onshore wind power is likely to make the most substantial contribution towards meeting the targets for electricity generated from renewable sources set by Government and supports the wider application of medium and smaller scale renewable technologies.

12/00619/PP Proposal Overview

Proposal 12/00619/PP applied for consent to a single 15kw wind turbine, measuring 20.97m to blade tip, on grazing land approximately 130m to the south side of Croish House. The land is situated approximately 148m to the southeast of the B8069 at Caolis. The development will generate green electricity for consumption at Croish House, with any excess to be sold to the national grid. The energy produced will reduce the carbon emissions and energy bills at the Croish House property, and contribute to the Scottish Government target for renewable sources to generate the equivalent of 100% of Scotland's gross annual electricity consumption by 2020.

12/00619/PP Background

Prior to submission of a full application, care was taken to pursue pre-application discussions with the local planning authority. Pre-application discussion consisted of a written preliminary enquiry and an on-site meeting between planning officer and the applicants. At the early stages of the proposal, enquiries were based on the installation of two 15kw wind turbines.

As a result of the on-site meeting, positions were selected as the most appropriate for the wind energy development, upon which a written request for pre-application advice was sought from Argyll and Bute Council. Concerns about visual impact were not raised at the time of the site visit, neither was there mention of potential adverse effects due to cumulative impact despite the presence of the community wind turbine.

Response to the initial written preliminary enquiry suggested investigation into potential visual, cumulative and noise impact. However, the concluding comments considered that the proposal was “generally consistent with the provisions of the Development Plan.” As a result of more in depth examination of the proposal, the final application was reduced to a single 15kw wind turbine installation in order to meet noise impact regulations. Thus, though considered generally acceptable from the outset, the final planning application had already addressed and reduced potential visual and cumulative impact concerns by the removal of one of the proposed wind turbines.

Landscape Capacity

The proposed development site is situated in a landscape characterised as “marginal farmland mosaic” by the SNH Argyll and Clyde Landscape Assessment 1996, a landscape type which is further considered by the Argyll and Bute Wind Energy Capacity Study March 2012 (WECS). Though the marginal farmland area on Tiree is described as being sensitive to change in the Landscape Assessment, the island is not included in the WECS. However, similar landscapes in Argyll are identified as having medium-high sensitivity with some capacity for small wind energy development (20 – 35m to tip) within the WECS. It would therefore seem that there is room within the landscape to accommodate wind turbines of the scale proposed for installation at Croish.

Visual Impact

Grounds for refusal for the Croish House wind turbine include concerns about the possible Visual Impact of the wind turbine due to a “skylining” position that may impact views from the ferry route and further afield at Gott Bay, and dominate views from the eastern side of the island. On further examination, these claims appear to be exaggerated.

The report of handling considers that the position of the turbine may result in views of the wind turbine from the ferry route and further afield at Gott Bay. Although the zone of theoretical visibility does indicate that the wind turbine will technically be visible, the ferry route and Gott Bay are situated beyond the visual sphere of influence of the wind turbine. Beyond a distance of approximately 2 - 3km, it is difficult for the naked eye to discern a structure at the height of the Croish wind turbine. Furthermore, at these distances the eye will certainly be drawn to the community wind turbine. In comparison to the dominating presence of the Enercon wind turbine, the “skylining” of the Croish turbine is unlikely to have any significant impact.

From visual receptors closer to the wind turbine on the east of the island, the machine will be viewed in context with the cluster of buildings at Croish. The interrelationship between the wind turbine and the buildings that it is intended to serve will moderate the visual impact of the development, and also present a sense of scale for the size of the proposed wind turbine. As a result, the installation will not have an adverse visual impact.

Furthermore, in order to ensure the lowest level of visual impact, the wind turbine colour can be selected so as to blend effectively with its surrounding. At other similar sites across Scotland, an off-white or ash grey colour has been popular and suitable. We would be happy to explore and discuss other options presented by the Review Body.

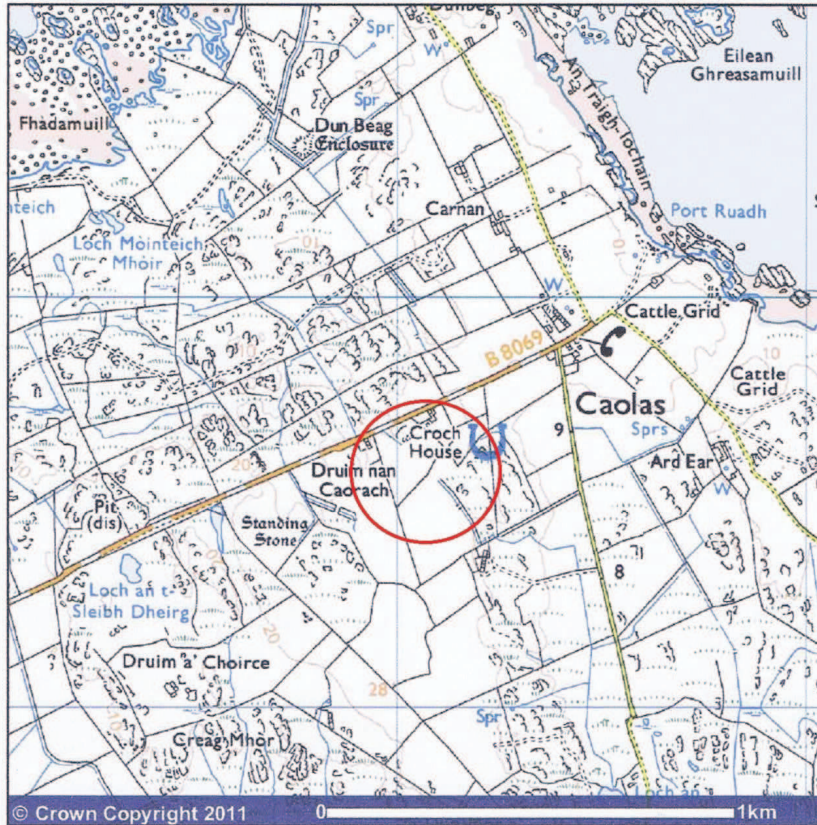
Cumulative Impact

The Report of handling and grounds for refusal for application 12/00619/PP cite concerns about the potential cumulative impact of the installation when viewed alongside the community wind turbine. Concerns about “confusion within the landscape” are described. We assert that it is highly unlikely that the installation of the 20.97m wind turbine at Croish would in any way confuse a viewer, or lead them to believe that there is more than one community wind turbine. The two machines are clearly of a different scale – the Croish proposal measuring 20.97m to tip and the community wind turbine at 75m to tip – and would not be considered as related developments. Grounds of refusal based on visual confusion between the two developments are insupportable and presume a lack of intelligence on the part of the viewer. As the location of the proposed wind turbine is at one end of Tiree which has access via only one road, any viewers from the east side of the wind turbines will already have seen both from the road as they head east. Viewers will therefore have had the opportunity to view both structures and thereby deduce a sense of each turbine’s size before seeing them from the east side.

In addition to “confusion,” the report of handling explains that cumulative impact will be unacceptable due to the creation of a “cluttered appearance” on the landscape. Clutter is only likely to be perceived when viewing the two wind turbines together, which is possible from a distance when there is a wider view of the landscape. As shown by the supporting visualisations, when viewed from a distance, the Croish wind turbine will appear to be of a similar scale to existing residential development on Tiree. There is not a great deal of clutter on the existing landscape and thus it is unlikely that the addition of one machine at this scale will introduce a perception of clutter. It is highly unlikely that there will be a perception of clutter due to cumulative impact when the community wind turbine and the Croish machine are viewed together. Although both are vertical structures, as noted above, the community machine is of a significantly larger scale and draws the eye away from the Croish wind turbine which is at least 500m away from the Enercon E44. Thus, it is not anticipated that the addition of one wind turbine would create a group of cluttered vertical structures.

Summary

The development 12/00619/PP will reduce the energy bills and provide clean energy for the residents at Croish House, as well as contributing towards Scotland’s renewable energy targets. The wind turbine has been positioned in line with local guidance to create a visual relationship between the machine and the buildings which it is meant to serve, in an area with a capacity to accommodate small wind development. As discussed above, it is not anticipated that this single small scale wind turbine installation will have an adverse visual impact, nor will its installation result in confusion, clutter and unacceptable visual impact when viewed alongside the community wind turbine. On this basis, we find the grounds for refusal unfounded and believe that the application should be granted planning consent.



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1 : 25,000

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Proposal to install a single C&F Green Energy 15kw wind turbine on a 15m mast

CROISH HOUSE
CAOLES
ISLE OF TIREE
PA77 6TS



Proposed Site Location

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Visualisations for Croish House Wind Turbine Project

Proposal	Erection of a single C&F Green Energy 15kw wind turbine on a 15m mast
Address	Croish House, Caoles, Isle of Tiree, PA77 6TS

Statement of Objective

This report presents photomontage images to demonstrate the visual impact of the proposed 15kw wind turbine at Croish House, Caoles.

Visualisations, "before" views and wireframe drawings have been provided for five viewpoints selected at points of interest after consideration of a Zone of Theoretical Visibility. The existing Enercon E44 installation is visible from the majority of the viewpoints and clearly dominates the skyline.

Equipment Specifications	Fujifilm Fine Pix S5000
Camera Settings	<ul style="list-style-type: none"> • f/5.6 • ISO – 200
Lens Height from Ground	Approximately 1.5m
Software	WindPRO 2.7
Weather Conditions	Partly Cloudy
Date	25 th February 2012

Index	
Page 2	Location Plan of Installation
Page 3	ZTV demonstrating predicted visibility of proposed 15kw wind turbine
Page 4	OS Extract Map indicating viewpoints for photomontage images
Page 5	Pier "Before" View
Page 6	Pier Photomontage
Page 7	Pier Wireframe
Page 8	Vaul Road "Before" View
Page 9	Vaul Road Photomontage
Page 10	Vaul Road Wireframe
Page 11	Ruaig Salum Junction "Before" View
Page 12	Ruaig Salum Junction Photomontage
Page 13	Ruaig Salum Wireframe
Page 14	Milton Junction "Before" View
Page 15	Milton Junction Photomontage
Page 16	Milton Junction Wireframe
Page 17	Milton "Before" View
Page 18	Milton Photomontage
Page 19	Milton Wireframe

Location Plan for wind turbine installation





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Scale: 1:2500, paper size: A4

Proposal to install a single C&F Green Energy 15kw wind turbine on a 15m mast

CROISH HOUSE
 CAOLAS
 TIREE
 PA77 6TS

 Proposed Turbine Location
 1. 108150, 748584

 Land tenancy boundary

plans ahead by **emapsite**
 Prepared by: Kirstin Gardner, 15-09-201

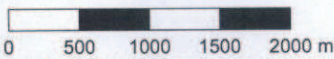
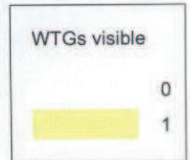
Project:
Mackinnon - Croish House

Printed/Date
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Calculated:
07/03/2012 14:04/2.7.490

ZVI - Map
Calculation: Croish ZTV



Map: , Print scale 1:50,000, Map center British National Grid (AIRY) East: 107,183 North: 748,563

New WTG

Project:
Mackinnon - Croish House

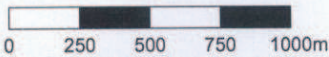
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07/03/2012 11:36/2.7.490

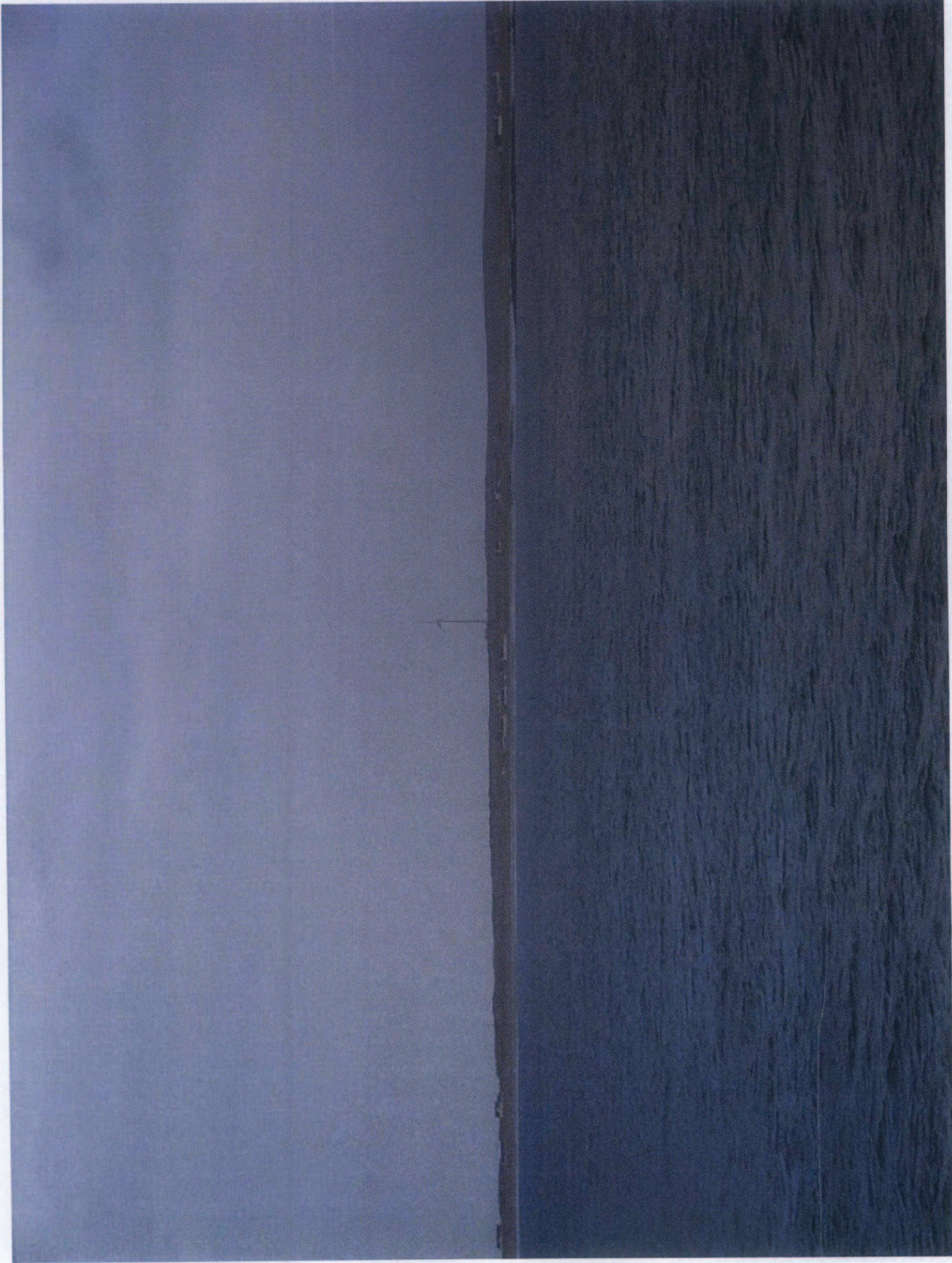
VISUAL - Map

Calculation: Croish Visualisations



Map: , Print scale 1:25,000, Map center British National Grid (AIRY) East: 106,808 North: 747,303

New WTG Camera



Project:
Mackinnon - Croish House

Recommended observation distance: 68 cm

Photo exposed: 25/02/2012 10:00:00

Lens: 100 mm Film: 35x26 mm Pixels: 1280x960

Eye point: British National Grid (AIRY) East: 104,879 North: 745,713

Wind direction: 0° Direction of photo: 44°

Software: WindPRO version 2.7.490 Sep 2011

Photo desc.: A Pier

Created by:

Mint Energy (Scotland) Ltd

Station House South Street

GB-MILNATHORT KY13 9XB

+44 1577 865 910

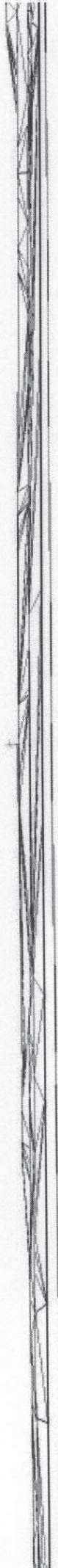
Kirstin Gardner / k.gardner@mint-energy.co.uk



Project:
Mackinnon - Croish House

Valid	No	Manufact.	Type-generator	Power, rated [kW]	Rotor diameter [m]	Hub height [m]	Distance [m]	Recommended observation distance: 68 cm
1	New	C&F	CF15-15	15	11.1	15.4	4,358	Photo exposed: 25/02/2012 10:00:00 Lens: 100 mm Film: 35x26 mm Pixels: 1280x960 Eye point: British National Grid (AIRY) East: 104,879 North: 745,713 Wind direction: 0° Direction of photo: 44° Software: WindPRO version 2.7.490 Sep 2011 Photo desc.: A Pier

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+44 1577 865 910
Kirstin Gardner / k.gardner@mint-energy.co.uk



Project:
Mackinnon - Croish House

Valid	Manufact.	Type-generator	Power, rated [kW]	Rotor diameter [m]	Hub height [m]	Distance [m]	Recommended observation distance: 75 cm
1	New C&F	CF15-15	15	11.1	15.4	4,358	

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Station House South Street
GB-MILNATHORT KY13 9XB
+44 1577 865 910
Kirstin Gardner / k.gardner@mint-energy.co.uk

Photo exposed: 25/02/2012 10:00:00
Lens: 100 mm Film: 39X19 mm Pixels: 1000x500
Eye point: British National Grid (AIRY) East: 104,879 North: 745,713
Wind direction: 0° Direction of photo: 44°
Software: WindPRO version 2.7.490 Sep 2011
Photo desc.: A Pier



Project:
Mackinnon - Croish House

Recommended observation distance: 68 cm
Photo exposed: 25/02/2012 13:08:00
Lens: 100 mm Film: 35x26 mm Pixels: 1280x960
Eye point: British National Grid (AIRY) East: 105,167 North: 747,872
Wind direction: 0° Direction of photo: 71°
Software: WindPRO version 2.7.490 Sep 2011
Photo desc.: B Vaul Road

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+44 1577 865 910
Kirstin Gardner / k.gardner@mint-energy.co.uk



Project:
Mackinnon - Croish House

Valid Manufact. Type-generator Power, rated [kW] Rotor diameter [m] Hub height [m] Distance [m] Recommended observation distance: 68 cm

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									Lens: 100 mm Film: 35x26 mm Pixels: 1280x960
									Eye point: British National Grid (AIRY) East: 105,167 North: 747,872
									Wind direction: 0° Direction of photo: 71°
									Software: WindPRO version 2.7.490 Sep 2011
									Photo desc.: B Vaul Road

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 Kirstin Gardner / k.gardner@mint-energy.co.uk

Photo exposed: 25/02/2012 13:08:00
 Lens: 100 mm Film: 39x19 mm Pixels: 1000x500
 Eye point: British National Grid (AIRY) East: 105,167 North: 747,872
 Wind direction: 0° Direction of photo: 71°
 Software: WindPRO version 2.7.490 Sep 2011
 Photo desc.: B Vaul Road

Valid	Manufact.	Type-generator	Power, rated [kW]	Rotor diameter [m]	Hub height [m]	Distance [m]	Recommended observation distance: 75 cm
1	New	No	C&F	CF15-15	15	11.1	15.4

Project:
 Mackinnon - Croish House



Project:
Mackinnon - Croish House

Recommended observation distance: 68 cm

Photo exposed: 25/02/2012 11:00:00

Lens: 100 mm Film: 35x26 mm Pixels: 1280x960

Eye point: British National Grid (AIRY) East: 106,737 North: 748,117

Wind direction: 0° Direction of photo: 60°

Software: WindPRO version 2.7.490 Sep 2011

Photo desc.: C Ruaig Salum Junction

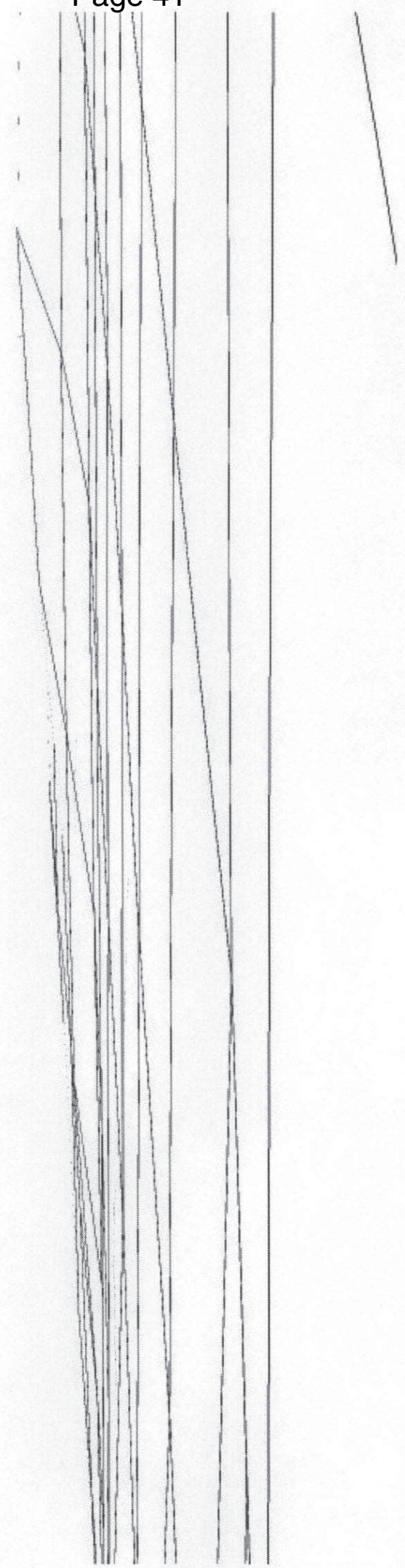
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Kirstin Gardner / k.gardner@mint-energy.co.uk



Project:
Mackinnon - Croish House

Valid	Manufact.	Type-generator	Power, rated [KW]	Rotor diameter [m]	Hub height [m]	Distance [m]	Recommended observation distance: 68 cm
1	New	No C&F	CF15-15	15	11.1	15.4	Photo exposed: 25/02/2012 11:00:00 Lens: 100 mm Film: 35x26 mm Pixels: 1280x960 Eye point: British National Grid (AIRY) East: 106,737 North: 748,117 Wind direction: 0° Direction of photo: 60° Software: WindPRO version 2.7.490 Sep 2011 Photo desc.: C Ruaig Salum Junction

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+44 1577 865 910
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Project:
Mackinnon - Croish House

Valid	Manufact.	Type-generator	Power, rated [kW]	Rotor diameter [m]	Hub height [m]	Distance [m]	Recommended observation distance: 75 cm
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Photo exposed: 25/02/2012 11:00:00
 Lens: 100 mm Film: 39x19 mm Pixels: 1000x500
 Eye point: British National Grid (AIRY) East: 106,737 North: 748,117
 Wind direction: 0° Direction of photo: 60°
 Software: WindPRO version 2.7.490 Sep 2011
 Photo desc.: C Ruaig Salum Junction

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Project:
Mackinnon - Croish House

Recommended observation distance: 62 cm

Photo exposed: 25/02/2012 11:15:00

Lens: 90 mm Film: 35x26 mm Pixels: 1280x960

Eye point: British National Grid (AIRY) East: 108,391 North: 748,880

Wind direction: 0° Direction of photo: 222°

Software: WindPRO version 2.7.490 Sep 2011

Photo desc.: D Milton Junction

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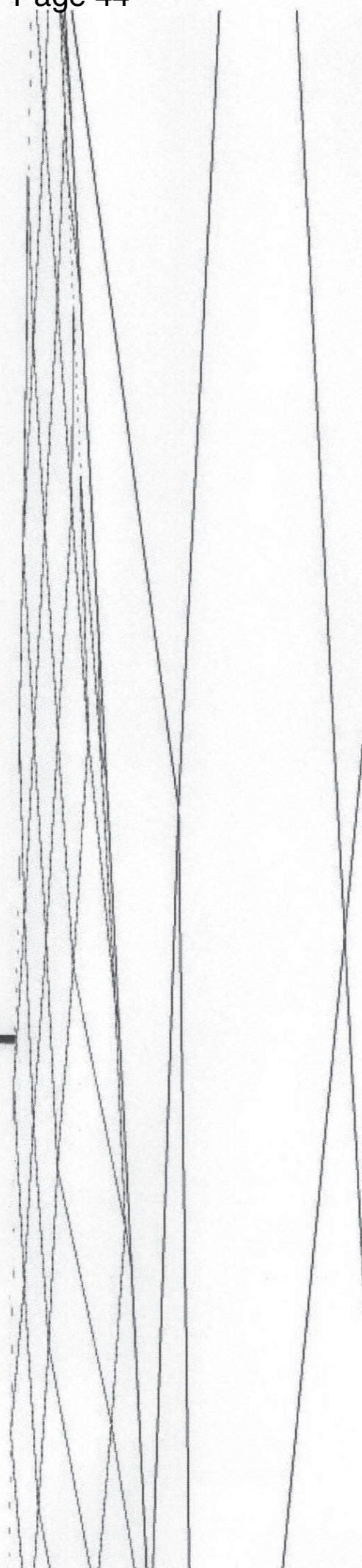
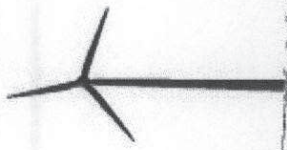
Kirstin Gardner / k.gardner@mint-energy.co.uk



Project:
Mackinnon - Croish House

Valid	Manufact.	Type-generator	Power, rated [kW]	Rotor diameter [m]	Hub height [m]	Distance [m]	Recommended observation distance: 63 cm
1	New	No	C&F	CF15-15	15	11.1	15.4
Photo exposed: 25/02/2012 11:15:00 Lens: 93 mm Film: 35x26 mm Pixels: 1280x960 373 Eye point: British National Grid (AIRY) East: 108,391 North: 748,880 Wind direction: 0° Direction of photo: 224° Software: WindPRO version 2.7.490 Sep 2011 Photo desc.: D Milton Junction							

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Project:
Mackinnon - Croish House

Valid	Manufact.	Type-generator	Power, rated [kW]	Rotor diameter [m]	Hub height [m]	Distance [m]	Recommended observation distance: 69 cm
1	New	No C&F	15	11.1	15.4	373	

Photo exposed: 25/02/2012 11:15:00
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Kirstin Gardner / k.gardner@mint-energy.co.uk



Project:
Mackinnon - Croish House

Recommended observation distance: 34 cm

Photo exposed: 25/02/2012 11:45:00
Lens: 50 mm Film: 35x26 mm Pixels: 1280x960
Eye point: British National Grid (AIRY) East: 108,603 North: 747,699
Wind direction: 0° Direction of photo: 318°
Software: WindPRO version 2.7.490 Sep 2011
Photo desc.: E From Milton

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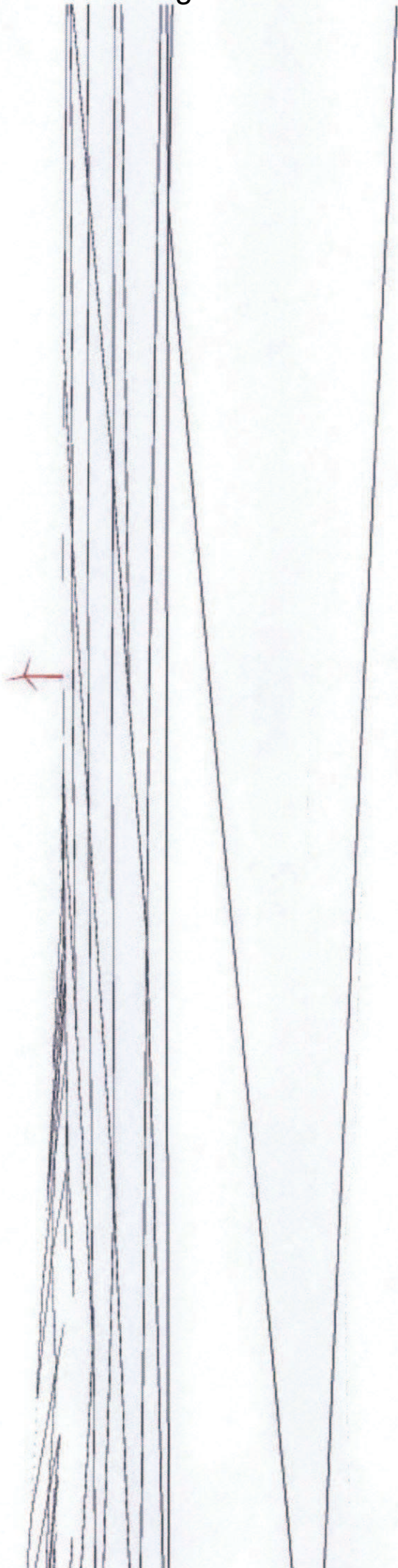


Project:
Mackinnon - Croish House

Valid No	Manufact.	Type-generator	Power, rated [kW]	Rotor diameter [m]	Hub height [m]	Distance [m]	Recommended observation distance: 57 cm
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Photo exposed: 25/02/2012 11:45:00
 Lens: 84 mm Film: 35x26 mm Pixels: 1280x960
 Eye point: British National Grid (AIRY) East: 108,603 North: 747,699
 Wind direction: 0° Direction of photo: 324°
 Software: WindPRO version 2.7.490 Sep 2011
 Photo desc.: E From Milton

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 +44 1577 865 910
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Project:
Mackinnon - Croish House

Valid	Manufact.	Type-generator	Power, rated [kW]	Rotor diameter [m]	Hub height [m]	Distance [m]	Recommended observation distance: 63 cm
1	New	No C&F	CF15-15	15	11.1	15.4	

Photo exposed: 25/02/2012 11:45:00
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 1,003 Eye point: British National Grid (AIRY) East: 108,603 North: 747,699
 Wind direction: 0° Direction of photo: 324°
 Software: WindPRO version 2.7.490 Sep 2011
 Photo desc.: E From Milton

Created by:
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STATEMENT OF CASE

FOR

**ARGYLL AND BUTE COUNCIL
LOCAL REVIEW BODY**

12/0021/LRB

**REFUSAL OF PLANNING PERMISSION FOR THE
ERECTION OF A WINDTURBINE**

**LAND SOUTH EAST OF CROISH HOUSE, CAOLES,
TIREE, PA77 6TS**

**PLANNING PERMISSION REFERENCE NUMBER
12/00619/PP**

8th January 2013

STATEMENT OF CASE

The Planning Authority is Argyll and Bute Council (“the Council”). The appellant is E and E MacKinnon (“the appellant”).

Planning application 12/00619/PP which proposed the erection of a wind turbine (“the appeal site”) was refused under delegated powers on the 18th October 2012.

The planning decision has been challenged and is subject of review by the Local Review Body.

DESCRIPTION OF SITE

The site is located in the east part of the island of Tiree and east of the community turbine at Croish House, Caolis, Isle of Tiree. Agricultural fields surround the site on all sides with the community turbine to the west some 550m. The nearest property is to the north at Croish House. The site is accessed off a minor road to the south off the B8069. The site is not designated for landscape, archaeological or nature conservation purposes. To the east at the coast is a RAMSAR, SPA and SSSI known as Sleibhtean agus Cladach Thiriodh which extends north and west along the coast. There are no listed buildings or SAMs in the immediate area.

SITE HISTORY

No history relevant to this appeal.

STATUTORY BASIS ON WHICH THE APPEAL SHOULD BE DECIDED

Section 25 of the Town & Country Planning (Scotland) Act 1997 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan and determination shall be made in accordance with the development plan unless material considerations indicate otherwise. This is the test for this planning application.

STATEMENT OF CASE

Argyll and Bute Council considers the determining issues in relation to the case are as follows:-

- Whether the material considerations asserted by the appellant are sufficient to outweigh the fact that the planning application is contrary to the current adopted development plan; or whether in fact the development plan remains the primary determining factor.

The Report of Handling (Appendix 1) sets out Planning Services assessment of the planning application in terms of policy within the current adopted development plan and other material considerations.

REQUIREMENT FOR ADDITIONAL INFORMATION AND A HEARING

It is not considered that any additional information is required in light of the appellant's submission. The issues raised were covered in the Report of Handling which is contained within Appendix 1. As such it is considered that the Council has all the information required to determine this particular planning application. Given the above and that the proposal is small scale in nature, constitutes a Local Development, has no complex or challenging issues and has not been the subject of any public representation, it is not considered that a Hearing is required.

COMMENT ON APPELLANT'S SUBMISSION

Landscape Capacity

The appellants state that the proposal is within the 'marginal farmland mosaic' landscape character type as per the SNH Argyll and Clyde Landscape Assessment 1996 and that according to the Landscape Wind Energy Capacity Study (WECS) there is capacity within this landscape character to site this turbine.

The council's Wind Energy Capacity Study does not specifically assess Tiree and it is not, in this instance, appropriate to solely rely on assessments taken from other parts of Argyll as the appellant has done. It is accepted that across Argyll there will be scope within this landscape character type to accommodate turbines but this must be done taking into consideration landscape, visual and cumulative impacts. In the case of siting smaller turbines the appellant fails to refer to chapter 7 of the WECS titled 'Guidance on the Micro-Siting of Smaller Turbines'. It is not appropriate when proposing turbines of this size to ignore this element of the WECS. It is appropriate to locate smaller turbines close to the property they are intended to serve as detailed within this chapter; however the issue in this instance is the micro-siting and cumulative impact with the existing community turbine and the effects this will have on the landscape.

Visual Impact

The appellant considers that the visual impacts are exaggerated by the Report of Handling, especially in relation to views from the ferry route, Gott Bay and eastern side of the island.

Views from the ferry approach from Coll to Tiree into the site will be significant as demonstrated by the appellants own submission of Zone of Theoretical Visibility (ZTV) and the photomontages. The applicants' own ZTV, referred to as a Zone of Visible Influence (ZVI), demonstrates that the turbine will be highly visible from the ferry route and even at 2km – 3km the turbine will be skylined and very visible. The ZTV is of poor quality and does not differentiate which parts of the turbine will be visible i.e. hub or blades. The ZTV does provide details that the turbine will be visible across much of the island including Gott Bay and the eastern side of the island. It is accepted that this is a theoretical piece of work that does not take into consideration vegetation but Tiree is extremely flat and visibility across long stretches of the island are good.

The photomontages are also of equally poor quality and make it difficult to carry out assessment. However, upon a site visit it is considered that the turbine will be significantly visible from the ferry route. The relevant photomontage does show the turbine to the right of the community turbine completely skylined and from this view it

will be difficult to associate the turbine with existing buildings. Another photomontage provides a view from the eastern side of the island which clearly demonstrates the significant visual impact of the turbine in conjunction with the community turbine where it is difficult to associate with existing built development. It is granted that some views of the turbine will be seen with Croish House and that this limits some impact however the assessment must take into consideration all key viewpoints and in particular those most used by members of the public.

Furthermore the appellant states that in order to minimise the visual impact they would colour the turbine an appropriate off-white/grey. The council requires a turbine finish of RAL 9002, however the colour of the turbine is very much secondary to the siting to minimise visual impact.

The appellant states that it is difficult for the naked eye to see objects 2km-3km away but provides no proof of this statement. Tiree is particularly flat and on clear days objects at one end of the island can be seen at the other. This statement is onerous and without substance.

Cumulative Impact

The appellant states that they do not agree with the cumulative impact of this small turbine with the community turbine.

It should be noted that the statement regarding the '*lack of intelligence of the viewer*' within this section of the appellants' submission is unfortunate.

Chapter 7 of the WECS provides specific details of cumulative issues turbines can raise. It should be noted that one of the submitted photomontages shows a viewpoint demonstrating both this proposed turbine and the community turbine when viewed from the east looking west. This viewpoint presents an issue of scale. The smaller turbine in the foreground appears much larger given the fact that the larger turbine has scaled down the landscape and provided a sense of scale within this particular area of Tiree. The larger turbine clearly dominates views of this area and the smaller turbine, because it is so close and within the same viewpoint as the larger turbine, confuses the issue of scale.

In terms of clutter the appellant states that clutter is only likely to be perceived when viewing the two turbines together. Such long distance views of the wider landscape also provide views of other vertical structures including telegraph poles. Due to the siting of the turbine almost directly in line with the larger community turbine the sense of clutter afforded by this proposal is more readily seen by the viewer.

CONCLUSION

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that all decisions be made in accordance with the development plan unless material considerations indicate otherwise.

Although siting the turbine close to Croish House is positive and consistent with the general principles of the WECS it should be noted that the appellant has failed to consider the cumulative issues posed by this application. The turbine will confuse

the scale of the landscape when views of the community turbine and this one are taken together. When viewed from further afield the smaller turbine will raise issues of landscape clutter. The proposal is contrary to the existing adopted development plan and there are no material considerations of such weight that have been identified to justify the proposal. It is respectfully requested that the review be dismissed and the original refusal be upheld.

APPENDIX 1

Argyll and Bute Council
Development Services

Delegated or Committee Planning Application Report and Report of handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 relative to applications for Planning Permission or Planning Permission in Principle

Reference No: 12/00619/PP

Planning Hierarchy: Local Development

Applicant: E and E MacKinnon

Proposal: Erection of 15kW wind turbine (21m to blade tip)

Site Address: Land South East of Croish House, Caolis

DECISION ROUTE

(i) **Sect 43 (A) of the Town and Country Planning (Scotland) Act 1997 (as amended)**

(A) THE APPLICATION

(i) **Development Requiring Express Planning Permission**

- Erection of wind turbine

(ii) **Other specified operations**

- Installation of cabling
-

(B) RECOMMENDATION:

It is recommended that the application is refused for the reasons appended below.

(C) HISTORY:

None relevant to this application.

(D) CONSULTATIONS:

Area Roads Manager

Report dated 15/5/12

Recommended that the application be deferred until the applicant had submitted a transport management plan to demonstrate how all plant, equipment and vehicles for

construction and operation would access the site without adversely impact on the road infrastructure. This information has not been submitted.

National Air Traffic Services (NATS)

Email dated 1/5/12

The proposal has the potential to adversely impact on the safeguarding criteria of NATS. With this in mind an extension of 8-10 weeks was requested but no further response has been submitted.

Public Protection Unit

Memo dated 15/5/12

No objection on basis of shadow flicker or noise.

Highlands and Islands Airports Limited

Email dated 1/5/12

No impact on safeguarding surfaces for Tiree airport.

Scottish Natural Heritage

Letter dated 21/5/12

No objection on the basis of ornithological impact as the SPA is some 700m away and the site does not sit on a flight path used regularly by SPA species Greenland White-fronted and Barnacle Geese.

West of Scotland Archaeology Service (WoSAS)

Letter dated 18/5/12

No comment.

(E) PUBLICITY:

The proposal has been advertised in terms of regulation 20, closing date 24/5/12.

(F) REPRESENTATIONS:

None

(G) SUPPORTING INFORMATION

Has the application been the subject of:

- | | |
|---|------------|
| (i) Environmental Statement: | No |
| (ii) An appropriate assessment under the Conservation (Natural Habitats) Regulations 1994: | No |
| (iii) A design or design/access statement: | No |
| (iv) A report on the impact of the proposed development e.g. retail impact, transport impact, noise impact, flood risk, drainage impact etc: | Yes |

General Support Statement which describes the proposals.

Wind Turbine Noise Assessment by Dragonfly Environmental

Visualisations including zone of theoretical visibility, wireframes and photomontages

(H) PLANNING OBLIGATIONS

(i) Is a Section 75 agreement required: No

(I) Has a Direction been issued by Scottish Ministers in terms of Regulation 30, 31 or 32: No

(J) Section 25 of the Act; Development Plan and any other material considerations over and above those listed above which have been taken into account in the assessment of the application

(i) List of all Development Plan Policy considerations taken into account in assessment of the application.

Argyll and Bute Structure Plan 2002

STRAT DC 4 – Development in Rural Opportunity Areas

STRAT DC 8 – Landscape and Development Control

STRAT RE 1 – Wind Farm/Wind Turbine Development

STRAT SI 1 – Sustainable Development

STRAT RE 1 – Wind Farm/Wind Turbine Development

Argyll and Bute Local Plan 2009

LP ENV 1 – Impact on the General Environment

LP ENV 2 – Impact on Biodiversity

LP ENV 3 – Impact on European and Ramsar Sites

LP ENV 6 – Impact on Habitats and Species

LP BAD 1 – Bad Neighbour Development

LP TRAN 4 – New and Existing Public Roads and Private Access Regimes

LP REN 2 – On site Commercial and Domestic Wind Turbines

(i) List of all other material planning considerations taken into account in the assessment of the application, having due regard to Annex A of Circular 4/2009.

SPP, Scottish Planning Policy, 2010

Annex to Planning Advice Note 45 : Renewable Energy Technologies

Micro Generation Domestic Turbines Briefing Note, 2010

Micro renewables and the natural heritage, SNH, 2009

Argyll and Firth of Clyde Landscape Character Assessment, SNH, 1996

Argyll and Bute Landscape Wind Energy Capacity Study, 2012

(K) Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment: Yes

Reasons For Determining That The Proposal Does Not Constitute EIA Development (SCREENING OPINION):

The Local Planning Authority considers that the proposed development falls within Schedule 2 Paragraph 3(i) of the Regulations, but is of the opinion that the proposal does not constitute 'Schedule 2' development, having regard to the advice given in Circular 3/2011 and the selection criteria set out in Schedule 3 of the Regulations. The Local Planning Authority's observations on the selection criteria are as follows:

Characteristics of the development

The proposal involves the erection of 1 x 15.34m (hub height) wind turbine with a blade diameter of 11m. The proposed turbine is small scale in terms of the current industry standards, and the number of turbines is small compared with mainstream commercial schemes.

Location of the development

The site is located in the east part of the island east of the community turbine at Croish House, Caolis, Isle of Tiree. Agricultural fields surround the site on all sides with the community turbine to the west. The nearest property is to the north at Croish House. The site is accessed off a minor road to the south off the B8069. The site falls within Rural Opportunity Area (ROA) in the Argyll and Bute Local Plan 2009. The site is not designated for landscape, archaeological or nature conservation purposes. To the east at the coast is a RAMSAR, SPA and SSSI known as Sleibhtean agus Cladach Thiriodh which extends north and west along the coast. There are no listed buildings or other SAMs in the immediate area.

Characteristics of the potential impact

The scale and nature of the proposal is such that it will give rise to effects upon the immediate setting and have some visual impact in the wider setting, but has limited cumulative impact with existing wind turbine developments on Tiree, in terms of the wider environment. It has been confirmed by SNH that the proposal will not require an ornithological assessment.

It is considered that an assessment of the landscape, visual and the consequences of the operation of the development in respect of noise will need to be carried out in support of the proposal, but this can be undertaken outwith the Environmental Impact Assessment process. There are no novel, complex or inter-related characteristics of the development which are of such magnitude, or which could not be fully assessed through the normal planning application process, and it is not considered that the development represents 'Schedule 2 EIA development'.

Accordingly, the Planning Authority, under the powers conferred by Regulation 5 of the Environmental Impact (Scotland) Regulations, confirms that the development is not such as to require the submission of an Environmental Impact Assessment in support of any planning application.

(L)	Has the application been the subject of statutory pre-application consultation (PAC):	No
(M)	Has a sustainability check list been submitted:	No
(N)	Does the Council have an interest in the site:	No
(O)	Requirement for a hearing:	No

(P) Assessment and summary of determining issues and material considerations

The proposal is located in the east part of the island west of Caolas and east of the existing community turbine. The site is within a Rural Opportunity Area (ROA) as per the adopted development plan. However, it is more appropriate to assess the application against LP REN2 as this makes for the provision of renewable energy development in suitable locations for up to two domestic purpose turbines. In this instance the turbine is to serve the requirements of a nearby property at Croish House. The principle of renewable energy is accepted in this location, subject to a range of site specific assessments being undertaken.

The turbine itself is 15.34m to hub with an 11m blade diameter (21m blade tip). The turbine will serve the needs of Croish House. The nearest property is to the north and is approximately 120m away. The community turbine is approximately 550m to the east and is 75m to blade tip.

The proposal needs to be assessed against adopted Local Plan policy LP REN2 as the turbine is expected to generate electricity for the farm operation. This policy is generally supportive of wind turbines that are located close the buildings they are intended to serve and will not produce an excess of energy requirements for the property by 25%. The applicant has confirmed that the proposal is domestic and will be used for the purposes of Croish House with excess sold to the grid.

It must be demonstrated that the proposed development will not have an unacceptable adverse impact directly, indirectly or cumulatively on the following criteria as per Local Plan policy LP REN2:

§ ***areas and interests of nature conservation (including local biodiversity, ecology and the water environment)***

The proposed development is located some distance from the Tiree Special Protection Area (SPA), SSSI and RAMSAR site. SNH has not raised any concerns relating to the impact on the qualifying interests on any of these sites. It has been confirmed that the proposal will not have an adverse effect on the SPA qualifying species Greenland White-fronted and Barnacle Geese.

§ ***highly valued landscapes including Gardens and Designed Landscapes***

There are no historic gardens or designed landscapes in the area.

§ ***sites of historic or archaeological interest and their settings***

There are no listed buildings or Scheduled Ancient Monuments (SAMs) in the immediate area.

§ ***settlement character including conservation areas***

The turbine is in a rural location and not located near to any specific settlement nor is it in a conservation area.

§ ***visual, residential and general amenity***

The Council's Environmental Health Unit was consulted on the proposed development and offered no objections as the turbine will meet the required noise limits so as not to affect the nearest third party property which is some 220m to the south. Visual impacts are assessed below, but in summary the turbine raises significant scaling concerns when viewed in relation to the community turbine. In terms of shadow flicker Scottish Government guidance states that third party residential properties should be a distance of at least equal to 10 x the blade diameter. In this instance this figure would be 110m with the nearest third party property being some 220m to the south.

§ ***telecommunications, transmitting or receiving equipment***

The proposed development will not impact upon any telecommunications, transmitting and receiving systems.

The applicant states that the turbine is to serve an existing house. Croish House is a substantial property with some outbuildings. The area is generally remote until you crest the hill on which Croish House sits and you descend into the township of Caolis. The turbine, from key views along the road and from Caolis, will be seen in relation to the community turbine which provides an unfortunate scaling effect within the landscape. Additionally, the site is located on a rocky ridge and is significantly skylined from most local views.

All proposals are assessed against Local Plan policy LP ENV1 in this instance in terms of landscape impact. Small scale turbines should be located close to existing buildings so as to be seen in context with development and should certainly be sited close to the buildings they are intended to serve as per the Council's and SNH's guidance on the siting of small scale wind turbines. This approach is consistent with the council's recently adopted Wind Energy Capacity Study (WECS) document within which chapter 7 provides clear advice and guidance on the siting of small scale typology wind turbines. In this instance the turbines are considered small in scale and are sited close to existing development. However, on the approach from Caolas the turbine will be seen in a prominent part of the landscape and will dominate views from the eastern side of the island whilst also being seen in conjunction with the larger community turbine. The degrees of scale and distance from some viewpoints may at times give the impression of more than one community turbine and confuse the viewer resulting in the turbine having a much larger impact on the landscape than

originally considered. The siting will result in skylining from key locations along the main road travelling east and west, and potentially from long distance views from the ferry route and further afield at Gott Bay. It is considered that the views of the turbine would be significant when coupled with those of the community turbine. This has the effect of scaling the landscape diminishing its scale, which is a detrimental effect of the proposal.

According to the WECS and SNH's Argyll and Clyde Landscape Assessment 1996 the site falls within character type 16 Marginal Farmland Mosaic that has limited capacity for wind turbines. The landscape can be described as being of very low relief with occasional higher knolls. This landscape character type is a high sensitivity rating for turbines with little capacity. It is considered that, in this area of the island, the community turbine absorbs the vast majority of the landscape capacity and it is difficult for the landscape to successfully absorb further turbine development in the immediate vicinity. This is certainly the case for proposals that lie in the same visual envelope when viewed from the public roads and other public vantage points. With this in mind the proposal is not consistent with the findings of the WECS.

This proposal will add confusion within the landscape, contributing to a cluttered appearance. Proposals seen in conjunction with the community turbine should be of an appropriate scale so as to sit within the landscape and not add clutter to the area. In this instance the turbine adds to general clutter in the landscape and it is difficult to see how the proposal could be successfully amended within the applicants land holding without generating the same concerns.

The applicant intends to access the site using existing roads on the island and farm tracks. The turbine will not require any traffic mitigation measures but there have been no details of the transport of the turbine provided in the supporting documentation. The council's Area Roads Department has requested that the determination of the application be deferred until such time that the applicant submits further transportation details. This information has not been forthcoming as yet. This could be controlled by planning condition, but as the turbine generates conflict through cumulative impact, the proposal is not being supported.

There has been no objection from consultees or third parties with the exception of the Roads Department as detailed above. SNH responded that due to the proximity to the SPA, SAC and RAMSAR sites the proposal would likely have a significant effect on the qualifying interests of the SPA but will not have an adverse effect on the integrity of the site.

However, due to the cumulative impact and confusing visual relationship with the larger community turbine near the site, the proposed turbine is not considered consistent with the provisions of LP ENV 1, LP REN 2, LP TRAN 4 and the Wind Energy Capacity Study (WECS) of the adopted development plan.

(Q) Is the proposal consistent with the Development Plan: No

(R) Reasons why planning permission or a Planning Permission in Principle should be refused:

1. On the approach from Caolas the turbine will be seen in a prominent part of the landscape and will dominate views from the eastern side of the island whilst also

being seen in conjunction with the larger community turbine. The degrees of scale and distance from some viewpoints may at times give the impression of more than one community turbine and confuse the viewer resulting in the turbine having a much larger impact on the landscape than would be the case of a single turbine in isolation. The siting will result in skylining from key locations along the main road travelling east and west, and potentially from long distance views from the ferry route and further afield at Gott Bay. It is considered that the views of the turbine would be significant when coupled with those of the community turbine. This has the effect of scaling the landscape and diminishing its scale, to its detriment.

According to the Wind Energy Capacity Study (WECS) the site falls within landscape character type (LCT) 16 'Marginal Farmland Mosaic'. This LCT has limited capacity for wind turbines. The landscape can be described as being of very low relief with occasional higher knolls. In this instance the turbine will sit on top of the landscape at a high point providing skylined views. This landscape character type has a high sensitivity rating for turbines with little capacity. It is considered that, in this area of the island, the community turbine absorbs the vast majority of the ability of the landscape to successfully absorb turbine development. With this in mind the proposal is not consistent with the findings of the WECS.

This proposal will add to clutter in the landscape. Proposals seen in conjunction with the community turbine should be of an appropriate scale so as to sit within the landscape and not create visual clutter. In this instance the turbine adds to clutter in the landscape, due to the cumulative impact of the turbine seen in conjunction with the existing community turbine.

The proposal is not consistent with the provisions of adopted Local Plan policy LP ENV 1 sub-section (c) in that the turbine does not protect, restore or enhance the established character and local distinctiveness of the landscape in terms of its location, scale, form and design. Additionally, the turbine is not consistent with adopted Local Plan policy LP REN 2 in that the turbine will have an adverse impact directly on the visual amenity of the area.

(S) Reasoned justification for a departure to the provisions of the Development Plan

N/A

(T) Need for notification to Scottish Ministers or Historic Scotland: No

Author of Report: David Love Date: 20/08/12

Reviewing Officer: Stephen Fair Date: 15/10/12

**Angus Gilmour
Head of Planning**

GROUNDINGS OF REFUSAL RELATIVE TO APPLICATION REFERENCE 12/00619/PP

1. On the approach from Caolas the turbine will be seen in a prominent part of the landscape and will dominate views from the eastern side of the island whilst also being seen in conjunction with the larger community turbine. The degrees of scale and distance from some viewpoints may at times give the impression of more than one community turbine and confuse the viewer resulting in the turbine having a much larger impact on the landscape than would be the case of a single turbine in isolation. The siting will result in skylining from key locations along the main road travelling east and west, and potentially from long distance views from the ferry route and further afield at Gott Bay. It is considered that the views of the turbine would be significant when coupled with those of the community turbine. This has the effect of scaling the landscape and diminishing its scale, to its detriment.

According to the Wind Energy Capacity Study (WECS) the site falls within landscape character type (LCT) 16 'Marginal Farmland Mosaic'. This LCT has limited capacity for wind turbines. The landscape can be described as being of very low relief with occasional higher knolls. In this instance the turbine will sit on top of the landscape at a high point providing skylined views. This landscape character type has a high sensitivity rating for turbines with little capacity. It is considered that, in this area of the island, the community turbine absorbs the vast majority of the ability of the landscape to successfully absorb turbine development. With this in mind the proposal is not consistent with the findings of the WECS.

This proposal will add to clutter in the landscape. Proposals seen in conjunction with the community turbine should be of an appropriate scale so as to sit within the landscape and not create visual clutter. In this instance the turbine adds to clutter in the landscape, due to the cumulative impact of the turbine seen in conjunction with the existing community turbine.

The proposal is not consistent with the provisions of adopted Local Plan policy LP ENV 1 sub-section (c) in that the turbine does not protect, restore or enhance the established character and local distinctiveness of the landscape in terms of its location, scale, form and design. Additionally, the turbine is not consistent with adopted Local Plan policy LP REN 2 in that the turbine will have an adverse impact directly on the visual amenity of the area.

APPENDIX TO DECISION REFUSAL NOTICE

Appendix relative to application **12/00619/PP**

- (A)** Has the application been the subject of any “non-material” amendment in terms of Section 32A of the Town and Country Planning (Scotland) Act 1997 (as amended) to the initial submitted plans during its processing.

No

- (B)** The reason why planning permission has been refused.

As detailed in decision notice.

Appendix 2

Highlands and Islands Airports Limited consultation response

HIAL consultation
response DL

Stirling, Carol

From: olandi, planning [planning.olandi@argyll-bute.gov.uk]
Sent: 01 May 2012 15:47
To: Maclean, Diane; Stirling, Carol
Subject: FW: Plan App 12/00619/PP - Erect Single Wind Turbine Land SE of Croish House Caolis Tiree

From: Anne Phillips[SMTP:APHILLIPS@HIAL.CO.UK]
Sent: Tuesday, May 01, 2012 3:46:59 PM
To: olandi, planning
Subject: Plan App 12/00619/PP - Erect Single Wind Turbine Land SE of Croish House Caolis Tiree
Auto forwarded by a Rule

Your Ref:

12/00619/PP

check ref 629

HIAL Ref:

2012/0154/TRE

Dear Sir/Madam,

PROPOSAL: Erect Single Wind Turbine (21m to blade tip)
LOCATION: Land SE of Croish House Caolis Tiree

With reference to the above proposed development, it is confirmed that our calculations show that, at the given position and height, this development would not infringe the safeguarding surfaces for **Tiree Airport**.

Therefore, Highlands and Islands Airports Limited would have no objections to the proposal.

Anne Phillips
Operations Manager
Highlands and Islands Airports Limited
Head Office, Inverness Airport, Inverness IV2 7JB
☎ 01667 464244 (DIRECT DIAL)
✉ safeguarding@hial.co.uk 🌐 www.hial.co.uk

National Air Traffic Safety consultation response

NATS consultation response. DL

Stirling, Carol

From: olandi, planning [planning.olandi@argyll-bute.gov.uk]
Sent: 01 May 2012 08:08
To: Maclean, Diane; Stirling, Carol
Subject: FW: Your Ref: Our ref: 12/00629/PP w(f)14239 Croish House

From: MAGENNIS, Laoise on behalf of NERL Safeguarding[SMTP:NERLSAFEGUARDING@NATS.CO.UK]
Sent: Tuesday, May 01, 2012 8:08:21 AM
To: olandi, planning *check ref isn't 619*
Subject: Your Ref: Our ref: 12/00629/PP w(f)14239 Croish House
Auto forwarded by a Rule

The proposed development has been examined by our technical safeguarding teams. In the timeframe given to us we have been unable to thoroughly investigate the effects of the proposed development on our Operations, however, the relevant teams are being consulted.

Based on our preliminary technical findings, the proposed development does conflict with our safeguarding criteria. Accordingly, NATS (En Route) Plc objects to the proposal.

We will notify you within 8-10 weeks of the results of our operational assessment. Only if this assessment shows the impact to be acceptable will we be able to withdraw our objection.

We would like to take this opportunity to draw your attention to the legal obligation of local authorities to consult NERL before granting planning permission for a wind farm. The obligation to consult arises in respect of certain applications that would affect a technical site operated by or on behalf of NERL (such sites being identified by safeguarding plans that are issued to local planning authorities). In the event that any recommendations made by NERL are not accepted, local authorities are further obliged to notify both NERL and the Civil Aviation Authority ("CAA") of that fact (which may lead to the decision made being subject to review whether by the CAA referring the matter for further scrutiny or by appropriate action being taken in the courts). As this further notification is intended to allow the CAA sufficient time to consider whether further scrutiny is required, we understand that the notification should be provided prior to any granting of permission. You should be aware that a failure to consult NERL, or to take into account NERL's comments when deciding whether to approve a planning application, could cause serious safety risks for air traffic.

If you have any queries regarding this matter you can contact us on the telephone number given at the bottom of this letter.

Yours faithfully

Laoise Magennis
Technical Administrator
On behalf of NERL Safeguarding Office
01489 444687

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

Area Roads Engineer consultation response

Operational Services
Oban, Lorn and the Isles Area

OBSERVATIONS ON PLANNING APPLICATION

Our Ref:
Contact: Brian Rattray
Tel: 01546 604682

Planning Application No: 12/00619/PP Dated: Received:
Applicant: E & E MacKinnon
Proposed Development: Erection of 15kw wind turbine (21m high to blade tip)
Location: Land south east of Croish House, Caolis, Isle of Tiree
Type of consent: Planning Permission
Ref. No(s) of Drg(s) submitted: Series of plans

RECOMMENDATION: Deferred

Proposals Acceptable	Y/N
1. General	
(a) General Impact of development	Y
(b) Safety Audit Required	N
(c) Traffic Impact Analysis Required	N
(d) Drainage Impact/Flooding Assessment Required	N
(e) Sustainable Drainage System (SUDS) Provision	N
2. Existing Roads	
(a) Type of connection (Road Junction/Footway Crossing)	
(b) Location(s) of Connection(s)	
(b) Sight-lines 25m x 2m	
(d) Pedestrian Provision	

Proposals Acceptable	Y/N
3. New Roads n/a	
(a) Widths	
(b) Pedestrian Provision	
(c) Layout (Horizontal/Vertical alignment)	
(d) Turning Facilities (Circles/Hammerheads)	
(e) Junction Details (Locations/radii/sightlines)	
(f) Provision for P.U. Services	

Proposals Acceptable	Y/N
4. Servicing and Car Parking	
(a) Drainage	
(b) Car parking Provision	
(c) Layout of Parking bays/Garages	
(d) Servicing Arrangements/Driveways	

5. Signing n/a

(a) Location	
(b) Illumination	

Item Ref.	COMMENTS

Item Ref.	CONDITIONS/ REASONS
	A transport management plan should be submitted detailing all plant, equipment and materials required for the construction and operation of the proposed turbine. The TMP should include method statements and any mitigating measures proposed to protect the road network.

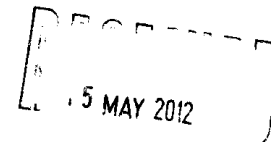
Notes for intimation to Applicant

(i) Construction Consent (S21)*	Not Required
(ii) Road Bond (S17)*	Not Required
(iii) Road openings Permit (S56)*	Not Required

*Relevant Section of the Roads (Scotland) Act 1984

Signed: _____
Network & Environment Manager

Date:



SNH consultation response



Scottish Natural Heritage
Dualchas Nàdair na h-Alba

All of nature for all of Scotland
Nàdar air fad airson Alba air fad

planning.olandi@argyll-bute.gov.uk

Your ref: 12/00619/PP
Our ref: CONS/REN/WF/MCT/SSWT

21st May 2012

Dear Mr Love

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)

Proposal: Erection of 15 kilowatt wind turbine (21 metres high to blade tip)
Site Address: Land South East Of Croish House, Caolas, Isle of Tiree, Argyll And Bute
Grid Reference: 108142 748589

Thank you for your electronic consultation dated 1st May 2012 inviting comment from Scottish Natural Heritage (SNH) with regard to the above renewable energy development.

1. SNH Position

We have **no objection** to the proposed turbine.

2. SNH Appraisal of the Proposal

The proposed turbine development is not within any designated site, but lies just over 700 m away from the coast, which carries multiple designations as described below.

2.1 Natural Heritage Interests Affected – designated sites

Sleibhtean Agus Cladach Thiriodh Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Ramsar site. These sites regularly support internationally important wintering populations of Greenland white-fronted goose, barnacle goose, ringed plover, turnstone, sanderling, purple sandpiper and ringed plover. The site also regularly supports an internationally important breeding assemblage of waders. Corncrakes are also known to use some of the fields in the Caolas area.

2.2 SNH Assessment on the Likely Impacts of the Proposal on European Interests

The site's status as an SPA means that the requirements of the Conservation (Natural Habitats, &c.) Regulations 1994 as amended, (the "Habitats Regulations") apply. See <http://www.snh.gov.uk/docs/A423286.pdf> for detailed legislative guidance.



Scottish Natural Heritage, Cameron House, Albany Street, Oban, Argyll PA34 4AE
Tel 0300 244 9360 Fax 0300 244 9361 www.snh.org.uk

Dualchas Nàdair na h-Alba, Taigh Chamshron, Sràid Albany, An t-Òban, Earra- Ghàidheal
PA34 4AE
Fòn 0300 244 9360 Fax 0300 244 9361

The proposed turbine site lies over 700 m from the boundary of the SPA. Our records and knowledge of the target SPA species' (Greenland White-fronted and Greenland Barnacle geese) movements show that the proposed turbine site is not close to any regular Greenland White-front feeding areas. It is close to a field that is occasionally used by moderate numbers of Barnacle Geese, but we do not foresee any threat to these Barnacle geese as the turbine in this location does not lie on a regular flight path.

In our view, it is unlikely that the proposal will have a significant effect on any of the qualifying interests either directly or indirectly. An appropriate assessment is therefore not required.

If you would like any further advice on this proposal then please do not hesitate to contact me.

Yours sincerely,



Christina Bell
Operations Officer
Mull, Coll and Tiree,
christina.bell@snh.gov.uk

Environmental Health consultation response

Argyll and Bute Council
Comhairle Earra Ghàidheal agus Bhòid



Memo

Development and Infrastructure Services
Director: Sandy Mactaggart

Municipal Buildings, Albany Street,
Oban, Argyll, PA34 4AW

Planning and Regulatory Services

Date: 15th May 2012

To: Planning Services
Municipal Buildings, Oban

Your Ref: 12/00619/PP

From: Paul Reynolds
Oban, Lorn & The Isles

Our Ref: PR/KC
Extension: 7919

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)
PROPOSAL: ERECTION OF 15 KW WIND TURBINE (21 METRES HIGH TO BLADE TIP)
SITE ADDRESS: LAND SOUTH EAST OF CROISH HOUSE CAOLIS ISLE OF TIRRE
GRID REFERENCE: 108142 748589

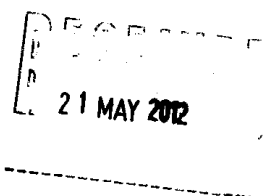
DESCRIPTION OF PROPOSAL: - as above

COMMENT: - The applicant has provided data on the operation of the proposed wind turbine which identifies that noise levels and shadow flicker will not have an adverse effect upon the nearest sensitive domestic property.

CONCLUSIONS: - Notwithstanding the above, I have no objections to the application.

A handwritten signature in black ink that reads 'Paul Reynolds'.

PAUL REYNOLDS
ENVIRONMENTAL HEALTH OFFICER
OBAN, LORN AND THE ISLES



WoSAS consultation response

WOSAS CONSULTATION

Our ref: 7/3/2/12/00619
Your ref: 12/00619/PP
WoSASdoc: 12_00619
Date: 18 May 2012
Contact: Paul Robins
Direct dial: 0141 287 8335

WEST of SCOTLAND
ARCHAEOLOGY
SERVICE



Development Services
Argyll & Bute Council
Lorn House
Albany Street
Oban
PA34 4AR

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

Dear Madam,

Archaeological Consultation on Planning Applications: No Archaeological Issue Raised

No substantive archaeological issue is raised by the undernoted planning application(s), sent recently to the West of Scotland Archaeology Service for comment:

12/00619/PP

**Erection of 15 kilowatt wind turbine (21 metres high to blade tip),
Land South East Of Croish House Caolis Isle Of Tiree Argyll And
Bute.**

Thank you for requesting our comments.

Yours faithfully

West of Scotland Archaeology Service

Local Review Body Reference: 12/0021/LRB

Planning Application Reference; 12/00619/PP

Land South East of Croish House, Caoles, Tiree, PA77 6TS

The proposal is accessed from the B8069 Gott Bay - Caoles Road within a rural 60mph speed restriction.

Roads previous response was a deferred decision. We requested that a Traffic Management Plan be submitted. The TMP should detail all plant, equipment and materials required for the proposed turbine and should include method statements and any mitigating measures proposed to protect the road network.

This information has yet to be supplied.

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Defence Infrastructure Organisation

David Naylor-Gray
Safeguarding Officer – Wind Energy
Ministry of Defence
Safeguarding – Wind Energy
Kingston Road
Sutton Coldfield
West Midlands B75 7RL
United Kingdom

Your Reference: 12/0021/LRB

Telephone [MOD]: +44 (0)121 311 3810

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

Our Reference: DIO/SUT/43/10/1/17791

E-mail: DIOOpsNorth-LMS7a2@mod.uk

Fiona McCallum
Customer Services
Argyll & Bute Council
Kilmory
Lochgilphead
Argyll
PA31 8RT

11 January 2012

Dear Ms McCallum

Please quote in any correspondence: 17791

Site Name: Land South East of Croish House

Proposal: Erection of Wind 1 Turbine

Planning Application Number: 12/0021/LRB

Site Address: Caoles, Tiree, PA77 6TS

Thank you for consulting the Ministry of Defence (MOD) on the above Planning Application in your communication dated 21 December 2012.

Please note that planning consultations for wind turbines should be sent electronically to: DIO-Safeguarding-Wind@mod.uk and by post to: Wind Energy Safeguarding, Defence Infrastructure Organization, Kingston Road, Sutton Coldfield B75 7RL. Planning consultations for other types of development in MOD Statutory Consultation Zones should be sent electronically to: DIO-Safeguarding-Statutory@mod.uk and by post to: Statutory Safeguarding, Defence Infrastructure Organization, Kingston Road, Sutton Coldfield B75 7RL

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

The application is for 1 turbine at 21 metres to blade tip. This has been assessed using the grid references below as submitted in the planning application or in the developers' your pro-forma.

Turbine	100km Square Letter	Easting	Northing
1	NM	08142	48589

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 websites:

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

Yours sincerely

David Naylor-Gray
Safeguarding Officer – Wind Energy
Defence Infrastructure Organisation

SAFEGUARDING SOLUTIONS TO DEFENCE NEEDS



Transport and Access Statement

Project 12/00619/PP - Croish

Proposal Installation of a single 15kw wind turbine on a 15m mast

Address Croish, Caoles, Isle of Tiree, PA77 6TS

1. Program of delivery

The total duration for the installation of the C&F Green Energy wind turbine will be six weeks from the start of development and will comprise of the following key stages:

- Base delivery and installation
- Cable delivery and installation
- Turbine delivery and installation

2. Materials and Resource

Key construction materials are listed below

2.1 Construction

- 64m³ concrete
- 3 tonnes structural steelwork
- 190m SWA electric cable
- 2 x 15m mast (each comprised of 4 sections – max length 6m)
- 2 x Turbine head
- Turbine blades – (6 x) 6 meters

2.2 Plant and Equipment

The plant and equipment associated with the key elements of the construction process is set out in Table 1.

Table1: Estimated Types of Plant Used During the Construction and Installation Phase

Plant	Stage			
	Base	Cabling	Delivery	Installation
360' Excavator	*	*		*
Power Tools	*			*
Tele-handler	*		*	*
Delivery Trucks	*		*	*
Dumpers	*			
Petrol Generator	*			*

3. Proposed Construction Methodology

3.1 Base Installation

Concrete required for the base installation will be delivered to the site by MacKinnon Haulage using vehicles which are frequently used by them on Tiree. The concrete will be mixed on site in a 7 cubed batch mixer.

3.2 Cable Installation

The cable installation will follow on from the base pour. Cables will be delivered by pallet service by courier and transferred to MacKinnon Haulage at the Peir in Tiree for delivery to the development site.

3.3 Turbine delivery

The components of the 15kw wind turbine are delivered in sections, the longest of which does not exceed 6m in length.

The total weight of the turbine is less than 5 tonnes.

The entirety of the turbine will be delivered directly to the development site on a four wheel flat-bed truck. If the weather is such that the flatbed truck is not able to get right out to the site, the individual parts can be loaded onto a trailer for the final stages of the delivery.

3.4 Turbine Installation

No crane or other major machinery is required during the final phase of installation as the tower is raised using a hydraulic ram.

All transportation vehicles involved in the installation process will be of a size and nature which is commonly used on roads in Tiree. As such, there should be no special arrangements necessary for delivery to site – such as road widenings, escorts or traffic safety measures and no potential damage to public roads is predicted.

Table 2: Construction Programme

Activity		Duration	Timescale (weeks from start of development)					
			1	2	3	4	5	6
1a	Excavation of Base	1 day						
1b	Foundation Reinforcing	1 day						
1c	Foundation Structural Concrete Pour	1 day						
2a	On-site Cabling	2 days						
3a	Turbine & Tower Delivery	1 day						
4a	Turbine Erection	1 day						
4b	Turbine Commissioning	1 day						