

Date: 28 June 2012
Our Ref: 12/01265/PP
Contact: Brian Close;
Direct Line: (01369) 708604

Mint Energy (Scotland) Ltd
Station House
South Street
Milnathort
KY13 9XB

For the attention of Kirstin Gardner

Without Prejudice

Dear Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2008 REGULATION 24;
APPLICATION FOR PLANNING PERMISSION REF. 12/01265/PP;
LAND NORTH EAST OF ARDYNE FARM, TOWARD, DUNOON, ARGYLL.
ERECTION OF 20 KW WIND TURBINE (27 METRES TO BLADE TIP).**

Further to the planning application above that was validated on 13 June 2012, the department must direct as follows:

Whilst the application above has been validated, it is considered that there is insufficient information to allow a proper assessment to be made at this stage. Therefore, in order to make a full and proper assessment it is hereby directed under Regulation 24 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 that the following information be provided :

1. **A detailed Visual Impact Assessment** with images and photomontages of the proposed turbine from appropriate viewpoints. It is considered that the currently submitted supporting information does not offer the optimum vantage points from which to properly assess the impact of the proposed wind turbine. It should be noted that the nearest dwelling is Strathclyde Cottage which lies approximately 170 metres to the west of the proposed wind turbine of which there is no mention in the Environmental Appraisal or supporting documents. The potential loss of residential amenity to this dwellinghouse and impact on the surrounding and wider landscape needs to be fully assessed with appropriate images taken from a series of vantage points to be agreed with the planning authority rather than a set of images taken behind dense woodland or from restricted viewing areas. The supporting documentation needs to be revised to take full account of the property Strathclyde Cottage as the nearest visual receptor and should also be included within an environmental Appraisal and supporting documents.
2. A detailed **Noise Assessment** taking full consideration of Strathclyde Cottage as the nearest noise sensitive property at approximately 170 metres distant. The submitted noise data appears of a general nature and not site specific. Any noise assessment should include any potential impacts on Strathclyde Cottage as the nearest noise sensitive property.

3. A detailed assessment of **Shadow Flicker** taking full consideration of Strathclyde Cottage as the nearest noise sensitive property at approximately 170 metres distant.

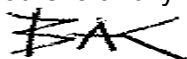
For an isolated wind turbine in very close proximity to a residential property and adjacent to a sensitive Designed Landscape, we would expect clear factual analysis of the site and surroundings with suitable supporting information in the form of plans, technical data and images. As it stands, the application lacks suitable supporting information and contains general data and statements.

The department previously provided your client with a response in the form of a Screening Opinion dated 3 June 2011 where it was stated that the site for the proposed turbine lies in a prominent location close to the Designed Landscape of Castle Toward.

You should provide these details no later than **20 July 2012** for this information to be considered, or within an agreed timescale to be agreed in writing with the Planning Authority. Please note that failure to submit the necessary information by this date will result in the application being determined as submitted with an appropriate recommendation.

Should you wish to further discuss the matters outlined in this letter please do not hesitate to contact me at the number above.

Yours faithfully



Planning Officer,
Development Management
Bute and Cowal