

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: 12/02315/PP
Planning Hierarchy: Local
Applicant: SSE Renewables Developments (UK) Ltd
Proposal: Erection of 60 metre high anemometer mast for temporary period of 6 years.
Site Address: Land South East of Rhinns of Islay Lighthouse, Orsay Island, Isle of Islay.

DECISION ROUTE

Local Government Scotland Act 1973

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Erection of 60 metre high meteorological monitoring mast for a temporary period of 6 years (with a possible reduction to 4 years by written suggestion of Applicant).

(ii) Other specified operations

- None
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(B) RECOMMENDATION:

It is recommended that:

- 1) Members endorse the findings of the ACE set out in Appendix B to the report and that it be regarded as a material consideration in the determination of the application;
 - 2) Prior to determining the application, and in the event that Members are minded to grant permission, then a local hearing be convened in response to the significant third party objection to the proposal;
 - 3) Having due regard to the Development Plan and all other material considerations, it is recommended that temporary planning permission be approved as a 'minor departure' to the Development Plan and subject to the conditions and reasons appended to this report.
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(C) CONSULTATIONS:

Historic Scotland	20.11.2012	No objection.
Scottish National Heritage	22.11.2012 & 23.04.2013	No objection subject to conditions.
National Air Traffic Services (NATS)	20.11.2012	No objection.
MoD	16.11.2012	No objection subject to condition.
Area Roads	12.11.2012	No objection.
Highlands and Islands Airports Limited	12.11.2012	No objection subject to condition.
Environmental Health	02.05.2013	No objections subject to conditions.
Royal Society for the Protection of Birds	16.05.13	No objections subject to conditions.
Islay Community Council	01.03.2013	Objection – There is strong local opposition to the proposed site of this mast and many believe there has been little or no consultation. There is also belief that there are other more appropriate sites on land which would have a substantially lower visual impact. The mast would detract from the aesthetic appearance of the traditional and long established Rhinns lighthouse [Category A Listed Building].

To our knowledge, there was no consultation carried out with the locals in the Rhinns and to infer that Islay Community Council was consulted directly by the Applicant on this matter is not true.

Locals wish to make it clear they are not anti-mast or anti Applicant, they just happen to believe the mast should not be sited on Orsay.

Comment: The current application has been subject to advertisement by the Council under the provisions of Reg. 20.

In addition it is noted that the applicant advises that they have been in on-going consultation with Islay Community Council in relation to the offshore wind farm proposal.

(D) HISTORY:

11/02026/PP – Erection of 50 metre high met mast, Land South West of Ballinaby Farm, Gruinart, Isle of Islay – Withdrawn December 2011 following objections from SNH and RSPB.

(E) PUBLICITY:

ADVERT TYPE: Listed Building/Conservation Advert
EXPIRY DATE: 06.12.2012

(F) REPRESENTATIONS:

(i) Representations received from:

Letters raising objection to the proposal received from eight parties:

- John J. Trawber, 29 Shore Street, Port Wemyss, Isle of Islay (two letters received).
- Elizabeth Redman, 'Resident' (no street address given), Shore Street, Port Wemyss, Isle of Islay.
- Mr and Mrs R and J Rutherford, Ardmore, Main Street, Port Wemyss, Isle of Islay
- Mrs Linda Nicholson, Orsay House, 8 Queen Street, Portnahaven, Isle of Islay
- Ms Beryl Jackson, 3 King Street, Portnahaven, Isle of Islay
- Fiona Lock Seall Na Mara, Crown Street, Portnahaven (three letters received)
- Stuart Graham, 5 Birch Vale Terrace, Birch Vale, High Peak, Derbyshire, SK22 1AR

Petition of objection containing 130 names (and including all but one of the authors of the above individual letters). All of the signatories have given Islay addresses and all but 17 are from Portnahaven or Port Wemyss.

One letter of support received from:

- Mr Alex MacLean, 26A Shore Street, Port Wemyss, Isle of Islay.

(ii) Summary of issues raised:

Objections

- The mast will be detrimental to the current unspoilt look of the island, which has

been like it is at present since the 1830s. It will tower above the height of the traditional Stevenson lighthouse and chapel building and will spoil the natural beauty of Orsay Island which is clearly an entirely inappropriate environment for a structure such as this. The Rhinns Lighthouse is an iconic feature of our island and has been a backdrop to many paintings, pictures, media presentations etc.

- The proposed development will adversely affect the local tourism business; Orsay island being an essential part of the attraction of Port Wemyss/Portnahaven to tourists and nature lovers. It is part of an area of Special Scientific Interest and is the site of an ancient monastery. Who will want to come and see an area dominated by a 60 metre mast?

Comment: An assessment of the impact of the proposal upon the historic environment, including the setting of listed buildings and Portnahaven/Port Wemyss Conservation Area is set out in detail in appendix to this report.

- The massive and turbulent winds we get around the island would suggest the strong possibility that there will be considerably noise generated in the cables. This may be a disturbance to the seals, residents and visitors in The Rhinns. Wind turbulence may also render the data incorrect.

Comment: The Council's Environmental Health Officers have considered the potential for noise nuisance arising from the development but have not raised objection to the proposal. There have not been instances of noise nuisance associated with anemometer masts which have been erected in other locations.

- Concern is raised that the proposed development may have an adverse impact upon sea birds and migratory birds, including protected species, as a result of the potential risk of collision with the mast or guy wires.

Comment: Neither Scottish Natural Heritage nor the RSPB have objected to the proposed development. Bird flight diverters would be required by condition as is normally the case with guy wired masts.

- The planning application states that there will be 'bird diverters' mounted on the guy wires. There is no information provided about the shape, size or number of these diverters, which will increase the conspicuous nature of the mast structure and may also create wind noise.

Comment: Information has been provided regarding the proposed bird flight diverters. These will be attached to the guy wires at 4 metre intervals which meets the requirements of consultees.

- As the structure will be twice the height of the lighthouse, will it have night hazard lights mounted on it, making it even more conspicuous?

Comment: The Ministry of Defence and Highlands and Islands Airports have requested that the structure be fitted with a single omni-directional red warning light at the highest practicable point of the mast. The Applicant has stated that it is their intention to fit the mast with a 32 candela (a unit of brightness) non-flashing aviation warning light. They state that this is a low intensity light, approximately equivalent to that of a car brake light. The Applicant states that, as a comparison, the flashing white light emitted from Orsay Lighthouse every 5 seconds is approximately 600,000 candela.

- What guarantee is there that irrespective of the location, the Applicant or another party will not be allowed to extend the 6 year period for further temporary use or to convert its status to a permanent mast? What guarantees are there that the mast will be dismantled at the end of the 6 year period? What guarantees are there that the use of the mast will not be changed during the period, or at the end of the period, to enable its use for the mounting of microwave or other telecommunication/communication devices to be fitted?

Comment: The Applicant has stated that they have no current plans to extend the potential consent period and in any event any such time extension would require a further planning application. The Applicant has stated that the proposed mast is not suitable for any uses other than to collect wind and weather information and that it would not be suitable for microwave or other transmission or communication devices. It is further noted that retention of the mast for an extended/permanent period, or its replacement with a more substantial structure, would require to be the subject of a further application for planning permission.

- Despite the negative visual impact on the environment and the absence of any local benefit to the Islay community deriving from the development of alternative energy strategies, we have largely and actively supported such innovations, i.e. Wavegen and positive public meetings regarding proposals for wind and tide turbines. It appears that this support is being taken advantage of in this application. Orsay is clearly an entirely inappropriate environment for a structure such as this. The fact that the Applicants are insensitive to this is extremely concerning and does not auger well for their future interaction with the community.

Comments: It is noted that the applicant has reacted to this criticism and that of Islay Community Council and has provided a public information event at Portnahaven on 14th May 2013.

- There must be some other, more appropriate, site for this development. The Applicant must not view our natural environment as just another resource for them to exploit.
- It is contended that Orsay is not essential for testing purposes as claimed by the applicant but is merely a cheaper option than installation of an offshore met mast which would provide more accurate and reliable data for this project.

Comments: The applicant has submitted information relating to the locational/operational need for the mast and their site selection process which has been considered by Officers in the determination of this application.

- There has been criticism that the applicants's have sought to portray a public information exercise as a community consultation meeting.

Comments: No weighting has been given to the applicant's summary of the outcome of their information meeting of 14th May. This exercise was undertaken voluntarily by the applicants outside the application process.

Support:

- This project is part of the Scottish Government's flagship policy of developing renewable and building up knowhow in this very important field of technology. As such it is to be commended. I live directly opposite the site of the proposed structure; my house is less than 400 metres from the island. I do not consider that there will be any negative visual impact from the development. The effect on wildlife will be minimal. The existing lighthouse is a hazard to bird-life in stormy conditions at night but in daytime I have never seen any bird come to grief on the lighthouse or any other structure on Orsay. The numerous seals which inhabit the foreshore and the small number of deer are extremely hardy creatures and will not be affected in the least. There may be an increase in the number of sightseers in the village for a while but I imagine this would die down [*it is presumed that the author of these comments means a 'decrease' in the number of visitors*]. The project is in the public interest and I fully support it. I urge the Council to facilitate this and similar projects.
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(G) SUPPORTING INFORMATION

Has the application been the subject of:

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|--|-------------------------------|
| (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 eg. Retail impact, transport impact, noise impact, flood risk, drainage impact etc: | Yes – An Information Summary. |

The applicant has made submission dated 8th January, 24th January (x2), 15th March and 21st May 2013 which seek to provide additional information in support of the proposal. The applicant has also met with Officers on 19th April and again on site on 14th May 2013 in order to further explain their technical requirements and site selection process.

The key elements of the applicant's supporting submissions in relation to the main issues of contention are summarised briefly below; it is however noted that full copies of all of the applicant's submissions are publicly available on the planning file and may either be inspected via the Public Access section of the Council's website www.argyll-bute.gov.uk/planning-and-environment/planning-and-building-standards or alternatively may be viewed on request at the Area Planning Office.

Locational/Technical Requirement:

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- The principal purpose of the met mast is to assist with the initial

estimation of the wind conditions at the proposed Islay Offshore Wind Farm site, and also to act as a reference for an offshore met mast at a later date. The met mast location must meet both technical and environmental criteria to allow SSER to collect good quality data whilst avoiding significant environmental impacts. In this respect the mast site requires to be as representative of the wind farm site as possible – given the offshore location of the proposed wind farm, the mast site requires to be on the west coast of the Rhinns. The elevation of the site should be as close to sea level as possible and surrounding topography should be as flat as possible with no complex features such as hills or cliffs. Separation distances from buildings and forestry which comply with best practice guidelines. The site requires to be accessible for installation and maintenance and contain sufficient flat ground to lay the mast down prior to it being erected. SSER have confirmed that the applicable technical criteria would preclude mast sharing on existing telecommunications infrastructure.

- SSER have outlined their initial site selection process was based upon a topographical study of the Rhinns which narrowed the selection process to three smaller areas of search at i) Ballanaby/Saligo, ii) Machrins Bay and iii) Claddach – Rinns Point.
 - SSER's initial preference was to locate the mast at a site near Ballanaby however their planning application for this location (ref. 11/02026/PP) was eventually withdrawn in light of ornithological concerns raised by both SNH and the RSPB. Subsequently, further site selection has been undertaken in consultation with SNH with a view to identifying less sensitive locations amongst the nature conservation designations which proliferate the west coast of Islay. Whilst this further exercise has not ruled out the possibility of locating the mast at Ballanaby/Saligo or Machrins Bay, it has however been established that the nature conservation interests in these localities would necessitate extensive and lengthy ornithological survey work being undertaken by the applicant for any proposed development with limited prospect of development being viewed as acceptable in relation to qualifying interests.
 - Having discounted Ballanaby/Saligo and Machrins Bay, SSER have subsequently focussed their attention to their southern area of search between Claddach and Rinns Point. Further discussion with SNH identified three land owners within this locality with holdings which were considered to be least sensitive in terms of nature conservation. These included the current application site on Orsay Island and two other sites, the locations of which cannot be publicly disclosed. It is confirmed however that these locations have been identified to officers with sufficient evidence to confirm that SSER have investigated the suitability and discounted these two further sites – one being considered technically suitable but the land owner proving unwilling to allow the development, and the other proving unsuitable on technical grounds.
 - Having concluded the site selection process SSER have stated that they believe that Orsay Island is the only location left on the western area of Islay where they can install a met mast that meets all the necessary criteria. Due to its location on an island on the south-west tip of Islay, the proposed met mast would enjoy open sea exposure from the south-east
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to the north-west which is expected to represent approximately 80% of the available wind resource. Also, as it is located only 16km from the proposed offshore wind farm location, the data gathered is expected to be very representative of the wind regime likely to be experienced at the proposed off shore wind farm.

- SSER set out that the SPP recognises that offshore renewable energy generation presents significant opportunities to contribute to the achievement of Government targets. The SPP confirms that it is essential that development plans take into account the infrastructure and grid connection needs of the offshore renewable energy generation industry. The importance of the proposed met mast for the planning of the proposed Islay offshore wind farm should be recognised in the context of the SPP.

Comments: It is the consideration of Officers that SSER have followed a logical site selection process and accept the rationale in choosing to focus site selection upon the Claddach – Rinns Point locality, having discounted technically suitable sites at Ballanaby/Saligo and Machrins Bay, given the onerous requirement for lengthy and detailed ornithological survey work given the limited prospect of a successful outcome.

In their further submission of 21st May, SSER have provided a more detailed assessment of their consideration of alternative sites between Claddach and Rinns Point, submitted as a follow up to a site meeting with Officers and a public information session on 14th May 2013. This further submission is summarised as follows:

- Site 1 – the coastal areas to the east of Port Wemyss have been discounted on the basis that low lying locations adjacent to the coast would be subject to excessive turbulence from higher land to the north and east and buildings at Port Wemyss to the west. Whilst the areas of higher land do have appropriate exposure to the south and west this cannot be achieved without locating the mast at 45m AOD which is considered too high to provide a representation of the offshore wind regime.
 - Site 2 – the area of open croft land located between Portnahaven and Port Wemyss has been discounted due to its proximity to power lines and residential properties. It was also noted that the land is divided into relatively small fields and in order to achieve sufficient topple distance from existing development/powerlines it is likely that the mast would require guy lines set out across multiple ownerships.
 - Site 3 – the coastal area located immediately to the north west of Portnahaven has been discounted due to proximity with an existing dwelling and potential for the mast being located within multiple ownerships.
 - Other sites – The fields to the north of Portnahaven and east of Claddach have been dismissed as being located too far inland and technically unsuitable with an expected wind shear profile which is not representative of off-shore and affected significantly by turbulence arising from the complex nature of the coastline.
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Comments: SSER have stressed that the site selection process for this mast is markedly different to that of a mast to measure an onshore wind regime. In this respect it should be noted that Officers are reliant upon the applicant to define the technical requirements for the installation. Available best practice guidelines for offshore wind stress the requirement for onsite measurements rather than providing technical guidance in relation to onshore sites. In any event, SSER have confirmed that this element of the development is to provide initial modelling of the wind regime to establish a degree commercial confidence in the viability of the development, in advance of the more expensive and difficult process of collecting data offshore.

Having regard to the above, Officers are reasonably satisfied that locations on Islay suitable for collecting data to allow modelling of the offshore wind regime comparable with that of the proposed offshore wind farm site are significantly limited by topographical constraints, and the natural, historic and the human environment. SSER have identified to Officers one alternative site which appears to fulfil all technical and planning criteria but which is unfortunately unavailable as the land owner has expressed their unwillingness to offer SSER a lease (written confirmation to this effect has been provided to Officers). The location of this site has not been made publicly available on the planning file as SSER's discussion with the landowner were undertaken in confidence – Officers have however visited this location and utilised it as a baseline for understanding SSER's technical requirements in relation to alternative site locations between Claddach and Rinns point which have been discounted by SSER as unsuitable. Following SSER's latest submission, it is the consideration of Officers that SSER have satisfactorily demonstrated that Orsay Island is the only available site within this locality which would fully meet their minimum technical criteria in relation to the location of the mast. In this respect the current proposal is considered to have satisfactorily demonstrated an over-riding locational/operational requirement which could justify development of this extremely sensitive location at Orsay Island.

The proposed development is stated by SSER to be essential in relation to progressing proposals for the Islay Offshore Wind Farm to planning stage and as such it is claimed that refusal of planning permission would harm a wider project which is of National importance being identified in the Scottish Government's sectoral marine plan for offshore marine energy and the draft National Planning Framework 3.

Landscape and Visual Impact:

- SSER have submitted a photomontage to provide a representative visualisation of the development from Port Wemyss.
 - It is highlighted that the Scottish Government's online renewables advice confirms that SNH guidance is to be followed in the first instance in respect of landscape and visual impact analysis. SSER would encourage the Council to place considerable weight on the absence of any concerns in SNH's consultation response in respect of landscape and visual impacts when determining the current application.
 - SSER contend that there will be no unacceptable adverse impact on the landscape.
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Comments: It is noted that SNH would not ordinarily provide a detailed landscape comment unless a development proposal were located within or were likely to impact upon a scenic designation of National importance. In this instance the development impact is upon an Area of Panoramic Quality identified in the Argyll and Bute Local Plan and the boundaries of which are derived from the (now defunct) Strathclyde Structure Plan affording this designation Regional status – the absence of SNH comment upon landscape and visual impact of the proposal cannot therefore be attributed material weight.

Natural Environment:

- SSER note that there is no objection to the proposal from statutory consultees on nature conservation grounds subject to conditional requirements for mitigation

Historic Environment:

- SSER note that Historic Scotland have not raised objection to the proposal.

(H) PLANNING OBLIGATIONS

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 5 – Development in Sensitive Countryside
STRAT DC 7 – Nature Conservation and Development Control
STRAT DC 8 – Landscape and Development Control

STRAT DC 9 – Historic Environment and Development Control

'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 5 – Impact on Sites of Special Scientific Interest (SSSI)

LP ENV 6 – Impact on Habitats and Species
LP ENV 10 – Impact on Areas of Panoramic Quality (APQs)
LP ENV 13a – Development Impact on Listed Buildings
LP ENV 14 – Conservation Areas and Special Built Environment Areas
LP ENV 19 – Development Setting, Layout and Design
LP CST 2 – Coastal Development on the Undeveloped Coast
LP DEP 1 – Departures to the Development Plan

(ii) 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.

- Third party representations.
- Scottish Planning Policy
- Argyll and Bute Renewable Energy Action Plan
- Argyll and Bute Council Economic Development Action Plan 2010 – 2013
- Marine Scotland – ‘Blue Seas – Green Energy’ A Sectoral Marine Plan for Offshore Wind Energy in Scottish Territorial Waters – The Scottish Government 2011
- Scotland’s Third National Planning Framework – Main Issues Report and Draft Framework Published for consultation April 2013

(K) Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment: No

(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 (PAN41 or other):

As the representation received is overwhelmingly against the proposal, Members are advised that if they are minded to approve the application having regard to the number of objections received from individuals and the community council, then it would be appropriate to hold a local hearing. In this respect it is noted that the main point of contention is not the extent of the impact of the proposed development but rather the validity of the arguments advanced by the applicant in support of the proposal. Whilst Officers are satisfied that these amount to an overriding locational/operational justification in the National interest, a pre-determination hearing would provide opportunity to hear objectors concerns in this respect, question the applicant directly on such matters in addition to reviewing the area of search for the development for themselves.

If Members were minded to refuse permission then a pre-determination hearing is unnecessary.

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

Planning permission is sought for the temporary erection of a meteorological data collection mast ('met mast') for a period of 6 years (with an agreement from the Applicant that this period could be reduced to 4 years if Members were mindful to grant permission but only on the basis of a lesser period).

The proposed mast would be sited on the small and uninhabited Orsay Island, some 350 metres off the coast at Port Wemyss and would be located adjacent to a Category A listed lighthouse, a prominent and iconic landmark building for this part of Islay. The island location also provides the setting for the remains of St Oran's chapel, a category B listed building and Scheduled Ancient Monument.

Orsay island is an area of 'sensitive countryside' within an area of 'undeveloped coast' and is designated as an Area of Panoramic Landscape Quality (APQ).

The proposed mast would be approximately 60 metres high, twice the height of the adjacent lighthouse building.

The proposed development has generated a substantial amount of local opposition with objections from a significant number of the population of Port Wemyss / Portnahaven and further objection raised by Islay Community Council.

The proposed development, by virtue of its height, design and prominence over a wide area, including its impact on the adjacent conservation area settlements of Port Wemyss and Portnahaven, would be materially harmful to the character and amenity of the site and surroundings, the importance of which is acknowledged by the designation of Orsay island as an area of 'Sensitive Countryside' within an Area of Panoramic Landscape Quality and an area of 'Undeveloped Coast'. It is considered that the alien industrial design and siting of this proposed mast in such close and unbroken proximity to the listed lighthouse and at twice its height would, even for a temporary period, have a materially harmful impact upon its setting, character and cultural significance and would materially detract from the setting and amenity of the adjacent conservation area of Portnahaven/Port Wemyss.

It is considered that the proposed development would be contrary to the provisions of the Development Plan, in particular Structure Plan Policies STRAT DC 5, STRAT DC 8 and STRAT DC 9 and Local Plan policies LP ENV 1, LP ENV 10, LP ENV 13a, LP ENV 14, LP ENV 19 and LP CST 2.

However, the proposed mast is required to gather data as a precursor to a proposed offshore wind farm, designated by the Scottish Government as a national planning priority. In this respect it is considered that the Applicant has put forward a credible site selection/evaluation process and sufficient justification to demonstrate an overriding locational/operational need for the chosen site and which, in the National interest, outweighs the materially harmful impact of the development upon the character and amenity of the area for a temporary period. Accordingly it is appropriate to grant permission as a 'minor departure' to development plan policy.

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

(R) Reasons why Planning Permission Should Be Approved:

The proposed development, by virtue of its height, design and prominence over a wide area, including its impact on the adjacent conservation area settlements of Port Wemyss and Portnahaven, would be materially harmful to the character and amenity of the site and surroundings, the importance of which is acknowledged by the designation of Orsay island as an area of 'Sensitive Countryside' within an Area of Panoramic Landscape Quality and an area of 'Undeveloped Coast'. It is therefore considered contrary to the provisions of the Development Plan, in particular Structure Plan policies STRAT DC 5 and STRAT DC 8 and Local Plan policies LP ENV 1, LP ENV 10, LP ENV 19 and LP CST 2.

It is also considered that the alien industrial design and siting of this proposed mast in such close and unbroken proximity to the listed lighthouse and at twice its height would have a materially harmful impact upon its setting, character and cultural significance and would materially detract from the setting and amenity of the adjacent conservation area of Portnahaven/Port Wemyss, contrary to the provisions of the Development Plan, in particular Structure Plan policy STRAT DC 9 and Local Plan policies LP ENV 13a and LP ENV 14.

However, despite the afore-mentioned shortcomings of the proposed development, the Applicant has satisfactorily demonstrated an overriding locational/operational necessity for the development in relation to the progression of an offshore wind project which is deemed to be of 'National' importance having been designated and promoted by the Scottish Government as part of its strategic long term proposals for renewable energy development within Scottish Territorial Waters. Such concerns are material planning considerations and in this particular instance it is considered that the overriding need for the development in the National interest outweighs the temporary significant adverse local implications of the development and merit grant of temporary planning permission as a 'minor departure' to the provisions of the Development Plan.

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

It is considered that requirement for the proposed development as an essential element of an offshore renewable energy development of National importance outweighs the temporary significant adverse local implications in relation to landscape character, visual amenity and the setting of the historic environment, and that in view of the absence of viable alternative locations being available which meet technical requirements, a 'minor departure' to development plan policy is warranted .

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

Author of Report: Tim Williams **Date:** 30th May 2013

Reviewing Officer: Peter Bain **Date:** 30th May 2013

Angus Gilmour
Head of Planning and Regulatory Services

CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO. 12/02315/PP

1. The development shall be implemented in accordance with the details specified on the application form dated 22nd October 2012, supporting information and, the approved drawing reference numbers 1/5 – 5/5 unless the prior written approval of the planning authority is obtained for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.

2. Notwithstanding the provisions of condition 1, this permission shall cease on or before 31st July 2017 other than in the event of a further permission for retention of the temporary structure having been granted upon application to the Planning Authority. Within three months of the cessation of the permission the permitted structure(s) shall be demolished and the demolition materials removed from the site, which shall be restored in accordance with a reinstatement scheme to be submitted to and approved in advance in writing by the Planning Authority.

Reason: To define the permission and in order to protect the amenity of the locale.

3. Bird flight diverters (BFDs) shall be fitted to all of the proposed guy wires at intervals of 3 metres for the first 20 metres from the ground and then at 5 metre intervals for the remaining height. The BFDs shall be fixed to the guy wires before the erection of the mast and thereafter maintained for its lifetime.

Reason: In order to reduce the potential for avian casualties.

4. All construction and maintenance works relating the installation of the proposed mast shall be undertaken within the period 1st July – 31st October unless otherwise agreed in writing with the Planning Authority in consultation with Scottish Natural Heritage.

Reason: In order to reduce disturbance to breeding birds and pupping seals from activity associated with the installation of the mast and its subsequent maintenance.

5. A minimum intensity 25 candela omni-directional red warning light shall be fitted to the highest practicable point of the structure before the mast is first erected and shall thereafter be maintained for the lifetime of the mast.

Reason: In the interests of air safety.

6. Development shall not commence until such time as the developer has provided written notification of the development to UK DVOF & Powerlines at the Defence Geographic Centre. Such notification shall include details of: a. the precise location of the development; b. date of commencement of construction; c. date of completion of construction; d. the height above ground level of the tallest part of the structure; e. the maximum extension height of any construction equipment; and, f. details of the aviation warning lighting to be fitted to the structure.

Reason: In the interest of air safety.

NOTE TO APPLICANT

- **The length of the permission:** This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period [See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).]
- In order to comply with Section 27A(1) of the Town and Country Planning (Scotland) Act 1997, prior to works commencing on site it is the responsibility of the developer to complete and submit the attached 'Notice of Initiation of Development' to the Planning Authority specifying the date on which the development will start.
- In order to comply with Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 it is the responsibility of the developer to submit the attached 'Notice of Completion' to the Planning Authority specifying the date upon which the development was completed.
- Following expiry of the permission the land to which it relates reverts to its previous lawful use. Enquiry should be made with the Planning Authority in the event that there is any doubt as to the lawful status of the land.
- Regard should be had to the consultation comments from the Ministry of Defence in relation to the requirement for notification of the development in advance of construction works commencing.

APPENDIX A – RELATIVE TO APPLICATION NUMBER: 12/02315/PP

PLANNING LAND USE AND POLICY ASSESSMENT

A. Settlement Strategy

The site is within an area of 'sensitive countryside' and within an area of 'undeveloped coast' wherein the provisions of policies STRAT DC 5 and LP CST 2 would in principle seek to resist development except for development which requires a coastal location which is considered to either be 'infill', 'rounding-off' or 'redevelopment' or meets the requirements to be considered as a 'special case' having regard to circumstances set out in STRAT DC 5 (B) subject to an Area Capacity Evaluation.

In this case, the proposed development would be located upon a small, low-lying and exposed island setting, with no infill, rounding off, redevelopment or change of use opportunities having been highlighted.

Settlement strategy policy STRAT DC 5 would resist development within the 'sensitive countryside' other than on the basis of small scale infill, rounding-off, redevelopment or change of use, or else subject to an Area Capacity Evaluation (ACE) which demonstrates that the specific development will integrate sympathetically within the landscape and will result in at least one of three outcomes, only two of which are relevant to the nature of the development currently proposed namely:

'a positive development opportunity yielding significant countryside management or environmental enhancement benefit, or building retention benefit or local community benefit or economic benefit', or

'a development with a locational need to be on or in the near vicinity of the proposed site.'

It is not considered that the proposed development could be said to 'integrate sympathetically within the landscape' given that the met mast would be twice as tall as the only other substantial man-made structure on the island and would, with its supporting guylines, be prominent over a relatively substantial distance, including from the nearby settlements of Port Wemyss and Portnahaven, both of which are covered by an extensive built environment conservation area, and both of which are popular tourism destinations important for the economic wellbeing of Islay.

Even if Members were to conclude that the visual impact of the proposed development is appropriate to its landscape setting, the policy tests central to STRAT DC 5 would require the development to display either or both of the 'positive development benefits' described above.

'Significant countryside management, environmental enhancement benefit or building retention benefit' clearly does not apply to the specifics of the current proposal. No claim has been made for any local community benefit or economic benefit specifically deriving from the development.

The Applicant has advanced a claim that the development of this location is essential to support a proposed off-shore wind farm which is of National importance in the absence of any other available site which both meets the technical requirements for data collection and avoids the need for lengthy wildlife surveys in advance of being

able to apply for planning permission. The Applicant's supporting information includes details of the technical requirements for the development and the site selection process which has been undertaken by them both prior to and during the progression of the current application for planning permission. Officers have examined these claims and subjected them to scrutiny during discussion with the Applicant and a walk over site meeting of the areas surrounding Portnahaven / Port Wemyss and, notwithstanding the limitations of their own knowledge of technical factors in respect of this proposal, are satisfied that the Applicant's claim of locational/operational necessity to locate the met mast on Orsay is genuine.

However, despite demonstration of an overriding claim of locational operational need, the proposal must still be considered as a 'minor departure' to the provisions of STRAT DC 5 and LP CST 2, by virtue of its failure to comply with all other relevant Development Plan policies, as detailed in Sections C and E below.

Scottish Planning Policy (SPP) recognises that offshore renewable energy generation presents significant opportunities to contribute to the achievement of Government targets, in this respect the proposed met mast is part of this 'bigger picture'.

Whilst the proposed site is sensitive and exposed and it is considered, given an adequately demonstrated locational/operational requirement, that the wider objectives of the SPP are sufficient in this case to outweigh the temporary material harm caused by development of this otherwise inappropriate location, and in this respect it is considered that there are adequate material planning grounds to justify approval of the current application as a 'minor departure' to the Development Plan having due regard to the requirements of policy LP DEP 1.

Given the significant adverse consequences of the proposed development for landscape character/appearance, visual amenity and the setting of the historic environment it is, however, recommended that the time period of any permission granted by restricted to a shorter period of four years (rather than the six year period applied for) as suggested by the applicant in their further submissions.

B. Location, Nature and Design of Proposed Development

Planning permission is sought for the installation of an onshore reference meteorological mast (met mast) at Orsay Island to assist with the initial estimation of the wind conditions at a proposed wind farm location and also to act as a reference for an offshore met mast at a later date. The current application seeks permission for a temporary period of 6 years although the applicant has subsequently offered to reduce this period to 4 years in response to concerns raised by the officers and third party representations. The Islay offshore wind farm will be located approximately 13 km off the west coast of Islay. This project is currently in early development with installation of the wind farm scheduled to start in 2019.

The proposed mast is a guyed pole structure of 60 metres in height which will be fitted with meteorological measuring equipment such as anemometers, wind vanes, thermometers, pressure sensors etc. The proposed guy wire diameter is also approximately 60 metres. These guys would be fitted with bird flight deflectors at 4 metre intervals.

The island of Orsay is located some 100-200m to the south west of the coast of Islay and separated from by the settlements of Portnahaven/Port Wemyss by a narrow channel which varies in width. The island itself is a small low-lying and uninhabited,

some 800 metres long and at its widest point, relatively flat with a prominent and attractive lighthouse building located centrally. This lighthouse is a Category A listed building and is approximately 30 metres tall. The proposed met mast would be twice this height.

The proposed met mast would be located within the eastern half of the island, approximately 200 metres to the south east of the Rhinns Lighthouse with no intervening buildings or topographical features.

The settlements of Portnahaven, and more so Port Wemyss, directly overlook Orsay with the island and its iconic lighthouse being a dominant feature of the backdrop to, and the outlook from, the conservation area.

Concern has been raised in third party representation that the proposal may give rise to noise nuisance resulting from the effect of the wind on the supporting cables and bird diverters. The Council's Environmental Health Officers have advised that the mast is approximately 450m from the nearest noise sensitive property in Port Wemyss and whilst it is difficult to predict noise levels for this type of installation it is expected that noise levels would generally decrease by 50dB+ over this distance. In this respect, given that any potential problem would be most significant in high winds (when ambient noise, such as wind and wave noise will be at its highest and 'masking' noise arising from guy lines/bird diverters) it is advised that this matter is not expected to give rise to sufficient potential for nuisance to warrant refusal.

C. Landscape Character

Orsay island is an area of 'sensitive countryside' within an area of 'undeveloped coast' and is designated as an Area of Panoramic Landscape Quality (APQ). In particular, Orsay Island and the lighthouse upon it are valued as key landscape features within the coastal backdrop and outlook from the settlements of Portnahaven and Port Wemyss. It is considered that the proposed met mast would represent a large and alien feature within such a sensitive landscape, out of scale with the only other substantial man-made structure on the island and prominent over a relatively substantial distance, including from the nearby settlements of Port Wemyss and Portnahaven, both of which are covered by an extensive built environment conservation area, and both of which are popular tourism destinations important for the economic well-being of Islay.

Structure Plan policy STRAT DC 8 – 'Landscape and Development Control' states that, 'any development which, by reason of location, siting, scale, form, design or cumulative impact damages or undermines the key environmental features of a visually contained or wider landscape or coastscape shall be treated as 'non-sustainable' and is contrary to this policy'. STRAT DC 8 goes on to state that particularly important and vulnerable landscapes in Argyll and Bute would include coastal areas with semi-wilderness or isolated or panoramic quality.

Local Plan policy LP ENV 1 – 'Development Impact on the General Environment' states that the Council will resist development proposals which would have a materially detrimental impact on amenity and the environment as a whole and, in particular, on Areas of Panoramic Quality.

Local Plan policy LP ENV 10 – 'Development Impact on Areas of Panoramic Quality' states that development in or adjacent to an APQ will be resisted where its scale, location or design will have a significant adverse impact on the character or the

landscape unless it is demonstrated that any significant adverse impacts are clearly outweighed by social and economic benefits of national or regional importance.

Local Plan policy LP ENV 19 – ‘Development Setting, Layout and Design’ states that development shall be sited and positioned so as to pay regard to the context within which it is located. The design of developments and structures shall be compatible with their surroundings with particular attention made to massing, form and design details within sensitive locations such as Areas of Panoramic Quality.

The Applicant has, however, provided a compelling case which provides an overriding locational/operational need for the erection of a met mast at the proposed location in order to support an offshore wind project which is of National significance. In this respect it is considered appropriate to accord additional weight to the temporary nature of the proposal, and the fact that whilst the erection of a met mast will have undesirable consequences for landscape character and appearance of the locale, such adverse effects shall only prevail for the temporary period during which the mast would be erected. In the absence of any permanent significant adverse impact upon landscape character and visual amenity it is considered that the Applicant has advanced sufficient justification in the National interest to merit departing from the provisions of STRAT DC 9, LP ENV 13a and LP ENV 14 on the basis of a temporary permission.

D. Natural Environment

The application site is located within a Site of Special Scientific Interest (SSSI) and a Species Protection Area (SPA). However, neither SNH nor the RSPB have raised any natural heritage objections to the proposed development. SNH have confirmed that the proposed development is unlikely to have any significant impact upon qualifying interests and as such an ‘appropriate assessment’ having regard to Natura legislation is not required.

SNH have further recommended that in the event that planning permission were to be granted it would be appropriate to impose planning conditions which seek to restrict the time periods for construction activity in order to reduce disturbance to breeding birds and pupping grey seals; ensure the provision of bird deflectors on guy wires and provide for reinstatement of the site to its original condition upon cessation of use.

Having regard to the above, and subject to appropriate conditions, the proposal is considered to be consistent with the relevant provisions of policies STRAT DC 7, LP ENV 2, LP ENV 3, LP ENV 5 and LP ENV 6.

E. Built Environment

The proposed development would be located adjacent to the Rhinns of Islay Lighthouse, a Category A listed building of national significance and an iconic feature within this part of Islay.

The Rhinns of Islay Lighthouse was designed and engineered by Robert Stevenson in 1825. It is a rubble tower in five distinct stages with string courses between each stage. This was the earliest lighthouse on Islay and stands some 30 metres tall. This is the only prominent building on Orsay.

The proposed met mast would be located approximately 200 metres to the south east of the lighthouse and with no intervening buildings or topographical features between

them to lessen the impact of the mast upon the setting of the listed building. The mast would be twice the height of the adjacent lighthouse and its steel guy lines, bird flight deflectors and red hazard warning light would only serve to increase its visual prominence.

Whilst Historic Scotland have raised no objections to the development, Officers are arguably better placed to assess its impact in this case, having had the advantage of being able to visit the site and being familiar with its setting and importance on the everyday experiences of residents of, and visitors to, this part of Islay. In this regard it is considered that the impact of the proposed met mast upon the setting of the Rhinns Lighthouse ought not to be underestimated.

The Rhinns of Islay Lighthouse stands prominently on Orsay island. A tall and elegant structure that by necessity of its design and function dominates the small, isolated low lying island landscape, and an iconic feature of the craggy coastline and the conservation settlements of Portnahaven and Port Wemyss that nestle within it. In particular Orsay Island and the lighthouse upon it are the key dominant landscape features in views out from the Portnahaven / Port Wemyss coastal walk route.

The remains of St Oran's Chapel which are both category B listed and a Scheduled Ancient Monument are also located on Orsay but on the opposite side of the lighthouse to the current development site.

Structure Plan policy STRAT DC 9 – 'Historic Environment and Development Control' states that development that damages or undermines the historic, architectural or cultural qualities of the historic environment will be resisted; particularly if it would affect a conservation area, listed building or other architectural site of national or regional importance.

Local Plan policy LP ENV 13a – 'Development Impact on Listed Buildings' states that development affecting a listed building or its setting shall preserve the building or its setting and any features of special architectural or historic interest that it possesses.

Local Plan policy LP ENV 14 – 'Development in Conservation Areas and Special Built Environment Areas' states that there is a presumption against development that does not preserve or enhance the character or appearance of a conservation area or its setting.

It is concluded that the alien appearance and height of this proposed mast in such close and unbroken proximity to the listed lighthouse and at twice its height would, even for a temporary period, have a materially harmful impact upon its setting, character and cultural significance, and would materially detract from the setting and amenity of the adjacent conservation area of Portnahaven/Port Wemyss contrary to the provisions of the Development Plan, in particular the above highlighted policies in regard to the built environment aspects of the proposals.

The Applicant has however provided a compelling case which provides an overriding locational/operational need for the erection of a met mast at the proposed location in order to support an offshore wind project which is also of National significance. In this respect it is considered appropriate to accord additional weight to the temporary nature of the proposal and the fact that whilst the erection of a met mast will have undesirable consequences for the setting of the historic environment that such adverse effects shall only prevail for the temporary period during which the mast would be erected. In the absence of any permanent significant adverse impact upon the setting of the historic environment, it is considered that the Applicant has

advanced sufficient justification in the National interest to merit departing from the provisions of STRAT DC 9, LP ENV 13a and LP ENV 14 on the basis of a temporary permission.

APPENDIX B – AREA CAPACITY EVALUATION (ACE)

ORSAY ISLAND, PORTNAHAVEN, ISLE OF ISLAY

a) Purpose of the assessment

This assessment has been undertaken in accordance with the Supplementary Planning Guidance approved by the Council on 19th February 2009. This sets out situations on which an assessment may be triggered, including, as in this case, a development demonstrating a special case to be within the Sensitive Countryside Development Control Zone.

The guidance requires that the findings should be made available to applicants and/or agents and to Members in advance of the determination of any related planning application(s) in order that, if necessary, there is an opportunity to prepare a response to the findings for consideration by Committee at the time the application is determined and the ACE is given consideration as part of that determination process.

The area to be assessed should be identified as a wider 'area of common landscape character' within which the prospective development site is located. ACE's will be considered by Members at the same time as the related development proposal is being determined, and once endorsed will become a material consideration in respect of any future applications within that ACE compartment.

This assessment has been generated by a current application reference 12/02315/PP for temporary siting of a 60 metre high anemometer mast within the 'sensitive countryside' development control zone.

The assessment has been undertaken in respect of an area of common landscape character as detailed below and shown in the accompanying map.

b) Area of Common Landscape Character

The area of common landscape character comprises the extent of Orsay Island which lies to the south/south west of the settlements of Portnahaven and Port Wemyss. It comprises a low lying island with a craggy, rocky coastline with low cliffs on the western edge and sloping off more gradually toward the eastern end. Existing development on the island is comprised of the Rhinns of Islay Lighthouse which remains operational and stands at 29m tall with an overall elevation of 46m above sea level. The lighthouse tower is flanked by a compound of single storey keepers cottage and operational structures and the evident footprint of a former engine house building all of which are contained within a low, random rubble walled compound. The lighthouse compound is linked by a rough track to a single storey cottage and slip on the northern shore of the island. Adjoining the lighthouse compound to the east are two regularly shaped fields again enclosed by random rubble walls and potentially the remains of a building/sheep fank. The remains of St. Oran's Chapel lie on the cliff edge to the north of the lighthouse again within a random rubble enclosure with what would appear to be an adjoining sheep fank of more recent provenance.

The ACE compartment is in an area categorised by the Scottish Natural Heritage Landscape Assessment of Argyll and the Firth of Clyde 1996 as "Rocky Moorland".

The Area of Common Landscape Character has been confined to Orsay Island which is designated predominantly as 'sensitive countryside' in the Argyll and Bute Local Plan 2009; the lighthouse compound designated as 'very sensitive countryside'

ensuring effective control over any potential future redevelopment of the existing operational buildings.

c) Key Environmental Features

The key characteristics of this landscape character type, relevant to this assessment, are:

- Rocky coastline with steep cliffs and narrow inlets.
- Extensive grassland, broken by rocky outcrops and occasional patches of blanket bog and small lochs.
- Exposed and windswept.
- Numerous archaeological sites.

The Landscape Assessment identifies the following main landscape issues that need to be considered, when addressing the acceptability of prospective development within this landscape character type:

- The landscape setting of prominent and distinctive rocky summits.
- Conservation of archaeological sites.

In the case of the land forming the defined Area of Common Landscape Character, this is characterised by an exposed island setting which provides a relatively level plateau of open grassland the landscape setting of which is readily open to view in and around the villages of Portnahaven and Port Wemyss with such views dominated by the 29m high, Category A listed Rhinns of Islay Lighthouse and to a lesser extent by the archaeological remains of St Orans Chapel and a historic field pattern.

d) Capacity to Absorb Development Successfully

The defined Area of Common Landscape Character comprises land falling within the 'very sensitive countryside' development control zone and the 'sensitive countryside' zone which in itself indicates little, if any, capacity to absorb development successfully. In this respect it is also noted that there are no unimplemented planning permissions within the ACE compartment nor are there any alternative sites which might be considered appropriate for the current proposal. Any additional capacity to absorb new buildings on the island would be limited to operational development within and immediately adjoining the existing grouping of buildings at the lighthouse. It is considered that there is no capacity to readily absorb additional development elsewhere on the island without adversely impacting upon the setting of the lighthouse or the exposed, open aspect of the island or its rocky coastline.

The proposed anemometer mast which has prompted this ACE is a 60 metre high mast for the purpose of measuring and recording wind speeds from a specific location to assess the suitability of the locality for an offshore wind farm development. The applicant contends that the proposed mast has a locational need to be in this area, in order to afford reasonable opportunity to monitor the available wind resource.

It is acknowledged that the proposed anemometer is intended to be erected for a temporary period of six years (potentially reduced to four at the applicant's suggestion)

before being dismantled and removed so the proposal will not result in a permanent change to landscape character. The mast is a 60 metre high slender tubular structure restrained by a set of steel wire rope guys. The guys are anchored at various radii, the outermost being 30 metres from the mast. The mast has a relatively thin profile but it is considered that despite its small scale diameter it will nonetheless constitute a prominent feature in the context of its landscape/coastscape setting which is directly overlooked at a distance of some 500m by the village of Port Wemyss with slightly greater separation to Portnahaven. From these public vantage points the anemometer mast will be twice the height of the existing lighthouse and will therefore significantly detract from the sense of scale of this key landscape feature and intrude upon its presently unchallenged landscape setting. Therefore, it is considered that its presence will have a significant adverse impact on the wider area which is considered unacceptable in terms of the diminished landscape setting of Portnahaven / Port Wemyss.

The ACE compartment is therefore considered unsuitable for the type and scale of development proposed without having adverse consequences for landscape character.

The accompanying photographs give an indication of the landscape within the ACE compartment.





AREA CAPACITY EVALUATION MATRIX			
ACE Title		Orsay Island, Isle of Islay	
Date	28.03.13	Location	Orsay Island, S. of Portnahaven / Port Wemyss, Isle of Islay
Surrounding Strategic Planning Zones			
Town Village: Minor Settlement:		Portnahaven / Port Wemyss settlement areas overlook the ACE compartment	
Green Belt:		N/A	
Countryside Around Settlements :		N/A	
Sensitive Countryside / Coast :		N/A	
Very Sensitive Countryside / Coast:		The majority of the ACE compartment is situated within the 'sensitive countryside' development control zones. Portion of the ACE compartment relating to the Lighthouse compound lies within Very Sensitive Countryside.	
Landscape Character			
Landform & Cover	The area is an exposed low lying island with a rocky coastline, the main body of the island being a gently sloping plateau lying some 20m AOD.		

Development Pattern	Development within the ACE compartment relates to the operational site of the Rhinns of Islay Lighthouse. There is also evidence of a historic field pattern and sheep fanks which are assumed to be related to the lighthouse occupation, and a ruined chapel.	
Notable Key Environmental Features		
Significant Historical Interest and Important Cultural Associations	Scheduled Monuments Unscheduled Monuments etc	St Oran’s Chapel (remains of)
	Gardens & Designed Landscapes	None
	Locations associated with people, events, art, literature, music culture	None
Built Heritage Importance	Important individual buildings inc. Listed and other locally important buildings	Rhinns of Islay Lighthouse (category A listed) St Oran’s Chapel (remains of, category B listed).
	Important groups or areas of buildings including Conservation Areas	Views out across coastscape from Portnahaven / Port Wemyss Conservation Area
	Other important examples of built heritage including transport / industrial heritage	Field pattern/sheep fanks
Nature Conservation Importance	Internationally important wildlife sites including SPAs and SPAs SACs Ramsar Sites	Rinns of Islay SPA: Chough Hen Harrier Corncrake Greenland Whitefronted Goose Whooper Swan Common Scoter
	Nationally important wildlife sites including NNRs, SSSI, Marine Consultation Zones	Rinns of Islay SSSI: Peatland Heathland Woodland Coastland

	Locally important habitats, -SINC, SNW	None
	Nationally and regionally important Geological / Geomorphological Sites	None
Access and Amenity Importance	Long distance routes trails, mountain routes and other designated paths and their immediate corridors	None
	Important local paths / networks and their immediate corridors	Portnahaven / Port Wemyss Coastal Path
	Important views and prospects	Views out from Portnahaven / Port Wemyss settlement area
	Named and other waterfalls shown on OS	None
	Important car parks lay byes etc	None
	Valued landscapes including NSAs RSAs & LSAs	Site is within the North and West Islay Area of Panoramic Quality
Health and Safety Constraints	Water catchment zones	None
	MoD Zones	None
	Air Safety - Airfield Safeguarding and CAA Consultation Zones	Islay Airport – wind turbines
	Safety - Health and Safety Executive Consultation Zone	None
INFRASTRUCTURE		
Road Access	The area is accessed by a slip on the northern shore of the Island. There is no scheduled or other ferry service.	
Water	N/A	
Sewerage	N/A	
Electricity	N/A	

DEVELOPMENT	
Proposed Development	Erection of Anemometer Mast for temporary period of 6 years
Other Issues/Notes	None