



**Argyll and Bute Council**  
**Comhairle Earra-Ghàidheal Agus Bhòid**

*Customer Services*  
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19 March 2019

**NOTICE OF MEETING**

A meeting of the **PLANNING, PROTECTIVE SERVICES AND LICENSING COMMITTEE** will be held in the **MAIN HALL, QUEENS HALL, ARGYLL STREET, DUNOON** on **TUESDAY, 26 MARCH 2019** at **9:30 AM**, which you are requested to attend.

Douglas Hendry  
Executive Director of Customer Services

**BUSINESS**

- 1. APOLOGIES FOR ABSENCE**
- 2. DECLARATIONS OF INTEREST**
- 3. ARDTARAIG WINDFARM LTD: ERECTION OF WIND FARM COMPRISING 7 WIND TURBINES WITH A MAXIMUM TIP HEIGHT OF 136.5M WITH ASSOCIATED INFRASTRUCTURE AND 4 BORROW PITS: ARDTARAIG WIND FARM, 3.1KM TO THE EAST OF GLENDARUEL AND APPROX. 15KM WEST OF DUNOON, LOCH STRIVEN, ARGYLL (REF: 18/01516/PP)**

Report by Head of Planning, Housing and Regulatory Services (Pages 3 – 58)

**Planning, Protective Services and Licensing Committee**

Councillor Gordon Blair	Councillor Rory Colville (Vice-Chair)
Councillor Robin Currie	Councillor Mary-Jean Devon
Councillor Lorna Douglas	Councillor Audrey Forrest
Councillor George Freeman	Councillor Graham Hardie
Councillor David Kinniburgh (Chair)	Councillor Donald MacMillan
Councillor Roderick McCuish	Councillor Jean Moffat
Councillor Alastair Redman	Councillor Sandy Taylor
Councillor Richard Trail	

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Argyll and Bute Council

Development and Infrastructure 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 2013 relative to applications for Planning Permission or Planning Permission in Principle**

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**Reference No:** 18/01516/PP

**Planning Hierarchy:** Major Application

**Applicant:** Ardtaraig Windfarm Ltd

**Proposal:** Erection of wind farm comprising 7 wind turbines with a maximum tip height of 136.5m with associated infrastructure and 4 borrow pits

**Site Address:** Ardtaraig Wind Farm, 3.1Km to the East of Glendaruel and Approx. 15Km West Of Dunoon, Loch Striven, Argyll and Bute

#### **SUPPLEMENTARY REPORT NO. 1**

**1.0** This Supplementary report relates to the Ardtaraig Report of Handling dated 11<sup>th</sup> January 2019. There are two errors in the report at paragraph P and U respectively which are detailed below along with their corrections.

**1.1** There is an error at paragraph P “Impacts on telecommunications, broadcasting installations and transmission links (including cumulative impacts)” which concludes that:

“Having due regard to the above it is concluded that the proposal will not have any adverse impacts on aviation and defence interests and seismological recording and is therefore consistent with the provisions of SG 2, Renewable Energy, Policy LDP 6 – Supporting the Sustainable Growth of Renewables of the Argyll & Bute Local Development Plan, Scottish Planning Policy and the Onshore Wind Policy Statement in this respect”.

**This should read:**

**“Having due regard to the above it is concluded that the proposal will not have any adverse impacts on telecommunications, broadcasting installations and transmission links and is therefore consistent with the provisions of SG 2, Renewable Energy, Policy LDP 6 – Supporting the Sustainable Growth of Renewables of the Argyll & Bute Local Development Plan, Scottish Planning Policy and the Onshore Wind Policy Statement in this respect”.**

**1.2** There is also an error at paragraph U “The need for a robust planning obligation to ensure that operators achieve site restoration (including cumulative impacts)” which concludes that:



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 2013 relative to applications for Planning Permission or Planning Permission in Principle

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## DECISION ROUTE

Local Government Scotland Act 1973

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### (A) THE APPLICATION

#### i) Development Requiring Express Planning Permission

- Erection of 7 wind turbines with a maximum blade tip height of 136.5m;
- Wind turbine foundations x 7;
- Crane hardstandings x 7
- Temporary Construction Compound (100m x 150m);
- Formation of Substation Compound (66m x 30m);
- Control Building, Battery Storage Facility, including Welfare Facilities (single storey – 6m x 26.33);
- Formation of on-site access tracks
- Formation of four 'borrow pits' i.e. temporary mineral workings
- Formation of seven watercourse crossings

#### ii) Other Specified Operations

- Grid connection (subject to separate Section 37 application);
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**RECOMMENDATION:** This proposal is recommended for refusal for the reasons stated in this report subject to a Discretionary Hearing being held in view of the number of representations which have been received.

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### (C) HISTORY:

**17/02949/PP** - Erection of metrological mast (80 metres high) for a temporary period of 3 years, Land approximately 1593 Metres North West of Craigendive, Loch Striven, Argyll and Bute – Application Approved

**17/02486/PAN** - Proposal of Application Notice for proposed erection of up to 8 wind turbines and associated ancillary infrastructure, Ardtaraig Estate, Loch Striven, Argyll And Bute - Closed

**16/03257/SCRSCO** - Proposed wind farm, Ardtaraig Wind Farm, Ardtaraig Estate Forest, Loch Striven, Argyll and Bute – Opinion Issued

**95/00008/WGS002** - Ardtaraig estate, by Dunoon, Argyll, Land for planting, Ardtaraig Estate Forest, Loch Striven, Argyll and Bute – Withdrawn NCR Only

**95/00107/WGS002** - Ardtaraig estate, Dunoon, Argyll, land for planting forestry commission ref 032 000 746, Ardtaraig Estate Forest, Loch Striven, Argyll and Bute – Refuse Permission, NCR only

**95/05188/WGS** - Land for planting, Ardtaraig Estate Forest, Glenstriven, Dunoon, Argyll – Prior Notification – no objection

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**(D) CONSULTATIONS:**

**Scottish Natural Heritage** (4<sup>th</sup> October 2018) - This proposal will have an adverse effect on the special qualities and integrity of the Kyles of Bute National Scenic Area (NSA). SNH do not consider that these adverse impacts can be mitigated. SNH therefore object to the proposal. In the event that planning permission is granted SNH recommend that a condition to secure a Habitat Management Plan is imposed.

**Historic Environment Scotland** (4<sup>th</sup> September 2018) – no objection

**Transport Scotland** (22<sup>nd</sup> August 2018) – no objection to the proposal subject to conditions relating to approval of the abnormal load route, including accommodation measures and any additional signing or temporary traffic control measures.

**Forestry Commission Scotland** (29<sup>th</sup> August 2018) – no objection to the proposal as it stands. However, recommend that Argyll and Bute Council should consider asking for clarification on this matter and consider whether compensatory planting should be conditioned.

**West of Scotland Archaeology Service** (17<sup>th</sup> August 2018) – no objection

**Scottish Water** (15<sup>th</sup> August 2018) – no objection

**Scottish Environment Protection Agency** (6<sup>th</sup> September 2018) – no objection subject to conditions to secure the submission and approval of a detailed Peat Management Plan (PMP) and a CEMP.

**Environmental Health** (6<sup>th</sup> September 2018) – no objection subject to conditions: requiring a wide-ranging CEMP; noise immissions; report to demonstrate compliance with noise limits; assessment by independent consultant; logging of wind speed, wind direction and power generation data; and point of contact for local residents.

**Glasgow Airport** (28<sup>th</sup> August 2018) – no objection

**National Air Traffic Services (NATS)** (17<sup>th</sup> August 2018) – no objection

**Scottish Wild Land Group** (9<sup>th</sup> September 2018) – objects to the proposal on the grounds that the environmental and other impacts hugely outweigh any benefits.

**Argyll Raptor Study Group** (18<sup>th</sup> September 2018) – Argyll Raptor Study Group objects to this application on the basis of the anticipated damaging effects of a wind farm in the proposed location with particular reference to birds of prey of high conservation concern namely Hen Harrier, Golden Eagle and Short Eared Owl.

**Colintraive and Glendaruel Community Council** (3<sup>rd</sup> September 2018) – either oppose or support the proposed wind farm. The community are fairly even split with people for and against.

**Strachur Community Council** (3<sup>rd</sup> September 2018) – no specific comments to make on the proposal but wish to express an interest and to be kept informed at subsequent stages in the application process.

**Local Biodiversity Officer** (26<sup>th</sup> September 2018) – no objection recommends that all ecological bases are covered in various habitat and species plans and staff education and awareness training is overseen by an Ecological Clerk of Works, and that this should be included as part of any Construction Environment Management Plan.

**Ofcom** (11<sup>th</sup> August 2018) – advised that provision of fixed link information is currently under review to ensure compliance with GDPR Legislation Ofcom apologies for any inconvenience this causes but is unable to provide comment on the application.

**Roads Bute & Cowal (19<sup>th</sup> December 2018)** – no objection subject to conditions to secure required sightlines and maintenance of visibility splay. Should any carriageway or verge alterations be required for delivery of plant or components for the wind farm the local roads authority must be consulted. There may be a requirement for a Road Opening Permit for such works. Any Abnormal Loads must be reported as per the usual procedure.

**Ministry of Defence (18<sup>th</sup> December 2018)** – no objection subject to condition to ensure that turbines are fitted with MOD accredited aviation lighting.

**Loch Lomond and the Trossachs National Park** (22<sup>nd</sup> October 2018) – do not object to the proposal but highlight that the proposal will at its current height have moderate adverse landscape impacts on the landscape setting and visual experience of the National Park particularly from aspects of the Cowal Peninsula including Beinn Ruadh, Beinn Mhor and Clach Bheinn. Whilst these views are from elevated locations the height of the turbines means that there will be a significant local impact upon important hills including those classified as Grahams.

**The Joint Radio Company Limited** – no response at time of writing

**Prestwick Airport (Infratil Airports Europe Limited)** – no response at time of writing

**CSS Spectrum Management Services** – no response at time of writing

**BAA Aerodrome Safeguarding** – no response at time of writing

**Core Paths** – no response at time of writing

**The Royal Society for the Protection of Birds (13<sup>th</sup> November 2018)** – do not object, they do however raise concerns that potential impacts of this proposal are underestimated in relation to open peatland heath habitat and associated bird species. RSPB advise that further mitigation is required and recommend that conditions are secured as part of any planning permission.

**Civil Aviation Authority**– no response at time of writing

**Kilmun Community Council**– no response at time of writing

**South Cowal Community Council**– no response at time of writing

**Isle of Bute Community Council**– no response at time of writing

**Kilfinan Community Council**– no response at time of writing

**(E) PUBLICITY:**

<b>Advert Type:</b>	<b>Expiry Date:</b>
ENVASS - Environmental Assessment Regs Advert (28)	14 <sup>th</sup> September 2018
MREG20 - Regulation 20 Advert Major Application	7 <sup>th</sup> September 2018

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**(F) REPRESENTATIONS:**

At time of writing a total of 356 letters of representations have been received, comprising: 293 objections, 5 petitions from the NAW group, 56 support and 2 representations.

**Objections**

Landscape and Visual Issues

- The turbines and the associated tracks will be visually intrusive.
- The development will decimate the NSA and will therefore negatively impact on tourism.
- These turbines are huge and will be visible and visually dominant.
- The scale of the turbines are disproportionate to the surrounding landscape.
- There will be a cumulative impact with Cruach Mhor and other wind farms. There are six other windfarms within 22km of the site including Cruach Mor, A Cruach, An Suidhe, Sronoire, Alt Dearg and A Cruach II.
- It is understood that the turbines will require to be illuminated which will also lead to a degradation of visual amenity.



- The turbines would also impact negatively on the scenery from the land based areas.
- The development is likely to be visible from the designated wild land area in the north of Arran. This will reduce the experience of perceived wilderness.
- The submitted ES does not adequately address landscape character and sensitivity, underestimating the sensitivity of the receiving landscape at points. Developers own analysis indicates that the development will have significant/major effect on 15 viewpoints and still noticeable on the remaining 5. Leaving a significant negative effect in relation to visual impact. Important to recognise that all key viewpoints are affected with no potential for mitigation.
- The erection of the proposed wind turbines would cause very serious detriment to the views sailors have of the scenery as they sail through the Kyles of Bute.

*Comment: Landscape and Visual Issues are addressed in Appendix A of this report.*

### Ornithology and Wildlife

- The development will impact on bird habitats.
- The development will be damaging to wildlife including hen harriers, short eared owl, golden eagles and black grouse.
- The proposed quarry pits will be detrimental to bird nesting areas and wildlife habitat.

*Comment: Ornithology and Wildlife Issues are addressed in Appendix A of this report.*

### Peat

- The development will cause damage to peatland and release carbon as the habitat types are primarily modified bog and blanket bog and both are particularly sensitive to disruption generally and hydrological disruption specifically.
- Do not consider that the EIA has adequately addressed potential damage and negative ecological effects on peatland disruption.

*Comment: Peat Issues are addressed in Appendix A of this report.*

### Hydrology and Hydrological Impact

- Proposal is located within catchment of Thamhnic and Balliemore Burns. Development risks causing contamination to drinking water supplies and groundwater in general. This would be contrary to legislation to protect the water environment

*Comment: Hydrology and Hydrological Impact is addressed in Appendix A of this report.*

### Community Benefit

- The turbines would have no positive financial benefits for the local community.
- The community fund is an inappropriate way to secure planning permission.
- The local community, and Glendaruel in particular, do not support the proposal irrespective of perceived socio economic and community benefits. The affected communities overwhelmingly do not consider the economic and social benefits to be significant enough to support this proposal. 869 object to and 55 support the proposal. The transportation of materials to the site would generate increased traffic for which the existing roads infrastructure is ill equipped to accommodate.

*Comment: Community Benefit is addressed in Appendix A of this report*

### Amenity

- Infrasound generated by the turbines affects other mammals and some birds and this will have an unqualified effect of the animal ecology of the NSA and surrounding area.
- The proposed windfarm will cause noise pollution.
- The wind farm causes health problems due to noise and vibration.
- With regard to the watercourse document, there is no mention or consideration or risk assessment to disruption to local water supplies. The water supply to Hillhouse comes from the hillside above the house. Thousands of pounds have been spent installing an infiltration system and new tanks. The owner of this property would like to know what Infinergy will do to protect the supply and equipment. There are also concerns that chemicals used on site will pollute the supply.
- The quarrying and blasting will produce water course and air pollution.
- Due to the height of the turbines warning lights for aircraft will have to be put on each turbine operating around the clock. These flashing lights will be distinctly noticeable during non-daylight hours. The proposals will therefore cause significant light pollution as apart from infra-red additional flashing lights on each turbine will be required.

*Comment: Amenity is addressed in Appendix A of this report.*

### Policy

- The site lies within a Group 2 location in terms of the proposed spatial strategy within SPP and Policy LDP 6, which is one of significant protection where any development would be expected to demonstrate that any significant effects can be substantially overcome by siting, design or other mitigation. The proposal is contrary to SPP policy advice and in particular paragraphs 29 and 33.
- The proposal is contrary to the LDP which states that no large scale development should take place within the area of outstanding scenic beauty.
- The proposal does not accord with Argyll and Bute Council's LWECs which is a significant material consideration

- NPF3 support for windfarms as a component of renewable energy production is not unqualified and environmental impacts must be considered to ensure that the impact on the receiving environment is properly considered.

*Comment: Policy is addressed in Appendix A of this report*

## Tourism

- The wind farm will be detrimental to the promotion of “Argyll’s Secret Coast.
- The development will have an adverse impact on the Cowal Way.
- Proposal will have a negative effect on tourism by affecting the outdoor experience of many potential tourists to this highly scenic and wild area. The lack of windfarm development thus far next to the NSA has means that the NSA remains no non-degraded and tourism remains a key draw to the area as set out in the Argyll and Bute Economic Forum Report 2016 and its findings on tourism.

*Comment: Tourism is addressed in Appendix A of this report.*

## Other

- The proximity of wind farms has been proven to reduce property value. (London School of Economics 10 Year Study published in 2014).
- There is growing evidence of harmful health impacts of such developments and adverse impacts are contrary to Human Rights Legislation.
- It is understood that the turbines that are proposed are out of date stock and use elements that are no longer used by reputable companies.
- There is an abandoned settlement on the southern part of the site which may have a long archaeological history. This merits much further attention than given in the report and should be considered for listing as a historical monument.
- The wind farm will do untold damage to marine life, especially whales.
- The proposal has information missing such as the size, appearance and location of the ancillary sub-station and how will the electricity be transported to the National Grid?
- Important to note the reasons for refusal for 15/02060/PP on 24.8.16. This sets a legal precedent for the appropriate approach to the current application having regard to the comments of SNH on this matter.

## **Support**

### Climate Change

- Reducing the need for fossil fuels is a critical part of the solution and wind energy is one of the best alternatives open to us to help tackle this ever urgent matter.
- Any view that the farm will be unsightly are unfounded and far outweighed by the benefits of renewable energy.

## Tourism

- Research undertaken by Biggar Economics, a leading economic consultancy has clearly demonstrated that onshore wind developments do not impact negatively on the majority of people's decisions to visit an area.

## Landscape and Visual Issues

- It is not considered that the proposal will be highly visible. Just being visible from several viewpoints will not stop anyone from enjoying the sights and sounds of this truly remarkable 360 degree landscape focused on the Kyles themselves.

## Community Benefit

- The community investment from the existing windfarm has greatly benefitted both the older and younger members of our communities.
- There are considerable benefits of such a scheme available to the local community through participation in ownership.

## Roads Issues

- The speed limit on the A886 should be reduced to 30mph in the vicinity of the site.

## Representations

- It is questioned as to whether the montages the objectors used when they were collecting signatories for their petition is authentic.
- There will be many days when the turbines will not be visible due to the weather.
- The proposed wind turbines will be attractive.
- Wind farm projects allow companies to maintain / increase employment levels and provide real jobs, training and thus an economic benefit at a local level in areas which are often short of external investment and stimulus.
- The planning officer has been quoted in an advert placed in the Dunoon Observer by the objectors. It is hoped that there is no prejudice in the officer's mind and that the application will get a fair hearing with due weight given to the differing opinions

NOTE: Committee Members, the applicant, agent and any other interested party should note that the consultation responses and letters of representation referred to in this report, have been summarised and that the full consultation response or letter of representations are available on request. It should also be noted that the associated drawings, application forms, consultations, other correspondence and all letters of representation are available for viewing on the Council web site at [www.argyll-bute.gov.uk](http://www.argyll-bute.gov.uk)

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## **(G) SUPPORTING INFORMATION**

- i) Environmental Statement: Yes - Environmental Statement (June 2018) comprising:

Volume 1 – Written Statement

Volume 2 – Figures

Volume 3 – LVIA Figures

Volume 4 - Appendices

ii) An appropriate assessment under the Conservation (Natural Habitats) Regulations 1994: Not required

iii) A design or design/access statement: Yes

iv) A report on the impact of the proposed development e.g. Retail impact, transport impact, noise impact, flood risk, drainage impact etc.: Yes

Environmental Statement (June 2018)

Design and Access Statement (June 2018);

Non-Technical Summary (June 2018)

Planning Statement (June 2018);

Pre-Application Consultation Report (June 2018).

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**(H) PLANNING OBLIGATIONS**

**Is a Section 75 (S75) agreement required: No**

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**(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.**

**Local Development Plan Policies**

- LDP STRAT 1 – Sustainable Development
- LDP DM1 – Development within the Development Management Zone
- LDP 3 – Supporting the Protection, Conservation and Enhancement of our Environment
- LDP 4 – Supporting the Sustainable Development of our Coastal Zone
- LDP 5 – Supporting the Sustainable Growth of Our Economy
- LDP 6 - Supporting the Sustainable Growth of Renewables
- LDP 8 – Supporting the Strength of our Communities
- LDP 9 – Development Setting, Layout and Design
- LDP 10 – Maximising our Resources and Reducing our Consumption
- LDP 11 – Improving our Connectivity and Infrastructure

**Local Development Plan – Supplementary Guidance Policies**

- SG LDP ENV 1 – Development Impact on Habitats, Species and Our Biodiversity (i.e. biological diversity)

- SG LDP ENV 4 – Development Impact on Sites of Special Scientific Interest (SSSIs) and National Nature Reserves
- SG LDP ENV 6 – Development Impact on Trees / Woodland
- SG LDP ENV 7 – Water Quality and the Environment
- SG LDP ENV 11 – Protection of Soil and Peat Resources
- SG LDP ENV 12 – Development Impact on National Scenic Areas (NSAs)
- SG LDP ENV 13 –Development Impact on Areas of Panoramic Quality (APQs)
- SG LDP ENV 14 –Landscape
- SG LDP ENV 15 –Development Impact on Historic Gardens and Designed Landscapes
- SG LDP ENV 16(a) – Development Impact on Listed Buildings
- SG LDP ENV 19 –Development Impact on Scheduled Ancient Monuments
- SG LDP ENV 20 – Development Impact on Sites of Archaeological Importance
- SG LDP Sustainable - Sustainable Siting and Design Principles
- SG LDP SERV 1 – Private Sewerage Treatment Plants and Wastewater (i.e. drainage) systems
- SG LDP SERV 2 – Incorporation of Natural Features / Sustainable Systems (SUDS)
- SG LDP SERV 3 – Drainage Impact Assessment (DIA)
- SG LDP SERV 5 – Waste Related Development and Waste Management
- SG LDP SERV 5(b) – Provision of Waste Storage and Collection Facilities within New Development
- SG LDP SERV 6 – Private Water Supplies and Water Conservation
- SG LDP SERV 7 – Flooding and Land Erosion – The Risk Framework for Development
- SG LDP MIN 2 – Mineral Extraction
- SG LDP TRAN 1 – Access to the Outdoors
- SG LDP TRAN 4 – New and Existing, Public Roads and Private Access Regimes
- SG LDP TRAN 6 –Vehicle Parking Provision
- SG LDP TRAN 7 –Safeguarding of Airports
- Supplementary Guidance 2 (December 2016)
- [Supplementary Guidance 2 - Windfarm map 1](#)
- [Supplementary Guidance 2 - Windfarm map 2](#)

**Note:** The Full Policies are available to view on the Council's Web Site at: [www.argyll-bute.gov.uk](http://www.argyll-bute.gov.uk)

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

- National Planning Policy Framework 3 (NPF3), Scottish Government (June 2014)
- Scottish Planning Policy (SPP), Scottish Government (June 2014)
- The future of energy in Scotland: Scottish Energy Strategy, Scottish Government (December 2017)
- Onshore wind policy statement, Scottish Government (January 2017)
- SNH Review 78 – Landscape assessment of Argyll and the Firth of Clyde (1996)
- SNH Siting and Designing Wind Farms in the Landscape Guidance, (August 2017)
- 'Argyll and Bute Landscape Wind Energy Capacity Study' SNH and A&BC (2017);

- The Scottish Government's Policy on 'Control of Woodland Removal' (Forestry Commission Scotland 2009)
- Historic Environment Scotland Policy (June 2016)
- Views of statutory and other consultees;
- Legitimate public concern or support expressed on relevant planning matters

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**(K) Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment:** This proposal is a Schedule 2 EIA Development and an EIA has been required due to the potential for significant environmental impact.

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**(L) Has the application been subject of statutory pre-application consultation (PAC):** Yes - a Pre-Application Consultation (PAC) Report dated June 2018 accompanies the application.

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**(M) Has a sustainability check list been submitted:** No - separate consideration of the proposal's degree of sustainability has been required as the concept is implicit within the EIA process.

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**(N) Does the Council have an interest in the site:** No

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**(O) Requirement for hearing (PAN41 or other):** Yes.

In deciding whether to exercise the Council's discretion to allow respondents to appear at a discretionary hearing, the following are of significance:

- How up to date the Development Plan is, the relevance of the policies to the proposed development and whether the representations are on development plan policy grounds which have recently been considered through the development plan process.
- The degree of local interest and controversy on material considerations together with the relative size of community affected set against the relative number of representations, and their provenance.

The current Local Development Plan was approved in 2015 and the relevant policies within it are not considered to be outdated. At the time of writing this application has attracted 293 objections and 5 petitions, 56 expressions of support and two representations. Scottish Natural Heritage has also objected to the application. Given the level of interest in the applications, with representations both for and against and the complexity of the issues raised, it is considered that there would be merit in holding a pre- determination Local Hearing to allow Members to visit the site, question participants and consider the arguments on both sides in more detail. It is the view of officers that this would add value to the decision-making process.

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

The Ardtaraig Wind farm site is located within the Ardtaraig Estate 3.1 km to the east of the nearest settlement Glendaruel and approximately 15 km west of Dunoon. The

site extends to approximately 2,160 hectares (ha) and largely consists of gently sloping open upland with intersected burns. The site is bounded to the west by Stronafian community forest. The site covers an area of open, rugged moorland on the west facing flanks of A'Chruach (365m AOD) and Cruach nan Cuilean (432m AOD). Landcover is rough moorland with some rocky outcrops and areas of steep slopes. The site is surrounded on all sides by commercial forestry plantations and is located immediately south of the existing Cruach Mhor Wind Farm (35 turbines each of 71m tip height). Access to the site would make use of the existing access to the Cruach Mhor Wind Farm. To the south-east lies Loch Striven and to the east Loch Tarsan. The B836 runs to the south of the site linking across the high moorland between Glendaruel and Loch Striven. The Tamhnich Burn is located to the west of the Site.

The Kyles of Bute National Scenic Area (NSA) is the closest national landscape designation to the site, approximately 1.8 km to the south-west. The focus of this NSA is the relationship between the surrounding land, sea lochs and the Kyles of Bute. Loch Lomond and the Trossachs National Park covers the eastern areas of Cowal and at its closest point is around 3 km to the nearest proposed turbine.

The closest residential property is located approximately 1.24km away from the nearest wind turbine, that being Craigen dive to the south east of turbines T6 and T7. There are a number of Core Paths, cycle routes and long distances routes within a 15km radius of the site.

There are two statutory designated ecological sites within 5 km of the proposed development. The Ruel Estuary Site of Special Scientific Interest (SSSI) is around 2.7 km from the nearest proposed turbine location. The Glendaruel Wood and Crags SSSI is around 570 m from the Cruach Mhor access to the site and 2.53 km from the main site area.

The proposal consists of up to 7 wind turbines each with a maximum height to blade tip of 136.5m, together with associated turbine foundations and hardstandings; a battery storage facility; an onsite network of underground cables linking the turbines to a grid connection; a series of onsite access tracks connecting each of the turbine locations; an onsite substation and control/maintenance building; seven watercourse crossings; 4 borrow pit search areas; and temporary works including a construction compound. The candidate turbine would have a maximum generating capacity of up to 4.2 megawatts (MW). The proposal would have an installed capacity of 29.4MW and would have an operational life of 25 years.

In principle, the proposed development is considered to be a sustainable form of development that will offset the emission of over 900,000 tonnes of Carbon Dioxide equivalent per annum (tCO<sub>2</sub>e) that would otherwise be emitted should the same amount of electricity be generated from fossil fuel sources.

In terms of the SPP's requirement for spatial frameworks for onshore wind energy proposals and the Spatial Framework for Argyll & Bute as set out in SG2 (December 2016) the site is located within a Group 2 area (Areas of significant protection) due to the mapped presence of Class 2 nationally important carbon-rich soils, potentially of high conservation value and restoration potential.

Permanent access to the site would be via the entrance to the existing Cruach Mhor wind farm located directly off the A886 some 18km south of the A815/A886 junction. The access junction with the A886 would be modified to accommodate the larger



turbine components associated with the proposed development. Subject to conditions this is acceptable to Transport Scotland and the Area Roads Engineer.

Noise, Shadow Flicker and other potential residential amenity impacts during construction and operation phases are not a concern in this case.

Scottish Natural Heritage has objected to the proposal on the grounds that the proposal would have an adverse effect on the special qualities and integrity of the Kyles of Bute National Scenic Area. SNH considers that these effects cannot be mitigated. SNH also have significant concerns regarding the landscape and visual impacts of this proposal.

Scottish Wild Land Group has also objected on the grounds that they believe the environmental and other impacts hugely outweigh any benefits and they raise particular concern about adverse impact on: raptors; protected areas; wild land tourism; questionable impacts on global warming; decommissioning/repowering; and ancient woodland.

No objections have been raised by any of the other consultees, subject to appropriate conditions.

At time of writing a total of 356 letters of representations have been received, comprising: 293 objections, 5 petitions from the NAW group, 56 support and 2 representations.

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

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**(R) Reasons why Planning Permission should be REFUSED**

In summary, the proposal is considered contrary to government policy, guidance and local development plan policy expressed in: SPP; Onshore Wind Policy Guidance; Energy Strategy; the adopted Local Development Plan and associated Supplementary Guidance, and guidance published by the Council in the 'Argyll & Bute Landscape Wind Energy Capacity Study'; insofar as it will have an adverse effect on the special qualities and integrity of the Kyles of Bute National Scenic Area (NSA) and it is not considered that these adverse impacts can be mitigated. It is also considered that the proposal will have significant adverse landscape and visual impacts. Furthermore, that as a consequence of the proposals significant adverse landscape and visual impacts. The proposed development may influence public attitudes to a point where tourists might become dissuaded from visiting. The full recommended reasons for refusal appear on the following page.

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**(S) Reasoned justification for a departure to the provisions of the Development Plan:** N/A

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**(T) Need for notification to Scottish Ministers or Historic Scotland:** In the event that Members are minded to GRANT planning permission against the recommendation of Officers the proposal will be required to be notified to Scottish Ministers due to the fact that SNH has objected.

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**Author of Report:** Arlene Knox      **Date:** 11<sup>th</sup> January 2019

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**Reviewing Officer:** Sandra Davies      **Date:** 11<sup>th</sup> January 2019

Angus Gilmour  
Head of Planning, Housing and Regulatory Services

**REASONS FOR REFUSAL RELATIVE TO APPLICATION: 18/01516/PP**

1. Kyles of Bute National Scenic Area (NSA)

Argyll and Bute Council will resist any development in, or affecting, National Scenic Areas that would have an adverse effect on the integrity of the area, or that would undermine the Special Qualities\* of the area unless it is adequately demonstrated that any significant adverse effects on the landscape quality for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

It is considered that the impacts of Ardtaraig wind farm on the Kyles of Bute National Scenic Area (NSA) would compromise the objectives of the designation and the overall integrity of the NSA for the following reasons: the wind farm's location and scale in close proximity to this relatively small NSA would adversely affect the appreciation of the special qualities by affecting their landscape context and wider landscape setting; given the small extent of this NSA, the scale of the turbines is also likely to significantly detract from key views from within and of the NSA; the proposal will introduce a large, prominent wind energy development into the views and setting of the NSA, appearing incongruous on the skyline at the northern end of the NSA; and, there is currently no noticeable wind energy development in this nationally important landscape and the adjacent uplands provide an open and undeveloped skyline and setting for many highly scenic views and coastal panoramas.

It is considered that the proposal would result in a significant adverse effect on the special qualities of the Kyles of Bute NSA and that it will undermine its integrity. This environmental consideration is of such magnitude that it cannot be reasonably offset by the projected direct or indirect benefits which a development of this scale would make, including the achievement of climate change related commitments.

**Having due regard to the above it is considered that the proposal is contrary to the provisions of SG LDP ENV 12 – Development Impact on National Scenic Areas (NSAs); SG LDP ENV 14 – Landscape; Supplementary Guidance 2: Renewable Energy; LDP STRAT 1 – Sustainable Development; LDP DM1 – Development within the Development Management Zone; LDP 3 – Supporting the Protection, Conservation and Enhancement of our Environment; and LDP 6 - Supporting the Sustainable Growth of Renewables of the Argyll & Bute Local Development Plan; Scottish Planning Policy (2014); The future of energy in Scotland: Scottish Energy Strategy (December 2017); Onshore wind policy statement (January 2017); SNH Siting and Designing Wind Farms in the Landscape Guidance, (August 2017); and ‘Argyll and Bute Landscape Wind Energy Capacity Study’ SNH and A&BC (2017);**

2. Landscape Effects

Argyll and Bute Council will resist any development in, or affecting, National Scenic Areas that would have an adverse effect on the integrity of the area, or that would undermine the Special Qualities\* of the area unless it is adequately demonstrated that any significant adverse effects on the landscape quality for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance. Argyll and Bute Council will also resist development in, or affecting, an Area of Panoramic Quality where its scale, location or design will have a significant adverse impact on the character of the landscape unless it is adequately demonstrated that any significant adverse effects on the landscape quality for which

the area has been designated are clearly outweighed by social, economic or environmental benefits of community wide importance.

The receiving landscape's overall high landscape and visual sensitivity is confirmed by the Argyll and Bute Landscape Wind Energy Capacity (2017) (LWECS). This report categorises the receiving character type (Steep Ridgeland and Mountains (1)) as being of the highest sensitivity in the regional combined sensitivity score for Argyll and Bute. For this landscape character type the LWECS states: "there is no scope to accommodate turbines >50m high as additional new developments within this landscape without significant effects occurring on a number of key sensitivity criteria." These hills are notably rugged forming distinctive ridges, increasing their sensitivity. Sensitivity is heightened due to the close proximity to the valued NSA designation, and their location within the APQ. These hills are especially important in providing a wider backdrop to the NSA and are highly visible from the NSA. This skyline is currently not noticeably affected by built structures. It is perceived visually as a semi-natural northern boundary to the NSA.

It is considered that the wind farm would change this important landscape characteristic due to the location of the turbines on the defining 'ridge', their prominence, scale, colour and movement. The proposal would create a new, competing focus on the horizon which would detract from the existing composition and the focus of the Kyles. They would also intrude on the views and setting of the coastal fringes of the NSA, including spectacular panoramic views over the Kyles from the A8003. The wind farm would significantly detract from the dramatic scenery and setting of the NSA and the special qualities of the APQ would also be diminished by turbines sited on this visually prominent hill. This environmental consideration is of such magnitude that it cannot be reasonably offset by the projected direct or indirect benefits which a development of this scale would make, including the achievement of climate change related commitments.

**Having due regard to the above it is considered that the proposal is contrary to the provisions of SG LDP ENV 12 – Development Impact on National Scenic Areas (NSAs); SG LDP ENV 13 –Development Impact on Areas of Panoramic Quality (APQs); SG LDP ENV 14 – Landscape; Supplementary Guidance 2: Renewable Energy; LDP STRAT 1 – Sustainable Development; LDP DM1 – Development within the Development Management Zone; LDP 3 – Supporting the Protection, Conservation and Enhancement of our Environment; and LDP 6 - Supporting the Sustainable Growth of Renewables of the Argyll & Bute Local Development Plan; Scottish Planning Policy (2014); The future of energy in Scotland: Scottish Energy Strategy (December 2017); Onshore wind policy statement (January 2017); SNH Siting and Designing Wind Farms in the Landscape Guidance, (August 2017); and ‘Argyll and Bute Landscape Wind Energy Capacity Study’ SNH and A&BC (2017);**

### 3. Visual Effects

Argyll and Bute Council will resist any development in, or affecting, National Scenic Areas that would have an adverse effect on the integrity of the area, or that would undermine the Special Qualities\* of the area unless it is adequately demonstrated that any significant adverse effects on the landscape quality for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance. Argyll and Bute Council will also resist development in, or affecting, an Area of Panoramic Quality where its scale, location or design will have a significant adverse impact on the character of the landscape unless it is adequately demonstrated that any significant adverse effects on the landscape quality for which

the area has been designated are clearly outweighed by social, economic or environmental benefits of community wide importance.

The proposal will potentially be visible from a wide range of views from within and to the Kyles of Bute National Scenic Area. It is very prominently sited on a ridge providing the immediate setting to the NSA. It will significantly intrude on the defining skyline which encircles and visually contains the northern end of the Kyles of Bute area, an important component of many of the area's views and panoramas. Areas of visibility of the proposal often coincide with areas enjoyed for recreation frequented by both visitors and residents in particular the popular and highly scenic landscape of the Kyles of Bute NSA, key approach routes and popular hill views from part of the adjacent Loch Lomond & the Trossachs National Park. The turbines will impinge on and detract from views from a range of key viewpoints on the shores including potentially scattered settlement, key routes, hill views, and also from the water, popular for recreation. These effects would be greatest, but not limited to, within 10km of the proposal.

It is likely to become a competing focus for people enjoying views, from within and to the NSA, due to its size, contrast of scale, incongruous character and rotating blades on the immediate containing skyline. These criteria combined with the proximity of views would result in a significant adverse impact on a range of key panoramas and views, important to people's experience of this landscape. It is considered that the proposal would have a significant adverse visual effects on the following:

- Views from the water's edge including potentially scattered settlement (no assessment viewpoint) as represented by, for example, VP 10 (Cowal Way)
- Water based views as represented by, for example, VP 11 (Kyles of Bute NSA) where scenic coastal views are strongly contained and channelled towards the wind farm by the steep - sided hill slopes. The wind farm is framed and would become the focus of the view. The Kyles of Bute area (Loch Ridden/Ruel and the Kyles) are very popular for recreational sailing and sea kayaking with anchorages at Caladh Harbour, Salthouse and Ormidale (Craig Lodge) and sailing schools nearby. The proposal would appear prominent on the skyline of hills which provide the wider setting to these seascapes. This would be experienced by, for example: recreational water users on the narrow channels of the Kyles/Loch Ruel where the coast is highly visible.
- Views from parts of key routes including the A8003/NCR75 and A886/B836, and the promoted Cowal Way Long Distance Route, which lies close to the coast as represented by, for example VP 8, 2, 5 and 10.
- Key views from elevated locations including Creag Dubh, the NTS viewpoint (layby off the A8003) as represented by, for example, VP8. The proposal will appear prominent and incongruous on the skyline.
- Hill views popular with walkers e.g. Cruach nan Caorach as represented by VP7
- Views of the NSA from near the boundary are also significantly affected including south of Kames as represented by VP14, VP2 B836 a key approach to the NSA from Dunoon and elevated views in the LLTNP including popular hills as represented by VP9 Beinn Mhor. These views are important in providing residents and visitors an appreciation of the richness of this scenic landscape.
- Views from the northern end of Bute as represented by VP20 are also adversely affected and may be underrated in the ES.

The foregoing environmental considerations are of such magnitude that they cannot be reasonably offset by the projected direct or indirect benefits which a development of this scale would make, including the achievement of climate change related commitments.

Having due regard to the above it is considered that the proposal is contrary to the provisions of SG LDP ENV 12 – Development Impact on National Scenic Areas (NSAs); SG LDP ENV 13 –Development Impact on Areas of Panoramic Quality (APQs); SG LDP ENV 14 – Landscape; Supplementary Guidance 2: Renewable Energy; LDP STRAT 1 – Sustainable Development; LDP DM1 – Development within the Development Management Zone; LDP 3 – Supporting the Protection, Conservation and Enhancement of our Environment; and LDP 6 - Supporting the Sustainable Growth of Renewables of the Argyll & Bute Local Development Plan; Scottish Planning Policy (2014); The future of energy in Scotland: Scottish Energy Strategy (December 2017); Onshore wind policy statement (January 2017); SNH Siting and Designing Wind Farms in the Landscape Guidance, (August 2017); and ‘Argyll and Bute Landscape Wind Energy Capacity Study’ SNH and A&BC (2017).

4. Tourism and Recreation Effects

As detailed in reason for refusal no.1, the proposal would result in a significant adverse effect on the special qualities of the Kyles of Bute NSA which will undermine its integrity.

The presence of adverse landscape and visual impacts in the Kyles of Bute NSA would suggest that the development may influence public attitudes to a point where tourists might become dissuaded from visiting. This is supported by SPP 2014 which deems windfarms in National Scenic Areas to be unacceptable ostensibly as a consequence of their scenic sensitivity to large scale development and their value to Scotland’s tourist economy. Whilst the proposed windfarm is not within the NSA, it will be visible from within these areas and an inappropriately scaled and sited development will raise similar issues in relation scenic sensitivity and capacity to absorb large scale development.

**Having due regard to the above, the proposal poses adverse impacts on tourism and recreation and is therefore inconsistent with the provisions of: SG LDP TRAN 1 – Access to the Outdoors; LDP STRAT 1 – Sustainable Development; LDP DM1 – Development within the Development Management Zone; LDP 3 – Supporting the Protection, Conservation and Enhancement of our Environment; Policy LDP 6 – Supporting the Sustainable Growth of Renewables; SG LDP ENV 12 – Development Impact on National Scenic Areas (NSAs); SG LDP ENV 13 – Development Impact on Areas of Panoramic Quality (APQs); SG LDP ENV 14 – Landscape; and SG 2 Renewable Energy of the Argyll & Bute Local Development Plan, Scottish Planning Policy and the Onshore Wind Policy Statement in this respect.**

**APPENDIX A – RELATIVE TO APPLICATION NUMBER: 18/01516/PP**

**PLANNING LAND USE AND POLICY ASSESSMENT**

**A. Settlement Strategy**

The site is located within the Development Management Zone ‘Very Sensitive Countryside’ as defined by the Local Development Plan. Within ‘Very Sensitive Countryside’, Policy LDP DM 1 – Development within the Development Management Zones, encourages sustainable forms of renewable energy related on appropriate sites. It is considered that the proposal is contrary to the provisions of Policy LDP DM1 – Development within the Development Management Zones, as the site is not considered to be ‘appropriate’ for the proposed wind farm due to the significant adverse landscape and visual effects the proposal will have on the National Scenic Area. Furthermore, it is considered that due to these adverse effects the proposal cannot be considered to be sustainable. The proposal must also be considered in relation to all other policies of the Local Development Plan and Supplementary Guidance where these are relevant. This assessment is detailed below.

**Having due regard to the above it is considered that the proposal is contrary to the provisions of LDP DM1 – Development within the Development Management Zones; Scottish Planning Policy (2014); and National Planning Framework 3**

**B. SUPPORTING THE SUSTAINABLE GROWTH OF RENEWABLES**

Argyll and Bute Council is keen to ensure that Argyll and Bute continues to make a positive contribution to meeting the Scottish Government’s targets for renewable energy generation. These targets are important given the compelling need to reduce our carbon footprint and reduce our reliance on fossil fuels. The Council will support renewable energy developments where these are consistent with the principles of sustainable development and it can be adequately demonstrated that there would be no unacceptable significant adverse effects.

**C. LOCATION, NATURE AND DESIGN OF PROPOSED DEVELOPMENT**

The site is located on the Ardtaraig Estate, approximately 3.1km to the east of Glendaruel, and 17km north west of Dunoon. The site extends to approximately 798 hectares and largely comprises gently sloping open upland with intersected burns. The site is predominately bound by commercial forestry to the west and a steep ridgeline to the east. The A866 runs parallel along the western boundary of the site. The B836 lies to the south east of the site. The operational Cruach Mhor Wind Farm, consisting of 35 wind turbines is located immediately to the north.

The proposed development would comprise: seven wind turbines of up to 136.5m at their highest point; control building and substation compound, including a battery storage facility; underground electrical cables connecting the turbines to an on-site substation; site access tracks; provisions for four borrow pits; and crane hardstanding areas. During the anticipated 12 month construction phase the wind farm would also include a temporary construction compound along with a temporary laydown area adjacent to each crane hardstanding for turbine assembly purposes. Access to the site will be via Scottish Power’s Cruach Mhor wind farm entrance, located directly off the A886 some 18km south of the A815 / A886 junction.

Borrow Pits - Suitable locations within the site boundary for on-site borrow pits (temporary quarries) have been identified. Four borrow pit search locations have been chosen. The estimated volume of material available from each borrow pit is identified. Although these temporary quarries have been assessed within the ES, and as detailed information has been provided in this case they form part of this planning application. They will provide a source of construction aggregate, which will minimise the amount of material required to be imported to the site. In this case they are not required to be the subject of individual mineral consent applications in the event that planning permission is granted for the wind farm.

Infrastructure - During construction, a temporary construction compound would be required to house a site office and welfare facilities. The welfare facilities will include toilets, drying rooms with provision for sealed waste and storage. If possible, the site welfare facilities would utilise services already in existence i.e. Low voltage power, potable water and sewerage. Where possible, water extraction for welfare facilities would be provided via mains water supply. Where a mains supply is not available, water would be provided by ground water extraction. Scottish Water has no objection to this planning application, however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced. A review of Scottish Water's records indicates that there are no Scottish Water drinking water catchments or water abstraction sources, which are designated as Drinking Water Protected Areas under the Water Framework Directive, in the area that may be affected by the proposed development.

Grid Network & Cables - Connection to the National Grid is not a matter of land use policy, however, it should be considered 'in the round' as part of the planning application process. The wind farm would be connected into the national transmission system at Dunoon GSP substation, located approximately 17 km away. It is anticipated overhead lines would be utilised to connect both substations, the route would follow existing power lines where possible to minimise impact. A new sub-station at the proposed development site would be built and would be connected into the existing grid transmission network. The grid connection will be considered separate from the planning process by means of an Electricity Act Section 37 application to the Scottish Government (upon which the Council would be consulted in its capacity as Planning Authority).

#### **D. SPATIAL FRAMEWORK FOR WIND FARMS**

Supplementary Guidance has been prepared in accordance with SPP which provides a Spatial Framework for wind farms and wind turbine developments over 50 metres high, which identifies: Areas where wind farms will not be acceptable; Areas of significant protection; and Areas which may have potential for wind farm development. The Spatial Framework as set out in the SG demonstrates that the site is located in a Group 2 area 'Areas of Significant Protection' where wind farms may be acceptable and proposals will need to demonstrate that any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation. The site is in Group 2 due to peat resources, which is discussed further on in this report.

#### **E. NET ECONOMIC IMPACT, INCLUDING LOCAL AND COMMUNITY SOCIO-ECONOMIC BENEFITS SUCH AS EMPLOYMENT, ASSOCIATED BUSINESS AND SUPPLY CHAIN OPPORTUNITIES**

Policy LDP 6 – Supporting the Sustainable Growth of Renewables, SG 2 Renewables and Scottish Planning Policy require applications for wind turbine developments to be assessed against net economic impact, including local and community socio-economic



benefits such as employment, associated business and supply chain opportunities.

Opportunities for job creation through the construction phase is estimated to generate 28 FTE jobs, with a further 2 FTE jobs during the operational phase. There will also be potential supply chain benefits during the construction phase with workers making use of local accommodation and other facilities. If taken up, the offer of a 10% stake in the proposed development could also have material benefits for the local community;

Community Benefit is not considered to be a 'material planning consideration' in the determination of planning applications. In the event that permission were to be granted, the negotiation of any community benefit, either directly with the local community or under the auspices of the Council, would take place outside the application process. It is understood from the ES that the applicant is proposing to follow Scottish Government guidance on best practice for community benefit associated with onshore renewable energy developments in this regard. Furthermore, that consultation on shared ownership has taken place with the local community and it is noted that any shared ownership deal would be done in accordance with the Scottish Governments *Good Practice Principles for Shared Ownership of Onshore Renewable Energy Developments* and would be agreed during the post consent stage.

**Having due regard to the above the proposals net economic impact, including local and community socio-economic benefits such as employment, associated business and supply chain opportunities has been assessed and it is concluded that the proposal is consistent with the provisions of Supplementary Guidance 2 (December 2016); LDP DM1 – Development within the Development Management Zones; LDP 3 – Supporting the Protection, Conservation and Enhancement of our Environment; LDP 6 - Supporting the Sustainable Growth of Renewables; Scottish Planning Policy (June 2014) and the Onshore wind Policy Statement (January 2017) in this regard.**

#### **F. THE SCALE OF CONTRIBUTION TO RENEWABLE ENERGY GENERATION TARGETS**

Policy LDP 6 – Supporting the Sustainable Growth of Renewables, SG 2 Renewable Energy and Scottish Planning Policy require applications for wind turbine developments to be assessed against the scale of contribution to renewable energy generation targets. The proposed development could generate up to 29.4MW of renewable electrical energy, equivalent to 84.98 gigawatt hours (GWh) per year of electricity, which is estimated to be equivalent to the average annual electricity demand of around 23,378 typical homes;

**Having due regard to the above the proposals scale of contribution to renewable energy generation targets has been assessed and it is concluded that the proposal is consistent with the provisions of SG 2; Supplementary LDP STRAT 1 – Sustainable Development; LDP DM1 – Development within the Development Management Zone; LDP 3 – Supporting the Protection, Conservation and Enhancement of our Environment; LDP 6 - Supporting the Sustainable Growth of Renewables; Scottish Planning Policy (2014); and the Onshore wind Policy Statement (2017) in this regard.**

#### **G. EFFECT ON GREENHOUSE GAS EMISSIONS**

Policy LDP 6 – Supporting the Sustainable Growth of Renewables, SG 2 Renewable Energy and Scottish Planning Policy require applications for wind turbine developments to be assessed against their effect on greenhouse gas emissions. The

proposed development could prevent the emission of over 900,000 tCO<sub>2</sub>e by generating electricity from renewable sources over its proposed 25 year operational life, when compared to grid mix electricity generation;

**Having due regard to the above the proposals effect on greenhouse gas emissions has been assessed and it is concluded that the proposal is therefore consistent with the provisions of SG 2 Renewable Energy; LDP STRAT 1 – Sustainable Development; LDP DM1 – Development within the Development Management Zone; LDP 3 – Supporting the Protection, Conservation and Enhancement of our Environment; LDP 6 - Supporting the Sustainable Growth of Renewables; Scottish Planning Policy (2014) and the Onshore wind Policy Statement (January 2017) in this regard.**

**H. IMPACTS ON COMMUNITIES AND INDIVIDUAL DWELLINGS, INCLUDING VISUAL IMPACT, RESIDENTIAL AMENITY, NOISE AND SHADOW FLICKER (INCLUDING CUMULATIVE IMPACTS).**

Policy LDP 6 – Supporting the Sustainable Growth of Renewables, SG 2 Renewable Energy and Scottish Planning Policy require applications for wind turbine developments to be assessed against impacts on communities and individual dwellings, including visual impact, residential amenity, noise and shadow flicker.

The Environment Protection Officer notes that the wind farm is planned for a rural afforested area located to the north of the B836. The closest occupied residential properties less than 2km from the nearest turbine include: Craigendaive, Colbruach, Lochside Cottage, Hydro Cottages, Lochview and Balliemore. The main issues of concern to the Environment Protection Officer are: noise and vibration; air quality; lighting and private water supplies.

Construction Noise & Blasting – It is anticipated that the noise impact of construction activities on nearest residential property will not be significant outwith the limited time period that the off-site cabling and highway works are undertaken. Blasting is deemed likely in the extraction of rock from four proposed borrow pits which are sited in parts of the development area remote from habitation. The ES recommends the adoption of a Construction Environmental Management Plan (CEMP) to be submitted with the application and it is suggested this is required by an appropriate condition with the CEMP requiring approval by the Planning Authority. The CEMP should include provisions to control noise and blasting.

Air Quality - The Environment Protection Officer has confirmed that there are no matters associated with the proposal that are considered to pose a threat to ambient air quality objectives. The main potential risk to air quality nuisance during the construction phase, including dust from vehicles travelling along access tracks albeit the risk is low as there are no receptors within close proximity. This is another aspect that should be considered by the CEMP.

Lighting - The Environmental Protection Officer has confirmed that the wind farm development itself is unlikely to require significant lighting and given that there are no known sensitive receptors within a reasonable distance of the proposed construction activities, it is not anticipated that light pollution will be a matter to control via planning condition.

Private Water Supplies - The Environmental Protection Officer notes that the ES has determined that there is one active private water supply in the area that may be impacted by the development and mitigation measures are this has been assessed

and monitoring and mitigation measures proposed included in the proposed CEMP. It is not anticipated that site welfare facilities during the construction and operational phases will require the provision of a potable water supply.

The Environment Protection Officer advises that if the application is approved then in addition to a condition requiring a wide-ranging CEMP it is recommended that conditions are also attached to the planning permission to restrict noise immissions; report to demonstrate compliance with noise conditions; following a noise complaint the employment of independent consultant to assess noise immissions; provision of all calculations, audio recordings and raw data following complaint; continuous logging of wind speed, wind direction and power generation data; and submission of details of nominated representative to act as a point of contact for local residents in regard to noise complaints.

Shadow Flicker - Government guidance advises that if separation (10 x rotor diameters) is provided between turbines and nearby dwellings 'shadow flicker' should not generally result in adverse effects. Under accepted good practice and guidance, this will ensure that shadow flicker will not present a problem. At the proposed development, there are no residential properties within ten rotor diameters (i.e. 1170 m, based upon the 117 m rotor diameter turbines proposed for this scheme) of the proposed turbine locations. The Environmental Protection Officer has not raised any concerns in this regard.

Visual Impact is addressed in the Landscape and Visual Impact section of this report below.

**Having due regard to the above it is concluded that the proposal will have not have any adverse impacts on communities and individual dwellings, including, residential amenity, noise and shadow flicker and is therefore consistent with the provisions of SG 2 Renewable Energy; LDP STRAT 1 – Sustainable Development; LDP DM1 – Development within the Development Management Zone; LDP 3 – Supporting the Protection, Conservation and Enhancement of our Environment; LDP 6 - Supporting the Sustainable Growth of Renewables; LDP 9 – Development Setting, Layout and Design; Scottish Planning Policy (SPP), (2014); and the Onshore Wind Policy Statement (2017) in this regard.**

## **I. LANDSCAPE AND VISUAL IMPACTS, INCLUDING EFFECTS ON WILD LAND (INCLUDING CUMULATIVE IMPACTS)**

Policy LDP 6 – Supporting the Sustainable Growth of Renewables, SG 2 Renewable Energy and Scottish Planning Policy require applications for wind turbine developments to be assessed against any landscape and visual impacts including wild land.

The turbines (136.5m high) are located 1.77km from the northern boundary of Kyles of Bute National Scenic Area (NSA) and fully within the Kyles of Bute Area of Panoramic Quality (APQ). The proposal is 2.9km from the adjacent Loch Lomond and the Trossachs National Park (LLTNP).

Loch Lomond and the Trossachs National Park has considered the scale of the turbines and their appropriateness in regard to landscape character and their impact on visual experience of the landscape of the National Park. Whilst there will be visibility of the turbines from areas of the National Park it is considered that the impacts will be of a very localised nature. It is considered that the proposed wind farm will not have a significant adverse impact overall on the landscape character or setting of the National

Park and will not have a significant adverse impact on the visual experience of the landscape experience of the National Park. Therefore the National Park does not object to the proposal but highlights that the proposal will at its current height have moderate adverse landscape impacts on the landscape setting and visual experience of the National Park particularly from aspects of the Cowal Peninsula including Beinn Ruadh, Beinn Mhor and Clach Bheinn. Whilst these views are from elevated locations the height of the turbines means that there will be a significant local impact upon important hills including those classified as the Grahams.

Scottish Natural Heritage object to the proposal and provide the following advice

Kyles of Bute National Scenic Area (NSA) - Scotland is renowned for its outstanding scenery. NSA's are nationally important areas "of outstanding scenic value in a national context" (Planning (Scotland) Act 2006) and where an area is designated as a NSA, "... special attention is to be paid to the desirability of safeguarding or enhancing its character or appearance." NSAs represent the finest examples of Scotland's scenery, highly valued by residents and visitors alike. The impacts of Ardtaraig wind farm on the Kyles of Bute NSA would compromise the objectives of the designation and the overall integrity of the NSA.

The wind farm's location and scale in close proximity to this relatively small NSA would adversely affect the appreciation of the special qualities by affecting their landscape context and wider landscape setting. Given the small extent of this NSA, the scale of the turbines is also likely to significantly detract from key views from within and of the NSA. The proposal will introduce a large, prominent wind energy development into the views and setting of the NSA, appearing incongruous on the skyline at the northern end of the NSA. There is currently no noticeable wind energy development in this nationally important landscape and the adjacent uplands provide an open and undeveloped skyline and setting for many highly scenic views and coastal panoramas. In our opinion, the proposal would result in a significant adverse effect on the special qualities of the NSA and will undermine integrity.

Strategic Implications and Issues of Precedent – Ardtaraig wind farm is contrary to the strategic pattern of wind energy development and would introduce large typology wind energy development to the views and setting of the NSA. Currently, no wind energy development is sited within the NSA and wind energy development does not significantly impact on the immediate setting of the NSA. While the operational Cruach Mhor wind farm (35 No turbines at 71m to tip) in north Cowal, (c6km), has some limited theoretical visibility from the NSA; it is not noticeable and does not intrude into the views and setting of the NSA. This is largely due to its successful location in a basin, set back from the NSA and the coast. Existing and approved wind farms presently visible in Ayrshire from the NSA are more than 20km away. The proposal could therefore set a precedent for further development of this type and scale in this highly sensitive landscape setting. This could potentially result in significant cumulative effects including sequential effects.

Special Qualities – The wind farm's location and scale in close proximity to the NSA would adversely affect the appreciation of the special qualities by affecting their landscape context and wider landscape setting. Given the small extent of the NSA, the scale of the turbines is also likely to significantly detract from key views from within and of the NSA. Further information on the special qualities can be found on the SNH website. SNH consider the key SQ's likely to be adversely affected by this proposal include: the drama of the Kyles; the juxtaposition of human settlement and a wider undeveloped landscape of sea and hills; and ever-changing vistas. These are covered in more details below:

The drama of the Kyles – the ‘Kyles’ relates to the three arms of water and their associated coast as defined by the NSA boundary. The northern continuation of the Kyles, though mapped as Loch Ruel or Loch Riddon, is part of ‘the Kyles’. The NSA boundary and special qualities confirms this indicating that the view north ‘overlooks the three arms of water’. While some views are highlighted in the SNH special qualities report, key views are not limited to those listed.

This is a small NSA where the sea is the focus combined with islands, straits, promontories, steep ridges and bluffs, flats and bays, resulting in a dramatic and scenic composition. Narrow sea channels converge at the northern end of Bute, contained by steep hill slopes and the Cowal peninsulas. The appreciation of this dramatic composition will be adversely affected by the proposal as it would distract from the focus of the Kyles. The drama of the Kyles is particularly experienced from both the coast and the sea including: the popular promoted A8003/NCR75 National Trust (NT) elevated viewpoint – where there is the opportunity to stop and appreciate the panoramic striking views over much of the NSA with views north drawn towards the steep rocky hills and the wind farm and views southeast along the Kyle; from northern Bute (e.g. Buttock Point) where the three channels converge and the complex shoreline backed by wooded craggy hill slopes and steep ridges is particularly pronounced and important to the experience of the NSA; and from the deeply enclosed, narrow sea channels – very popular for sailing/recreation where the often intimate scale, rich variety and drama of the NSA can be appreciated sequentially as a journey.

In these views, turbines located on a prominent hill above the Kyles, forming the backdrop to the NSA and immediate containment to panoramic coastal views of the NSA, would detract from the scenic coastal edge and create a competing focus. The proposal’s prominent location, scale and movement on the skyline would draw the eye detracting from the dramatic and highly scenic composition.

The juxtaposition of human settlement and a wider undeveloped landscape of sea and hills – this is an overarching quality appreciated throughout the NSA. Built development is small scale, has a strong pattern generally limited to the narrow coastal strip, and relates well to landform, achieving a good landscape fit. The area often has an intimate scale due to the strong enclosure and the richly diverse landscape cover including woodlands and tidal wetlands, emphasised by occasional small buildings fringing the shore. There is relatively little built development in this NSA and the skyline of the receiving ridge which backdrops views of the area is not noticeably affected by built structures. This landscape has a valued semi-natural and undeveloped character. Although readily accessible by land and sea it retains a sense of remoteness and seclusion.

Turbines of this size will appear out of scale, especially in relation to small buildings and small scale or complex landscape features. The clearly legible settlement pattern and its successful relationship to the landscape of undeveloped rugged hills, sea and small scale, diverse landscape features will be compromised by the introduction of Ardtaraig wind farm on the skyline above the Kyles. Turbines will appear incongruous, and erode the undeveloped character of this landscape. Visitors come here specifically to enjoy the relatively remote, undeveloped and scenic character of the area, despite its relative accessibility.

The proposal would change the character and perception of the defining ridge as a semi-natural boundary to the NSA detracting from this highly scenic composition. It is also likely to compromise the enjoyment and experience of the landscape in particular the recreational experience and the sense of seclusion.

Ever-changing vistas – the NSA is small in extent and most of the area can be seen from key viewpoints in relative proximity. The varied elevation and twisting nature of the coastal roads and openness of views across the water allows high visibility with a wide variety of views and vistas. The NSA is frequently experienced and enjoyed from both land and sea with sea views important in this area; a renowned sailing route, also popular for kayaking, boat trips and PS Waverley.

The proposal would be highly visible and significantly adversely affect a range of views and vistas within the NSA, including key routes, the sea, the shore, and hill views; ultimately compromising the appreciation of the special qualities and the scenic composition. The promoted NTS viewpoint on the A80003/NCR75 as represented by VP8 provides a rare opportunity to enjoy easily accessible, elevated striking panoramic views across most of the NSA and along the sea channels. In these views, rotating turbines on this distinctive, very prominent ridge which immediately contains the NSA would be highly visible and would detract from the juxtaposition of the undeveloped backdrop of hills, narrow sea channels, and small scale, richly diverse land cover and complex coastal edge which combine to create this highly scenic composition. Similarly, views from the sea are particularly important as they allow appreciation of the combination of special qualities as a journey through the NSA with ever-changing and uninterrupted views across the water. Views north along the Kyles as represented by, for example VP 11 (Kyles of Bute), are framed by the steep coastal hills, accentuating the wind farm as the focus of the view. While the turbines may be partially screened in views from the northern end of Bute, as represented by VP20, they will be perceived as detractive elements given their location on the immediate containing skyline flicking over the horizon in views of this richly diverse, dramatic and scenic composition. The view from northern Bute provides a rare opportunity to appreciate the convergence of the three water channels and is a particularly fine example of the combination of the sea, complex shoreline, wooded craggy hill slopes and rugged steep ridges. The ES acknowledges that a range of views will be significantly adversely affected – both panoramic and more intimate – from a range of elevations and locations around the NSA and key views of the NSA.

In terms of effects on the special qualities, the ES indicates that, as the precautionary principle applies in the NSA, there will be a significant adverse effect on the special quality ‘the juxtaposition of human settlement and a wider undeveloped landscape of sea and hills’; but considers that the other special qualities and the overall integrity of the NSA will not be significantly adversely affected.

SNH consider the effects on the NSA are underrated in the ES. In their view, Ardtaraig wind farm will compromise each of the special qualities described above, and the contribution they make to the NSA as a whole. The rotating blades, colour, contrasting scale of the wind farm with the often complex and intimate scale of the NSA, and the location of the turbines on the ridge which immediately contains the NSA all contribute to significant adverse effects on the special qualities described.

Landscape Effects - The receiving landscape’s overall high landscape and visual sensitivity is confirmed by the Argyll and Bute Landscape Wind Energy Capacity (2017) (LWECS). This report categorises the receiving character type (Steep Ridgeland and Mountains (1)) as being of the highest sensitivity in the regional combined sensitivity score for Argyll and Bute. For this landscape character type the LWECS (Ref LWECS, Main Report, p33, 4.3.5) states: "there is no scope to accommodate turbines >50m high as additional new developments within this landscape without significant effects occurring on a number of key sensitivity criteria."

These hills are notably rugged forming distinctive ridges, increasing their sensitivity. Sensitivity is heightened due to the close proximity to the valued NSA designation, and their location within the APQ. These hills are especially important in providing a wider backdrop to the NSA and are highly visible from the NSA. This skyline is currently not noticeably affected by built structures. It is perceived visually as a semi-natural northern boundary to the NSA. The wind farm would change this important landscape characteristic due to the location of the turbines on the defining 'ridge', their prominence, scale, colour and movement. The proposal would create a new, competing focus on the horizon which would detract from the existing composition and the focus of the Kyles. They would also intrude on the views and setting of the coastal fringes of the NSA, including spectacular panoramic views over the Kyles from the A8003. In officers' opinion, the wind farm would significantly detract from the dramatic scenery and setting of the NSA. The special qualities of the APQ would also be diminished by turbines sited on this visually prominent hill.

Visual Effects - The ZTV indicates the proposal will potentially be visible from a wide range of views from within and to the NSA. The proposal is very prominently sited on a ridge providing the immediate setting to the NSA. The proposal will significantly intrude on the defining skyline which encircles and visually contains the northern end of the Kyles of Bute area, an important component of many of the area's views and panoramas.

Areas of visibility of the proposal often coincide with areas enjoyed for recreation frequented by both visitors and residents in particular the popular and highly scenic landscape of the Kyles of Bute NSA, key approach routes and popular hill views from part of the adjacent LLTNP. The turbines will impinge on and detract from views from a range of key viewpoints on the shores including potentially scattered settlement (no assessment viewpoint), key routes, hill views, and also from the water, popular for recreation. These effects would be greatest, but not limited to, within 10km of the proposal.

Ardtaraig wind farm is likely to become a competing focus for people enjoying views, from within and to the NSA, due to its size, contrast of scale, incongruous character and rotating blades on the immediate containing skyline. These criteria combined with the proximity of views would result in a significant adverse impact on a range of key panoramas and views, important to people's experience of this landscape. Significant adverse visual effects include:

- Views from the water's edge including potentially scattered settlement (no assessment viewpoint) as represented by, for example, VP 10 (Cowal Way)
- Water based views as represented by, for example, VP 11 (Kyles of Bute NSA) where scenic coastal views are strongly contained and channelled towards the wind farm by the steep - sided hill slopes. The wind farm is framed and would become the focus of the view. The Kyles of Bute area (Loch Ridden/Ruel and the Kyles) are very popular for recreational sailing and sea kayaking with anchorages at Caladh Harbour, Salthouse and Ormidale (Craig Lodge) and sailing schools nearby. The proposal would appear prominent on the skyline of hills which provide the wider setting to these seascapes. This would be experienced by, for example: recreational water users on the narrow channels of the Kyles/Loch Ruel where the coast is highly visible.
- Views from parts of key routes including the A8003/NCR75 and A886/B836, and the promoted Cowal Way Long Distance Route, which lies close to the coast as represented by, for example VP 8, 2, 5 and 10.

- Key views from elevated locations including Creag Dubh, the NTS viewpoint (layby off the A8003) as represented by, for example, VP8. The proposal will appear prominent and incongruous on the skyline.
- Hill views popular with walkers e.g. Cruach nan Caorach as represented by VP7
- Views of the NSA from near the boundary are also significantly affected including south of Kames as represented by VP14, VP2 B836 a key approach to the NSA from Dunoon and elevated views in the LLTNP including popular hills as represented by VP9 Beinn Mhor. These views are important in providing residents and visitors an appreciation of the richness of this scenic landscape.

Views from the northern end of Bute as represented by VP20 are also adversely affected and may be underrated in the ES.

SNH **object** to this development due to impacts on the Kyles of Bute National Scenic Area (NSA).

The Argyll and Bute Landscape Wind Energy Capacity Study (2017)(LWECS) - The LWECS categorises the receiving character type (Steep Ridgeland and Mountains (1)) as being of the highest sensitivity in the regional combined sensitivity score for Argyll and Bute. For this landscape character type the LWECS (Ref LWECS, Main Report, p33, 4.3.5) states: “that there is no scope to accommodate turbines >50m high as additional new developments within this landscape without significant effects occurring on a number of key sensitivity criteria”.

Wild land is not an issue for this application.

**Having due regard to the above it is concluded that the proposal will have adverse landscape and visual impacts and is therefore contrary to the provisions of SG LDP ENV 12 – Development Impact on National Scenic Areas (NSAs); SG LDP ENV 13 –Development Impact on Areas of Panoramic Quality (APQs); SG LDP ENV 14 –Landscape; SG 2 Renewable Energy; LDP STRAT 1 – Sustainable Development; LDP DM1 – Development within the Development Management Zone; LDP 3 – Supporting the Protection, Conservation and Enhancement of our Environment; Policy LDP 6 – Supporting the Sustainable Growth of Renewables; LDP 9 – Development Setting, Layout and Design; of the Argyll & Bute Local Development Plan; Scottish Planning Policy (2014); Onshore wind policy statement, (2017); SNH Siting and Designing Wind Farms in the Landscape Guidance, (August 2017); and the ‘Argyll and Bute Landscape Wind Energy Capacity Study’ SNH and A&BC (2017)**

**J. EFFECTS ON NATURAL HERITAGE INCLUDING BIRDS (INCLUDING CUMULATIVE IMPACTS)**

Policy LDP 6 – Supporting the Sustainable Growth of Renewables, SG 2 Renewable Energy and Scottish Planning Policy require applications for wind turbine developments to be assessed against any impact they may have on natural heritage including birds.

Forestry Commission Scotland advise that while the development of the wind farm itself does not directly impact on woodland the proposed access track upgrade run through existing woodland. There is reference to 5.32ha of Ancient Woodland and 17.94ha of conifer woodland within the study area in the ES, however, it is not clear from the information provided whether any areas will require felling to accommodate the road upgrade. CoWRP has a strong presumption against removing some types of woodland including ancient semi-natural woodland. FCS advise that the Scottish



Governments 'Control of Woodland Policy' would apply and that UKFS should apply to any woodland activity. As the scale is small within the context of the woodland FCS would not object to the proposal as its stands. However, Argyll and Bute Council should consider asking for clarification on this matter and consider whether compensatory planting should be conditioned. It is understood from the agent that discussions are ongoing with Forestry Commission Scotland in this regard and it is recommended that the final agreed condition be attached in the event that planning permission is granted.

Outline Construction Environmental Management Plan - SEPA acknowledge the developers intention to prepare a site specific Construction Environmental Management Plan (CEMP) and welcome the outline CEMP. SEPA ask that a condition is attached to any permission granted such that the site specific CEMP is submitted for approval to the determining authority, in consultation with SEPA, at least 2 months prior to the proposed commencement (or relevant phase) of development. The document should incorporate detailed pollution prevention and mitigation measures for all construction elements potentially capable of giving rise to pollution during all phases of construction, reinstatement after construction and final site decommissioning. SEPA expect that this also consider how it is intended to collect, contain, treat and dispose of contaminated site drainage. It should also include any site specific Construction Method Statements provided by the contractor as requested by the planning authority and statutory consultees.

Groundwater Dependent Terrestrial Ecosystems (GWDTE) - GWDTE are specially protected under the Water Framework Directive and in this respect SEPA regulates discharges, abstractions and engineering activities which could impact upon wetlands. These are sensitive receptors to the pressures that are potentially caused by development. SEPA have considered the information submitted with the ES and notes that a number of areas of moderate and high potential to support GWDTE have been identified within the immediate vicinity of proposed infrastructure. The ES suggests that these GWDTE are in fact "predominantly maintained by water contained within the peat rather than the bedrock aquifer". SEPA would still consider this to be GWDTE however SEPA acknowledge that the assessment treats all the potential sensitive habitats on a precautionary worst case scenario.

SEPA acknowledge that the majority of the site infrastructure has been sited in areas least likely to cause disruption and that the planned mitigation is in line with best practice. Although the majority of the site has some degree of potential GWDTE their impact should be limited to actual lost habitat during infrastructure construction. As such SEPA has no objection regarding the impact of the development on GWDTE but recommend that the CEMP includes the proposed mitigation measures in the ES.

Existing Groundwater Abstractions including Private Water Supplies (PWS) - The ES outlines the existing groundwater abstractions within the vicinity of the development. All CAR authorised groundwater abstractions and registered private water supplies in the vicinity of the site have been confirmed after consulting with Argyll and Bute Council, Scottish Water and SEPA. All the sources have been confirmed as outwith the buffer zones specified within SEPA's guidance on assessing the impacts of wind farm development proposals on groundwater abstractions and groundwater dependent terrestrial ecosystems.

Micro-siting - SEPA understand that a 50m micro-siting tolerance is proposed. SEPA would expect that any proposed micrositing reflect the environmental constraints as set out in the ES and accompanying assessment. Whilst SEPA would welcome if this allowed for further mitigation through avoidance of sensitive habitats/features SEPA

would expect to be given the opportunity to comment on any proposed changes to the design if required.

The Council's Local Biodiversity Officer has no objection, to the proposal, but recommends that all ecological bases are covered in various habitat and species plans and staff education and awareness training is overseen by an Ecological Clerk of Works, and that this should be included as part of any Construction Environment Management Plan.

## **Birds**

Scottish Natural Heritage - have advised that there are a number of protected bird species recorded at the site, including golden eagle, hen harrier, and short eared owl. Furthermore, that this species diversity is reflected in the Bird Sensitivity map (RSPB Research Report no 20) which indicates this area is highly sensitive to wind farm development. SNH advise that Survey methodologies have not been carried out in accordance with guidance. There are short-comings in terms of Vantage Point (VP) survey periods and timings and a number of relevant wind farms are missing from the cumulative assessment. Collision risk predictions may also be under-estimated, particularly in respect of golden eagle. Whilst SNH recognise that the proposal may have an adverse localised impact on a number of protected bird species, it is unlikely to create a Natural Heritage Zone (NHZ) population level risk for any one species. Further details of mitigation measures should, however, be provided within the Bird Protection Plan for hen harriers, short-eared owl and black grouse to ensure that disturbance risks are minimised during the construction and operational phases of the development.

Royal Society for the Protection of Birds - Although RSPB Scotland do not object, they have concerns that potential impacts of this proposal are underestimated in relation to open peatland heath habitat and associated bird species. RSPB advise that further mitigation is required to address these issues. RSPB recommend that mitigation is provided as advised by them and that if the Council are minded to approve the application, conditions as recommended by them are secured as part of any permission. RSPB recommend that further mitigation/enhancement is provided in the form of a habitat/species management plan to minimise impacts on hen harrier, eagles and black grouse and conditions to ensure that: no construction works/vegetation clearance/tree felling or decommissioning are carried out during the bird breeding season (April to July inclusive) unless undertaken after a bird disturbance management plan has been agreed and implemented; that a Habitat Management Plan (HMP) (including mitigation measures for hen harriers, eagles, and black grouse) is submitted to and approved in writing by the planning authority in consultation with SNH (and RSPB); the employment of a suitably qualified and experienced Ecological Clerk of Works (ECoW) to oversee construction of turbines, tracks and other infrastructure and delivery of mitigation measures in order to minimise ecological impacts; and the establishment of an appropriate programme of post-construction monitoring of bird populations and habitat monitoring on the area identified for mitigation under the Habitat Management Plan (HMP).

**Having due regard to the above it is concluded that the proposal will not have any adverse impacts on the natural heritage including birds and is therefore consistent with the provisions of SG LDP ENV 1 – Development Impact on Habitats, Species and Our Biodiversity (i.e. biological diversity); SG LDP ENV 6 – Development Impact on Trees / Woodland; SG LDP ENV 7 – Water Quality and the Environment; SG LDP ENV 11 – Protection of Soil and Peat Resources; SG 2 Renewable Energy; LDP STRAT 1 – Sustainable Development; LDP DM1 –**

Development within the Development Management Zone; LDP 3 – Supporting the Protection, Conservation and Enhancement of our Environment; Policy LDP 6 – Supporting the Sustainable Growth of Renewables of the Argyll & Bute Local Development Plan; Scottish Planning Policy; Onshore wind policy statement, Scottish Government (January 2017); The Scottish Government’s Policy on ‘Control of Woodland Removal’ (Forestry Commission Scotland 2009);

**K. IMPACTS ON CARBON RICH SOILS, USING THE CARBON CALCULATOR (INCLUDING CUMULATIVE IMPACTS)**

Policy LDP 6 – Supporting the Sustainable Growth of Renewables, Supplementary Guidance 2 and Scottish Planning Policy require applications for wind turbine developments to be assessed against any impact they may have on carbon rich soils, using the carbon calculator

Peatland – SNH advise that the applicant correctly identifies that much of the peatland on this site is degraded and effort has been made to site most of the infrastructure on the more degraded areas of peatland. As a result, the area which may be affected by the proposed wind farm is not considered by SNH to be of National Interest for its peatland habitat. Given that the development will result in a net loss of peatland habitat and some loss of peat, SNH advise that, should planning permission be granted, it should be subject to the condition that a Habitat Management Plan is developed with an objective to restore a significant area of blanket bog.

Disturbance and re-use of Excavated Peat - SEPA note that the impact of the development on peat is considered within the ES. An Outline Peat Management Plan (OPMP) has also been provided. SEPA welcome the measures described to minimise disturbance and excavation of this resource through micro-siting around deeper areas and the adoption of floating roads ‘on the last section of track A005’. Despite these measures 164,072m<sup>3</sup> of peat will require to be excavated to facilitate the construction of the development. Details of this and the proposed reuse strategy are set out within the OPMP. SEPA are largely satisfied with the measures in the OPMP and consider that it is imperative that these are implemented as proposed. SEPA recognise that changes may need to be made to the plan post permission for example as a result of micro-siting or additional surveys. Therefore, to ensure that the finalised strategy is appropriate and accords with SEPA’s guidance on the assessment of peat volumes, reuse of excavated peat and minimisation of waste SEPA request a condition is imposed requiring the developer to prepare and submit a detailed PMP for approval to the determining authority, in consultation with SEPA, at least 2 months prior to commencement of development on site. The plan should also describe the contingencies in place to address how any surplus peat excavated on site will be managed.

Spatial Strategy (SPP & SG2) - The site is located within a Group 2 area as defined by SPP and Supplementary Guidance due to the mapped presence of Class 2 nationally important carbon-rich soils, potentially of high conservation value and restoration potential. According to SNH’s narrative accompanying the Carbon and Peatland 2016 map, the map “*can only indicate that carbon-rich soils, deep peat and priority peatland habitat are likely to be present and that the presence, or potential presence, of such resources is not a ban on development*”. Following the advice of SNH and SEPA, it is not considered that this status would be an impediment to the proposal being permitted subject to conditions to secure a Peat Management Plan and a Habitat Management Plan.

Having due regard to the above it is concluded that the proposal will not have any adverse impacts on carbon rich soils, using the carbon calculator and is therefore consistent with the provisions of is therefore consistent with the provisions of SG LDP ENV 1 – Development Impact on Habitats, Species and Our Biodiversity (i.e. biological diversity); SG LDP ENV 11 – Protection of Soil and Peat Resources; SG 2 Renewable Energy; LDP STRAT 1 – Sustainable Development; LDP DM1 – Development within the Development Management Zone; LDP 3 – Supporting the Protection, Conservation and Enhancement of our Environment; Policy LDP 6 – Supporting the Sustainable Growth of Renewables of the Argyll & Bute Local Development Plan; Scottish Planning Policy; Onshore wind policy statement, (January 2017).

**L. PUBLIC ACCESS, INCLUDING IMPACT ON LONG DISTANCE WALKING AND CYCLING ROUTES AND THOSE SCENIC ROUTES IDENTIFIED IN THE NPF (INCLUDING CUMULATIVE IMPACTS)**

Policy LDP 6 – Supporting the Sustainable Growth of Renewables, SG 2 Renewable Energy and Scottish Planning Policy require applications for wind turbine developments to be assessed against any impact they may have on public access, including impact on long distance walking and cycling routes and those scenic routes identified in the NPF. No rights of way, cycle paths or long distance footpaths would be directly affected by the proposed development such that temporary closure or re-routing is required. Some of these receptors would gain visibility of the wind turbines including stretches of the Cowal Way Long Distance Route, National Cycle Route (NCR) 75 and Regional Cycle Route 94. Landscape and Visual Impact is considered above.

Having due regard to the above it is concluded that the proposal will not have any adverse physical impacts on public access, including impact on long distance walking and cycling routes and those scenic routes identified in the NPF and is therefore consistent with the provisions of SG 2 Renewable Energy, SG LDP TRAN 1 – Access to the Outdoors; LDP STRAT 1 – Sustainable Development; LDP DM1 – Development within the Development Management Zone; LDP 3 – Supporting the Protection, Conservation and Enhancement of our Environment; Policy LDP 6 – Supporting the Sustainable Growth of Renewables of the Argyll & Bute Local Development Plan; Scottish Planning Policy; Onshore wind policy statement, (January 2017).

**M. IMPACTS ON THE HISTORIC ENVIRONMENT, INCLUDING SCHEDULED MONUMENTS, LISTED BUILDINGS AND THEIR SETTINGS (INCLUDING CUMULATIVE IMPACTS)**

Policy LDP 6 – Supporting the Sustainable Growth of Renewables, SG 2 Renewable Energy and Scottish Planning Policy require applications for wind turbine developments to be assessed against any impact they may have on the historic environment, including scheduled monuments, listed buildings and their settings. Historic Environment Scotland (HES) do not object to the proposed development and have no specific comments to make on the EIA Report. The West of Scotland Archaeology Service (WOSAS) has advised that no substantive archaeological issues are raised and confirmed they have no objection to the proposal.

Having due regard to the above it is concluded that the proposal will not have any adverse impacts on the historic environment, including scheduled monuments, listed buildings and their settings and is therefore consistent with the provisions of SG LDP ENV 15 – Development Impact on Historic Gardens

and Designed Landscapes; SG LDP ENV 16(a) – Development Impact on Listed Buildings; SG LDP ENV 19 –Development Impact on Scheduled Ancient Monuments; SG LDP ENV 20 – Development Impact on Sites of Archaeological Importance; LDP 3 – Supporting the Protection, Conservation and Enhancement of our Environment; Policy LDP 6 – Supporting the Sustainable Growth of Renewables; and SG 2 Renewable Energy of the Argyll & Bute Local Development Plan; Scottish Planning Policy; the Onshore Wind Policy Statement and Historic Environment Scotland Policy (2016) in this respect.

**N. IMPACTS ON TOURISM AND RECREATION (INCLUDING CUMULATIVE IMPACTS)**

Policy LDP 6 – Supporting the Sustainable Growth of Renewables, SG 2 Renewable Energy and Scottish Planning Policy require applications for wind turbine developments to be assessed against any impact they may have on tourism and recreation. Tourism and recreation around the site focuses on the natural environment, with visitors generally being transient in nature. Key receptors include the Cowal Way Long Distance Route, National Cycle Route 75, Regional Cycle Route 94 and the Loch Lomond and Trossachs National Park. The main effects would result during the operation of the proposed development from visibility of the turbines. The EIA concludes that it is expected that whilst there may be localised pockets of significant visibility, the overall experience of visitors and recreational users would not be significantly affected by the proposed development.

Loch Lomond and the Trossachs National Park considers that the proposed wind farm would introduce a new prominent man-made visual feature into the landscape and have a local significant impact on the views and landscape experience of walkers from the top of Beinn Mhor, Beinn Ruadh and Clach Bheinn. It is considered that the proposed wind farm could be a competing focus for people enjoying views from the tops of these hills due to its size, contrast of scale, incongruous character and rotating blades on the immediate containing skyline. However, the National Park recognises that these adverse visual impacts of the proposed wind farm will be largely limited to the summits of these hills and that these impacts will therefore be very localised. LLTNP have no objection to the proposal.

SPP 2014 deems wind farms to be unacceptable in National Parks and National Scenic Areas, ostensibly as a consequence of their scenic sensitivity to large scale development and their value to Scotland's tourism economy. This would indicate that at government level there is recognition that wind farms sited inappropriately in sensitive locations valued for their scenic qualities would be unlikely to be in the interests of sustaining Scotland's tourism economy.

The Council also regards landscape as being a particularly valued asset both in terms of its intrinsic qualities and in terms of its value to the tourism economy. For all types of development the maintenance of landscape character is an important facet of decision-making in the countryside in Argyll and Bute, regardless of the scale of development proposed. The Council's Local Development Plan Policy LDP 6 identifies impacts on tourism and recreation as a material consideration in the assessment of wind turbine developments on the basis that inappropriate developments with significant adverse effects which contribute to the degradation of landscape character are unlikely to be in the interests of the Argyll tourism economy.

It is considered that current research on the impact of wind farms on tourism is based upon the existing situation where approved wind farms are generally well sited and scaled. Officers are of the view that the outcome of such research may be different if

it were to consider and encompass wind farms which are inappropriately sited and scaled (such as is considered to be the case here). It is considered that the Ardtaraig proposal would result in a significant adverse effect on the special qualities of the Kyles of Bute NSA which will undermine its integrity. The presence of these adverse landscape and visual impacts in the Kyles of Bute NSA would suggest that the development may influence public attitudes to a point where tourists might become dissuaded from visiting. This is supported by SPP 2014 which deems windfarms in National Scenic Areas to be unacceptable ostensibly as a consequence of their scenic sensitivity to large scale development and their value to Scotland's tourist economy. Whilst the proposed windfarm is not within the NSA, it will be visible from within these areas and an inappropriately scaled and sited development will raise similar issues in relation scenic sensitivity and capacity to absorb large scale development.

**Having due regard to the above, the proposal poses adverse impacts on tourism and recreation and is therefore inconsistent with the provisions of: SG LDP TRAN 1 – Access to the Outdoors; LDP STRAT 1 – Sustainable Development; LDP DM1 – Development within the Development Management Zone; LDP 3 – Supporting the Protection, Conservation and Enhancement of our Environment; Policy LDP 6 – Supporting the Sustainable Growth of Renewables; SG LDP ENV 12 – Development Impact on National Scenic Areas (NSAs); SG LDP ENV 13 – Development Impact on Areas of Panoramic Quality (APQs); SG LDP ENV 14 – Landscape; and SG 2 Renewable Energy of the Argyll & Bute Local Development Plan, Scottish Planning Policy and the Onshore Wind Policy Statement in this respect.**

**O. AVIATION, DEFENCE AND SEISMOLOGICAL RECORDING (INCLUDING CUMULATIVE IMPACTS)**

Policy LDP 6 – Supporting the Sustainable Growth of Renewables, SG 2 Renewable Energy and Scottish Planning Policy require applications for wind turbine developments to be assessed against any impact they may have on Aviation, Defence and Seismological Recording.

This Ministry of Defence has no objection to the proposal subject to condition to ensure that turbines are fitted with MOD accredited aviation lighting. NATS has no safeguarding objection to this proposal. Glasgow Airport has no objection to this proposal.

**Having due regard to the above it is concluded that the proposal will not have any adverse impacts on aviation and defence interests and seismological recording and is therefore consistent with the provisions of SG 2 Renewable Energy, Policy LDP 6 – Supporting the Sustainable Growth of Renewables and SG LDP TRAN 7 –Safeguarding of Airports of the Argyll & Bute Local Development Plan, Scottish Planning Policy and the Onshore Wind Policy Statement in this respect.**

**P. IMPACTS ON TELECOMMUNICATIONS, BROADCASTING INSTALLATIONS AND TRANSMISSION LINKS (INCLUDING CUMULATIVE IMPACTS)**

Policy LDP 6 – Supporting the Sustainable Growth of Renewables, SG 2 Renewable Energy and Scottish Planning Policy require applications for wind turbine developments to be assessed against any impact they may have on telecommunications, broadcasting installations and transmission links. Whilst Ofcom and CSS Spectrum Management have been unable to provide responses. No significant environmental effects on any such receptors are identified in ES.

**Having due regard to the above it is concluded that the proposal will not have any adverse impacts on aviation and defence interests and seismological recording and is therefore consistent with the provisions of SG 2, Renewable Energy, Policy LDP 6 – Supporting the Sustainable Growth of Renewables of the Argyll & Bute Local Development Plan, Scottish Planning Policy and the Onshore Wind Policy Statement in this respect.**

**Q. IMPACTS ON ROAD TRAFFIC AND ADJACENT TRUNK ROADS (INCLUDING CUMULATIVE IMPACTS)**

Policy LDP 6 – Supporting the Sustainable Growth of Renewables, SG 2 Renewable Energy and Scottish Planning Policy require applications for wind turbine developments to be assessed against any impact they may have on road traffic and adjacent trunk roads. Transport Scotland has no objection to the proposal subject to conditions to: secure approval of the proposed route for any abnormal loads on the trunk road network; to secure approval of any accommodation measures required including the removal of street furniture, and traffic management; and to ensure acceptable additional signing or temporary traffic control is undertaken by a recognised Quality Assured traffic management consultant. The Area Roads Engineer notes that the proposed development is to be accessed from A886 from the existing access which currently serves Cruach Mhor Wind Farm and has no objection to the proposal subject to conditions to ensure that: any alternative vehicular access being used for delivery of materials; plant or components is agreed with Local Roads Authority; the required sightlines are 160 x 2.4 metres are provided; and that all walls, hedges and fences within the visibility splays will be maintained at a height not greater than 1 metre above the road. The Area Roads Engineer further advises that the design and construction of the access is acceptable. However, should any carriageway or verge alterations be required for delivery of plant or components for the wind farm that the local roads authority must be consulted. Finally, that there may be a requirement for a Road Opening Permit for such works and any Abnormal Loads must be reported as per the usual procedure.

**Having due regard to the above it is concluded that the proposal will not have any adverse impacts on road traffic and adjacent trunk roads and is therefore consistent with the provisions of SG2 Renewable Energy, Policy LDP 6 – Supporting the Sustainable Growth of Renewables; SG LDP TRAN 4 – New and Existing, Public Roads and Private Access Regimes of the Argyll & Bute Local Development Plan, Scottish Planning Policy and the Onshore Wind Policy Statement in this respect.**

**R. EFFECTS ON HYDROLOGY, THE WATER ENVIRONMENT AND FLOOD RISK (INCLUDING CUMULATIVE IMPACTS)**

Policy LDP 6 – Supporting the Sustainable Growth of Renewables, Supplementary Guidance 2: Renewable Energy and Scottish Planning Policy require applications for wind turbine developments to be assessed against effects on hydrology, the water environment and flood risk. No significant environmental effects on any such receptors are identified in the ES.

**Having due regard to the above it is concluded that effects on hydrology, the water environment and flood risk have been considered and the proposal is therefore consistent with the provisions of SG 2 Renewable Energy, Policy LDP 6 – Supporting the Sustainable Growth of Renewables of the Argyll & Bute Local**

**Development Plan, Scottish Planning Policy and the Onshore Wind Policy Statement in this respect.**

**S. THE NEED FOR CONDITIONS RELATING TO THE DECOMMISSIONING OF DEVELOPMENTS, INCLUDING ANCILLARY INFRASTRUCTURE, AND SITE RESTORATION (INCLUDING CUMULATIVE IMPACTS)**

Policy LDP 6 – Supporting the Sustainable Growth of Renewables, Supplementary Guidance 2: Renewable Energy and Scottish Planning Policy require applications for wind turbine developments to be assessed against the need for conditions relating to the decommissioning of developments, including ancillary infrastructure, and site restoration. The proposal has been designed with an operational life of 25 years. At the end of the operational period it would be decommissioned and the turbines dismantled and removed. Any alternative to this action would require permission from Argyll and Bute Council and so is not considered in the ES.

During decommissioning the bases would be broken out to below ground level. All cables would be cut off below ground level, de-energised and left in the ground. Access tracks would be left for use by the landowner. No stone would be removed from the development site. This approach is considered to be less environmentally damaging than seeking to remove foundations, cables and roads entirely. In accordance with SEPA and SNH's guidance it is recommended that in the event planning permission is granted that a requirement for decommissioning and site repowering plan (DRP) should be included in the planning conditions. This would ensure that at the end of the proposals operational life the turbines would be decommissioned and principle elements removed, the site would be restored to its former use leaving little if any visible trace.

**Having due regard to the above it is concluded that the need for conditions relating to the decommissioning of developments, including ancillary infrastructure, and site restoration has been considered and the proposal is therefore consistent with the provisions of SG 2 Renewable Energy, Policy LDP 6 – Supporting the Sustainable Growth of Renewables of the Argyll & Bute Local Development Plan, Scottish Planning Policy and the Onshore Wind Policy Statement in this respect.**

**T. OPPORTUNITIES FOR ENERGY STORAGE (INCLUDING CUMULATIVE IMPACTS)**

Policy LDP 6 – Supporting the Sustainable Growth of Renewables, Supplementary Guidance 2: Renewable Energy and Scottish Planning Policy require applications for wind turbine developments to be assessed against any opportunities for energy storage which exist. In addition to the installation of 7 wind turbines, the proposed development incorporates a battery storage facility to further maximise the electricity generated from the proposed wind turbines. The battery storage facility has several benefits: when the local grid network is not able to absorb the additional wind power created by a quick wind speed increase the battery storage facility would catch this extra generation and then store it in the batteries and release back onto the grid when possible; it provides predictable and consistent power to the local grid network. The battery storage facility would have the ability to smooth out any short-term wind peaks and troughs; and Frequency Regulation - this allows the wind farm to store energy in the battery storage facility in order to immediately and precisely respond to changes in load, further improving turbine generation flexibility.



Having due regard to the above it is concluded that opportunities for energy storage have been considered and the proposal is therefore consistent with the provisions of SG 2 Renewable Energy, Policy LDP 6 – Supporting the Sustainable Growth of Renewables of the Argyll & Bute Local Development Plan, Scottish Planning Policy and the Onshore Wind Policy Statement in this respect.

**U. THE NEED FOR A ROBUST PLANNING OBLIGATION TO ENSURE THAT OPERATORS ACHIEVE SITE RESTORATION (INCLUDING CUMULATIVE IMPACTS)**

Policy LDP 6 – Supporting the Sustainable Growth of Renewables, Supplementary Guidance 2: Renewable Energy and Scottish Planning Policy require applications for wind turbine developments to be assessed against the need for a robust planning obligation to ensure that operators achieve site restoration. This matter can be covered by planning conditions or a legal agreement consistent with other projects across Argyll & Bute in the event that the proposed development obtains planning permission.

Having due regard to the above it is concluded that opportunities for energy storage have been considered and the proposal is therefore consistent with the provisions of SG 2 Renewable Energy, Policy LDP 6 – Supporting the Sustainable Growth of Renewables of the Argyll & Bute Local Development Plan, Scottish Planning Policy and the Onshore Wind Policy Statement in this respect.

**V. The Scottish Energy Strategy & Onshore Wind Policy Statement 2017**

The Scottish Energy Strategy (SES) 2017 - The SES was published in December 2017 and sets out the Scottish Government's strategy through to 2050, marking a '*major transition*' over the next three decades in terms of energy management, demand reduction and generation. The SES sets two new targets for the Scottish energy system by 2030: The equivalent of 50% of the energy for Scotland's heat, transport and electricity consumption to be supplied from renewable sources; and, an increase by 30% in the productivity of energy use across the Scottish economy. The SES recognises that reaching the 50% target by 2030 'will be challenging' but the target demonstrates 'the Scottish Government's commitment to a low carbon energy system and to the continued growth of the renewable energy sector in Scotland'.

These energy and climate change goals mean that onshore wind must continue to play a vital role in Scotland's future – helping to decarbonise our electricity, heat and transport systems, boosting our economy, and meeting local and national demand.

The Statement goes on to state that: '*This means that Scotland will continue to need more onshore wind development and capacity, in locations across our landscapes "where it can be accommodated"*'.

'Onshore Wind Policy Statement' (December 2017) – The onshore wind policy statement sets out the Scottish Government's position on onshore wind and supports the aims of the Scottish Energy Strategy:

*"The Scottish Government acknowledges the way in which wind turbine technology and design is evolving, and fully supports the delivery of large wind turbines in landscapes judged to be capable of accommodating them **without significant adverse impacts**".*

Having due regard to the above it is considered that the proposal is contrary to the provisions of the Scottish Energy Strategy 2017 and Onshore Wind Policy

**Statement 2017, in that it cannot constitute ‘sustainable development’, as it is considered that it cannot be accommodated on the chosen site without significant adverse landscape and visual impacts on nationally and locally designated landscapes (National Scenic Area and Area of Panoramic Quality) contrary to the provisions of these documents, which represent the Scottish Governments most up to date position on this type of development.**

**Appendix - Representations Received for: 18/01516/PP**

**Objection**

A Baugh 14 Ferrymans Sandbank Dunoon Argyll And Bute 27.09.2018  
A Bryce Achnasheen Gartness Road Drymen G63 0BH 30.08.2018  
A Ellis 6 Shaftesbury Avenue Radcliffe-on-Trent NG12 2NH 26.09.2018  
A MacDonald Faolinn Lower Colintrave 22.10.2018  
A Moreland 108 Edward St Dunoon PA23 7AK 01.10.2018  
A Y Morgan 16 Baycrofts Close Strachur Cairndow PA27 8BW 13.09.2018  
Adele Lyons Cladh-a-Mhuillin Lodge Millhouse Tighnabruaich PA21 2BL  
02.11.2018  
Adrian Robertson Hillhouse Lock Striven Argyll And Bute PA23 8RG 29.08.2018  
Aileen Dennis Ferguslie Tighnabruaich Argyll And Bute 13.09.2018  
Ailsa C A Lamb 15 Manor Way Tighnabruaich 13.09.2018  
Alan McCorquodale No Address Given 27.09.2018  
Alastair Colin Hamilton Springfield Colintrave Argyll And Bute PA22 3AH  
14.09.2018  
Alastair Lindsay No Address Given 26.09.2018  
Alex Mitchell Davaar Toward Dunoon Argyll 13.09.2018  
Alice Maitland 31 Methley Street London 02.11.2018  
Alison Cowan Knapdale Ardmory Road Rothesay Isle Of Bute 20.09.2018  
Alistair M Dennis Fereuslie Tighnabruaich 13.09.2018  
Alistair Townend Church Close Church Hill Bilthorpe NG22 8RU 25.09.2018  
Allister Hamilton Heywood Cottage 13 Shore Road Skelmorlie North Ayrshire  
05.09.2018  
Andrew J Sinclair Fourwinds Kilfinan Tighnabruaich Argyll And Bute 10.10.2018  
Andrew White Breamanach Colintrave Argyll PA22 3AH 23.08.2018  
Andy Grant No Address Given 05.09.2018  
Angela King Hillhouse Lock Striven Argyll And Bute PA23 8RG 29.08.2018  
Ann Galliard Glenshiel Pier Road Sandbank Argyll 05.09.2018  
Anna Marie Dessing 1 Cedarcroft Hafton Hunters Quay Dunoon 12.09.2018  
Anne Lee 36A Station Road Shepley Huddersfield HD88SS 05.10.2018  
Anne Murphy 5 George Street Hunters Quay PA23 8JT 18.09.2018  
Anne Slinger Hillside Royal Brae Tighnabruaich PA21 2BE 15.10.2018  
Annette J Kelly 9 Ettrickdale Road Port Bannatyne Isle Of Bute PA20 0QZ  
27.09.2018  
Argyll Raptor Study Group No Address Given 18.09.2018  
Arlene Mairi Cochrane Langford 3 Duror Drive Gartcosh Glasgow G69 8FQ  
B M McVicar Andacheanbeg Cottage Glendaruel Argyll PA22 3AE 13.09.2018  
Barbara McNaughton Ardachuple Farm Glendaruel PA22 3AH 13.09.2018  
Bernadette Miles 2 Calderwood Innellan Dunoon PA23 7QA 18.10.2018

Bookle Emmett Fyne View Kilfinan Tighnabruaich PA21 2EP 10.10.2018  
Brian Hargate 57 City Road Beeston Nottingham NG9 2LQ 26.09.2018  
Brian Leech No Address Given 30.08.2018  
Brooke Gage 4 St Johns Drive PA20 9JB 20.09.2018  
Bruce Chambers Auchnabreck Farm Colintrave Argyll And Bute PA22 3AH  
06.09.2018  
C E Hickling 10 Aston Green Toton Nottingham NG9 6LG 26.09.2018  
C J Mason 2A Dhailing Court Kirn Dunoon Argyll And Bute 27.09.2018  
C M Ward 40 Mount Pleasant Rd Rothesay PA20 9HJ 20.09.2018  
C Reader Auchnaskeoch Farmhouse Kilfinan Tighnabruaich 10.10.2018  
Cameron McGuinness 57 Forest View Strachur Cairndow Argyll And Bute  
13.09.2018  
Cameron Tulloch 146 Auchamore Road Dunoon Argyll And Bute PA23 7LR  
13.09.2018  
Campbell Barandachoid Croft Strathlachlan Cairndow Argyll And Bute  
10.10.2018  
Carissa Neill 13 Castle St Port Bannatyne Bute PA20 0ND 27.09.2018  
Catherine Gilmour Kilkerran Cromlech Grove Sandbank Dunoon 27.09.2018  
Catherine Grant 2 Stronafian Glendaruel PA22 3AJ 24.08.2018  
Catriona Dingwall Redstones Torphins Banchory AB31 4PA 13.09.2018  
Charles McLaughlin Clacheranmor West Street Glendaruel By Colintrave  
05.09.2018  
Chris Trainer No Address Given 13.09.2018  
Christina Thompson No Address Given 27.09.2018  
Christine McFarlane 5 Duiletter Glendaruel PA22 3AG 14.10.2018  
Christopher Bruce Fry Annfield Cottage Kilfinan Tighnabruaich Argyll And Bute  
15.10.2018  
Christopher Kelly Langdale Auchnamore Road Dunoon PA23 7NA 13.09.2018  
Christopher Leigh Kilmodan Manse Glendaruel Colintrave Argyll And Bute  
23.08.2018  
Clive Vitler Cala Na Sith Stonifian 30.08.2018  
Colin Scotland Caol Ruadh Colintrave PA22 3AR 14.09.2018  
Colin Slinger Hillside Royal Brae Tighnabruaich PA21 2BE 15.10.2018  
Cristina Rotari 11 Shaftesbury Avenue Radcliffe On Trent Notts NG12 2NH  
26.09.2018  
D Cooper Glenkyle Cromlech Road Sandbank PA23 8QH 27.09.2018  
D Coulson 6 Glenmorag Ave PA23 7LG 13.09.2018  
D Ferguson 4 Kilbride Ave Dunoon 13.09.2018  
D Morgan 16 Baycroft Close Strachur 13.09.2018  
Dan Whyte Strathaven Cromiech Grove Sandbank Dunoon 27.09.2018  
Dane Williamson 2 Bishop Terrace Rothesay Isle Of Bute Argyll And Bute  
20.09.2018  
Daniel Ashman 19 Old Church Street Leicester LE2 8ND 26.09.2018  
Daniel T Carder No Address Given 12.09.2018  
Danielle De Bisschop 2 Ferry Bank Colintrave PA22 3AR 27.08.2018  
David Bridge Redesdale House Skipness Tarbert Tarbert 15.08.2018  
David Campbell Crossaig Strachur PA27 8BY 15.10.2018  
David Clutterbuck Thistlebank Clyde Street Kirn Dunoon 16.08.2018  
David Eaglesham Ardachuidh Colintrave Argyll And Bute PA22 3AR  
David Goodfellow 56 Avon Street 27.09.2018

Deborah Kirby 1 Striven Cottage Loch Striven Dunoon PA23 8RG  
Deborah Smith Rainbows End Shore Road Blairmore PA23 8TJ 06.09.2018  
Denise Sinclair Forwinds Kilfinan 10.10.2018  
Diana Stewart Barge House Colintrave PA22 3AT 27.09.2018  
Dilys Griffin The Oaks Kilbride Rd Dunoon 13.09.2018  
Don McNeil No Address Given 12.09.2018  
Donald Galbraith 52 Alexander St Dunoon 20.09.2018  
Donnie MacKinnon 38 Sandhaven Sandbank Dunoon Argyll And Bute  
05.09.2018  
Douglas Black Dunoon 13.09.2018  
Douglas Fonby 9 Gordon St Dunoon 13.09.2018  
E Blakeway 60 Fairhaven Kirn Dunoon PA23 8NR 21.09.2018  
E F Harrison 3 Top Lodge NG12 2JL 01.10.2018  
E L Kirson 31 Glenmorag Cres Dunoon 13.09.2018  
E L Mack Stonefield Letters Strachur PA27 8DP 13.09.2018  
Eileen Barry 25 Cromwell Street Dunoon 20.09.2018  
Eileen Gibson 40 Alexander Street Dunoon Argyll And Bute PA23 7EW  
20.09.2018  
Eilidh McNaughton 2 Ure Crescent Bonnybridge FK4 1NA 05.10.2018  
Eleanor M F Oliver Tighnafaslinn Auchenlochan Tighnabruaich PA21 2BE  
13.09.2018  
Eleanor McLaughlin Clacheranmor West Street Glendaruel By Colintrave  
05.09.2018  
Elizabeth Gilfillan 4 Ferrymans Sandbank Dunoon PA23 8RN 27.09.2018  
Em Evans Creag Bhreac Strathlachlan PA27 8BU 10.10.2018  
Emily Allan Rudha Na Moine Colintrave Argyll PA22 3AR 06.09.2018  
Ernest Chambers 3 Langbank Rise Kilmacolm PA13 4LF 20.09.2018  
Ernie Smart Ranachan House Cluitr Road Innellan 14.09.2018  
Euan Hayward Burnbrae 2 The Clachan Balfon Stirlingshire 13.09.2018  
Fiona Chrystie 1 The Terrace Ardbeg Rothesay 20.09.2018  
Fiona Cooper Tigh-Na-Gall Sandbank Dunoon Argyll And Bute 17.09.2018  
Fiona Page No Address Given 06.09.2018  
Fiona Richardson 12 Shaftesbury Ave Nottingham NG12 2NH 05.10.2018  
Flora Bryce 48 Alexander St Dunoon PA23 7EW 20.09.2018  
Frans Van Bommel Stronafian House Colintrave PA22 3AH 06.09.2018  
G C Garrett 12 Kilbride Road Dunoon Argyll And Bute PA23 7LN 13.09.2018  
G Griffin 18C Kilbride Road Dunoon PA23 7LN 13.09.2018  
G I Dickie 11 Forest View Strachur Cairndow Argyll And Bute 13.09.2018  
G Molloy 13 Castle St Port Bannotyne Bute PA20 0NJ 27.09.2018  
Gary Anthony Kirby 1 Striven Cottage Loch Striven Dunoon PA23 8RG  
09.08.2018  
Gary Beck Rainbows End Shore Road Blairmore Dunoon 06.09.2018  
George Graham 20D William Street Dunoon Argyll And Bute PA23 7JH  
13.09.2018  
George Taylor Dumbie Dykes Tighnabruaich Argyll And Bute PA21 2BE  
14.09.2018  
Geraldine MacCormack An Fuaram Kilfinan 10.10.2018  
Gillian Brereton-Smith Inverneill Colintrave Argyll PA22 3AU 27.08.2018  
Glen B Alcorn Glen Cottage Kilmun Argyll PA23 8PY 14.09.2018  
Gordon Hayward Tighnanros Glen Caladh Tighnabruaich PA21 2EH 12.09.2018

Gordon McDonald 12 Baycroft Cairndow PA27 8BW 13.09.2018  
Gordon T Stevenson 48 Ardmory Rd Ardbeg PA20 0PG 20.09.2018  
Grace Rogerson Craigmuiie Shore Road Colintrave PA22 3AT 21.08.2018  
Graham Clark 2 Ferry Bank Colintrave PA22 3AR 07.09.2018  
Gwen Gatland 29 Alexander Street Dunoon Argyll And Bute PA23 7EN  
27.09.2018  
H Barber 28 New Ave Howwood PA9 1BD 13.09.2018  
H Brabender Dunmore House Strone PA23 8RX 13.09.2018  
Harry Andrews Auchenbreck House Glendaruel PA22 3AH 13.09.2018  
Harvey Brown 15 Ferrymans Sandbank Dunoon Argyll And Bute 27.09.2018  
Hazel Appleton Glenburn House Aberdeenshire AB31 4NY 14.09.2018  
Hazel Walker Mandurah Cromlech Grove Sandbank Dunoon 06.09.2018  
Heather Monteith 4 Craigienure 30 Shore Road Innellan PA23 7TL 12.09.2018  
Helen Waddell No Address Given 12.09.2018  
Helen Wyatt Kilfinan Hotel Kilfinan PA21 2EP 10.10.2018  
Hugh Gilbert Cladach Strachur PA27 8BY 13.09.2018  
Iain G Thomson 21 Main Street Winchburgh EH52 6RU 13.09.2018  
Iain M Ross Cliff Cottage 47 Shore Road Innellan PA23 7TJ 13.09.2018  
Ian Amory Craig Lodge Glendaruel Colintrave Argyll And Bute 13.09.2018  
Ian Anderson 40 Mountpleasant Rothesay 20.09.2018  
Ian Asher 18 Baycrofts Strachur PA27 8BW 13.09.2018  
Ian Doran 5 Ferrymans Sandbank Dunoon Argyll And Bute 27.09.2018  
Ian Doran 9 Kilbride Avenue Dunoon PA23 7LH 13.09.2018  
Ian Jeffrie 5 Gordon Street Dunoon Argyll And Bute PA23 7EJ 13.09.2018  
Ian Thompson No Address Given 13.09.2018  
Inverclyde Ramblers No Address Given 25.09.2018  
Irvine McArthur 62 Forest View PA27 8QN 13.09.2018  
Isabel Graham Merligen Letters Way Strachur Argyll 13.09.2018  
Isobel Strong Lilybank Glebelands Rothesay 20.09.2018  
J A Richardson The Brambles Cotgrave Nottingham NG12 3HB 26.09.2018  
J Crawford-Brown 10 Ferrymans Ardnadam PA23 8RW 27.09.2018  
J Delaford Finbracken Cromlech Road Sandbank Dunoon 27.09.2018  
J M Haddon Fyne House Strachur Argyll PA27 8BW 13.09.2018  
J MacFarlane 27 Shore Rd 20.09.2018  
J MacNaughton 8 Ferrymans Sandbank Dunoon Argyll And Bute 27.09.2018  
J N Ross Ballibraichy 24 Dhailing Rd Dunoon PA23 8BX 27.09.2018  
J Starsmore 27 Hartington St Loftus Yorks 20.09.2018  
J Thomson 90 Cowal Place Dunoon Argyll And Bute PA23 7PX 27.09.2018  
Jackie Ellis Rhubodach Farm North Bute Isle Of Bute PA20 0QL 23.10.2018  
James Cochran 36 Alexander Street Dunoon Argyll And Bute PA23 7EW  
20.09.2018  
James John Ross 24 Dhailing Rd Dunoon PA23 8BX 27.09.2018  
James Macdonald Colbruach Loch Striven Dunoon Argyll And Bute 31.08.2018  
James Murray Underwood Cottage Sandbank Dunoon Argyll And Bute  
17.08.2018  
James Nolan No Address Given 13.09.2018  
James P Halley 4 Duiletter Glendaruel Colintrave PA22 3AG 27.08.2018  
James Rogerson Craigmuiie Colintrave PA22 3AT 21.08.2018  
Jane Taylor Dumbie Dykes Tighnabraich Argyll And Bute PA21 2BE 14.09.2018  
Jean McKissock 12 Ardenslate Rd Kirk Dunoon PA23 8LY 27.09.2018

Jeanetta Conner 4 Dhailing Court Dunoon 27.09.2018  
Jennifer Davie-Smart Bealachandrain Farm Glendaruel Colintrave Argyll And Bute 06.09.2018  
Jennifer E Woodward 3 Ferrymans Sandbank 27.09.2018  
Jennifer Macalister Hall Millhouse Colintrave Argyll And Bute PA22 3AS 10.09.2018  
Joan Travers 57 Forest View Strachur Cairndow Argyll And Bute 13.09.2018  
Joanne Townend Church Close Church Hill Bilthorpe NG22 8RU 25.09.2018  
Jocelyn Johnston 12 Shaftesbury Avenue Radcliffe-on-Trent Nottingham NG12 2NH 31.08.2018  
John Charrison 15 Baycrofts Strachur 13.09.2018  
John Cochrane 9 Summerfield Road Condorrat Cumbernauld G67 4PA 05.10.2018  
John Dawson 10 Ferrymans Ardnadam PA23 8RW 27.09.2018  
John Everett 20 Brand Mount Edinburgh 20.09.2018  
John Mann Clashmore Toward PA237UA 12.09.2018  
John Marshall Flat 2/3 176 Argyll Street Dunoon Argyll And Bute 27.09.2018  
John McNaughton Salann-Mara Colintrave Argyll And Bute PA22 3AH 10.09.2018  
John Mundie 7 Pilot St Dunoon 13.09.2018  
Joseph Connor 3B Kyle Road Kildrum Cumbernauld G67 2DL 27.09.2018  
Joseph Stewart 7 Glenmorag Ave Dunoon 13.09.2018  
Judith Pickup 14 Shaftesbury Ave Radcliff Nottingham NS12 2NH 05.10.2018  
Juirn Lunden Rockview 16 Kilbride Rd Dunoon 13.09.2018  
Julie Forrester 29 Royal Crescent Dunoon PA23 7AQ 07.09.2018  
Julie Scott 13 Baycrofts Strachur PA27 8BW 13.09.2018  
Julie Thompson 4 Nelson Street Dunoon PA23 7EL 13.09.2018  
K Mirick Gill House West Stontsdale North Yorks 20.09.2018  
Kate Fraser 20D William Street Dunoon Argyll And Bute PA23 7JH 13.09.2018  
Kathleen Halley 4 Duiletter Glendaruel Colintrave PA22 3AG 27.08.2018  
Kathleen Morrison 43 Victoria Road Dunoon PA23 7AE 30.08.2018  
Kathleen Norman The Ferry House Kilmun Dunoon Argyll And Bute 19.09.2018  
L W Whitehall Auchnaskeuch Farmhouse Kilfinan PA21 2ER 10.10.2018  
Laura Todd 2 Oldhall Drive Kilmacolin PA13 4RF 27.09.2018  
Linda Anderson 1 Napier Point Kilmun Dunoon PA23 8SA 27.09.2018  
Linda Lewis 52 Shore Road Innellan PA23 7TH 12.09.2018  
Linda M Stevely Fairwinds Cromlech Road Sandbank Dunoon 27.09.2018  
Liz Bowshell No Address Given 25.09.2018  
Lorna McClean Cladach Strachur Cairndow PA27 8BY 14.09.2018  
Lorraine Lewis The Hillock Cromlech Road Sandbank PA23 8QH 12.09.2018  
Louise Hayward Tighnanros Glen Caladh Tighnabruaich PA21 2EH 14.09.2018  
Lynda Clutterbuck Thistlebank Clyde Street Kirn Dunoon 16.08.2018  
M Bryce Achnasheen Gartness Road Drymen G63 0BH 30.08.2018  
M Kerr 11 Gordon Street Dunoon Argyll And Bute PA23 7EJ 13.09.2018  
M Woddell 33 Newton Park Innellan By Dunoon PA23 7ST 13.09.2018  
Malcolm Crawford Annfield Cottage Kilfinan Tighnabruaich Argyll And Bute 18.10.2018  
Margaret Asher Ardsealladh Baycroft 13.09.2018  
Margaret Cochrane 189 Alexandra Parade Kirin PA23 8HA 15.10.2018  
Margaret Kelly 136 Argyll Street Dunoon PA23 7LR 27.09.2018

Margaret Kelly Langdale Auchnamore Road Dunoon PA23 7NA 13.09.2018  
Margaret Logan 44 Sandhaven Sandbank Argyll PA23 8QN 31.08.2018  
Margaret Martin 22 Mary St Dunoon PA23 7ED 27.09.2018  
Margaret Morgan 21 Glen Morag Crescent Dunoon 13.09.2018  
Margaret Stewart 7 Glenmorag Ave Dunoon 13.09.2018  
Marion Forsyth 5 Dhalling Court Dunoon 27.09.2018  
Marion Fyfe 5 Queens Gdns Kirn Dunoon 01.10.2018  
Marion MacKay 2 Striven Cottages Loch Striven Dunoon PA23 8RG 09.08.2018  
Marjory Martin 1A Dhalling Court Kirn Dunoon Argyll And Bute 27.09.2018  
Mark Chambers Kinlochruel Boathouse Colintrave Argyll And Bute PA22 3AH  
25.09.2018  
Mark Chambers PA22 3AH 02.10.2018  
Mark Jenkins 25 Sandhaven Sandbank Dunoon PA23 8QN 30.08.2018  
Martin McFarlane 5 Duiletter Glendaruel PA22 3AG 15.10.2018  
Metteje De Boer Stronafian House Colintrave PA22 3AH 06.09.2018  
Michael Donnili 11 Kilbride Ave Dunoon 13.09.2018  
Michael Hall 9 Ferrymans Sandbank Dunoon Argyll And Bute 27.09.2018  
Michael Hartley Smithy Cottage Glendaruel Colintrave Argyll And Bute  
04.09.2018  
Michael Lewis The Hillock Cromlech Road Sandbank PA23 8QH 12.09.2018  
Michael O'Neill 11 Shaftesbury Avenue Radcliffe On Trent NG12 2NH  
26.09.2018  
Mike Dingwall Redstones Tornaveen Torphins Banchory 13.09.2018  
Miranda Hamilton Springfield Colintrave Argyll And Bute PA22 3AH 14.09.2018  
Monica Haran No Address Given 31.08.2018  
Murray M 9B Darst Road Roslin 20.09.2018  
Neil Burnip 2 Ros-Mhor Gardens Sandbank Dunoon Argyll And Bute 27.09.2018  
Neil Hammatt Honeysuckle Cottage Clachaig Dunoon Argyll And Bute  
05.09.2018  
Noelle Parlane 6 Gordon Street Dunoon Argyll And Bute PA23 7EJ 13.09.2018  
Norma Murray Underwood Cottage Main Road Sandbank Dunoon 31.08.2018  
Norma Perry Tigh Na Beag Colintrave Argyll And Bute PA22 3AR 30.08.2018  
Norman Mack Stonefield Letters Way Strachur PA27 8DP 13.09.2018  
P S John Inverneill Colintrave PA22 3AU 27.08.2018  
P Waite 117 Bayswater Road Jesmond Newcastle NE2 3HP 05.10.2018  
Paul Morley The Old Steading Glendaruel Argyll PA22 3AA 07.09.2018  
Paul Paterson 2 Manor Way Tighnabruaich Argyll And Bute PA21 2BF  
17.11.2018  
Paula McColl 41 Craiglea Stirling FK9 5EE 12.09.2018  
Pauline Brown 15 Ferryman Sandbank 27.09.2018  
Peter Baker Rhubodach Farm North Bute Isle Of Bute PA20 0QL 23.10.2018  
Peter Dessing 1 Cedarcroft Hafton Hunters Quay Dunoon 12.09.2018  
Peter Harridge 149 Marine Parade Hunters Quay Dunoon PA23 8HJ 01.10.2018  
Peter Kelly 9 Ettrickdale Rd Isle Of Bute PA20 0QZ 20.09.2018 and 25.09.2018  
Peter Macalister Hall Millhouse Colintrave Argyll And Bute PA22 3AS 06.09.2018  
Phil Kelly Lawndale 140 Auchamore Road Dunoon 13.09.2018  
Pieter Van Der Werf Tigh Na Ceardaich Colintrave PA22 3AH 12.09.2018  
R McImairnie Elderslie Serpentine Rd 20.09.2018  
R S MacDonald Volunteer Co-ordinator NAW 15.08.2018  
R Spence 11 Duhback Place Whitburn 27.09.2018

R Trybis Stoneywood Toward Argyll 12.09.2018  
Reg MacDonald Colbruach Loch Striven PA23 8RG 27.08.2018  
Rhona McNaughton Salann Mara Colintrave PA22 3AH 13.09.2018  
Rhona Pettigrew Auchnabreck Farm Colintrave Argyll And Bute PA22 3AH  
06.09.2018  
Rhuna McCarron 11 Royal Crescent Dunoon Argyll And Bute PA23 7AH  
27.09.2018  
Richard Ellis 6 Shaftesbury Avenue Radcliffe-on-Trent NG12 2NH 26.09.2018  
Richard Hunt 44 Hmloway Close East Bridgford 05.10.2018  
Richard W Gault 88 Sandhaven Sandbank Dunoon Argyll 13.09.2018  
Rita Carder No Address Given 13.09.2018  
Rita McCheyne Fairwinds Cromlech Road Sandbank Dunoon 27.09.2018  
Robert Fletcher Craig Cottage Kames Tighnabruaich 10.10.2018  
Robert I Bastors Kildonan Baycroft Strachur 13.09.2018  
Robert Keen Broxwood Park Sandbank Dunoon PA23 8PD 06.09.2018  
Robert Perry Tigh Na Beag A886 Through Colintrave From Camusfernan To  
The Ferry Terminal Colintrave Argyll And Bute PA22 3AR  
Robin Dow 40 Mountpleasant Rd Rothesday PA20 9HJ 20.09.2018  
Ruaridh Norton 19 Muir Wood Drive Currie Edinburgh EH12 0AL 27.08.2018  
S Baugh 14 Ferrymans Sandbank Dunoon Argyll And Bute 27.09.2018  
S Wilson Strachur 13.09.2018  
Sally Livingston 86 Murrayfield Gardens Edinburgh 18.10.2018  
Save Cowals Hills 4 Craigenure 30 Shore Road Innellan PA23 7TL 12.09.2018  
Scottish Wild Land Group Kildonan House Caerlaverock Muthill Perthshire  
12.09.2018  
Sheila Keen Broxwood Park Sandbank Dunoon PA23 8PD 06.09.2018  
Shona Campbell Barandachoid Cottage Strathlachlan Cairndow Argyll And Bute  
10.10.2018  
Simon Evans Creag Bureac Strathlachlan PA27 8BU 10.10.2018  
Stella Ranford 3 Rockhill Terrace 13 Hill St Dunoon PA23 7AL 27.09.2018  
Stephen Hargate 58 City Street Beerton Notts NG9 2LQ 25.09.2018  
Stewart McCulloch 15 Levan Point Cloch Road Gourock PA19 1BL 17.09.2018  
Sue Read Auchenbreck House Glendaruel Argyll PA22 3AH 13.09.2018  
Susan Crawford 18 Mount Pleasant Rd 20.09.2018  
Sylvia Anne Hoskins Craigshannoch Lodge Midmar Inverurie Aberdeenshire  
17.09.2018  
Sylvia Anne Hoskins Craigshannoch Lodge Midmar Inverurie Aberdeenshire  
14.09.2018  
T Gibson Ros Mhor Cottage Cromlech Road Sandbank Dunoon 27.09.2018  
Teresa Lenton Ardachuidh Colintrave Argyll And Bute PA22 3AR 08.12.2018  
V Haddon Fyne House Strachur Argyll PA27 8BW 13.09.2018  
Valerie J Richardson The Brambles Cotgrave Nottingham NG12 3HB 26.09.2018  
Wallace Brackenridge 24 William St Dunoon 13.09.2018  
Walter C Gilfillan 4 Ferrymans Sandbank PA23 8RN 27.09.2018  
Wendy Lewis Heatherbloom Shore Road Sandbank Dunoon 01.10.2018  
WM M McVicar 5 Kilbride Avenue Dunoon PA23 7LH 13.09.2018

**Objection – Petition**



NAW Petition 2 No Address Given As Petition 28.08.2018  
NAW Petition 3 No Address Given As Petition 04.09.2018  
NAW Petition 4 No Address Given As Petition 04.09.2018  
NAW Petition 5 No Address Given As Petition 13.09.2018  
NAW Petition No Address Given As Petition 20.08.2018

### Support

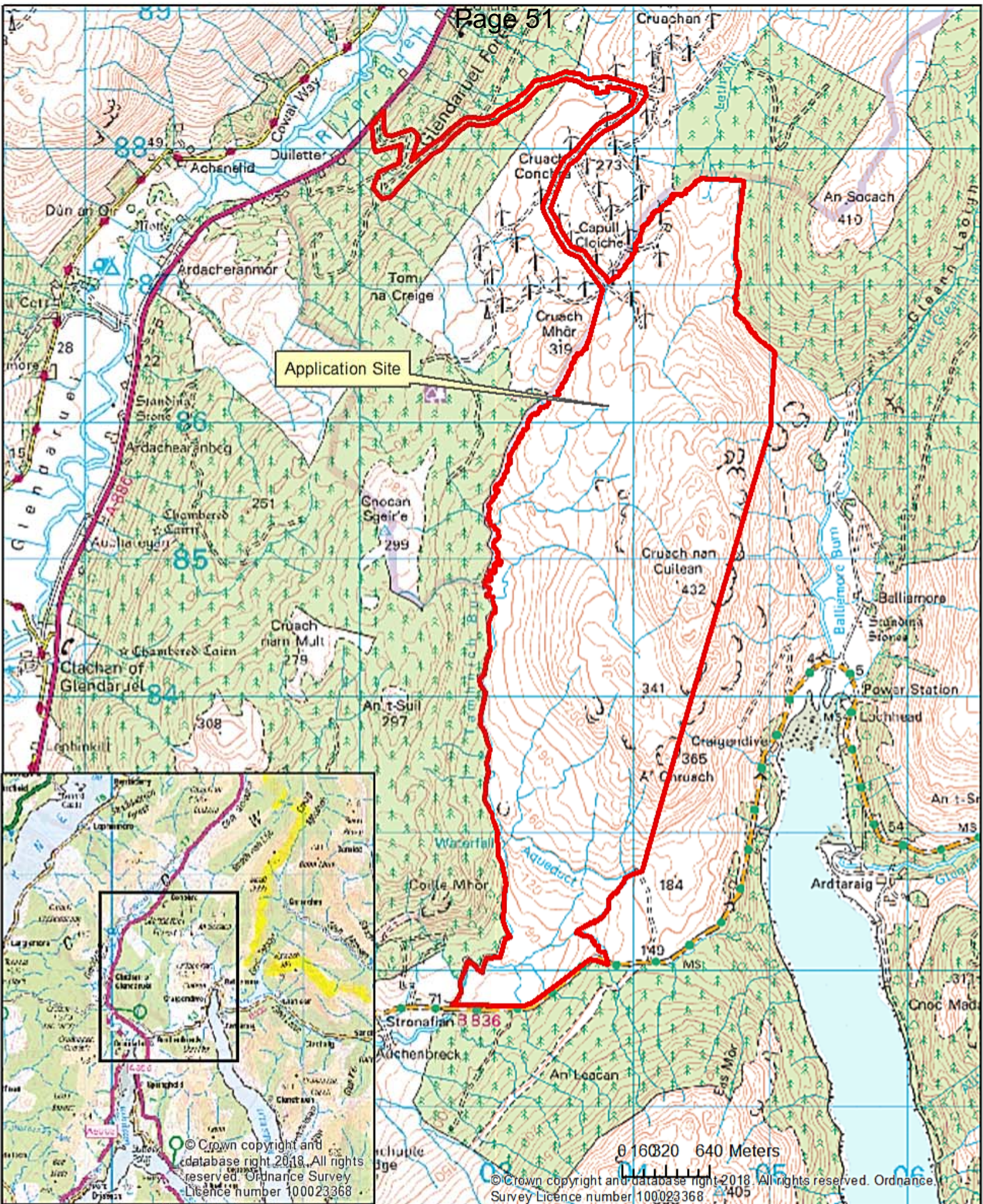
Adelaide Carlow No Address Given 11.09.2018  
Alan Stewart Brackley Cottage Toward Dunoon PA23 7UN 20.09.2018  
Alastair Carlow No Address Given 11.09.2018  
Alice Geddes Colesmoor Farm Toller Porcorum Dorchester DT2 0DU  
Alicia De Las Cuevas Rojo No Address Given 11.09.2018  
Angus Hannah Glenmore Rothesay Isle Of Bute PA20 0QU 27.08.2018  
Anna Davies North Lodge Ormidale Colintrave PA22 3AF 17.09.2018  
Anne Archer 2 The Meadows Toward PA23 7UP 30.08.2018  
Catherine Cameron Coille Dubh West Loch Tarbert Argyll And Bute 26.08.2018  
Charles Dixon-Spain Dunans Castle Glendaruel Colintrave Argyll And Bute  
06.09.2018  
Charlie Carlow No Address Given 07.09.2018  
Christine McLelland Larachbeag North Campbell Road Innellan Dunoon Argyll  
And Bute 31.08.2018  
Christopher Austin 6 Ballimore Estate Otter Ferry Tighnabruaich PA21 2DH  
06.09.2018  
Colin Goodwille 29 Urwin Gardens Cambridge CB2 0AP 08.09.2018  
Colin Goodwille No Address Given 11.09.2018  
Cordelia Batt No Address Given 11.09.2018  
Dennis Archer 2 The Meadows Toward PA23 7UP 27.08.2018  
Derek Crook Bruach Mhor Fionnphort Isle Of Mull Argyll And Bute 24.08.2018  
Duncan McNicol Cowal And Bute Construction Cosagach 98 Ardenslate Road  
Kirn 11.09.2018  
E Carnie No Address Given 07.09.2018  
Elizabeth Doig Glenmore North Bute PA20 0QU 31.08.2018  
Elizabeth Sargent Moyses Farm Sussex TN22 3SA 11.09.2018  
Fiona Goodwille 29 Urwin Gardens Cambridge CB2 0AP 07.09.2018  
G Carnie No Address Given 07.09.2018  
Grace Kirk 29 Cooper Close London SE1 7QU 11.09.2018  
Iain Connon Upper Altgaltraig Colintrave Argyll And Bute PA22 3AS 21.11.2018  
Ian Geddes No Address Given 11.09.2018  
J Kenneth Black 1 Kylesview Colintrave PA22 3AS 11.09.2018  
James McLuckie Craigliath Glendaruel Colintrave Argyll And Bute 04.09.2018  
Jamie Corser 241 London Road Glasgow G32 8XT 14.08.2018  
Janet M M Macbrayne 6C Albyn Avenue Campbeltown PA28 6LY 27.08.2018  
Jean B Howman Borland Blacklunans PH10 7LA 07.09.2018  
Jock Hamilton Dunmar Tighnabruaich PA21 2EA 23.08.2018  
Jonathan Hill 34 King Street Dunoon PA23 7PF 18.10.2018  
Julia Hollis 119 Buckland St Alexandria 2015 NSW Australia 11.09.2018  
Liese O'Brien Gate Lodge Strachur Argyll PA27 8BX 31.08.2018  
Lorna Ahlquist Holyrood 93A Shore Rd Innellan PA23 7SP 27.08.2018

Louisa M Black 1 Kylesview Colintrave PA22 3AS 11.09.2018  
Lucy Hollingworth Aonach Mor Hamlet Hill Cove Helensburgh 06.09.2018  
Malcolm W Shaw 6C Albyn Avenue Campbeltown PA28 6LY 27.08.2018  
Marcus Geddes Mile Tree House Crawley Winchester so21 2qf 12.09.2018  
Max Wade Elworth Farmhouse West Elworth Portesham Dorset 13.09.2018  
Michael Bowe Dalshian Erskine Road Gullane EH31 2DQ 07.09.2018  
Nigel Ashfield Paisley House Monxton Hampshire SP11 8AP 11.09.2018  
Peter Cochran No Address Given 11.09.2018  
Phoebe Hunter-Mcilveen The Corner House Chapel Lane Yetminster Dorset  
14.09.2018  
Richard Knight Flat 7 3 Calypso Crescent London SE15 6FP 12.09.2018  
Richard Sargent Moyses Farm Sussex TN22 3SA 11.09.2018  
RJ McLeod Construction Limited 2411 London Road Glasgow G32 8XT  
17.08.2018  
Rob Carlow No Address Given 06.09.2018  
Rorie Geddes Colesmoor Farm Toller Porcorum Dorchester Dorset 07.09.2018  
Rowena Pitt 3 Kilnaish Cottage Glendaruel Colintrave Argyll And Bute  
10.09.2018  
Serena Geddes Aguilar Ardtaraig House Loch Striven Dunoon PA23 8RQ  
12.09.2018  
Sue Rule Rosehaugh Blairmore Dunoon Argyll And Bute 26.08.2018  
Tom Williams Middleton Farm Norton Bavant Warminster Wilts 07.09.2018  
William Carlow Balliemore Loch Striven Dunoon Argyll 06.09.2018

### **Representation**

Dennis Archer 2 The Meadows Toward Dunoon PA23 7UP 19.09.2018  
Eric Roy Ar Tir Glendaruel Colintrave Argyll And Bute 14.09.2018





Application Site



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### Location Plan Relative to planning application: 18/01516/PP



1:35,000



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**ARGYLL AND BUTE COUNCIL**  
**PROCEDURE NOTE FOR USE AT**

- |  |                          |
|--|--------------------------|
| <b>(1) Statutory Pre Determination Hearing</b> | <input type="checkbox"/> |
|  | <input type="checkbox"/> |
| <b>(2) Council Interest Application</b>        |                          |
| <b>(3) Discretionary Hearing</b>               | <b>X</b>                 |

**HELD BY THE PLANNING, PROTECTIVE SERVICES & LICENSING COMMITTEE**

1. The Director of Customer Services will notify the applicant, all representees and objectors of the Council's decision to hold a Hearing and to indicate the date on which the hearing will take place. The hearing will proceed on that day, unless the Council otherwise decides, whether or not some or all of the parties are represented or not. Statutory consultees (including Community Councils) will be invited to attend the meeting to provide an oral presentation on their written submissions to the Committee, if they so wish.
2. The Director of Customer Services will give a minimum of 7 days notice of the date, time and venue for the proposed Hearing to all parties.
3. The hearing will proceed in the following order and as follows.
4. The Chair will introduce the Members of the Panel, ascertain the parties present who wish to speak and outline the procedure which will be followed.
5. The Director of Development and Infrastructure's representative will present their report and recommendations to the Committee on how the matter should be disposed of.
6. The applicant will be given an opportunity to present their case for approval of the proposal and may include in their submission any relevant points made by representees supporting the application or in relation to points contained in the written representations of objectors.
7. The consultees, supporters and objectors in that order (see notes 1 and 2), will be given the opportunity to state their case to the Council.
8. All parties to the proceedings will be given a period of time to state their case (see note 3). In exceptional circumstances and on good case shown the Panel may extend the time for a presentation by any of the parties at their sole discretion.

Ref: ABH1/2009

9. Members of the Panel only will have the opportunity to put questions to the Director of Development and Infrastructure's representative, the applicant, the consultees, the supporters and the objectors in that order.
10. At the conclusion of the question session the Director of Development and Infrastructure's representative, the applicant, any consultees present, the supporters and the objectors (in that order) will each be given an opportunity to comment on any particular information given by any other party after they had made their original submission and sum up their case.
11. The Chair will ascertain from the parties present that they have had a reasonable opportunity to state their case.
12. The Panel will then debate the merits of the application and will reach a decision on it. No new information can be introduced at this stage.
13. The Chair or the Committee Services Officer on his/her behalf will announce the decision.
14. A summary of the proceedings will be recorded by the Committee Services Officer.
15. If at any stage it appears to the Chair that any of the parties is speaking for an excessive length of time he will be entitled to invite them to conclude their presentation forthwith.

NOTE

- (1) Objectors who intend to be present and speak at a hearing are encouraged to appoint one or a small number of spokespersons to present their views to concentrate on the matters of main concern to them and to avoid repetition. To assist this process the Council will provide a full list of the names and addresses of all objectors.
- (2) Supporters who intend to be present and speak at a hearing are encouraged to appoint one or a small number of spokespersons to present their views to concentrate on the matters of main concern to them and to avoid repetition. To assist this process the Council will provide a full list of the names and addresses of all supporters.
- (3) Councillors (other than those on the Panel) who have made written representations and who wish to speak at the hearing will do so under category (1) or (2) above according to their representations but will be heard by the Panel individually.
- (4) Recognising the level of representation the following time periods have been allocated to the parties involved in the Hearing.

Ref: ABH1/2009

The Director of Development Services' representative – not more than half an hour

The Applicant - not more than half an hour.

The Consultees - not more than half an hour.

The Supporters - not more than half an hour.

The Objectors - not more than half an hour.

- (4) The purpose of the meeting is to ensure that all relevant information is before the Panel and this is best achieved when people with similar views co-operate in making their submissions.
- (4) Everyone properly qualified as a representee recorded on the application report who wishes to be given an opportunity to speak will be given such opportunity.
- (6) The Council has developed guidance for Councillors on the need to compose a competent motion if they consider that they do not support the recommendation from the Director of Development and Infrastructure which is attached hereto.

I:data/typing/planning/procedure note

## COMPETENT MOTIONS

- Why is there a need for a competent motion?
  - Need to avoid challenge by “third party” to local authority decision which may result in award of expenses and/or decision being overturned.
  - Challenges may arise from: judicial review, planning appeal, ombudsman (maladministration) referral. All appeal/review processes have rights to award expenses against unreasonable/unlawful behaviour.
- Member/Officer protocol for agreeing competent motion:
  - The process that should be followed should Members be minded to go against an officer’s recommendation is set out below.
- The key elements involved in formulating a competent motion:
  - It is preferable to have discussed the component parts of a competent motion with the relevant Member in advance of the Committee (role of professional officers). This does not mean that a Member has prejudged the matter but rather will reflect discussions on whether opinions contrary to that of professional officers have a sound basis as material planning considerations.
  - A motion should relate to material considerations only.
  - A motion must address the issue as to whether proposals are considered consistent with Adopted Policy or justified as a departure to the Development Plan. Departure must be determined as being major or minor.
  - If a motion for approval is on the basis of being consistent with policy reasoned justification for considering why it is consistent with policy contrary to the Head of Planning’s recommendation must be clearly stated and minuted.
  - If a motion for approval is on the basis of a departure reasoned justification for that departure must be clearly stated and minuted. Consideration should be given to holding a PAN 41 Hearing (determined by policy grounds for objection, how up to date development plan policies are, volume and strength of representation/contention)
  - A motion should also address planning conditions and the need for a Section 75 Agreement.
  - Advice from the Scottish Government on what are material planning considerations is attached herewith. However, interested parties should always seek their own advice on matters relating to legal or planning considerations as the Council cannot be held liable for any error or omission in the said guidance.



Ref: ABH1/2009

## DEFINING A MATERIAL CONSIDERATION

1. Legislation requires decisions on planning applications to be made in accordance with the development plan (and, in the case of national developments, any statement in the National Planning Framework made under section 3A(5) of the 1997 Act) unless material considerations indicate otherwise. The House of Lord's judgement on *City of Edinburgh Council v the Secretary of State for Scotland* (1998) provided the following interpretation. If a proposal accords with the development plan and there are no material considerations indicating that it should be refused, permission should be granted. If the proposal does not accord with the development plan, it should be refused unless there are material considerations indicating that it should be granted.
2. The House of Lord's judgement also set out the following approach to deciding an application:
  - Identify any provisions of the development plan which are relevant to the decision,
  - Interpret them carefully, looking at the aims and objectives of the plan as well as detailed wording of policies,
  - Consider whether or not the proposal accords with the development plan.
  - Identify and consider relevant material considerations for and against the proposal, and
  - Assess whether these considerations warrant a departure from the development plan.
3. There are two main tests in deciding whether a consideration is material and relevant:
  - It should serve or be related to the purpose of planning. It should therefore relate to the development and use of land, and
  - It should fairly and reasonably relate to the particular application.
4. It is for the decision maker to decide if a consideration is material and to assess both the weight to be attached to each material consideration and whether individually or together they are sufficient to outweigh the development plan. Where development plan policies are not directly relevant to the development proposal, material considerations will be of particular importance.
5. The range of considerations which might be considered material in planning terms is very wide and can only be determined in the context of each case. Examples of possible material considerations include:
  - Scottish Government policy, and UK Government policy on reserved matters
  - The National Planning Framework
  - Scottish planning policy, advice and circulars
  - European policy
  - A proposed strategic development plan, a proposed local development plan, or proposed supplementary guidance

Ref: ABH1/2009

- Guidance adopted by a Strategic Development Plan Authority or a planning authority that is not supplementary guidance adopted under section 22(1) of the 1997 Act
  - A National Park Plan
  - The National Waste Management Plan
  - Community plans
  - The Environmental impact of the proposal
  - The design of the proposed development and its relationship to its surroundings
  - Access, provision of infrastructure and planning history of the site
  - Views of statutory and other consultees
  - Legitimate public concern or support expressed on relevant planning matters
6. The planning system operates in the long term public interest. It does not exist to protect the interests of one person or business against the activities of another. In distinguishing between public and private interest, the basic question is whether the proposal would unacceptably affect the amenity and existing use of land and buildings which ought to be protected in the public interest, not whether owners or occupiers of neighbouring or other existing properties would experience financial or other loss from a particular development.