

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

Reference No: 11/02492/PP

Planning Hierarchy: Local Development

Applicant: Mrs Ailsa Morgan

Proposal: Erection of 15 Metre (to hub) 5kw Wind Turbine

Site Address: Land Northeast of Torrbreac, Dervaig, Isle of Mull

DECISION ROUTE

Local Government Scotland Act 1973

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Erection of 15 Metre (to hub) 5kw Wind Turbine
-

(B) RECOMMENDATION:

Having due regard to the Development Plan and all other material considerations, it is recommended that planning permission be granted subject to the conditions and reasons appended to this report.

(C) HISTORY:

11/01690/PNMRE

Erection of 15 Metre (to hub) 5kw Wind Turbine – Prior Notification Refused and Planning Application Required: 13/10/11

(D) CONSULTATIONS:

Scottish Natural Heritage

Letter dated 17/01/12 advising no objection stating that the proposed turbine is suitably small in scale and integrated among existing infrastructure which will ensure it does not detract from the overall landscape character.

Environmental Health Unit

Memo dated 20/12/11 advising no objection to the proposed development.

Royal Society for Protection of Birds

Letter dated 10/01/12 advising that given the location and small size of the proposed turbine, bird survey work will not be required to inform the application.

Biodiversity Officer

Letter dated 06/02/12 advising that a bat survey should be undertaken to assess and establish bat activities in the area around the wind turbine. Such a survey should detail any mitigation measures required to protect the species.

This survey has now been undertaken and has not identified any significant bat activity which would preclude development. The report recommends additional planting along the southeastern boundary which is considered a suitable mitigation measure to protect the species. This is something which can be adequately controlled by a suspensive condition attached to the grant of planning permission.

In an e-mail dated 11/06/12 the Biodiversity Officer has confirmed acceptance of the bat survey and proposed condition.

National Air Traffic Systems

E-mail dated 20/12/11 advising no safeguarding objection to the proposed development.

Ministry of Defence

No response at time of report and no request for an extension of time.

(E) PUBLICITY:

N/A

(F) REPRESENTATIONS:

12 representations have been received regarding the proposed development.

Mr Kearney, Riedenhholzstrasse 14, Zurich, Switzerland - (03/01/12)

Mrs J Trantum, 38 Hillberry Crescent, Warrington, Cheshire, WA4 6AF - (01/01/12)

Glen Foot, 2 Bosham Close, Lower Earley, Reading, Berkshire, RG6 4DG - (08/01/12)

Katherine Foot, 2 Bosham Close, Lower Earley, Reading, RG6 4UP - (08/01/12)

Mr Richard Fairbairns, Little Cuin Lodge, Dervaig, Isle of Mull, PA75 6QL - (11/02/12)

Bernard Lovell, Valentine Cottage, Dervaig, Isle of Mull, PA75 6QL - (03/01/12)

Mr Graham Dale Cuin Lodge Dervaig Isle of Mull Argyll PA75 6QL - (10/01/12)

Mrs Margaret Lovell, Valentine Cottage, Dervaig, Isle of Mull PA75 6QL
(29/12/11 & 08/02/12)

Mr & Mrs Abnett, Ardbeg House, Dervaig, Isle of Mull, PA75 6QJ - (03/02/12)

Mr David Woodhouse, Torr Buan House, Ulva Ferry, Isle of Mull, PA73 6LY - (11/02/12)

Ms Kaz Bailey, Camus Cuin, Dervaig, Isle of Mull, PA75 6QL - (07/01/12)

(i) Summary of issues raised

- The proposed wind turbine will have an adverse impact on the current landscape.

Comment: The impact of the wind turbine on the landscape is fully assessed in Appendix A of this report.

- The proposal is contrary to various policies in the Local Plan including LP ENV 10 Areas of Panoramic Quality.

Comment: The site is not within an Area of Panoramic Quality and therefore the provisions of Policy LP ENV 10 do not require to be considered in the determination of this application.

- The granting of planning permission will set a precedent for future developments of this nature.

Comment: Each planning application is considered on its own merits. The granting of planning permission for this development in no way implies that the area is suitable for further wind turbine development.

- The proposed wind turbine will have an adverse impact on local wildlife.

Comment: Scottish Natural Heritage and the Royal Society for Protection of Birds have been consulted on the proposed development and have confirmed that the proposal will not have an impact on wildlife, designated sites or ornithology. The Council's Biodiversity Officer was consulted on the proposal, and whilst not raising any objection, requested that a bat survey be undertaken in support of the proposal. The applicant has had the necessary survey undertaken by an appropriately qualified person and no bat activity of any significance has been identified.

- The proposed wind turbine will have an adverse impact on the visual amenity currently enjoyed by surrounding residential properties.

Comment: Loss of view is not a material planning consideration whilst consequences for the wider visual amenity of the locale are assessed in Appendix A.

- The proposed wind turbine will have an adverse impact on surrounding residential properties and the health of residents due to the noise and shadow flicker it will create.

Comment: The Council's Environmental Health officers have been consulted on the proposed development with regard to both noise and shadow flicker. In their response they advised no objection to the proposed wind turbine having had regard to the supporting documentation submitted with the application on these issues.

- The proposed wind turbine is some distance from the property it is intended to serve.

Comment: It is considered that the applicant has demonstrated that the proposed turbine is as close to the property it is intended to serve as is safely and technically possible.

- The proposed turbine will require the construction of a substantial road.

Comment: The applicant has confirmed that there will be no permanent vehicular access formed to serve the proposed turbine.

- The proposed wind turbine will adversely affect the egg laying potential of poultry on a neighbouring smallholding.

Comment: This is not a material consideration in the determination of this planning application.

- There is no safety cut off with this model of wind turbine, therefore who would be responsible for shutting down the turbine during high winds etc.

Comment: This is not a material consideration in the determination of this planning application.

- The proposed wind turbine will have an adverse impact on the local tourism and economy by deterring visitors to the area.

Comment: There is no documented evidence to suggest that a single wind turbine will adversely impact on tourism in the local area.

The above represents a summary of the issues raised. Full details of the letters of representation are available on the Council's Public Access System by clicking on the following link <http://www.argyll-bute.gov.uk/content/planning/publicaccess>.

(G) SUPPORTING INFORMATION

Has the application been the subject of:

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

(H) PLANNING OBLIGATIONS

- | | |
|--|----|
| (i) Is a Section 75 agreement required: | No |
|--|----|

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

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

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

Argyll and Bute Structure Plan 2002

STRAT DC 4 – Development in Rural Opportunity Areas

STRAT DC 7 – Nature Conservation and Development Control

STRAT DC 8 – Landscape and Development Control

STRAT RE 1 – Wind Farm/Wind Turbine Development

STRAT SI 1 – Sustainable Development

Argyll and Bute Local Plan 2009

LP ENV 1 – Impact on the General Environment

LP ENV 6 – Impact on Habitats and Species

LP REN 2 – On site Commercial and Domestic Wind Turbines

Appendix A – Sustainable Siting and Design Principles

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

The Town & Country Planning Act (Scotland) 1997

The Planning etc. (Scotland) Act, 2006

SPP, Scottish Planning Policy, 2010

Annex to Planning Advice Note 45 : Renewable Energy Technologies

Micro Generation Domestic Turbines Briefing Note, 2010

Micro Renewables and the Natural Heritage, SNH, 2009

Argyll & Bute Landscape Wind Energy Capacity Study 2012

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

| | |
|--|----|
| (L) Has the application been the subject of statutory pre-application consultation (PAC): | No |
|--|----|

(M) Has a sustainability check list been submitted: No

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

(O) Requirement for a hearing: No

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

Planning permission is sought for erection of 1 No. 5 kilowatt, 15 metre (to hub) wind turbine on an area of land to the northeast of Torrbreac, Dervaig, Isle of Mull.

In terms of the adopted 'Argyll and Bute Local Plan' (2009), the site is situated within a Rural Opportunity Area where Policy STRAT DC 4 of the approved 'Argyll and Bute Structure Plan' (2002) gives encouragement to 'small scale' developments on suitable sites which, in terms of siting and design, will visually integrate with the landscape.

Policy STRAT RE 1 confirms wind energy proposals will be tested against Policies STRAT DC 7, 8 and 9, and will be supported if there is no significant adverse impact on local communities, natural environment, landscape character and visual amenity, historic environment, and telecoms infrastructure.

Local Plan Policy LP REN 2 On Site Commercial and Domestic Wind Turbines, states that on site commercial and domestic wind turbines will be supported in forms, scales and sites where the technology can operate efficiently, the development is located as close to the premises which it is intended to serve as is safely and technically possible, servicing and access implications are acceptable, and subject to specific proposals satisfactorily addressing all other material considerations.

It must be demonstrated that the proposed development will not have an unacceptable adverse impact directly, indirectly or cumulatively on the following criteria:

- § areas and interests of nature conservation (including local biodiversity, ecology and the water environment)
- § highly valued landscapes including Gardens and Designed Landscapes
- § sites of historic or archaeological interest and their settings
- § settlement character including conservation areas
- § visual, residential and general amenity
- § telecommunications, transmitting or receiving equipment

Appendix A of the adopted 'Argyll and Bute Local Plan' outlines why impact on the landscape is a major consideration when new development is proposed and all significant developments require to be assessed for their compatibility with the present landscape character as detailed in the SNH Landscape Character Assessment.

The Council's recently adopted Landscape Wind Energy Capacity Study (2012) provides guidance on the micro-siting of smaller turbines, and classifies this as a 'micro-small' turbine, being in the 12m to 20m typology. For this scale of development it recommends the need to secure association with built development and to have regard to the scale and shape of the landscape in siting turbines and the development accords with those principles.

It is considered that the applicant has demonstrated that the proposed wind turbine has been sited as close to the property it is intended to serve as is safely and technically

possible and therefore there is an appropriate association between them. The landscape and visual impacts of the development are not considered of such significance as to warrant refusal of the development and SNH in their consultation response are of the same view.

It is considered that the proposed is consistent with Policies STRAT DC 4, STRAT DC 7, STRAT DC 8, STRAT RE 1 and STRAT SI 1 of the approved 'Argyll and Bute Structure Plan' (2002) and Policies LP ENV 1, LP ENV 6 and LP REN 2 of the adopted 'Argyll and Bute Local Plan' (2009).

(Q) Is the proposal consistent with the Development Plan: Yes

(R) Reasons why planning permission should be granted

It is considered that the applicant has demonstrated that the proposed wind turbine has been sited as close to the property it is intended to serve as is safely and technically possible and therefore there is an appropriate association between them.

It is considered that the proposed wind turbine will have no materially adverse impact upon the character and visual amenity of the site or its wider landscape context and is consistent with Policies STRAT DC 4, STRAT DC 7 and STRAT DC 8, STRAT RE 1 and STRAT SI 1 of the approved 'Argyll and Bute Structure Plan' (2002) and Policies LP ENV 1, LP ENV 6 and LP REN 2 of the adopted 'Argyll and Bute Local Plan' (2009). The scale and siting of the turbine accord with advice set out in the Council's Landscape Wind Energy Capacity Study 2012 in respect of 'micro-small' turbines.

Furthermore there are no other material considerations, including issues raised by third parties, which would warrant anything other than the application being determined in accordance with the provisions of the development plan.

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

N/A

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

Author of Report: Fiona Scott **Date:** 31/05/12

Reviewing Officer: Richard Kerr **Date:** 01/06/12

Angus Gilmour
Head of Planning and Regulatory Services

CONDITIONS AND REASONS RELATIVE TO APPLICATION REFERENCE 11/02492/PP

1. No development shall commence on site until full details of the proposed finishing colours for the proposed tower, rotors and turbine are submitted and approved in writing by the Planning Authority. The development shall thereafter be installed and maintained in perpetuity in strict accordance with such details as are approved.

Reason: In the interests of visual amenity.

2. Upon the permanent cessation of the use of the wind turbine, or in the event of electricity not having been generated for a continuous period in excess of six months, the turbine and any ancillary equipment shall be dismantled and removed from the site and the land reinstated in accordance with details to be submitted and approved in writing by the Planning Authority.

Reason: In the interests of visual amenity on the basis of ensuring that the structure does not remain on the site beyond the period during which it is required for the purposes of electricity generation.

3. No development shall commence on site until full details of a landscaping scheme for the site has been submitted and approved in writing by the Planning Authority in consultation with the Biodiversity Officer. Such a scheme shall show mixed planting in an informal fashion along the southeast boundary of the site incorporating the following species: Downy birch (d), Sessile oak (d), any of the following willow species (d), Woolly willow, Salix lanata, Downy willow, Salix lapponum; Rowan (d), Wild cherry (d) and Scots pine where soil conditions are suitable. The landscaping scheme shall incorporate tree tubes (approximately 1.2 metres high) to protect the deciduous species.

All planting shall be carried out in the first planting season following the commencement of the development unless otherwise agreed in writing by the Planning Authority.

Reason: In order to protect the natural heritage interests of the area.

4. The development shall be implemented in accordance with the details specified on the application form dated 05/12/11 and the approved drawing reference numbers:

Plan 1 of 6 (Location Plan at scale of 1:10000)
Plan 2 of 6 (Location Plan at scale of 1:10000 showing distances to properties)
Plan 3 of 6 (Site Plan at scale of 1:1250)
Plan 4 of 6 (Site Plan at scale of 1:1250 showing extent of built development)
Plan 5 of 6 (Turbine Elevation)
Plan 6 of 6 (Turbine Specification Data)

unless the prior written approval of the planning authority is obtained for for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997 (as amended).

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

NOTE TO APPLICANT

- **Length of the permission:** This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. [See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)].
- In order to comply with Section 27A(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), prior to works commencing on site it is the responsibility of the developer to complete and submit the attached 'Notice of Initiation of Development' to the Planning Authority specifying the date on which the development will start.
- In order to comply with Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 (as amended) it is the responsibility of the developer to submit the attached 'Notice of Completion' to the Planning Authority specifying the date upon which the development was completed.

APPENDIX TO DECISION APPROVAL NOTICE

Appendix relative to application **11/02492/PP**

- (A) Has the application required an obligation under Section 75 of the Town and Country Planning (Scotland) Act 1997 (as amended).

No

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

No

- (C) The reason why planning permission has been approved.

It is considered that the applicant has demonstrated that the proposed wind turbine has been sited as close to the property it is intended to serve as is safely and technically possible and therefore there is an appropriate association between them.

It is considered that the proposed wind turbine will have no materially adverse impact upon the character and visual amenity of the site or its wider landscape context and is consistent with Policies STRAT DC 4, STRAT DC 7 and STRAT DC 8, STRAT RE 1 and STRAT SI 1 of the approved ‘Argyll and Bute Structure Plan’ (2002) and Policies LP ENV 1, LP ENV 6 and LP REN 2 of the adopted ‘Argyll and Bute Local Plan’ (2009). The scale and siting of the turbine accord with advice set out in the Council’s Landscape Wind Energy Capacity Study 2012 in respect of ‘micro-small’ turbines.

Furthermore there are no other material considerations, including issues raised by third parties, which would warrant anything other than the application being determined in accordance with the provisions of the development plan.

APPENDIX A – RELATIVE TO APPLICATION NUMBER: 11/02492/PP

PLANNING LAND USE AND POLICY ASSESSMENT

A. Settlement Strategy

In terms of the adopted 'Argyll and Bute Local Plan' (2009), the site is situated within a Rural Opportunity Area where Policy STRAT DC 4 gives encouragement to small scale developments on suitable sites which, in terms of siting and design, will visually integrate with the landscape.

Policy STRAT RE 1 confirms wind energy proposals will be tested against STRAT DC 7, 8 and 9, and will be supported if there is no significant adverse impact on local communities, natural environment, landscape character and visual amenity, historic environment, and telecoms infrastructure.

Policy LP REN 2, On Site Commercial and Domestic Wind Turbines, states that on site commercial and domestic wind turbines will be supported in forms, scales and sites where the technology can operate efficiently, the development is located as close to the premises which it is intended to serve as is safely and technically possible, servicing and access implications are acceptable, and subject to specific proposals satisfactorily addressing all other material considerations.

It must be demonstrated that the proposed development will not have an unacceptable adverse impact directly, indirectly or cumulatively on the following criteria:

- § areas and interests of nature conservation (including local biodiversity, ecology and the water environment)
- § highly valued landscapes including Gardens and Designed Landscapes
- § sites of historic or archaeological interest and their settings
- § settlement character including conservation areas
- § visual, residential and general amenity
- § telecommunications, transmitting or receiving equipment

Appendix A of the adopted Argyll and Bute Local Plan outlines why impact on the landscape is a major consideration when new development is proposed and all significant developments require to be assessed for their compatibility with the present landscape character as detailed in the SNH Landscape Character Assessment. Advice on the scale and siting of 'micro-small' turbines is given in the Council's Landscape Wind Energy Capacity Study 2012.

B. Location, Nature and Design of Proposed Development

The site is an area of land situated approximately 210 metres to the northeast of Torrbreac, the property the turbine is intended to serve. The proposed turbine is approximately 185 metres from the nearest non-associated residential property.

The site for the proposed wind turbine benefits from a backdrop of rising moorland which will help provide a background to integrate it within the wider landscape. The proposed turbine is to be integrated within a landscape which benefits from a degree of built environment by virtue of the presence of dwellinghouses, polytunnel and power lines, which will help ensure that the proposed wind turbine will not be a sporadic feature or detract from the overall landscape character of the area.

The turbine measures 15 metres from base to hub and has three blades with an overall rotor diameter of 5.5 metres. The overall height of the turbine is 17.7 metres to vertical blade tip. It is intended to take Torrbreac off the national grid supply and allow Mucmara Lodge (in the ownership of the applicant) to take the supply from the grid. Information submitted by the applicant indicates that the proposed wind turbine has an annual output of approximately 9,000 kWh. As a comparison, information submitted in support of the application indicates the total annual usage of Torrbreac as approximately 8,500 kWh and therefore the turbine is appropriately scaled the annual energy demand of the property.

The proposal requires to be assessed against the provisions of Policy LP REN 2, On Site Commercial and Domestic Wind Turbines, which states that on site commercial and domestic wind turbines will be supported in forms, scales and sites where the technology can operate efficiently, the development is located as close to the premises which it is intended to serve as is safely and technically possible, servicing and access implications are acceptable, and subject to specific proposals satisfactorily addressing all other material considerations.

It must be demonstrated that the proposed development will not have an unacceptable adverse impact directly, indirectly or cumulatively on the following criteria:

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

The proposed development is not located within or adjacent to any Nature Conservation designation.

During the processing of the application, it was highlighted that White-Tailed Eagles and Bats, both European Protected Species, were known to forage within the area proposed for the turbine. Accordingly, the Council's Biodiversity Officer requested that the applicant undertake a bat survey to assess and establish bat activities in the area around the proposed wind turbine.

This survey has now been undertaken and has not identified any significant bat activity which would preclude development. The report recommends additional planting along the southeastern boundary which is considered a suitable mitigation measure to protect the species. This is something which can be adequately controlled by a suspensive condition attached to the grant of planning permission.

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

The proposed development is not located within or adjacent to a Garden or Designed Landscape.

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

The site is not within the proximity of any sites of historic or archaeological interest.

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

The proposed development is not located within a Conservation Area and relates relatively well to the property it is intended to serve.

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

The turbine is to be sited in close proximity to the property which it is intended to serve, benefiting from a backdrop of rising moorland which will help integrate it into the wider landscape. The turbine is to be integrated amongst existing built development and will not create an isolated new focal point in the landscape, as it will benefit from association with existing buildings and other structures.

It is not considered that when viewed in relation to the surrounding landform and built development the proposed turbine will have a significant detrimental impact on the character of the surrounding area.

Whilst the proposed turbine will be visible from some vantage points along the unclassified Cuin public road, views into the site when heading north-west are limited by the topography of the area with the turbine visible over very short range views, or in a couple of short gaps over longer distances, where the turbine will not be a large or dominant feature in the expansive natural landscape.

There are more significant localised visual impacts, but these principally affect the applicant's own property and as such are deemed acceptable.

With regards to noise, the turbine is to be positioned approximately 210 metres from the property it is intended to serve and approximately 185 metres from the nearest non-associated residential property. The Council's Environmental Health Unit was consulted on the proposed development and in their response raised no objection as the supporting data identified that the noise (and shadow flicker) likely to be generated by the wind turbine would not have an adverse effect upon those noise sensitive residential properties.

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

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

As detailed above, it is considered that the applicant has demonstrated that the proposed turbine is sited as close to the premises it is intended to serve without adversely affecting that property and there is an appropriate association between the two.

Furthermore, the site benefits from a backdrop of rising moorland and established built development which will help integrate it into the wider landscape when viewed from the main public vantage points. The turbine will not have a significant detrimental impact on the surrounding landscape.

It is therefore considered that the proposal is consistent with the terms set out in Policy LP REN 2.

C. Landscape Character

Structure Plan Policy STRAT DC 8, Landscape and Development Control, states that development which by reason of location, siting, scale, form design or cumulative impact, damages or undermines the key environmental features of a visually contained or wider landscape or coastscape shall be treated as 'non-sustainable' and is contrary to this policy.

The association of the turbine with existing development, its small scale and its restricted impact upon public vantage points are such that it is not considered that it will undermine landscape character.

In terms of 'The Landscape Assessment of Argyll and the Firth of Clyde' (1996), it characterises the area around Dervaig as 'Basalt Lowland' landscape where particular focus is given to the 'indented coast with sheltered bays overlooked by narrow coastal roads'. Such areas are highlighted as being sensitive to change. However, Scottish Natural Heritage in their response has advised that the proposed turbine is suitably small in scale and integrated amongst existing infrastructure so as not to detract from the overall landscape character of the area. Advice on the scale and siting of 'micro-small' turbines is given in the Council's Landscape Wind Energy Capacity Study 2012 and the proposal accords with the principles advanced in that guidance.

In this regard, it is considered that the proposal complies with the criteria set out in Policy STRAT DC 8 which seeks to ensure that developments do not have an adverse impact on the character of the landscape.

E. Climate change considerations

In assessing any application associated with the generation of renewable energy, it is necessary to have regard to macro environmental consequences as a material consideration. Government and Development Plan policy supports renewable electricity generation in principle, in the interests of addressing climate change, provided that development does not impinge to an unacceptable degree upon its surroundings. As part of the decision making process, it is necessary to consider whether the advantages associated with the production of electricity from renewable sources, consequent CO₂ savings and the contribution which a development might make to the tackling of global warming. In this case, the turbine size at 5kW is limited and only capable of meeting the needs of a single property, and therefore the contribution which the development will make to climate change will inevitably be insignificant.