

THE HIGHLAND COUNCIL

CAITHNESS, SUTHERLAND & EASTER ROSS PLANNING APPLICATIONS COMMITTEE – 13 September 2011

Agenda Item	3.3
Report No	PLC/040/11

**11/00170/FUL : Mr Kenneth Mackenzie
Land 450m south east of Cullisse Farmhouse, Nigg**

Report by Area Planning Manager

SUMMARY

Description: Erection of wind turbine

Recommendation: GRANT

Ward: 08 - Tain And Easter Ross

Development category: Local

Pre-determination hearing: None

Reason referred to Committee: Objections from Nigg and Shandwick Community Council; Kilmuir and Logie Easter Community Council; five or more representations.

1. PROPOSAL

- 1.1 The application is for the erection of a single Enercon E33 wind turbine at Cullisse Farm. It is a three bladed 330kW machine which has a hub height of 50m, a rotor diameter of 33m and an overall height to tip of the blade of 66.5m. The turbine has a tapered tubular tower and three blades attached to a nacelle housing containing the generator, gearbox and other operating equipment. The turbine operation would be fully independent and automatic. It is proposed that the finish of the wind turbine towers and blades would be semi-matt and white in colour.
- 1.2 No variations have been made to the proposal.

2. SITE DESCRIPTION

- 2.1 The site is located around 440m to the east of Cullisse Farm; 1-1.2km to the north/north-east of Pitcalnie and Rarichie on the B9175 Ankerville to Seaboard villages road; and 1km to the west of the airstrip at Easter Airfield.

Access to the site will be via the A9, south-east along the B9175 past Arabella to the junction of the farm access track with the B9175. The farm access track is suitable subject to the widening and strengthening of two culverts.

The farm lies within a generally flat landscape to the north of Nigg Hill. The ground is open arable farmland, with fields defined by ditches and with limited vegetation. There is little variation in this flat to gently undulating landform. The farming landscape is one of simple, wide horizontal form with large fields interspersed with tree shelter belts. The area is characterised by large farm holdings with clusters of buildings, large agricultural sheds, steadings and silos, with small groups or individual houses scattered in the landscape.

The farm holding at Cullisse is fairly typical of the area with a large farm house, farm sheds and a farm settlement comprising several farm cottages standing on raised ground surrounded by mature trees. The proposed site is on the northern edge of a field and is fairly flat.

3. PLANNING HISTORY

3.1 1. No previous planning applications at Cullisse Farm.

In 2007 Wind Prospect Developments investigated the potential of the farm for a small wind farm development. This proposal consisted of 6 Vestas V52 turbines each rated at 850kW with tower heights of 55 metres supporting 52 metres diameter rotors giving overall turbines heights of 81 metres.

A formal scoping exercise was undertaken in September 2007. Responses received from Highland Council and consultees identified the main issues relating to wintering bird species and the cumulative landscape impact in association with the proposed Hill of Nigg Wind Farm.

Having consulted with SNH and the RSPB and having undertaken wintering bird surveys (during October 2007 and March 2008) and breeding bird surveys (during April and June 2008) it was concluded by the wind development company that the proposed 6 turbine wind farm could threaten the integrity of the Special Protection Areas at Loch Eye and the Cromarty Firth. In these circumstances the company decided not to pursue the wind farm development any further.

2. 08/00066/FULRC Falck Renewables Ltd - Erection of five wind turbines, formation and improvement of access tracks, installation of underground cables, crane hardstanding, temporary construction compound, anemometer mast and borrow pit at Land South Of Wester Rarichie Farm, Fearn (Nigg Hill). Application currently pending.

5 x 2.0MW turbines which are 80 metres to the hub with rotors (90 metres in diameter) reaching to a maximum overall height of 125 metres. Each individual turbine at Nigg Hill would be twice the height of the proposed turbine at Cullisse and have 6 times the generating capacity.

The proposed turbine at Cullisse is approximately 1km to the north of the northern boundary of the Nigg Hill planning application site.

4. PUBLIC PARTICIPATION

4.1 Advertised: Schedule 3 (14 days), 4 February 2011, 29 July 2011

Representation deadline: 18 February 2011, 12 August 2011

Timeous representations: 58

Late representations: 13

4.2 Material considerations raised are summarised as follows:

- Size of turbine
- Visibility
- Amenity of area
- Birds
- Contrary to Development Plan policy
- Noise
- Stroboscopic effect
- Increased traffic
- Precedent
- Decrease in property value
- Proximity to Nigg Hill planning application site (08/00066/FULRC)
- Tourism
- Aircraft / airfield at Fearn Drome
- EIA required

4.3 All letters of representation can be viewed at the Area Planning Office and for Councillors, will be available for inspection within the Members Lounge prior to the Committee Meeting.

5. CONSULTATIONS

5.1 **Nigg And Shandwick Community Council** (14 February)

- Object to the application although at the same time remain supportive of appropriate, properly planned, renewable energy developments.
- Contrary to Local Development Plan.
- Does not conform to the Highland Renewable Energy Strategy.
- Does not conform to the draft Highland Council supplementary guidance for onshore wind farms.
- Previous application for a six turbine development was abandoned, which

followed an ornithological survey which identified loss of protected species.

- Area is a major corridor for birds, with a number of protected sites (SPA, SSSI, SAC) in the area.
- Visual impact and loss of amenity – site is within 2km of the Nigg Hill windfarm site and does not take account of the effect that it would have on the residents of this flat area of the Fearn Peninsula and those communities directly across Nigg Bay.
- Turbine would not conform to restrictions on ‘ribbon development’ of windfarms and their effect on local skylines.
- Development does not take account of landscape character.
- Proximity of houses to turbine.

5.2 **SEPA** - To assist with streamlining the planning process, SEPA now focuses its site specific advice in development management where we can add best value in terms of enabling good development and protecting Scotland’s environment. We have therefore provided standing advice applicable to this type of small-scale local development which is available at www.sepa.org.uk/planning.aspx.

(Note: Appendix 1 of this document now provides standing advice for small scale windfarms below 10 MW not subject to formal EIA).

However, if you are seeking comment on some site specific issue, such as flood risk, which is not adequately addressed by our standing advice, we would welcome the opportunity to be reconsulted. The reason for consultation should be clearly indicated in the body of the email or letter. Guidance on *How and when to consult SEPA* and our *Standing advice for small scale local development* is available on our website at www.sepa.org.uk/planning.aspx.

5.3 **Historic Scotland** - No comments to make on the proposals. We confirm that your Council should proceed to determine the application without further reference to us.

5.4 **Contaminated Land Unit** - No land contamination issues have been identified.

5.5 **Area Roads and Community Works Manager** - No objections.

5.6 **SNH** (16 February) - Provided a scoping opinion and post-scoping advice to the applicant in 2007 when there was a proposal for a 6 turbine development at this location. The results of bird survey work concluded that the previous development may have had an adverse impact on the integrity of the nearby Cromarty Firth and Loch Eye Special Protection Areas (SPA’s).

SNH considers that this proposal is likely to have a significant effect on the whooper swan and greylag geese qualifying features of the Cromarty Firth SPA and the Loch Eye SPA. Consequently the Highland Council is required to undertake an appropriate assessment of the proposal in light of the sites’ conservation objectives. We further advise that based on the information provided the proposal is unlikely to have an adverse effect on the integrity of either site.

Appraisal of the impacts on the designated sites - The development is

approximately 2.5km from the Cromarty Firth SPA designated for various bird interests including whooper swan and greylag geese and 4km from Loch Eye SPA also designated for whooper swan and greylag geese. The present one turbine proposal is within the survey envelope of the original 6 turbine site and the same survey information can therefore be used to assess this new proposal. The supporting statement estimates that the present proposal is likely to have only 3% of the collision risk calculated for the 6 turbine proposal and we feel this is reasonable. The recalculated collision risk for whooper swan, the key SPA species, is now 0.5 birds per year at 95% avoidance rate and 0.1 birds per year at 99% rate. Our recommended avoidance rate for whooper swan is, however, 98%, giving a collision risk of 0.2 birds per year or 1 additional swan death every 5 years.

Given the size of the wintering population using the area around Cullisse, particularly in the autumn arrival period, and the number of birds that we know hit overhead lines etc, the additional mortality from this is not significant in our opinion.

In **conclusion** although the proposal has a likely significant effect on both the above SPAs due to the potential collision risk to whooper swans (and greylag) there is **unlikely to be an adverse impact on the integrity of either SPA**. We feel that the proposal is unlikely to have any significant effect on any of the other qualifying features of the sites.

5.7 **Civil Aviation Authority** - The development (like any wind turbine development) has the potential to impact upon aviation operations and activities in a number of ways.

We must advise you of the need to consult with the officially safeguarded Inverness Airport and the aerodrome at Easter Airfield. Furthermore, to complete the aviation picture the related perspectives of the Ministry of Defence and NATS should also be taken into account during associated future planning deliberations, as they are both statutory consultees. Beyond this, the CAA has no site specific observations. In addition the following points may be raised during consultations with other aviation stakeholders.

There might be a request to install aviation obstruction lighting to some or all of the associated wind turbines should this wind turbine development be progressed. This comment is made specifically if there were concerns expressed by other elements of the aviation industry, i.e. the operators. For example, if the Ministry of Defence (MoD) or a local aerodrome had suggested such a need, the CAA (sponsor of policy for aviation obstruction lighting) would wish, in generic terms, to support such a claim. We would do so if it could reasonably be argued that the structure(s), by virtue of their location and nature, could be considered a significant navigational hazard. That said, if the claim was clearly outside credible limits (i.e. the proposed turbine(s) was/were many miles away from an any aerodrome or it/they were of a height that was unlikely to affect even military low flying) the Authority would play an 'honest-broker' role. That said, I can advise that in isolation the CAA would not make any case for lighting.

International aviation regulatory documentation requires that the rotor blades,

nacelle and upper 2/3 of the supporting mast of wind turbines that are deemed to be an aviation obstruction should be painted white, unless otherwise indicated by an aeronautical study. It follows that the CAA advice on the colour of wind turbines would align with these international criteria. As with the potential need for lighting, in isolation, the CAA would make no special case for marking.

- 5.8 **MOD** - No objection to the proposal. In the interests of air safety, the MOD requests that the turbine is fitted with aviation lighting. The turbine should be fitted with 25 candela omni-directional red lighting or infrared lighting with an optimised flash pattern of 60 flashes per minute of 200ms to 500ms duration at the highest practicable point. The principal safeguarding concern of the MOD with respect to the development of wind turbines relates to their potential to create a physical obstruction to air traffic movements and cause interference to Air Traffic Control and Air Defence radar installations.
- 5.9 **Defence Estates Safeguarding** - wishes to be consulted and notified of the progression of planning applications and submissions relating to this proposal to verify that it will not adversely affect defence interests.
- 5.10 **Highlands and Islands Airports Limited** - Our calculations show that, at the given position and height, this development would not infringe the safeguarding surfaces for Inverness Airport. There is intervening terrain which shadows it from Inverness Airport and its radar installation. However, due to its height and position, a red obstacle light may be required to be fitted at the hub height of each the turbines. Provided that this condition is met Highlands and Islands Airports Limited do not object to this proposal.
- 5.11 **NATS** - No safeguarding objections to the proposal.
- 5.12 **Environmental Health** (14 March) - The noise information has identified the sound power level of the turbine is 100.9dB at a wind speed of 8m/s. The nearest noise sensitive location has been identified as the applicant's address in which case it can be discounted in terms of noise impact.
- The next nearest property is identified as point D at a distance of 571m. Using hemispherical calculations the predicted level at this distance would be 37.8dB which exceeds the standard of 35dB. The applicant's consultant has given a figure of 33.9dB but there is no indication how this was derived.

(27 April) Further discussions have confirmed the use of spherical sound propagation in this case due to the height of the blades above ground level. The calculations indicate the sound levels will be below the required standard of 35dB(A) at all locations except that of the applicant. The guidance allows for an elevated noise level at any property where the occupier has a commercial interest therefore, I have no further objections to this application. I would advise that the following noise condition be attached: -

Noise arising from the wind turbines shall not exceed an $L_{A90, 10 \text{ min}}$ of 35dB at the nearest noise sensitive premises. This condition shall apply at wind speeds not exceeding 10ms^{-1} , as measured at a height of 10m above ground level at the wind farm and shall apply to dwellings or other Noise Sensitive Premises existing or the subject of full Planning Permission at the date of submission of this Planning Application (vacant or occupied).

6. POLICY

The following Development Plan policies are relevant to the assessment of the proposals: -

Highland Council Structure Plan (March 2001)

Policy G1 Sustainable Economic Growth
Policy G2 Sustainable Development
Policy G3 Impact Assessments
Policy G6 Conservation and promotion of Highland Heritage
Policy A2 Farm Income Diversification
Policy L4 Landscape Character
Policy E2 Wind Energy Development
Policy N1 Nature Conservation

Highland Wide Local Plan (Proposed Plan September 2010)

Policy 29 Sustainable design
Policy 31 Physical Constraints
Policy 37 Wider Countryside
Policy 57 Travel
Policy 58 Natural, Built and Cultural Heritage
Policy 59 Protected Species
Policy 60 Other Important Species
Policy 61 Other important Habitats
Policy 62 Landscape
Policy 68 Renewable Energy Developments

Ross and Cromarty East Local Plan (2007)

BP3
GSP 14 – Habitats and Species

Highland Renewable Energy Strategy (HRES) (adopted May 2006)

HRES is currently being reviewed to take account of Scottish Planning Policy (February 2010). Meanwhile it remains the approved Highland Council strategy against which wind energy proposals are assessed. Relevant policies include policy E7.

Highland Council Draft Supplementary Guidance: Onshore Wind Energy (April 2011)

– This defines four categories of wind energy development – micro, small, medium and large. While capacity is the preliminary way of identifying the appropriate category for a development, there are a number of specific conditions (in relation to height, rotor diameter or number of turbines) which can influence the impact of a proposal and which can therefore change the categorisation of a proposal regardless of output.

Scottish Planning Policy (SPP) February 2010 contains policies relevant to this proposed development including: -

- Rural Development
- Historic Environment
- Landscape and Natural Heritage

- Renewable Energy

Circulars also provide statements of the Scottish Government's policy. Statements of Scottish Government policy in the SPP, NPF and Circulars may be material considerations which should be taken into account in development management decisions.

Designations and Constraints in Local Area

1. The site lies adjacent to land identified on the SEPA Fluvial Flood Map.
2. The Rosemarkie to Shandwick Coast SSSI lies approximately 2.5km to the south east, with the Cromarty Firth SSSI/SPA/RAMSAR site approximately 2.5km to the west at its closest point to the site and the Loch Eye SPA some 4km to the north.

7. PLANNING APPRAISAL

- 7.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.2 The **application** is in detail for the erection of a single 330kW turbine to the east of Cullisse Farm. The overall height of the proposed turbine is 66.5m to the blade tip. The developer has indicated that the electricity generated will be of particular value to Cullisse Farm which will be used to offset the electricity used and also assist to diversify the operations, with surplus electricity being exported to the grid.
- 7.3 The proposal was screened for potential **Environmental Impact Assessment** under the Environmental Impact Assessment (Scotland) Regulations 1999 and, following consultations being undertaken with both SNH and SEPA, it was assessed as not requiring the production of an EIA. A Screening Opinion confirming this was issued by the Planning Authority.
- 7.4 **Representations** have been received and are set out at section 4.2 above.
- 7.5 **Natural Heritage interests (birds)** - The site is located close to, but not within, areas designated due to their natural heritage interests. In particular, there are nearby European designated sites, noted for their ornithological interests e.g. at the Cromarty Firth SSSI/SPA/RAMSAR to the west and Loch Eye to the north. Notwithstanding this, Members will note that there are no technical difficulties with the proposal – SNH have not objected to the proposal and have not indicated that any mitigation measures are required.

Although not subject to EIA, the developer has undertaken various environmental reports, including bird survey work. This has been assessed by SNH and they have advised that whilst the proposal is likely to have a significant effect on the whooper swan and greylag geese qualifying features of the Cromarty Firth and Loch Eye SPAs, it is, based on the information provided, unlikely to have an adverse effect on the integrity of either site.

Accordingly, the proposal is considered to accord with the relevant parts of Development Plan policies G2, G3, 58 and 59 in relation to the nearby natural heritage interests.

Members should note that an Appropriate Assessment has been undertaken under the Habitats etc Regulations (1994) by the Planning Authority.

7.6 **Noise** - Environmental Health have assessed the application and have advised that the noise output from the turbine is within the prescribed limits – that is the sound levels will be below the required standard of 35dB(A) at all locations except that of the applicant, which is the closest property to the proposed turbine. A planning condition is recommended to control this.

7.7 **Aircraft / airfield at Easter Airfield** - Members will note that the CAA, MOD, NATS and HIAL have not objected to the proposal, subject to conditions relating to lighting, colouring of the turbine and exact coordinates being provided. In addition, the Easter Airfield operators have indicated that although the proposed wind turbine at Cullisse Farm does represent a significant hazard to general aviation aircraft, they do not object to the proposal subject to

- One month before the start date, the developer confirming the maximum height to which any cranes on site will be extended and for how long they will remain on site;
- The colour of the turbine will be white; and
- Full details for the turbine obstruction lighting will be provided when available.

7.8 **Tourism** - I do not consider that the development of a single turbine is likely to have a significant impact on tourism in the area.

7.9 **Increased traffic** - TEC Services have indicated that the proposal is acceptable. Members will note that the road from the Nigg roundabout to Nigg (the B9175) has been substantially improved to enable development at Nigg.

7.10 **Size and Visibility of turbine; Amenity of Area; Distance to existing houses** - The proposed turbine is a three bladed 330kW machine with a hub height of 50m, a rotor diameter of 33m and an overall height to tip of the blade of 66.5m. With regards to the Council's Draft Supplementary Guidance: Onshore Wind Energy (April 2011), the proposal falls between the small and medium categories insofar as it is within the small category for output (between 50kW and 5MW) but is 50m to the hub, which would place it in the medium sized category. Whilst of medium height within this categorisation, the narrow verticality of the turbine is set on and within the low, flat land of the Fearn peninsula which is characterised by a generally horizontal panorama with views of distant hills. These views are interspersed with shelter belts and areas of mature trees. It will therefore have a localised visual impact.

Nevertheless, the site is not on a significant rise or hill within the area and as a result it is not considered that the overall height of 66.5m would be unduly prominent within the landscape.

The turbine will be visible from a distance due to the flat nature of the landscape. However, this is within the context of a backdrop against relatively close hills such as Nigg Hill and the further distant hills, such as those of Easter Ross to the north and west of Tain, Invergordon and Alness.

It is considered that the landscape can therefore absorb this single turbine development and accordingly the proposal accords with Development Plan policies in relation to the turbine's visual impact on individual and community residential amenity.

- 7.11 The developer has indicated in the Supporting Statement accompanying the application that "...Cullisse farmhouse is the only dwelling that could potentially be affected by **shadow flicker**. The farmhouse could be affected for a few minutes a day in the early morning and is likely to experience shadow flicker for a total of less than 10 hours in any given year. Shadow flicker can only occur when the sun is shining, the wind turbine operating with the rotor close to 90 degrees to the position of the sun. The actual occurrence will be significantly less than the theoretical prediction. It should also be borne in mind that the model does not take into account local shielding effects of trees and buildings. In this case tall mature trees will further lessen or even totally eliminate shadow flicker. If shadow flicker is deemed to be a likely problem, it is usually dealt with by curtailing turbine operation (by programming the operating system) when particular circumstances of time, wind direction and cloud cover occur."

Accordingly, I would advise Members that the proposal will have a relatively localised shadow flicker effect and it is not considered that this will have any significant impact on any neighbouring properties.

- 7.12 **Contrary to Development Plan policy** – The proposal is not considered to be contrary to the Council's Development Plan policies.

- 7.13 **Precedent** – The proposal is not considered to provide any precedent for future wind turbine development, either at the micro or small scale, or medium and large scale. Other applications for wind developments in the area, such as Nigg Hill (08/00066/FULRC), will be assessed on their own individual merits.

- 7.14 **Decrease in property value** – This is not a material planning consideration.

8. CONCLUSION

- 8.1 The Council's Development plan policies provide general support for wind energy developments provided that impacts, including visual and noise, are not significantly detrimental.

The proposal is for a single small to medium sized wind turbine. The turbine will be set within a flat and open landscape, interspersed with screens of trees and a scatter of farms and agricultural buildings, with occasional or groups of houses, and small villages. The turbine will have localised visual and landscape impacts, but these are not considered to be significantly visually detrimental on either individual or community residential amenity. In my assessment, such localised visual and landscape impacts are acceptable. Accordingly, the proposal is considered to accord with Development Plan policies.

Approval is recommended.

RECOMMENDATION

Action required before decision issued n

Notification to Scottish Ministers n

Notification to Historic Scotland n

Conclusion of Section 75 Agreement n

Revocation of previous permission n

Subject to the above, it is recommended the application be **Granted** subject to the following conditions and reasons:

(1.) The permission hereby granted shall endure for a period of twenty five years from the date of this consent within which period, unless with the express approval of the Planning Authority, the site shall have been cleared including the removal of the wind turbine and base and thereafter reinstated.

Reason: To order to allow the Planning Authority to retain effective control over this development.

(2.) The wind turbine shall be maintained in good order over the lifetime of this consent to the satisfaction of the Planning Authority in consultation with the Environmental Health Authority. The operator shall maintain a dated maintenance log which shall clearly specify the date and time of maintenance works, any maintenance works undertaken and comment regarding the condition of the turbine in accordance with the manufacturers operational parameters. This log shall be made available for inspection at the request of the Planning Authority.

Reason: To ensure the turbine operates within set parameters and to safeguard individual and community residential amenity.

(3.) Within six months of the date of this permission, the developer / owner / operator of the wind turbine shall submit a Decommissioning Plan for the approval in writing of the Planning Authority in consultation with SEPA and SNH, or other successor bodies. The plan shall detail measures in writing and on plan for the decommissioning of the site. The decommissioning of the site shall be undertaken in accordance with the approved plan by the developer / owner / operator. At such time all machinery and infrastructure related to the turbine shall be cleared from site and disposed of in accordance with best waste management practice.

Reason: To clarify the terms of the permission hereby granted and to allow the Planning Authority to retain effective control over the development.

(4.) In the event that the wind turbine fails to produce electricity supplied to a local grid for a continuous period of six months not due to it being under repair or replacement, then it shall be deemed to have ceased to be required and, unless otherwise agreed in writing with the Planning Authority, the wind turbine and its ancillary equipment shall be dismantled and removed from the site within the following six months and the ground fully reinstated to the specification and satisfaction of the Planning Authority.

Reason: In the interests of visual amenity and to ensure that redundant equipment is removed from the site.

(5.) Access to the site by heavy goods vehicles shall be restricted to 0700 to 1800 on Mondays to Fridays and from 0700 to 1200 on Saturdays with no such access on Sundays. Any work on site outwith these times shall only take place with the prior written approval of the Planning Authority.

Reason: In the interests of the amenity of noise sensitive premises.

(6.) The turbine shall be fitted with 25 candela omni-directional red lighting or infrared lighting with an optimised flash pattern of 60 flashes per minute of 200ms to 500ms duration at the highest practicable point to the satisfaction of the Planning Authority in consultation with the MOD before commissioning.

Reason: In the interests of air safety.

(7.) Noise arising from the wind turbines shall not exceed an LA90, 10 min of 35dB at the nearest noise sensitive premises. This condition shall apply at wind speeds not exceeding 10ms⁻¹, as measured at a height of 10m above ground level at the wind farm and shall apply to dwellings or other Noise Sensitive Premises existing or the subject of full Planning Permission at the date of submission of this Planning Application (vacant or occupied).

Reason: In the interests of amenity.

(8.) The wind turbine shall be finished in a non-reflective semi-matt white colour, and that colour shall not be altered thereafter unless previously approved in writing by the Planning Authority.

Reason: In the interests of visual amenity.

(9.) No symbols, signs, logos or other lettering by way of advertisement shall be displayed on any part of the wind turbine without the prior approval in writing of the Planning Authority.

Reason: In the interests of visual amenity.

(10.) All cables between the wind turbine and the point of connection to the Grid, shall be laid underground and the ground thereafter reinstated to the satisfaction of the Planning Authority.

Reason: In the interests of visual amenity.

(11.) Within one week from the date of the erection of the turbine, the developer shall provide a 12 figure Ordnance Survey Grid Reference and / or Latitude and Longitude of the turbine for the approval in writing of the Planning Authority.

Reason: In the interests of air safety and navigation and for the avoidance of doubt.

INFORMATIVE NOTE REGARDING THE TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

Please note: Your attention is drawn to the conditions attached to this permission. Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to meet these conditions may invalidate your permission or result in formal enforcement action.

Flood Risk: It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (of emanating from) the application site. As per Scottish Planning Policy 7: Planning & Flooding, planning permission does not remove the liability position of developers or owners in relation to flood risk.

Signature: Allan Todd
Designation: pp Area Planning Manager North
Author: Bob Robertson

Background Papers: Highland Structure Plan, Ross and Cromarty East Local Plan, Highland Wide Local Plan (Proposed Plan September 2010), Highland Renewable Energy Strategy (HRES) (adopted May 2006), Highland Council Draft Supplementary Guidance Onshore Wind Energy (April 2011)

Relevant Plans:

000001 LOCATION PLAN A4
000002 LOCATION PLAN A4
000003 VISUAL INFORMATION A3
000004 VISUAL INFORMATION A3
000005 VISUAL INFORMATION A3

000006 VISUAL INFORMATION A3
000007 VISUAL INFORMATION A3
000008 LOCATION PLAN A4
000009 LOCATION PLAN A4
000010 LOCATION PLAN A4
30.00.077 – 2 ELEVATIONS A3
SUPPORTING INFORMATION APPENDIX 1 - BREEDING BIRD SURVEY
SUPPORTING INFORMATION APPENDIX 2 - WINTERINMG BIRD SURVEY
SUPPORTING INFORMATION APPENDIX 3 - COLLISION RISK MODELLING
SUPPORTING INFORMATION APPENDIX 4 - RSPB
SUPPORTING INFORMATION APPENDIX 5 - PREDICTED WIREFRAME INVERNE...
SUPPORTING INFORMATION APPENDIX 6 - HIA
SUPPORTING INFORMATION APPENDIX 7 - EASTER AIRFIELD
SUPPORTING INFORMATION APPENDIX 8
SUPPORTING INFORMATION APPENDIX 9
SUPPORTING INFORMATION FIGURES FOR SUPPORTING STATEMENT
SUPPORTING INFORMATION TECHNICAL DESCRIPTION E-33
SUPPORTING INFORMATION WEIGHT AND DIMENSIONS E-33/S/49/2K/02

TIMEOUS REPRESENTATIONS

1. David & Mrs C M Williams, 2 Hafod Road, Prestatyn
2. Stephanie MacKay, Aqvila, Lower Pitcalnie
3. Mrs Christine Langford, Cargill, Cullisse Lane, Cullisse
4. Mr Michael Hall, Cargill, Cullisse
5. R & A Lawry, Tyndrum, Bayfield Mains, Nigg
6. John & Eveline Waring, The Old Post Office House, Pitcalnie
7. Christine Asher, Wemyss House, Bayfield , Tain
8. Stuart Clifford, Wemyss House, Bayfield, Tain
9. Keith And Marjory Hart, 9 Lady Street, Hilton Of Cadboll
10. Elizabeth Jane Budge, Easter Rarichie, Fearn
11. Brian Budge, 33 Wilson Road, RD2, Upper Moutere, Nelson, New Zealand
12. Patrick Miller, Tanmhor, King Street, Hilton
13. H J MacKenzie, Firthview, Main Street, Portmahomack
14. Mrs Mary Hayden, 'Rowantree', 9, Croft, Arabella
15. Mr N C Morrison, Ewanston House, Moniaive, Thornhill, Dumfries & Galloway
16. George And Isabel Henderson

17. Mrs Dianne Frith, Chapelhill Farmhouse, Pitcalnie
18. Kenneth Fox, 4 Adam Place, Pitcalnie
19. Robert Hunter MacBain, 2 Wester Rarachie Farm Cottages, Fearn
20. Nina Westwater, Gair Na Mara, Old Shandwick
21. Christine Asher
22. Ian And Elaine Shearer, Blackhill, Pitcalnie
23. Mr Brian Oliver, The Old Schoolhouse, Pitcalnie
24. Mr Gary McLuckie, Aqvila, Lower Pitcalnie
25. Mr Richard Tonberg, Woodbine Cottage, Mouteagle, Fearn
26. Rita Morrison Fenton, Sandwood House, Arabella
27. Mr John Michael Ross, Aelann, Chapelhill, Pitcalnie
28. Jacqueline Ross, Aelann, Chapelhill, Pitcalnie
29. Peter Robert Worts, The Barn House, Bayfield Mains, Nigg
30. Patricia Margaret Tonberg, Woodbine Cottage, Mouteagle, Fearn
31. Moira Edythe Hamilton MacKenzie, Taighnacraggan, Shandwick
32. Jamie David Alexander Fenton, Sandwood House, Arabella
33. Alexander John MacKenzie, Taighnacraggan, Shandwick
34. Sylvia Andrews, Baracca, Chapelhill, Pitcalnie
35. D L & T A Green, 25 Araballa
36. R Nelson, 21 Old Mill Road, Milton
37. Mrs Maggie Nelson, 21 Old Mill Road, Milton
38. Gemma Pakers, 25 Ash Grove, Alloa
39. Mrs & Mr Pamela & Bryan Rowe, Rowan Bank, Chapelhill, Pitcalnie
40. Mr James Bryce, 39 Bayne Drive, Dingwall
41. Mr David Thompson, Flat 4, Bayfield House, Nigg
42. Ms Mary Grant, Craigillachie, Tain
43. Dr Gillian Kippen, 15 New Street, Shandwick
44. Helena Jefferson, HillWicket House, Childs Ercall, Market Drayton, Shropshire
45. Janet Mary Miller, Tanmhor, King Street, Hilton
46. Pamela Grant, Pitcalnie House, Nigg
47. Mr Alastair Fenton, Sandwood House, Arabella
48. Kate Simpson, Old Shandwick Farmhouse, Shandwick
49. Mr Dougall Hugh Kippen, 15 New Street, Shandwick
50. Mr Peter Grant, Nigg Awareness Group, Pitcalnie House, Nigg
51. Mr Winston Ramsey, Pinewood House, Arabella
52. Mr Melvaig Mackenzie, Old Shandwick Farmhouse, Shandwick
53. Julia MacKay, The Old School House, Pitclaknie
54. Mr Malcolm Macdougall, Cairnsmore, Chapelhill, Nigg
55. Mr Ross Blackhall
56. Linda J Fraser, 7 Pitcalnie Holdings, Nigg
57. Mr Michael J Fraser, 7 Pitcalnie Holdings, Nigg
58. Mr David Hart, Viewfield, Rosemarkie

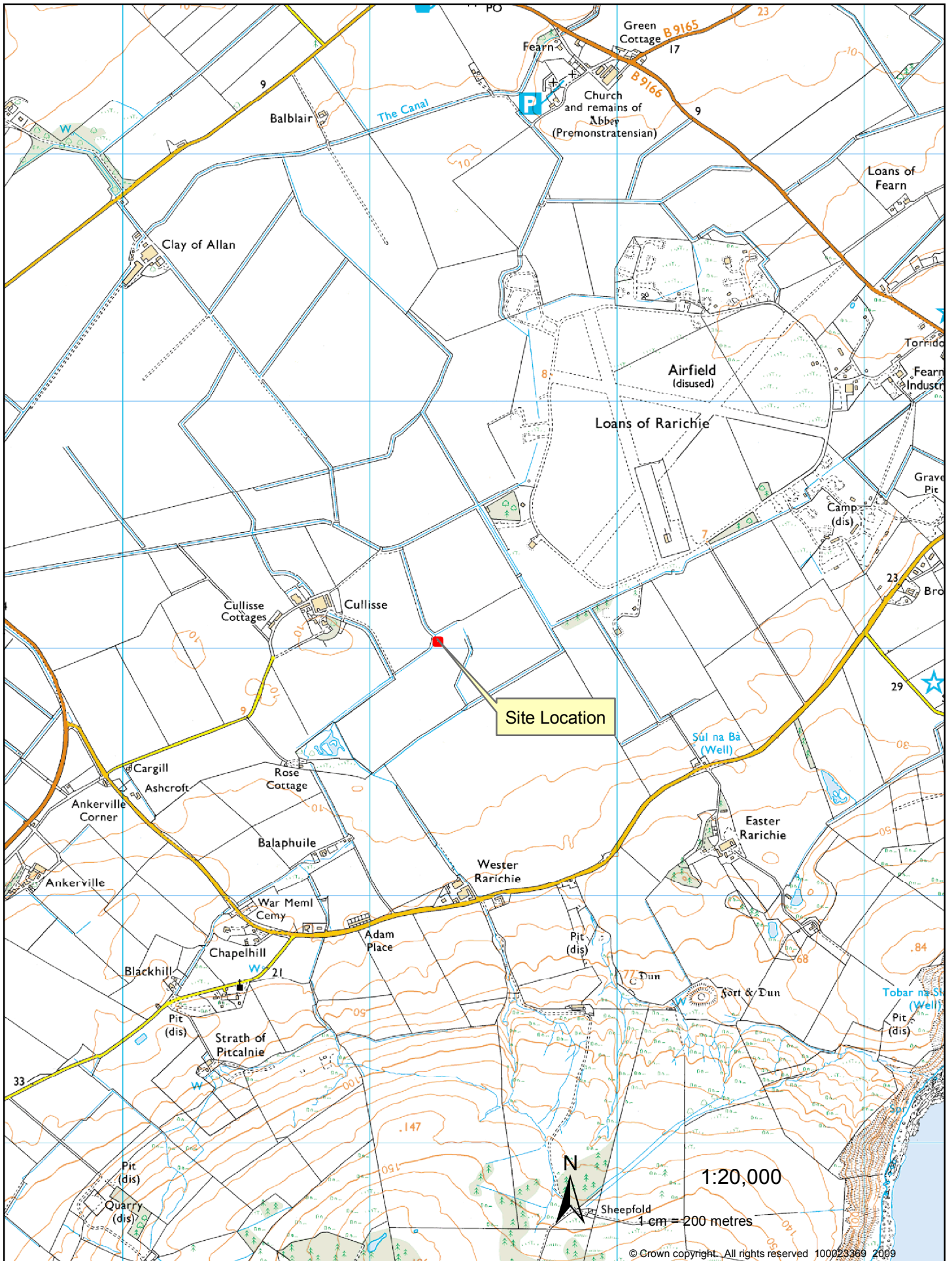
LATE REPRESENTATIONS

59. Mr John Boocock, Kilmuir and Logie Easter Community Council, c/o Rosslyn, Barbaraville
60. Alison McIntosh, Tigh Na Machair, Ross Crescent, Balintore
61. Heather McLauchlan, Blackhill, Pitcalnie

62. Mr John McLauchlan, Blackhill, Pitcalnie
63. Mr Archie McLauchlan, Blackhill, Pitcalnie
64. Roswitha Goetze-Pelka, 6 Wester Rarichie Farm Cottages
65. Dominique Peres, The Bungalow, Park Street, Balintore
66. Tolelyne Peres, The Bungalow, Park Street, Balintore
67. Gabriel Peres, The Bungalow, Park Street, Balintore
68. Marion Peres, The Bungalow, Park Street, Balintore
69. Emilie Peres, The Bungalow, Park Street, Balintore
70. Renee Peres, The Bungalow, Park Street, Balintore
71. Brodies LLP, Solicitors, FAO Karen Hamilton, 23 Carden Place, Aberdeen

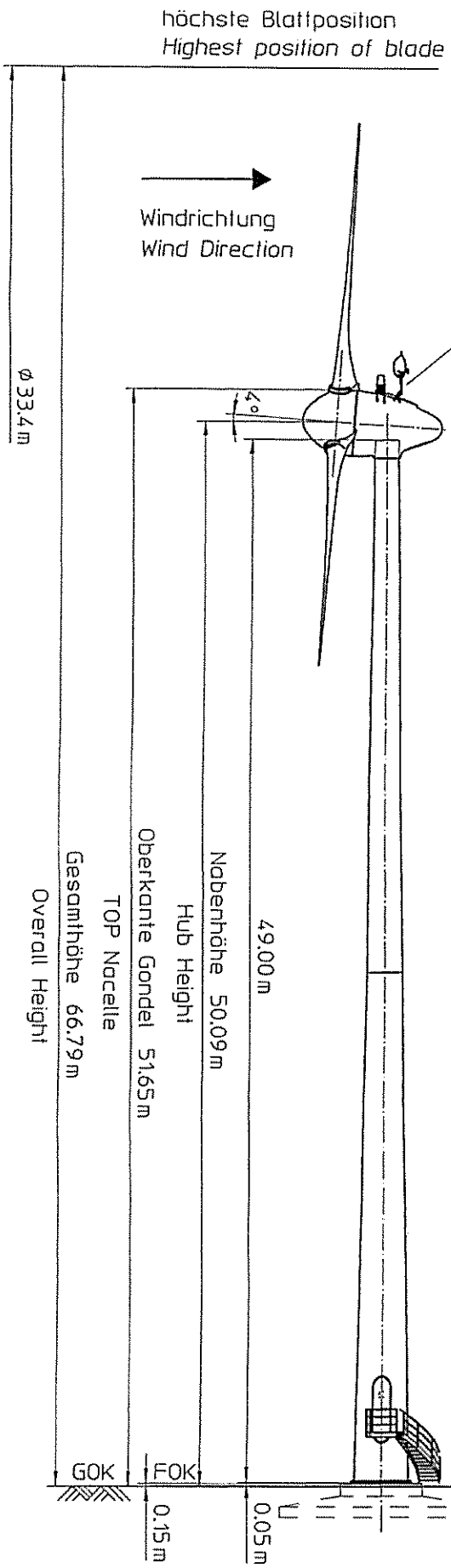
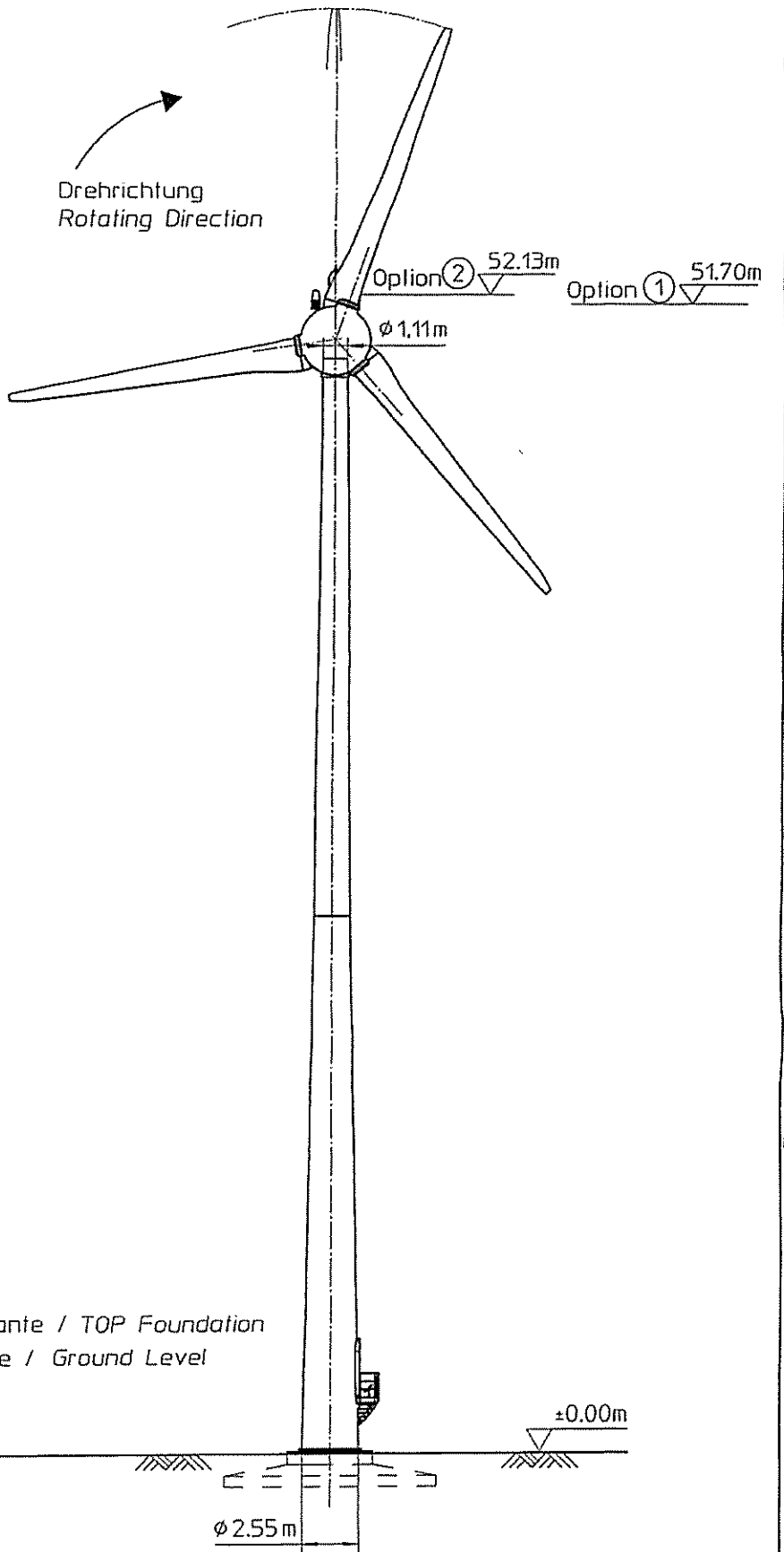
SUPPORTERS - None

NEUTRAL - RSPB, Kenna Chisholm , Conservation Manager, North Scotland Regional Office, Etive House, Beechwood Park, Inverness

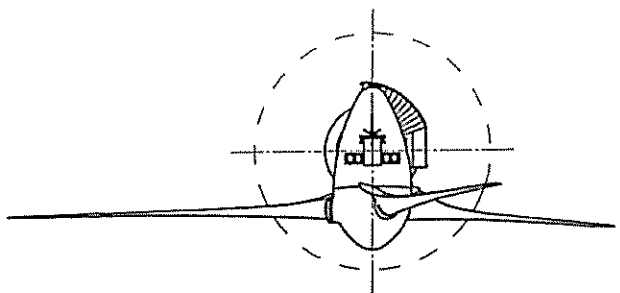


11/00170/FUL
 Erection of wind turbine (updated visualisations) at
 Land 450m East of Cullisse Farmhouse, Nigg.

Mr K Mackenzie
 per Mr R Thomson
 Laurence Gould Partnership
 Buchan House
 Carnegie Campus
 Dunfermline
 KY11 8PL



FOK: Fundamentoberkante / TOP Foundation
 GOK: Geländeoberkante / Ground Level



Nabenhöhe 50.09m
 Hub Height
 Oberkante Gondel 51.65m
 TOP Nacelle
 Gesamthöhe 66.79m
 Overall Height

höchste Blattposition
 Highest position of blade

Windrichtung
 Wind Direction

Drehrichtung
 Rotating Direction

Option ① ②

Option ② 52.13m

Option ① 51.70m

∅ 1.11m

∅ 33.4m

49.00m

Nabenhöhe 50.09m

Hub Height

Oberkante Gondel 51.65m

TOP Nacelle

Gesamthöhe 66.79m

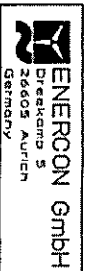
Overall Height

±0.00m

∅ 2.55m

0.15m

0.05m



ENERCON GmbH
 Dreieckamp 5
 26605 Aurich
 Germany

Augenzeichnungsart
 General isometrics
 DN ISO 1032

1	Schallfeld	08/09/2004	S. Krci	WRD-Turm	30.00.077 - 2	1
2	Sozial abendamt	06/09/2003	St. E.P.			

Projektspezifische Angaben /
 Project Specific Data

Projekt / Project:
 Geländehöhe über NN /
 Ground Height Above Sea Level:
 Gesamthöhe über NN /
 Total Height Above Sea Level:
 Optionen / Options:

① Nachkennzeichnung / Nighttime Marking:
 W - Rot / W - Red

② Tageskennzeichnung / Daytime Marking:
 weißes Blitzlicht mit Sichtweitenreduzierung
 White flashlight with visibility reduction

30.00.077 - 2

Ansicht Stahlturm
 View Steel Tower
 E-33/S/49/ZK/01

30.00.077 - 2

DE 1

KW658291