

THE HIGHLAND COUNCIL

**PLANNING APPLICATIONS COMMITTEE –
10 June 2014**

Agenda Item	6.4
Report No	PLN/041/14

13/02576/FUL : Holburn Head Farm per: Mr Adrian Brunner

Land 275M North Of Farm Cottage

Holbornhead

Scrabster

Report by Area Planning Manager

SUMMARY

Description : Erection of 2 no. 6kW Wind Turbines, with height to tip of 17.98m, height to hub of 15.18 and rotor diameter of 5.6m

Recommendation - GRANT

Ward : 02 - Thurso

Development category : Local Development

Pre-determination hearing : None

Reason referred to Committee : Community Council Objection.

1. PROPOSED DEVELOPMENT

- 1.1 Full planning permission is sought for the erection of two three bladed wind turbines with hub height of 15.18m, tip height of 17.98m and rotor diameter of 5.6m respectively, to be mounted atop monopole towers. The proposed colour of the tower is galvanised grey with the turbine blades in either black or white and assembly cover also in either black or white. The wind turbines are to be located on rising ground to the north west of Holbornhead steading due north of Scrabster Harbour. The scale of the proposed wind turbines is such that ancillary works are limited to foundations and short sections of underground cabling to link with Holbornhead cottage/farm and Holbornhead Bothy respectively.
- 1.2 No pre-application was undertaken.
- 1.3 There is no existing infrastructure on site related to wind energy development. The scale of the proposal is such that energy produced would be used to offset the energy usage of properties served by the proposal with minimal ancillary works required.
- 1.4 Planning support document, non-technical summary, ZTV's and Visualisations

1.5 **Variations:** None

2. **SITE DESCRIPTION**

2.1 The location is adjacent to the steading complex (which comprises a cottage and agricultural buildings) at Holbornhead to the north of Scrabster harbour. The site is situated on rising ground at an elevation of approximately 70m. The land use is extensive grazing on grass leading onto coastal heath.

3. **PLANNING HISTORY**

3.1 No known planning history. Note the wind turbines were subject to EIA screening per 13/03096/SCRE – no EIA required.

4. **PUBLIC PARTICIPATION**

4.1 Advertised : Schedule 3 development
Representation deadline : 09.08.2013

Timeous representations : 0

Late representations : 1

4.2 Material considerations raised are summarised as follows:

- Tourism impact
- Community impact
- Environmental impact
- Noise
- Traffic

4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam. Access to computers can be made available via Planning and Development Service offices.

5. **CONSULTATIONS**

5.1 **ENVIRONMENTAL HEALTH** : No objection

5.2 **HISTORIC ENVIRONMENT TEAM** : No objection

Concerns raised concerning the wider setting of the category B listed Holborn Lighthouse & keepers cottage, flagpole and other associated listings. Additionally the wider landscape setting of the scheduled Holborn Head Promontory Fort may also be significant in this case. Additional visualisations were noted as being useful to inform such at time of response (29th August 2013)

5.3 **CAITHNESS WEST COMMUNITY COUNCIL** : **Objection**

The Community Council objects owing to the size, location and visual impact of the development.

5.4 **NORTHERN LIGHTHOUSE BOARD** : No objection

The proposed development would have no navigational significance, nor would it interfere with any electrical or radio monitoring equipment.

5.5 **SNH** : No objection

Consideration was given to the proximity to Holborn Head Site of Special Scientific Interest, approximately 360m from the site, which is a component of the North Caithness Cliffs Special Protection Area (SPA) with regards the qualifying interests of the SPA. Both cliff nesting seabirds and peregrine falcon were considered within SNH's assessment with the outcome that the short duration of construction, small-scale nature of the proposal, its location in proximity to existing buildings and agricultural land and the separation distance between the proposals and the cliffs within the SPA informed the view that the proposal would have no significant effect on any natural heritage interests of national importance.

Consideration of bats is also noted owing to proximity to buildings as potential roost site.

5.6 **MoD** : No objection

Request is made that in the interests of air safety for military aircraft that construction dates, height of construction equipment and latitude/longitude is provided for each of the wind turbines.

6. **DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

6.1 **Highland Wide Local Development Plan 2012**

Policy 28	Sustainable Design
Policy 57	Natural, Built and Cultural Heritage
Policy 58	Protected Species
Policy 59	Other Important Species
Policy 61	Landscape
Policy 67	Renewable Energy Developments including impact on: <ul style="list-style-type: none">• Natural, built and cultural heritage features;• Species and habitats;• Visual impact and impact on the landscape character;• Amenity at sensitive locations;• Safety and amenity of any regularly occupied buildings;• Ground water/surface water;• Safe use of airport, defence or emergency service operations• Other communications infrastructure• Public access• Tourism/recreation interests;

- Land and water based traffic and transport interests.

Policy 69 Electricity Transmission Infrastructure

Policy 72 Pollution

6.2 **Caithness Local Plan 2002**

The general policies of the Local Plan that applied to the development site have all been superseded by policies presented in the HwLDP.

7. **OTHER MATERIAL CONSIDERATIONS**

7.1 **Draft Development Plan**

Not applicable

7.2 **Highland Council Supplementary Planning Policy Guidance**

Highland Council Interim Supplementary Guidance 'On-shore Wind Energy Guidance'

Scottish Planning Policy requires Planning Authorities to set out a spatial strategy to assist with the development of large scale (over 20MW) onshore wind farms. Whilst the guidance applies primarily to major scale development, it is useful as a reference in that it helps to identify areas of significant protection from development, identify other constraints and policy criteria and areas of search. The application site is identified in a Stage 2 area – defined as areas with potential constraints. The guidance outlines that proposals in these areas should be considered on their merits against identified criteria.

7.3 Highland Renewable Energy Strategy (May 2006)

The Council has an approved Renewable Energy Strategy (HRES) which sets out its vision and policies on a whole raft of potential renewable energy technologies. Relevant policies to the current application, not otherwise superseded by the above noted Supplementary Guidance, include:

- Policy N1 Local Content of Works

7.4 Interim Supplementary Guidance : Small-scale Wind Turbine Proposals (November 2012)

This document has been produced as formal "Supplementary Guidance" under Section 22 of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006. It supplements the Highland-wide Local Development Plan, setting out detailed policies and guidance where the main principles have already been established in the Local Development Plan.

It is considered that this guidance is the most applicable guidance as it is tailored to the type and nature of development as proposed. Key principles include sensitive siting, consideration of the amenity of neighbouring properties, visual and landscape impacts and cumulative impacts. The Council wishes to support

renewable energy developments which can demonstrate no adverse impacts in consideration of these principles, and can make a valuable contribution to meeting energy needs – albeit on a highly localised scale.

7.5 **Scottish Government Planning Policy and Guidance**

Scottish Government Planning Policy and Guidance

Scottish Government Planning Policy and Guidance which include the following main provisions:

- National Planning Framework for Scotland 2 – June 2009
- SPP – February 2010

2020 Routemap for Renewable Energy in Scotland – Updated October 2012

7.6 SPP contains a number of subject specific policy statements, also supported by Planning Advice Notes (PANs) which give additional guidance on topics. SPP policies of note to this development include:

- Rural Development
- Landscape and Natural Heritage
- Transport
- Renewable Energy

8. PLANNING APPRAISAL

8.1 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.

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

8.3 Development Plan Policy Assessment

In order to address the determining issues, we must consider the following:

- a) Development Plan including Supplementary Guidance
- b) Roads and Traffic Impact
- c) Water & Drainage (including peat)
- d) Natural Heritage
- e) Design, Landscape & Visual Impact
- f) Noise
- g) Shadow Flicker
- h) Cultural Heritage
- i) Tourism
- j) Construction Impacts
- k) Aviation Interests
- l) Radio and TV

Other material considerations raised within representations

8.4 **Material Considerations**

8.5 Development Plan

Policy 67 (Renewable Energy Developments) of the Highland-wide Local Development Plan gives general support to renewable energy development, taking into account any mitigation measures, where it is satisfied that they are located, sited and designed such that they will not be significantly detrimental either individually or cumulatively with other developments having regard to any significant effects on criteria listed earlier in this report.

This application needs to be assessed principally within the terms of Policy 67. Other policies set out in the HwLDP, as highlighted earlier in this report, relate to the assessment of key factors which are material considerations noted within this main policy. These elements will be addressed throughout this report. Policy 67 highlights that the Council will consider the contribution of the project towards renewable energy targets, positive and negative effects on the local and national economy and other material considerations including making effective use of the existing and proposed infrastructure and facilities. If the Council is satisfied on the provisions of Policy 67 as noted in 6.1 and other policies generally then the application will accord with the Development Plan. The scale of the proposed wind turbines is within the small scale/domestic category of wind turbine as defined by the Interim Supplementary Guidance : Small-scale Wind Turbine Proposals (November 2012). The wind turbines are nominally just above the category of 'micro' scale as the hub height and blade diameter exceeds the upper threshold of the prescribed measurements for the micro category (15m and 4m respectively). The power output for the individual wind turbines are rated at 6KW which would be considered as a 'domestic' scale output and as such are considered as small-scale.

8.6 Tourism/Economical Impact

Separate studies have been carried out by industry and the Scottish Government into the effects of wind farm developments on tourism and public acceptability respectively, for example; The Scottish Government commissioned report Economic Impact of Wind Farms on Tourism in Scotland (2008) undertaken by Glasgow Caledonia University/Cogent Si and more recently a questionnaire survey Wind Farm Consumer Research (2011) conducted by OnePoll for Visit Scotland. These studies have indicated both benign and positive effects. The issue of tourism is not discussed in the supporting information and therefore there no assessment of potential impact can be made in this regard. Concern has been expressed by the objector in relation to the impact that this development would have on tourism and it is acknowledged that the Caithness economy is fragile with tourism playing an important role. This is a prominent location with the coastal cliff and prominent headland of Holbornhead. The vicinity is a significant local landmark, demarcating the western extremity of Thurso Bay and is considered as a prominent and defining landform looking north/north west from the town of Thurso. There is a concern that

there is potential for this development to reduce the attractiveness of the immediate area for tourism being located atop a local landmark in the form of Holbornhead being visible to both visitors from sea and land.

In terms of economic impact, the project is of a scale likely to offset energy costs involved in the operation of the properties linked to the wind turbines with minimal construction and engineering support. Significant wider economic benefit is therefore unlikely to accrue from this development however it is accepted that the offsetting of energy use/costs may be significant to the individual as the developer.

8.7 Roads and Transport

It is not considered that access and accessibility would be an issue for this proposal. The access beyond the adopted road network to the site is an existing farm track with scale of the proposed wind turbines being such that neither delivery of components nor construction materials would be in excess of typical loadings and delivers as would be reasonably expected at a farm.

8.8 Water, Drainage and Soils

Construction impacts on water and drainage are unspecified. The small scale nature and scope of the proposal in relation to the likely impacts on water, drainage and soils is being unlikely to be significant.

8.9 Noise

An assessment of noise impact has been undertaken by Environmental Health which indicates that noise levels at the two properties served by their respective wind turbines included in this application are likely to be subject to noise levels exceeding 35dB. As the development is under the control of affected properties with a given financial interest in the scheme any amenity issues arising in terms of noise from the turbine(s) is wholly in the power of those impacted by such to control. It is also considered that this is a very exposed location and background noise levels are likely to be significant. Environmental Health has not objected to the proposal.

8.10 Natural Heritage

SNH have noted the proximity of the proposal to Holborn Head Site of Special Scientific Interest, approximately 360m from the site, which is a component of the North Caithness Cliffs Special Protection Area (SPA). No significant impacts to the North Caithness Cliffs Special Protection Area (SPA), or species associated with the SPA was identified by SNH. Informative concerning ground nesting birds and protected species considered prudent.

Owing to the proximity to buildings the issue of bat roost sites was noted. Considering the exposed location of the site and lack of typical foraging habitat for bats it is considered unlikely that bats habitually use the area, however an informative concerning bats is considered prudent.

EIA screening undertaken per 13/03096/SCRE, the outcome of which was that no EIA was deemed required.

8.11 Shadow Flicker

As per Scottish Government advice, the Council will expect wind turbines to be located a minimum distance equivalent to 10 times the blade diameter from any regularly occupied building not associated with the development. 10 rotor diameters equates to 56m which would impact upon those properties with a direct financial interest in the proposal and as such will be in a position to control the wind turbines thereby eliminating this issue were it to arise.

8.12 Built and Cultural Heritage

As noted in Section 5.2 the Council's Historic Environment Team (HET) have not objected to the proposed turbine. Concerns were however raised in consideration of the Category B Listed Holborn Lighthouse & keepers cottage, flagpole and other associated listings. Additionally the wider landscape setting of the scheduled Holborn Head Promontory Fort may be impacted by the proposal. It is considered given the scale and position of the turbines they will only have a marginal visual impact on both the Holbornhead Lighthouse complex and Holborn Head Promontory Fort. They are most likely to be viewed in association with the cluster of buildings at Holbornhead related to the proposal rather, than as a new focal point in themselves which may distract from the wider landscape setting of the identified features of historical/archaeological interest. It is therefore concluded that the proposal would not significantly detract from the amenity value of the noted historical/archaeological sites nor impact adversely on their prominence in the landscape.

8.13 Visual and Landscape Impacts

Landscape & Visual Impacts

Owing to the scale of the proposal a full Landscape and Visual Impact Assessment was not considered appropriate nor proportionate to the development at hand. It was however considered appropriate to pursue visualisations which were lodged post submission. Six viewpoints were identified providing a range of photomontage and wireframe impressions of how the development would look from key vantage points within a 5 km radius of the proposal. The viewpoints (Vp's) chosen included the nearest non financially involved house, the settlement of Scrabster atop the brae, the A9 junction with the Scrabster road by the Weigh Inn and more distant views as would impact upon users of the coastal path by the caravan park.

Visual impacts were cited by both Caithness West Community Council and the objector as being unacceptable. In consideration of this concern it is apparent that those viewpoints closest to the development are likely to incur the greatest levels of visual impact as is obvious from Vp 2 – at the junction of St Clair Avenue and Clett Terrace atop the brae in Scrabster and Vp 3 on the brae on the A9 by Scrabster House. The introduction of two wind turbines at this location will unquestionably provide a new visual foci however this has to be considered as relative to the scale of the proposed wind turbines and the existing landscape features beyond the most immediate cliff. The coastal headland feature which tends to draw the eye in the first instance from key vantage points along the bay and into Thurso. It is notable that in the case of Vp 3 the modern bungalow, situated approximately 270m to the south and in the foreground provides a useful visual reference as a man made

structure in relation to the wind turbines in the background. Vp 2 similarly demonstrates the relationship and proximity to other man made features, including the aforementioned bungalow, together with the buildings in direct relationship with the wind turbines at Holbornhead, Holbornhead 'Bothy', telegraph poles and even dry stane dykes. The proposal can therefore be seen in the context of domestic/semi-domestic scale.

In consideration of visual impacts with regards historical features the visualisations clearly demonstrate a significant degree of separation from the Lighthouse complex and the area of the scheduled Holborn Head Promontory Fort as demonstrated by Vp4 from the junction of the A9 by the Weigh Inn. It is not considered that the proposal will have either an undue visual impact or otherwise detract from the setting of the historical features of interested as identified.

Vp 4 and Vp 5 – from the coastal path by the caravan park, are potentially the most prominent visualisations as the wind turbines appear in a 'skylined' situation whilst the buildings which provide context in the Vp's closer to the development site appear back-dropped by rising land on Holbornhead. However given their comparatively small scale and localised context it is considered that this impact, whilst locally significant, will not be adverse in the wider landscape. Had the wind turbines been any greater in scale or height the landscape and visual impacts would have exceeded that considered acceptable.

Whilst the area within close proximity to the proposed turbine is of immediate note, further afield and at the extremity of the 5km radius of the Theoretical Zone of Visibility (ZTV), the visual impact and visibility of the two wind turbines is reduced to the point of near loss of view.

The visual prominence arising from two turbines of this scale, both within the area immediately surrounding the turbine and along sections of the A9, a key tourist route, in/from upper Scrabster and in coastal views from Thurso, is considered to be noticeable but not sufficiently dominant nor significantly detrimental to either individual or community amenity to be considered as contrary to Policy 67 of the Highland-wide Local Development Plan. The proposal is therefore considered to be of a scale which can be successfully accommodated within the landscape without unacceptable visual impact.

Cumulative Impact

Owing to the scale and location of the proposed wind turbines it is not considered that there will be any significant cumulative impacts with other wind energy proposals.

8.14 Public Access

Holbornhead is well used for informal non-motorised access. The presence and location of the proposed wind turbines does not impinge on any identified routes in the area.

8.15 Aviation

As noted in Section 5, statutory consultees have no objections in terms of military aviation impact. The location is outwith the safeguarding zone for Wick John O'Groats Airport.

8.16 Coastal Navigation & Safety

Owing to the proximity to Holbornhead Lighthouse to the south east of the site the Northern Lighthouse Board were consulted. The proposal was considered to have no navigational significance, nor would it interfere with any electrical or radio monitoring equipment

8.17 TV/Radio

There is potential for wind turbines to cause interference with radio communication links due to their physical presence in the landscape and also the electromagnetic fields that are created by the turbines and electrical connection cables. Owing to the scale and location of the proposed wind turbines it is considered unlikely that interference would occur.

8.18 **Other Considerations – not material**

There are no other material considerations raised in representations that have not been addressed above.

8.19 **Matters to be secured by Section 75 Agreement**

Not applicable

9. CONCLUSION

9.1 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. RECOMMENDATION

Action required before decision issued N

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

1. This planning permission shall expire and cease to have effect after a period of 26 years from the date of this decision notice. Upon the expiration of a period of 25 years from the date of this decision notice, the wind turbine(s) shall be decommissioned and removed from the site, with decommissioning and restoration works undertaken in accordance with the terms of the Decommissioning and Restoration Plan approved under condition 2 of this permission.

Reason : *Wind turbines have a projected lifespan of 25 years, after which their condition is likely to be such that they require to be replaced, both in terms of technical and environmental considerations. This limited consent period also enables a review and, if required, reassessment to be made of the environmental impacts of the development and the success, or otherwise, of noise impact, species protection, habitat management and mitigation measures. The 26 year cessation date allows for a 1 year period to complete commissioning and site restoration work.*

2. No development shall commence until a draft Decommissioning and Restoration Plan (DRP) for the application site has been submitted to, and approved in writing by, the Planning Authority in consultation with SNH and SEPA.

Thereafter, and no later than 12 months prior to the decommissioning of the development, a detailed DRP, based upon the principles of the approved draft plan, shall be submitted to, and approved in writing by, the Planning Authority, in consultation with SNH and SEPA.

For the avoidance of doubt, the DRP shall include the removal of all above-ground elements of the development, the treatment of ground surfaces, management and timing of the works, environmental management provisions and a traffic management plan to address any traffic impact issues during the decommissioning period. The detailed Decommissioning and Restoration Plan shall be implemented as approved.

Reason : *To ensure that the decommissioning of the development and restoration of the site are carried out in an appropriate and environmentally acceptable manner.*

3. The developer shall, at all times after the date when electricity is first exported from the approved wind turbine, record information regarding the monthly supply of electricity and retain the information for a rolling period of at least 12 months. The information shall be made available to the Planning Authority within one month of any request by them. In the event that the wind turbine, once installed and commissioned, fails to supply electricity for a continuous period of 6 months, then the wind turbine in question shall be deemed to have ceased to be required. Under such circumstances, the wind turbine, along with any ancillary equipment, fixtures and fittings not required in connection with the retained turbine, shall, within 3 months of the end of the said continuous 6 month period, be dismantled and removed from the site and the surrounding land fully reinstated in accordance with the terms of the Decommissioning and Restoration Plan approved under condition

2 of this permission. accordance with the Decommissioning and Restoration Plan, as which shall first be submitted to, and approved in writing by, the Planning Authority).

Reason : *To ensure that a record is retained as evidence of the functionality of the wind turbines and that any redundant or non-functional wind turbines removed from site; in the interests of safety, amenity and environmental protection.*

4. The wind turbine(s) shall be finished, and thereafter maintained, in a non-reflective pale grey semi-matt colour, the specific RAL code (or similar) of which shall first be approved in writing by the Planning Authority, and no symbols, signs, logos or other lettering shall be displayed on any part of the wind turbines nor any other buildings or structures within the application site unless required by law or as otherwise approved in writing by the Planning Authority.

Reason : To ensure that the turbines are not used for advertising, in the interests of visual amenity.

REASON FOR DECISION

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

TIME LIMITS

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.

FOOTNOTE TO APPLICANT

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Accordance with Approved Plans & Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). 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 adhere to this permission and meet the requirements of all 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 (or emanating from) the application site. As per Scottish Planning Policy (p.198), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Mud & Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Protected Species: You are advised that work on site must stop immediately, and Scottish Natural Heritage must be contacted, if evidence of any protected species is found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy a breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. It is incumbent on the developer to be aware of their responsibilities under existing wildlife/natural heritage legislation. Further information regarding protected species and developer responsibilities is available from SNH: www.snh.gov.uk/protecting-scotlands-nature/protected-species

Protected Species - Ground Nesting Birds

Construction/demolition works have the potential to disturb nesting birds or damage their nest sites, and as such, checks for ground nesting birds should be made prior to the commencement of development if this coincides with the main bird breeding season (April - July inclusive). All wild bird nests are protected from damage, destruction, interference and obstruction under the Wildlife and Countryside Act 1981 (as amended). Some birds (listed on schedule 1 of the Wildlife and Countryside Act) have heightened protection where it is also an offence to disturb these birds while they are in or around the nest. For information please see: www.snh.org.uk/publications/online/wildlife/law/birdseggs.asp

European Protected Species (EPS) – Bats: Your attention is drawn to the fact that it is the developers' responsibility to determine whether bats are present and use this area as a commuting / forage route thus ensuring an offence is not committed under Regulation 39 of the Habitats Regulations 1994 (as amended). The onus is on the applicants to satisfy themselves in this respect.

MoD : Your attention is drawn to the consultation response from the Ministry of Defence. In the interests of military aircraft safety the following information should be submitted by the developer directly to the MoD, with a copy sent to the Planning Authority, in advance of any works commencing on site;

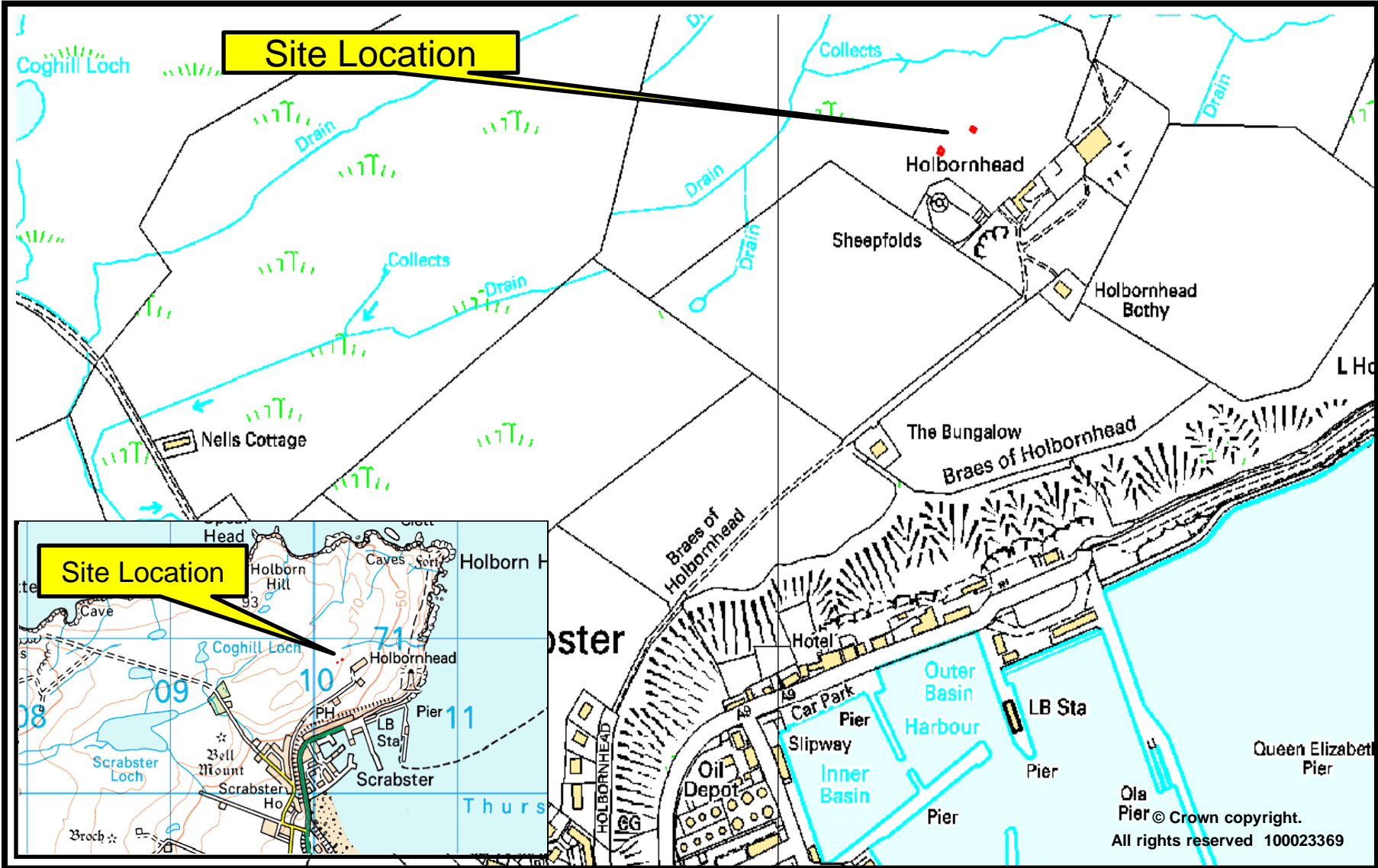
- the date construction starts and ends;
- the maximum height of construction equipment;
- the latitude and longitude of every turbine.

Signature: Dafydd Jones
 Designation: Area Planning Manager North
 Author: David Barclay
 Background Papers: Documents referred to in report and in case file.
 Relevant Plans: Plan 1 – Location Plan 000001
 Plan 2 – Site Layout Plan 000002
 Plan 3 – Foundation Plan J12-036 002 Rev. A
 Plan 4 – Elevation Plan Sheet 4 of 4 Rev. C

Appendix – Letters of Representation

Name	Address	Date Received	For/Against
Mrs Sally Mackintosh	1 Inveran, Invershin	06.02.14	Against

Site Location



The Highland Council
Comhairle na Gàidhealtachd

Planning and Development Service

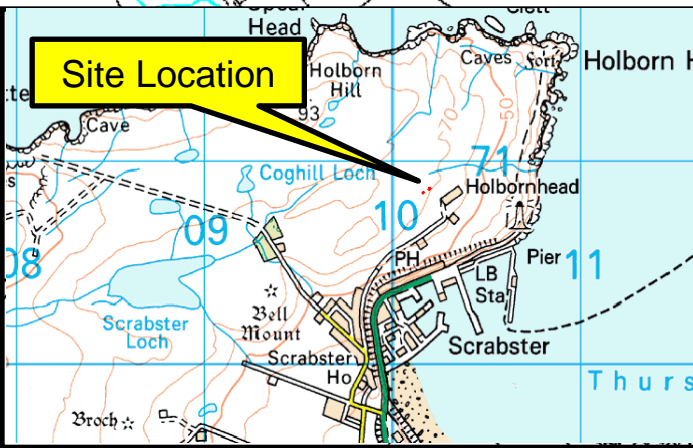
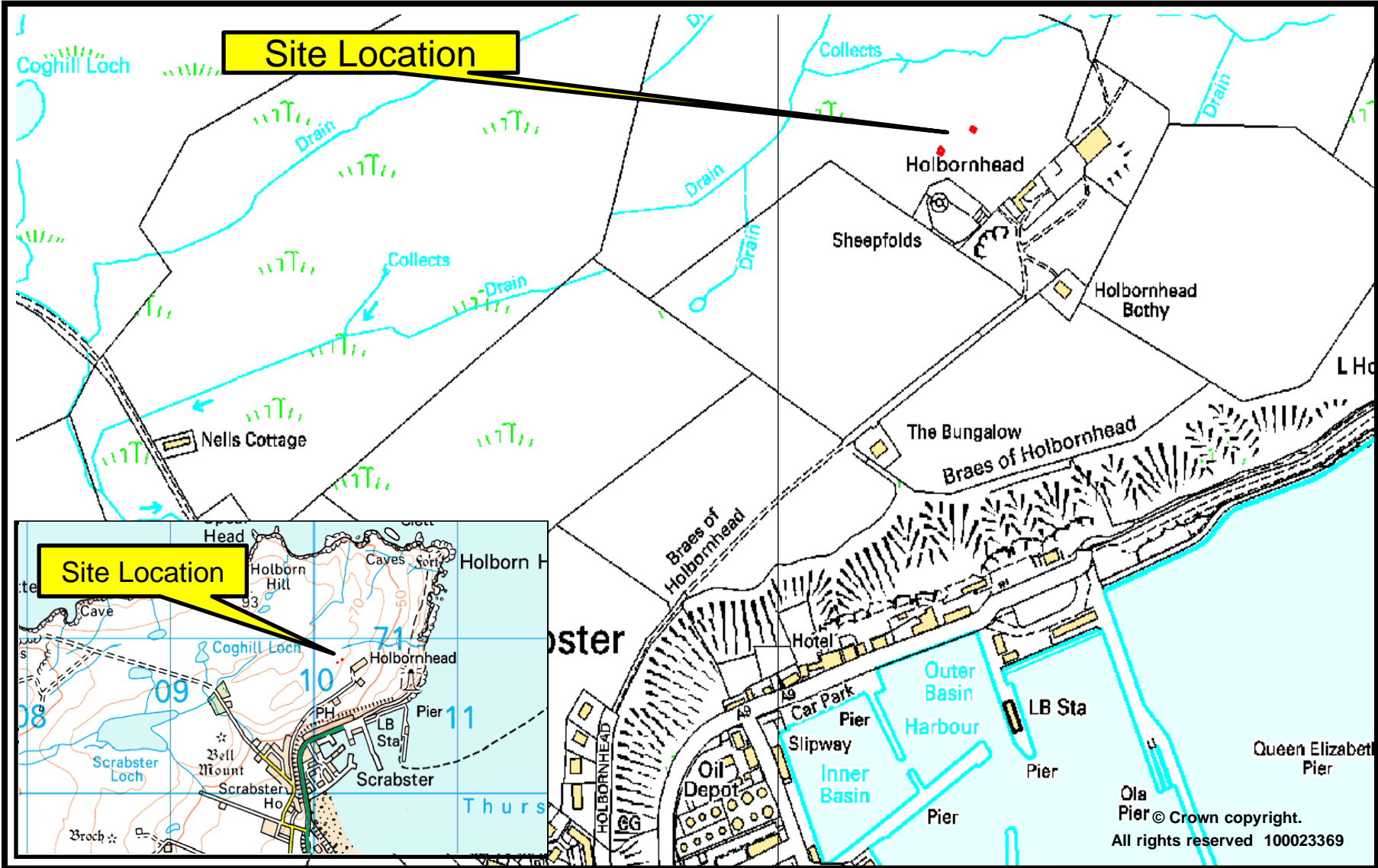
13/02576/FUL

Erection of 2 no. 6kW Wind Turbines, with height to tip of 17.98m, height to hub of 15.18 and rotor diameter of 5.6m:



Scale:

Site Location



Site Location

13/02576/FUL

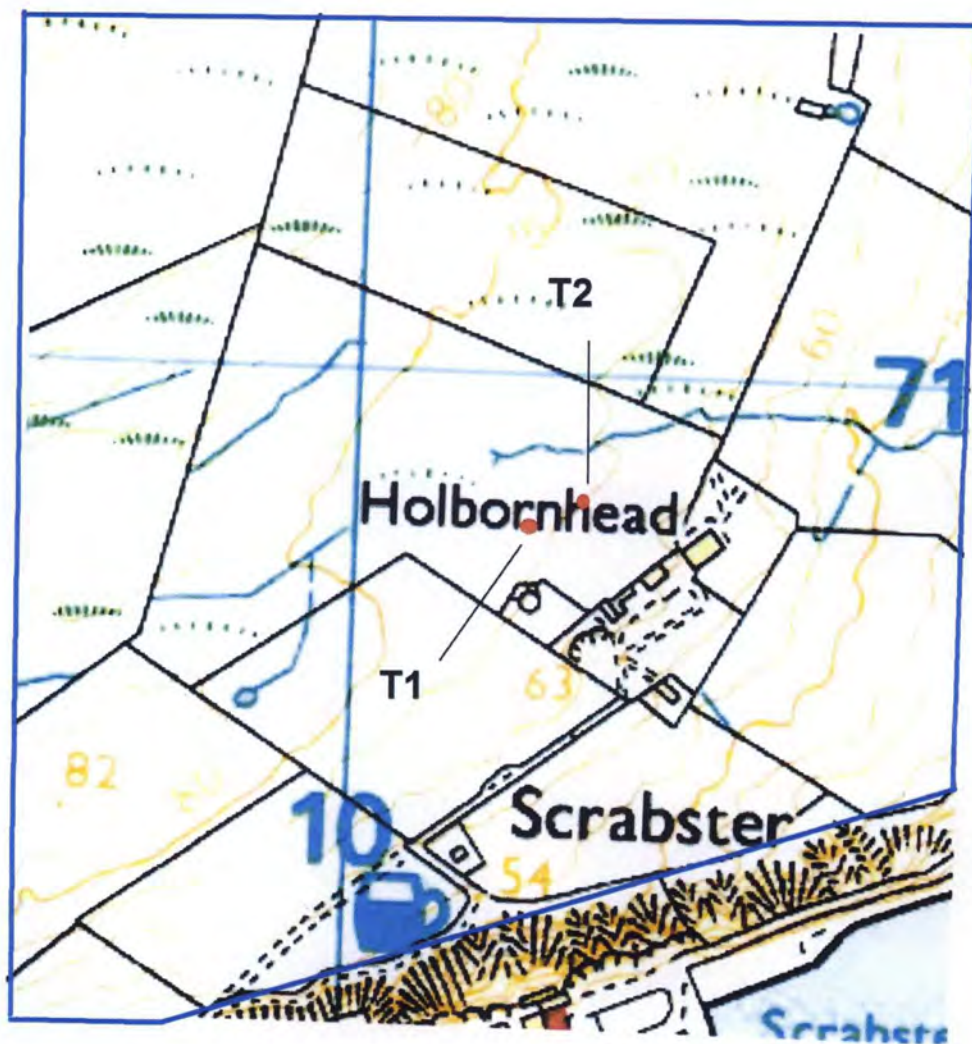
Erection of 2 no. 6kW Wind Turbines, with height to tip of 17.98m, height to hub of 15.18 and rotor diameter of 5.6m:



The Highland Council
Comhairle na Gàidhealtachd
Planning and Development Service



Scale:

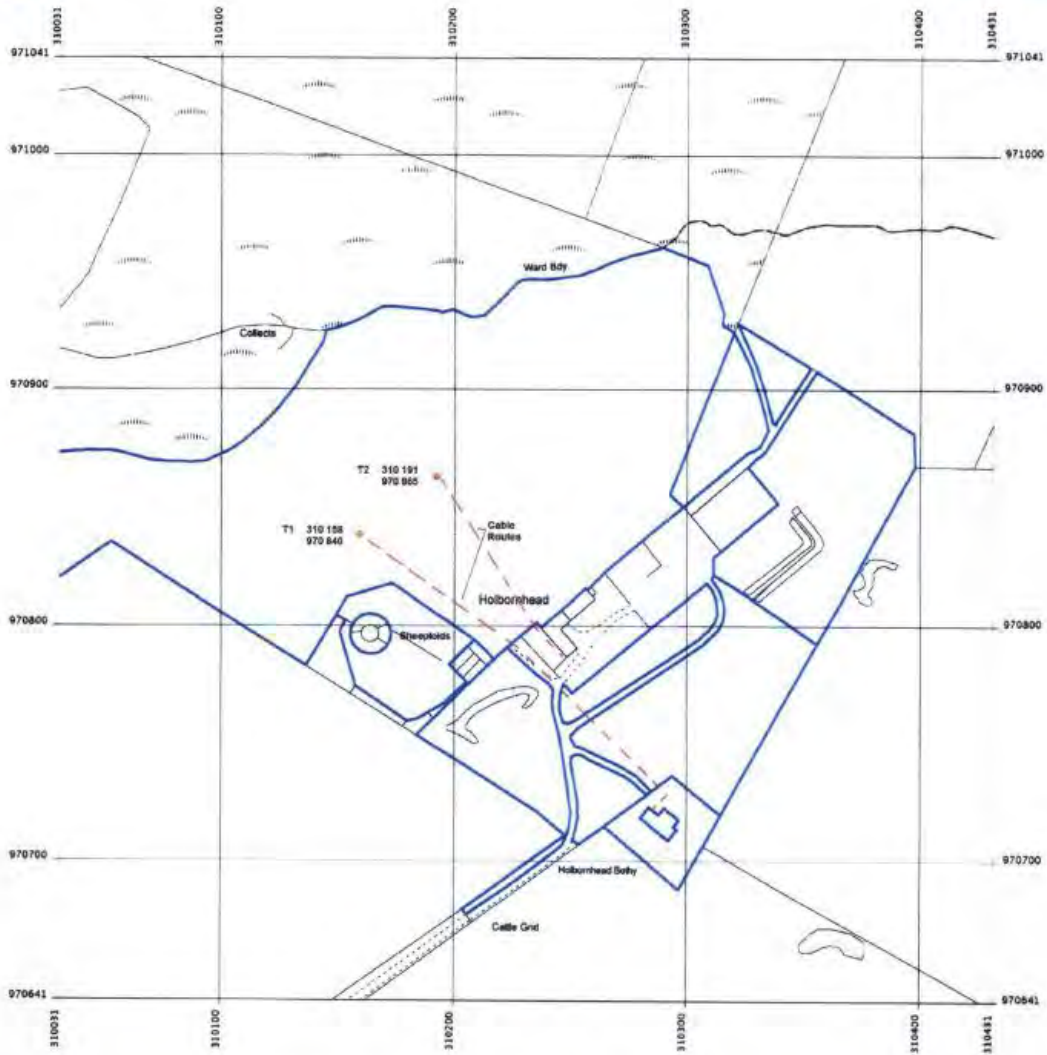


Turbine 1 - 310 158
970 840

Turbine 2 - 310 191
970 865

 Site Boundary

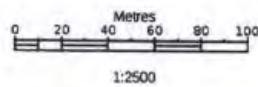
 Turbine Location



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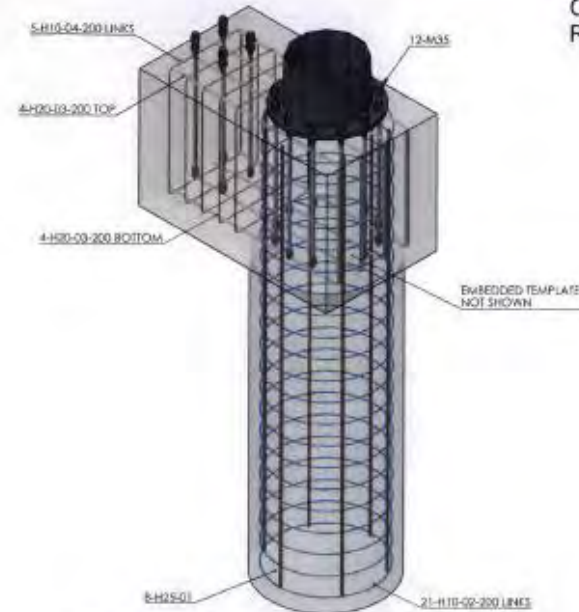
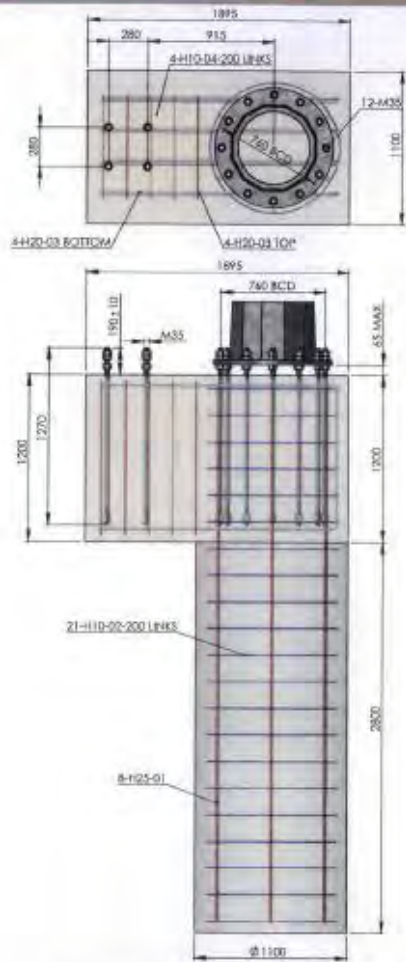
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The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.



HOLBORN HEAD FARM
THURSO
KW14 7UW

Supplied by: Latitude Mapping Ltd
Reference: OI594112
Centre coordinates: 310231 970841



Root Pad Foundation
 Concrete Volume: 5.21m³
 Reinforcement Weight: 223kg

Reinforcement Schedule

Member	Bar mark	Type and size	No. of rebars	No. of bars in each	Total no.	Length of each bar l mm	Shape code	A + mm	B + mm	C + mm	D + mm	E/R + mm	Rev letter
	01	H 25	1	8	8	3875	00	3875					
	02	H 10	1	21	21	2900	75	850					
	03	H 20	1	8	8	2750	11	1050					
	04	H 10	1	5	5	3825	51	750	1075				

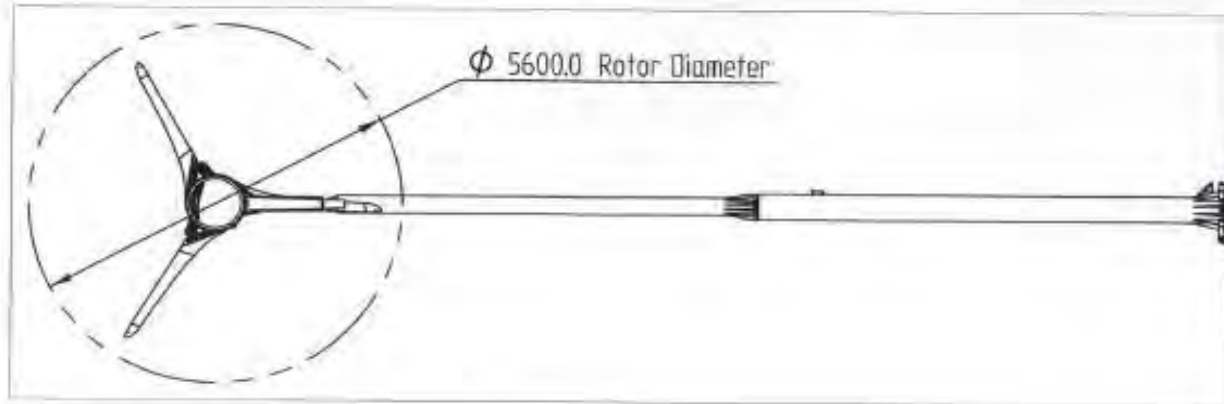
ARE 15m Tower
 Xzeres 10kW Turbine
 Pier/Pile Foundation

REV	DATE	DESCRIPTION

jor Joseph O'Reilly
 Consulting Civil & Structural Engineers
 Unit 1, St. Theresa's Place Roselawn,
 Raven, Co. Moynagh
 +353 (0)46 907 7024
 Email: jor@jor.ie Web: www.jor.ie

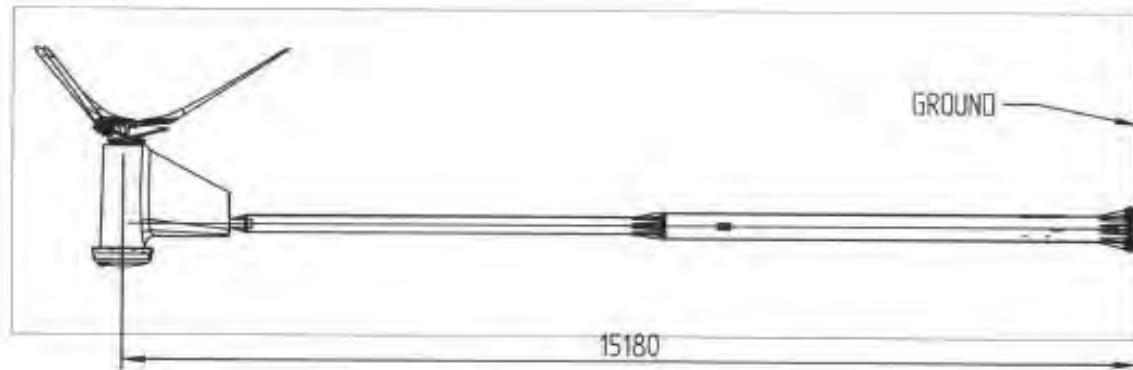
ARE
 AMERICAN RESOURCE & ENERGY
 www.arenwindtowers.com

PROJECT	
FOUNDATION DESIGN	
SCALE	DATE
NTS	JULY 2012
JOB No.	DRAWING No.
J12-036	002
REV	A



NOTE:
DOCUMENT FOR REFERENCE ONLY.
CHECK SHEET SIZE AND DRAWING
SCALE BEFORE PRINTING.

WHEN PRINTING PDF ENSURE PRINT
SCALE IN PRINTER PROPERTIES
IS SET TO OFF OR TO NONE



WEIGHTS:
Tower = 134.9Kg
Turbine Head = 600Kg

COLOUR:
Tower and Frame - Galvanised Grey
Covers - White, RAL9003
Black, RAL9005

A. COLOUR 25% ADDED SCALING FOR PRINTING NOTY ADDED		REVISED	ISS	MA	AP	AP	<p>GENERAL NOTES</p> <p>DEBURR ALL SHARP EDGES</p> <p>WELD SYMBOLS TO BS 499 PART 2E</p> <p>WELDING TO BS EN 1015-2</p> <p>GALVANISING OF COMPONENTS TO CONFORM TO BS EN ISO 1461</p>		<p>UNLESS OTHERWISE SPECIFIED, DRAWINGS ARE IN METRIC DIMENSIONS</p> <p>1/11 401 2/11 401</p>		NAME	DATE	TITLE		
B. FRAME FINISH TO BE ADDED		REVISED	ISS	MA	AP	AP					DRAWN	SE	01/04/10	KW6 on 15m Flange Bolted Tower	
C. Drawings longer than 297mm		REVISED	ISS	MA	AP	AP					CHECKED	A McN	01/03/10	Material: Finish	
REV	DESCRIPTION	DATE	BY	CHK	CHK	CHK	CHK	CHK	CHK	CHK	CHK	CHK	CHK	CHK	CHK
REVISION HISTORY															
								<p>Kingspan Renewables Ltd.</p> <p>www.kingspanwind.com</p>	<p>SCALE: 1:100</p> <p>WEIGHT:</p>	<p>DATE: 01/03/10</p> <p>BY: A McN</p> <p>CHECKED: A McN</p>	<p>CUSTOMER NO:</p> <p>RELEASED BY:</p>				