

	<h1>Report</h1>	<b>Agenda Item</b>  <h2>5</h2>
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Report to: **Planning Committee**  
 Date of Meeting: **25 August 2009**  
 Report by: **Executive Director (Enterprise Resources)**

Application No: HM/09/0173  
 Planning Proposal: Erection Of Wind Turbine And Associated Support Equipment And Formation Of Site Access

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Branna Industrial & Technical Services Ltd
- Location : Site to the north of the Rosti Factory  
off Middleton Avenue  
Strutherhill Industrial Estate  
Larkhall

## 2 Recommendation(s)

### 2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant Detailed Planning Permission (Subject to Conditions – Based on Conditions Listed)

### 2.2 Other Actions/Notes

- (1) The Planning Committee has the delegated powers to determine this application.  
 (2) That planning consent shall be withheld until the submission of a bond for the restoration of the application site.

## 3 Other Information

- ◆ Applicant's Agent: HG Planning
- ◆ Council Area/Ward: 20 Larkhall
- ◆ Policy Reference(s): **Adopted South Lanarkshire Local Plan**  
Policy ECON1 - Industrial Land Use Policy  
Policy ENV14 - Potential Windfarm Areas  
Policy ENV16 - Renewable Energy Development  
Policy ENV38 - Renewable Energy Site Assessment  
Policy DM1 - Development Management

- ◆ Representation(s):  
 ▶ 1 Objection Letter

◆ Consultation(s):

S.E.P.A. (West Region) (Flooding)

Environmental Services

Civil Aviation Authority

Health & Safety Executive

Roads and Transportation Services (Hamilton Area)

Ministry of Defence

National Air Traffic Services Ltd

BAA Ltd

Larkhall Community Council

TRANSCO (Plant Location)

Transport Scotland

# **Planning Application Report**

## **1 Application Site**

- 1.1 The application site lies within the grounds of the Rosti Technical Plastics Ltd unit located in Strutherhill Industrial Estate on the south-eastern boundary of Larkhall. The M74 motorway runs along the western boundary of the proposed development site.
- 1.2 The whole Rosti site is largely flat and covers approximately 4 hectares. The turbine location site comprises an area of rough mown grassland surrounded by industrial units with associated car parking and is adjacent to a small area of semi-natural structural woodland. This woodland screens the site from the M74 which lies to the immediate east of the Rosti factory.

## **2 Proposal(s)**

- 2.1 The applicant seeks detailed planning consent for the erection of a wind turbine and associated support equipment and formation of site access. The proposed turbine model is approximately 58 metres in height to the hub and with a rotor diameter of 70 metres, giving an overall height of approximately 93 metres to the blade tip. The output of this turbine is estimated at 1.8MW.
- 2.2 Other components of the development include a small electrical sub-station close to the foot of the turbine, a site access track from Middleton Avenue, a wind monitoring mast and a temporary construction compound.
- 2.3 The construction period is predicted to last a few weeks and the construction of a single turbine will be a short duration exercise. The turbine location will require a temporary construction compound situated adjacent to the Rosti building, it is expected that this compound can utilise the existing areas of hardstanding associated with the Rosti building.
- 2.4 A crane will be used to erect the turbine and will be on site for a few days. The wider site will remain in its current industrial use throughout the developments construction and operation, with only the immediate construction area being temporarily fenced off.
- 2.5 The wind turbine will be designed for an operational life of approximately 25 years. At the end of the 25 year period, it is proposed that the development will either be decommissioned and the site reinstated (in agreement with the landowner) or a new application and accompanying Environmental Statement may be submitted to retain or modify the existing development.
- 2.6 A supporting statement has been submitted with the planning application detailing environmental, social and economic benefits that will arise from the project including the overall number of jobs and economic activity associated with the procurement, construction and operation of the development. Furthermore detailed information has also been submitted in relation to visual impact; cumulative impact; noise intrusion; and routing of construction traffic that would be required.

## **3 Background**

### **3.1 Structure Plan Policy**

3.1.1 In terms of Structure Plan Policy the application requires to be assessed against the adopted Glasgow and Clyde Valley Joint Structure Plan which became operational in April 2008. The Plan identifies 'potential' areas for large scale windfarm development. These encompass the previous 'preferred' areas but are more extensive. The Plan states that outwith the potential areas of search, windfarm developments would raise strategic planning issues and priority should be given to the protection of strategic environmental resources and the amenity of local communities. The plan also includes a 'threshold of strategic significance' for windfarms which has been set at 20mw.

### **3.2 Local Plan Policy**

3.2.1 In terms of local plan policy, the application site is zoned for industrial use and is covered by Policy ECON1 of the adopted South Lanarkshire Local Plan. This policy aims to support and promote industrial use whilst ensuring that normal development control criteria, covered by Policy DM1 is complied with.

3.2.2 The application also requires to be assessed against Policies ENV 14 – Potential Windfarm Areas Policy, Policy ENV16 - Renewable Energy Development Policy and Policy ENV 38 - Renewable Energy Site Assessment. The above policies and how they relate to the proposal is discussed in Section 6 of this report.

3.2.3 Policy ENV 14 – Potential Windfarm Areas states that in accordance with the Glasgow and Clyde Valley Structure Plan and SPP 6, the potential areas of search identified on the Local Plan Strategy Plan should be the focus for investment in significant wind farm developments, pending the outcome of the policy review referred to in Policy ENV 15 'Spatial Framework for Windfarms Proposal'. Proposals within the potential areas of search will be assessed against the criteria set out in ENV 38 – Renewable Energy Site Assessment Policy. Outwith the broad areas of search, the criteria in Policy ENV 38 will be followed to consider applications on their merits, mindful of the overall policy of support for renewable energy developments.

3.2.4 Policy ENV16 – Renewable Energy Development Policy is aimed at those forms of renewable energy not covered by Policy ENV14 and states that these forms of energy will generally be supported by the Council 'provided that they meet the relevant criteria in Policy ENV38.'

3.2.5 Policy ENV 38 – Renewable Energy Site Assessment Policy defines the criteria for assessing proposals for wind farms and other renewable energy developments. The main considerations are;

(A) Heritage Designations and Green Belt:

(B) Other Natural and Built Heritage Resources:

(C) Other Considerations: these include the amenity of residents of nearby towns, views from key tourist routes, siting and external appearance of apparatus, routing of construction traffic; air safety considerations; decommissioning; details of the environmental, social and economic benefits and no electromagnetic disturbance. Where appropriate, the Council will normally require an applicant to enter into a Section 75 Agreement to address community benefit payments, restoration bond requirements and other matters which cannot be controlled by the imposition of planning conditions.

### **3.3 Relevant Government Advice/Policy**

3.3.1 Scottish Planning Policy (SPP) 2 – Economic Development – notes that one of the key aims of the Government is to encourage continued economic development in a way which is compatible with stated environmental objectives. It recognises the need for sustainability in industry and business and in Paragraph 10 it states that:

*'Planning policy should support Scotland's economic competitiveness in a way which is consistent with other policies in the Scottish Executive.'*

- 3.3.2 Scottish Planning Policy (SPP6) – is primarily concerned with larger scale renewable energy projects and wind farms. However, the document highlights the importance of renewable sources for the regeneration of electricity as being an integral part of the UK Government's energy policy. The summary states that: 'The Scottish Ministers will continue to support the full range of renewable generation technologies, including microrenewables, to enable Scotland to realize its considerable renewable generation technologies, including microrenewables, to enable Scotland to realise its considerable renewable energy potential.'
- 3.3.3 Planning Advice Note (PAN) 45 (Revised) – Renewable Energy Technologies - states that: *'Encouraging more electricity generation from renewable sources is an integral part of both the UK and Scottish Climate Change Programmes and the Scottish Executive is committed to increasing the amount of renewable energy generated and used in Scotland.'*
- 3.3.4 Planning Advice Note (PAN) 56 – Planning and Noise advises how the planning system can play an important role in preventing and limiting the adverse effects of noise, without prejudicing investment in enterprise, development and transport. Paragraph 34 deals specifically with noise from wind farms (and although the present submission is not for a wind farm some the principles still apply), noting the source of noise, its characteristics and how these effects can be mitigated. It notes: *'Good acoustical design and siting of turbines is essential to ensure there is no significant increase in ambient noise levels as they affect the environment and any nearby noise-sensitive properties.'*

#### 3.4 Planning Background

- 3.4.1 None relevant.

#### 4 Consultation(s)

- 4.1 **BAA (Safeguarding Team)** – have no objection to the proposal commenting that the proposed development does not conflict with safeguarding criteria from an aerodrome safeguarding perspective.  
**Response:-** Noted.
- 4.2 **Civil Aviation Authority (CAA)** – Given the potential effect of the proposal the CAA have advised the Council of the need to consult BAA, the Ministry of Defence and NATS. In addition, there may be a need to install associated aviation obstruction lights and there would be a requirement for the turbine to be charted and documented for aviation purposes.  
**Response:-** Noted. The above organisations were consulted on the application.
- 4.3 **Defence Estates (Ministry of Defence)** – have no objection to the proposal.  
**Response:-** Noted.
- 4.4 **Environmental Services** – have no objection to the proposal subject to two advisory notes relating to noise.  
**Response:-** Noted.
- 4.5 **Health and Safety Executive** – have not raised any objections.  
**Response:-** Noted.

- 4.6 **National Air Traffic Services (NATS)** – NATS have confirmed that, the proposed development has been examined by their technical and operational safeguarding teams and that they have no safeguarding objection to the proposal.  
**Response:-** Noted.
- 4.7 **Roads and Transportation Services (Hamilton Area)** – have no objection to the proposal subject to conditions relating to the access to the site being 6 metres wide, utilizing 10.5 metre radii and being surfaced for approximately 10 metres. Visibility splays of 4.5 metres by 60 metres should be provided each way to provide clear visibility between all points 0.9 metres in height above road channel level.  
**Response:-** Noted. Appropriate planning conditions shall be attached to any planning consent granted.
- 4.8 **SEPA** – have no objection to the proposal on flood risk grounds. They have commented that construction/demolition works associated with the development must be carried out with regards to SEPA'S guidelines on avoidance of pollution. Furthermore it is requested that any planning permission granted includes a SUDS condition.  
**Response:-** Noted. A planning condition shall be attached to any consent granted to cover SUDS issues.
- 4.9 **TRANSCO-** no objections commenting that there is a low/medium/intermediate gas main present within the site and no mechanical excavations should take place above or within 0.5 metres of the low pressure system, 2 metres of the medium pressure system and 3 metres of the intermediate pressure system.  
**Response:-** Noted. The applicant has been provided with a copy of this information and an informative will be attached to any consent granted.
- 4.10 **Transport Scotland** - no objections subject to the imposition of planning conditions relating to the trunk roads authority approving the proposed route for abnormal loads and any related accommodation measures prior to the event and any additional signing or temporary traffic control measures deemed necessary. These must be undertaken by a recognized QA traffic management consultant, to be approved by Transport Scotland before delivery of plant etc commences.  
**Response:-** Noted. Appropriate planning conditions will be attached to any consent granted.
- 4.11 **Larkhall Community Council** – object to the application on the basis of the size of the turbine and the fact that the structure is located within the town of Larkhall.  
**Response:-** Noted. These issues will be fully considered in the assessment and conclusions section of this report below.

It should also be noted that the Community Council have also raised the following points of objection.

- 1) Normally when you build anything it has to blend in with the surroundings. At over 300 feet high this will not blend in.

**Response:-** It is accepted that the turbine is large and will be viewed from some distance however the site is industrial in nature and there are no sensitive landscape designations in the immediate area.

- 2) Companies will move to cut costs, if Rosti moves, Larkhall is left with an eye sore.

**Response:-** A restoration bond will control this potential issue as detailed in the assessment and conclusions section of this report below.

- 3) To bring something this size to the village may open the floodgates for more applications of the same. Reference is made to the amount of phone masts we now have in our communities.

**Response:-** Every planning application must be assessed on it's own merit and in this instance it is considered that the site of the turbine is within the confines of the industrial estate and therefore there is a clear locational need for a turbine in this location to support an existing industrial use, as detailed in the assessment and conclusions section of this report below.

## **5 Representation(s)**

- 5.1 Statutory neighbour notification procedures were undertaken and the application was advertised in the Hamilton Advertiser as an Application Requiring Advertisement due to the Scale or Nature of Operations. One letter of objection was received. The grounds of objection are summarised as follows:

- a) **Health and safety concerns regarding the distance between the boundary fence to the end of the Rosti factory which only measures 80 meters and would be insufficient to accommodate the 70 meter turbine. The front of the neighbouring factory is only 40 meters from the Rosti boundary fence, in effect 45 meters from the revolving turbine.**

**Response:** BAA (Safeguarding Team), Civil Aviation Authority (CAA), Defence Estates (Ministry of Defence) and NATS (National Air Traffic Services) have raised no objections to the proposal as detailed above in paragraph 4. The Health and Safety Executive were consulted and raised no objection. Furthermore the operation of wind turbines and safety matters relating to them is a matter that would be dealt with under separate legislation.

This letter has been copied and is available for inspection in the usual manner.

## **6 Assessment and Conclusions**

- 6.1 The application relates to the erection of a wind turbine and associated support equipment and formation of site access. The determining issues that require to be addressed in respect of this application are compliance with national, structure and local plan policy taking account of the visual impact of the proposal and the impact on both civic and military aviation.
- 6.2 In terms of national policy guidance, SPP 2 - Economic Development and SPP 6 – Renewable Energy support economic competitiveness and renewable energy technologies. PAN 45 (Revised) – Renewable Energy Technologies supports this viewpoint and PAN 56 - Planning and Noise recognises the importance of both appropriate location and design to minimise noise. The turbine is to be located in an industrial area and supports an existing industrial development. It is therefore considered that the principle of the proposal raises no issues in this context and supports the overall objectives of the related policy guidance. In addition, an acoustic assessment was carried out as part of the application and no issues were raised in terms of potential noise nuisance. Environmental Services have confirmed this position. I therefore consider that the proposals are consistent with national policy guidance.

- 6.3 In terms of Structure Plan Policy the application needs to be considered against the approved Glasgow and Clyde Valley Joint Structure Plan which became operational in April 2008. The Structure Plan identifies 'potential' areas for large scale windfarm development. These encompass the previous 'preferred' areas but are more extensive. The Plan also includes a 'threshold of strategic significance' for windfarms – this has been set at 20mw. With an installed capacity of 1.8 MW the proposed wind turbine is well below the threshold of significance, and would therefore not require to be assessed against the Structure Plan but should be assessed on local planning grounds.
- 6.4 In terms of the adopted South Lanarkshire Local Plan the proposal needs to be assessed against Policy ECON1 and DM1 – Development Control – General. The application is located within an area designated as Industrial as defined by Policy ECON1 and as the proposed turbine is to support the existing industrial use on the site, therefore it is considered that the proposal is acceptable in land use terms. Policy DM1 requires all development to take into account the local context and built form of the area. It is considered that the erection of a wind turbine and associated support equipment to support an existing industrial use within an industrial area raises no issues in this respect. It is accepted that the turbine is large and will be viewed from some distance however the site is industrial in nature and there are no sensitive landscape designations in the immediate area.
- 6.5 Policy ENV 14 – Renewable Energy is specifically directed to potential wind farms and, therefore, this application (which is for a single turbine related to an on site industry use) is not specifically relevant to this policy. However, Paragraph 12.2 does state that: 'The Council supports the development of renewable energy as an alternative to more polluting methods of power generation.' It is therefore considered that in this regard the proposal is in accordance with the general aims of the policy.
- 6.6 Policy ENV16 – Renewable Energy Development Policy is aimed at those forms of renewable energy not covered by Policy ENV14 and states that they will be supported by the Council 'provided that they meet the relevant criteria in Policy ENV38.'
- 6.7 Policy ENV 38 - Renewable Energy Site Assessment Policy defines the criteria for assessing proposals for wind farms and other renewable energy developments. The main considerations are:  
(A) Heritage Designations and Green Belt.  
(B) Other Natural and Built Heritage Resources.  
(C) Other Considerations;  
These points are set out below and addressed in turn.

**(A) Heritage Designations and Green Belt.**

**Response:** There are no heritage designations which would be affected by the proposals and the site is located in an industrial area, not within the Greenbelt.

**(B) Other Natural and Built Heritage Resources.**

**Response:** The development does not have a direct impact on any listed buildings, ancient monuments, etc. and as requested by SLC, a visual / landscape assessment has been carried out to support the proposal and is submitted as part of the application

**(C) Other Considerations;**



**1. The development will not unacceptably affect the amenity of residents of nearby towns, villages and other properties by means of noise, smell, visual dominance, shadow flicker, reflected light or other emission.**

**Response:** A visual impact assessment was undertaken and concluded that the proposed turbine at Rosti will have some effects upon visual receptors, however in all cases significant effects are restricted to the immediate vicinity of the development as would be expected to arise from any type of development. Effects upon visual receptors throughout the broader study area are limited and are not considered to give rise to significant visual effects. With regards to noise, an acoustic assessment was carried out as part of the application and no issues were raised in terms of potential noise nuisance. Environmental Services have confirmed this point. An appropriate planning condition will be attached to any planning consent granted to address the issue of potential shadow flicker.

**2. Views from key tourist routes and visitor attractions will not be adversely affected to an unacceptable degree.**

**Response:** The visual impact assessment stated that effects upon visual receptors throughout the broader study area are limited and are not considered to give rise to significant visual effects. Although the M74 is a major route located close to the application site the view of Larkhall from this route is largely industrial in nature. In addition other wind turbines are located close to the M74 in another location relatively close to the planning application site. In this instance, a Reporter from the Inquiry Reporters Unit considered that such development adjacent to the M74 was acceptable and granted planning consent. The current proposal is only for a single turbine of a reduced height to those permitted by the Reporter.

**3. The siting and external appearance of apparatus, including any locational or landscaping requirements, have been designed to minimise the impact of such apparatus on amenity, while taking account of operational efficiency.**

**Response:** The proposed apparatus includes a small electrical sub-station close to the front of the turbine which raises no concerns within the context of the existing industrial area.

**4. Access for construction traffic can be achieved without compromising highway safety, residential amenity or causing significant permanent damage to the environment.**

**Response:** The site is well located for access to the M74 motorway and this should ensure that the abnormal loads required for delivery of the turbine can move with relative ease and minimum disruption to other road users. Furthermore Transport Scotland have no objections subject to the imposition of planning conditions relating to then approving the proposed route for abnormal loads and any related accommodation measures prior to the event and any additional signing or temporary traffic control measures deemed necessary being undertaken by a recognized QA traffic management consultant, to be approved by Transport Scotland before delivery commences. These issues can be conditioned into any consent granted.

**5. Where there are clear landscape or other sensitivities that will have to be addressed, as agreed with the council, the environmental effects of all new transmission lines between the development and the point of contact to the grid should have been assessed and shown to have no significant adverse environmental impact, or that such impacts can be suitably mitigated.**

**Response:** It is considered that the proposal raises no issues in this respect because there are no sensitive landscape designations in the immediate area. As the turbine is to serve a single industrial use, there are no transmission lines proposed as part of this application.

**6. No electromagnetic disturbance is likely to be caused by the proposal to any existing transmitting or receiving system or, where such disturbances may be caused, that measures will be taken to remedy or minimise any such disturbances.**

**Response:** The agent has confirmed in writing that the client has been in contact with the relevant statutory consultees, such as the BBC, to evaluate the matter and does not anticipate any interference with TV signals. It is also worth noting that with the forthcoming change over from analogue to digital TV signal broadcasting, the issue of attenuated analogue signal reception will be completely negated. Furthermore there are few residential properties in the locale.

**7. The impact of the proposal on radar performance and other air safety considerations have been satisfactorily addressed and demonstrated to the satisfaction of the relevant technical authorities.**

**Response:** BAA (Safeguarding Team), Civil Aviation Authority (CAA), Defence Estates (Ministry of Defence) and NATS (National Air Traffic Services) have raised no objections to the proposal as detailed above in paragraph 4.

**8. Where proposals are shown to have a significant adverse impact in respect of any of the above criteria, the developer will be required to demonstrate that appropriate mitigating measures will be applied.**

**Response:** It is considered that the proposal raises no issues in this respect.

**9. For larger schemes, and for other schemes where specific species/habitats are affected, developers may be required to submit a Habitat Management Plan setting out the means of land management that will secure biodiversity objectives.**

**Response:** The proposal is for a single wind turbine therefore it is considered that the proposal raises no issues in this respect.

**10. All windfarm applications should acknowledge the need for decommissioning, restoration and aftercare at the end of the permission or the life of the turbines, if earlier, and not renewed by the Council. Conditions, including a restoration bond where appropriate, will be imposed on any permission granted to this effect, requiring implementation measures to be agreed with the Council in accordance with best practice at the time.**

**Response:** Given the scale and nature of the proposal it is considered that a restoration bond would be appropriate in this instance to ensure that if before the expiry of the 25 years, the turbine becomes redundant or obsolete and is disused for a period of 6 months, that within 1 month thereafter it shall be removed and the land reinstated to its former condition to the satisfaction of the Council as Planning Authority. Planning consent will therefore be withheld until the submission of a bond for the restoration of the application site. Furthermore a planning condition will also be attached to any consent granted to ensure that the turbine will be removed and

the land restored to its former condition within 1 month, at the expiry of 25 years from the date of this permission, unless planning permission has been granted for an extension of the period all to the satisfaction of the Council as Planning Authority.

**11. The Council will require all applications for renewable energy developments which fall within the scope of the Environmental Assessment legislation to be accompanied by an Environmental Statement, and encourages these to be preceded by a pre-application scoping report.**

**Response:** The applicant has confirmed stated that a Screening Opinion, with respect to the erection of a single wind turbine at Strutherhill Industrial Estate, was sought from South Lanarkshire Council (SLC). In response to the request for a Screening Opinion SLC confirmed, in a letter dated 10 February 2009, that an Environmental Impact Assessment (EIA) was not required.

**12. Where appropriate, the Council will normally require an applicant to enter into a Section 75 Agreement to address community benefit payments, restoration bond requirements and other matters which cannot be controlled by the imposition of planning conditions.**

**Response:** The proposed wind turbine will have an estimated output of 1.8 MW which the applicant considers will be able to generate at least 68% of Rosti's electricity. These figures demonstrate that the proposal is to support the existing industry which will result in social and economic benefits as detailed below under criterion 13 of this policy, which will benefit the community and therefore in this instance it is considered that a Section 75 Agreement to address additional community benefit is not required. Furthermore the proposal relates to 1 wind turbine and not a wind farm where the generated electricity is sold for profit and where community benefit payments would be more applicable.

**13. Applications should include details of the environmental, social and economic benefits that will arise from the project, both locally and nationally, including the overall number of jobs and economic activity associated with the procurement, construction and operation of the development.**

**Response:** The supporting information submitted with the planning application states that the company currently employs 190 full-time staff at the Larkhall factory and operates a 24 hour x 5 day shift system. The vast majority of staff are local residents. Other local expenditure which benefits the local economy includes catering, toolmaking, consumable items, landscaping, cleaning contracts and security. The company also advises that it is involved in sponsorship of local football team(s), a golfer, a speedway racer and local educational projects. The company considers that it makes a significant contribution to the local economy. However, one of the main overhead costs of the Rosti operation is fuel. At present electricity usage costs the company a substantial sum of money per annum. This is a considerable on-cost and one that the company has been seeking to reduce for a number of years. More recently it has become an imperative for the company to make considerable savings if the long-term future of the Larkhall plant is to be secured. With this in mind the company approached the applicant, Branna, to examine where it might be possible to make savings on these considerable electricity costs.

Branna concluded that the most effective way of reducing the Rosti electricity costs would be to install a wind turbine with a minimum rating of 1.75MW. The estimated output of such a rated turbine at the Rosti site has been calculated at 4,600MWh. Last year (2008) Rosti used approximately 6,500MWh, but due to the economic

downturn the company anticipates using only 5,000MWh in the current year (2009). Thus, if the turbine was installed and operating on this site Rosti could use the 4,600MWh from the turbine and would only require to an additional 400MWh from the national grid. By installing the wind turbine Rosti would be able to generate at least 68% of its own electricity, making considerable savings on previous years' costs. The company considers that savings in this range are going to be imperative if it is to continue current operations in Larkhall.

- 6.8 In summary, it is considered that at a national and local level there is policy support for the efficient use of renewable energy, which, at present, is best provided by wind power. Although planning policies are mainly targeted towards wind farms, there is clear policy support for this type of development. The economic argument clearly shows the need for Rosti to make maximum use of this renewable energy resource if it is to secure a future in Larkhall. The site of the turbine is within the confines of the industrial estate and therefore there is a clear locational need for a turbine in this location to support an existing industrial use. The proposal can therefore be justified in terms of current planning policy.
- 6.9 Although the turbine will be clearly visible its impact will not be significant, given its location within the heart of an industrial site. The nearest wind farm is some distance to the south at Lochhead Farm Stonehouse and, therefore, it is contended that cumulative impact will be negligible also.
- 6.10 The issue of noise nuisance to adjoining properties has been examined in some detail. Once again it is noted that, given the setting within an established industrial estate adjacent to the M74 Motorway, it is unlikely there will be any significant noise nuisance arising through the installation of this single wind turbine.
- 6.11 The site is well located for access to the M74 motorway and this should ensure that the abnormal loads required for delivery of the turbine can move with relative ease and minimum disruption to other road users.
- 6.12 It is considered that the proposal complies with the appropriate policies, will bring considerable economic benefits to the area and will have limited environmental impact on the site or the surrounding area.
- 6.13 It is recommended that planning consent be granted subject to conditions and the submission of a restoration bond.

## **7 Reasons for Decision**

- 7.1 It is considered that the proposal is in compliance with national policy as detailed above in paragraph 6.2. In terms of Structure Plan Policy, the wind turbine will have a capacity of 1.8 MW which is below the threshold of significance, and would not require to be assessed against the Structure Plan. In terms of the Adopted South Lanarkshire Local Plan the proposal is in accordance with Policy ECON1 - Industrial Land Use Policy, Policy ENV14 - Potential Windfarm Areas, Policy ENV16 - Renewable Energy Development, Policy ENV38 - Renewable Energy Site Assessment and Policy DM1 - Development Management. Overall it is considered that the proposal complies with the appropriate policies, will bring considerable economic benefits to the area and will have limited environmental impact on the site or the surrounding area above and that the proposal will have an acceptable impact on both civic and military aviation and the visual amenity of the area.

**Colin McDowall**

## **Executive Director (Enterprise Resources)**

**18 August 2009**

### **Previous References**

- ◆ None

### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
  - Ministry of Defence 26/05/2009
  - BAA Ltd 26/05/2009
  - Roads and Transportation Services (Hamilton Area) 05/05/2009
  - BAA Ltd 11/05/2009
  - National Air Traffic Services Ltd 28/04/2009
  - Civil Aviation Authority 28/04/2009
  - TRANSCO (Plant Location) 11/05/2009
  - Environmental Services 26/05/2009
  - National Air Traffic Services Ltd 30/06/2009
  - Health & Safety Executive 15/06/2009
  - S.E.P.A. (West Region) (Flooding) 24/06/2009
- ▶ ,
  - Larkhall Community Council 20/05/2009
- ▶ Representations
  - Representation from : Green Brothers (UK) Ltd., Middleton Avenue, Strutherhill Industrial Estate, Larkhall, ML9 2TL, DATED 22/04/2009

### **Contact for Further Information**

If you would like to inspect the background papers or want further information, please contact:-

Murray Reid, Planning Officer, Brandon Gate, Hamilton  
Ext 3521 (Tel :01698 453521 )  
E-mail: [Enterprise.hamilton@southlanarkshire.gov.uk](mailto:Enterprise.hamilton@southlanarkshire.gov.uk)

## CONDITIONS

- 1 That the development hereby permitted shall be started within three years of the date of this permission.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 That the wind turbine shall be matt grey in colour and no further changes to external colours shall take place without prior written consent of the Council as Planning Authority.
- 4 That the turbine hereby permitted shall be removed and the land restored to its former condition within 1 month, at the expiry of 25 years from the date of this permission, unless planning permission has been granted for an extension of the period, all to the satisfaction of the Council as Planning Authority.
- 5 That if before the expiry of the 25 years referred to in condition 4 above, the turbine becomes redundant or obsolete and is unused for a period of 6 months, within 1 month thereafter it shall be removed and the land reinstated to its former condition to the satisfaction of the Council as Planning Authority.
- 6 The proposed route for any abnormal loads on the trunk road network must be approved by the trunk roads authority prior to the event. Any accommodation measures required including the temporary removal of street furniture, junction widening, traffic management must similarly be approved.
- 7 Any additional signage or temporary traffic control measures deemed necessary due to the size or length of the loads being delivered must be undertaken by a recognised QA traffic management consultant, to be approved by Transport Scotland before delivery commences.
- 8 That before the development hereby approved is completed or brought into use, the new vehicular access shall be constructed with a 10.5 metre radius kerb and a 6 metre wide carriageway and so far as it lies within the boundaries of the road abutting the site shall be constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 9 That before the development hereby approved is completed or brought into use, a visibility splay of 4.5 metres by 60 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines.
- 10 Prior to the commencement of development a survey shall be undertaken to identify any properties that may experience a reduction in the quality of television reception received as a result of the development of the wind turbine. Within one month of the first generation of electricity by the turbine, a second survey shall be undertaken to ensure that all affected properties have been identified. The results of the second

survey shall be submitted to the Local Planning Authority within two months of the first generation of electricity by the turbine, along with a scheme of mitigation. The results of the survey and mitigation measures shall be approved in writing by the Local Planning Authority and shall be implemented in full within one month of approval in writing.

- 11 That no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems and with the Council's Sustainable Drainage Design Criteria and requirements.
- 12 This decision relates to drawing numbers:  
Figure 1 (A) - Location Plan - 1:1250  
Application Supporting Information document dated 8 April 2009  
Graphics document dated 8 April 2009  
Non-Technical Summary document dated 8 April 2009

## REASONS

- 1.1 To comply with section 58 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 2.1 In the interests of amenity and in order to retain effective planning control.
- 3.1 In the interests of amenity and in order to retain effective planning control.
- 4.1 In the interests of amenity and in order to retain effective planning control.
- 5.1 In the interests of amenity and in order to retain effective planning control.
- 6.1 To maintain safety for both Trunk Road traffic and the traffic moving to and from the development.
- 7.1 To minimise interference with the safety and free flow of the traffic on the Trunk Road Network.
- 7.2 To ensure that the transportation will not have any detrimental effect on structures within the route path.
- 8.1 In the interest of public safety
- 9.1 In the interest of road safety
- 10.1 To safeguard the amenity of the area.
- 11.1 To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.
- 12.1 For the avoidance of doubt and to specify the drawings upon which the decision was made.

HM/09/0173

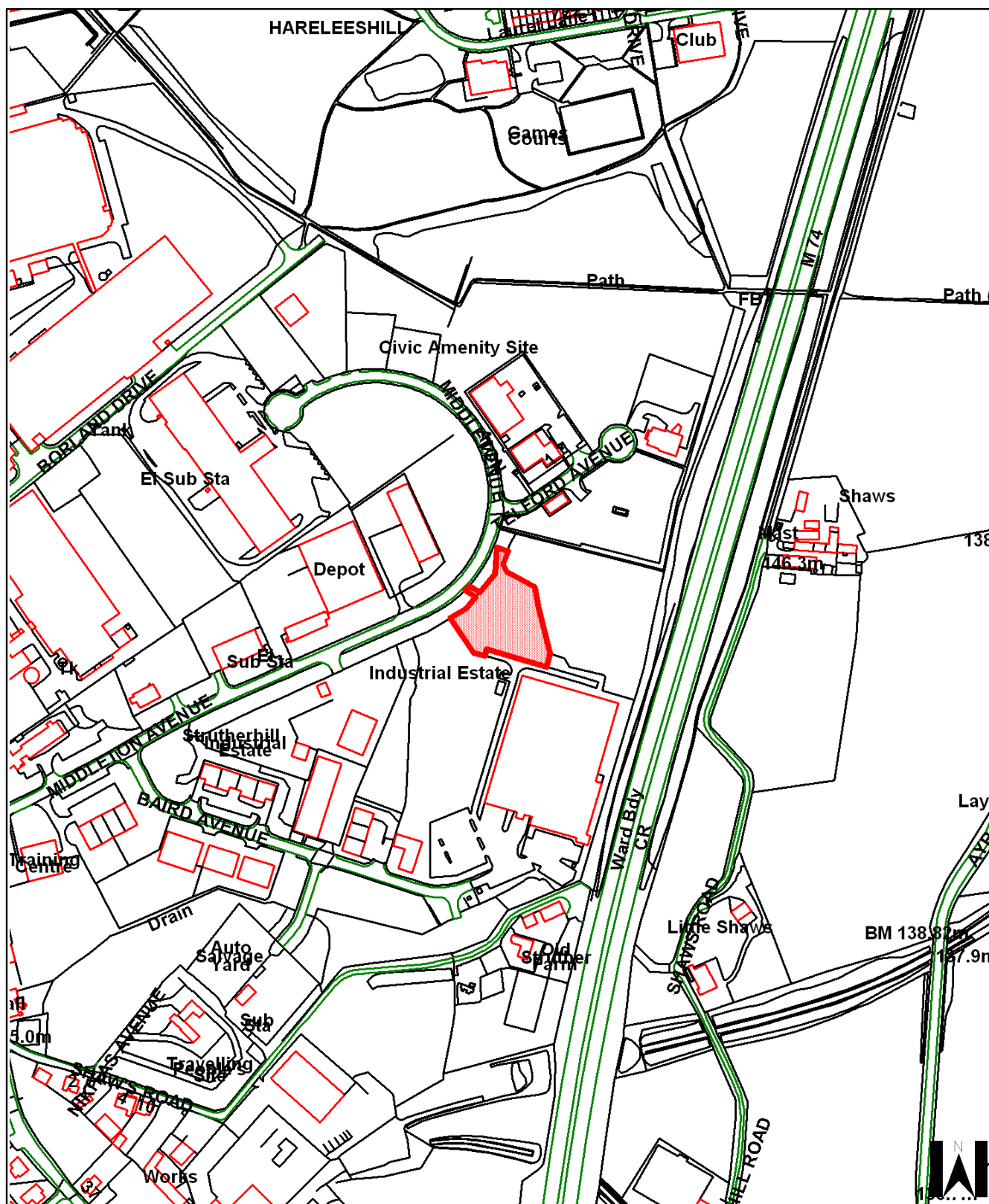
# Planning and Building Standards Services

Site to the north of Rosti factory, off Middleton Avenue,  
Larkhall

Scale: 1: 5000

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