

	<h1>Report</h1>	<b>Agenda Item</b>  <h1>10</h1>
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Report to: **Planning Committee**  
Date of Meeting: **3 November 2009**  
Report by: **Executive Director (Enterprise Resources)**

Application No HM/07/0563  
Planning Proposal: Erection of 3 Wind Turbines and Ancillary Infrastructure Including Access Tracks, Hardstanding, Site Office and Wind Monitoring Mast

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Blantyre Muir Wind Energy Ltd
- Location : Near Laigh Muirhouses Farm  
Muttonhole Road Hamilton

## 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 the Conditions Listed)

### 2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application.
- (2) Planning consent should be withheld until a Section 75 Agreement between the Council and the applicant has been concluded to ensure that up to 25% of the energy produced by the wind turbines is made available for use by the Hamilton International Technology Park and the submission of a bond for the restoration of the application site. The Council's legal expenses in connection with the Agreement will be borne by the Applicant.

## 3 Other Information

- ◆ Applicant's Agent: West Coast Energy Ltd
- ◆ Council Area/Ward: 18 Hamilton West and Earnock
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (Adopted)**  
Policy STRAT 3 – Urban Settlements in The Green Belt Policy  
Policy ENV 14 – Potential Windfarm Areas of Search Policy  
Policy ENV 38 – Renewable Energy Site Assessment Policy  
Policy DM1 – Development Management Policy.

- ◆ Representation(s):



5

Objection Letters

◆ Consultation(s):

Roads & Transportation Services H.Q. (Flooding)

Health & Safety Executive

National Air Traffic Services Ltd

Defence Estate Organisation

Civil Aviation Authority

Environmental Services

BAA Plc

RSPB Scotland

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

Greenspace & Countryside

Scottish Natural Heritage

TRANSCO (Plant Location)

Power Systems

Directorate of Airspace Policy

Scottish Water

Scottish Executive Development Department

West of Scotland Archaeology Service

Roads and Transportation Services (Hamilton Area)

# Planning Application Report

## 1 Application Site

- 1.1 The application relates to an area of agricultural land near Laigh Muirhouses Farm on the western side of Hamilton which is located midway between East Kilbride and Hamilton approximately 2 kilometres from the outskirts of each area. The site extends to approximately 131 hectares and is bounded on all sides by agricultural land with Newhousemill Road and Muttonhole Road running adjacent to its northern boundary. Vehicular access to the site is via Muttonhole Road.

## 2 Proposal(s)

- 2.1 This is a detailed planning application for the erection of 3 wind turbines and ancillary infrastructure including access tracks, hardstanding, site office and wind monitoring mast. The proposed layout incorporates a development footprint of 2.1 hectares (1.6% of the total area of the application site) and each of the 3 turbines would have an overall height of up to 103 metres. Each turbine would be mounted on a tapered tubular steel tower and would consist of a nacelle containing the gearbox, generator and associated equipment (e.g. transformer) to which would be attached a hub and rotor assembly including three glass fibre-reinforced polyester blades. The potential generation capacity of the wind development would be up to 9 Megawatts (MW), based on 3 turbines each having up to 3 MW rated generation output. Power from the individual turbines would be transmitted along underground cables to the onsite control buildings.
- 2.2 Approximately 1.2 kilometres of new on-site access track would be required to provide full transport access to the 3 turbine locations, as well as upgrading works for up to 361 metres of existing site track. The layout of on-site access tracks has been designed to follow existing tracks within the site where possible. Stone aggregate material would be required for track construction, crane hardstanding, control building hardstanding, turbine foundations and the temporary compound/office hardstandings.
- 2.3 It should be noted that this application was originally submitted as a small windfarm which would feed power into the national grid. However, during the processing of the application the Planning Service became aware of the requirements for one of the units at the Hamilton International Technology Park to have a source of 'green' energy. As a result of this situation partnership working commenced to look at whether the 3 turbines could potentially assist in the delivery of this objective. As a result of joint working between the Planning Service, the applicants and the owner of the technology park, the current proposals have been amended as follows:
- (1) the wind turbines have been reduced from 111 metres to 103 metres to alleviate concerns about visual amenity and accord with the conclusions and recommendations of a recently commissioned wind capacity study for the area.
  - (2) The applicant has advised that up to 25% of the power generated by the turbines would be utilised to meet the renewable energy requirements of the recently constructed Class 4 offices at Plot 8 of the Hamilton International Technology Park
- 2.4 The Planning Service, the applicants and the owner of the Hamilton International Technology Park have been in discussions regarding the delivery of (2) above and it has been agreed that a Section 75 Agreement will be entered into. In addition a

separate legal agreement between the applicants and the technology park owner will be secured to ensure that an electricity supply contract is in place.

- 2.5 The planning application incorporates an Environmental Impact Assessment (EIA) which identifies key environmental issues through an Environmental Statement (ES) including reports on landscape and visual amenity, cultural heritage, ecology, hydrology, noise, soils, transport/access, safety, and the effects of the proposal on television and other communication systems. The ES highlights the phases of construction (associated earth works for turbines, hardstandings, tracks, cable trenches, restoration), the operation and the decommission of the turbines.

### **3 Background**

#### **3.1 Local Plan Policy**

- 3.1.1 The application site is located within an area designated as Green Belt land in the adopted South Lanarkshire Local Plan. The relevant policies in terms of the assessment of the application are Policies STRAT 3 – Urban Settlements in The Green Belt Policy, ENV 14 – Potential Windfarm Areas of Search Policy, ENV 38 – Renewable Energy Site Assessment Policy and DM1 – Development Management Policy. The content of the above policies and how they relate to the proposal is assessed in detail in Section 6 of this report.

#### **3.2 Relevant Government Advice/Policy**

- 3.2.1 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 states that planning policy should support Scotland's economic competitiveness in a way which is consistent with other policies in the Scottish Executive.
- 3.2.2 Scottish Planning Policy (SPP) 6 – Renewable Energy 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.
- 3.2.3 Scottish Planning Policy (SPP) 21 - Green Belts confirms there is a strong presumption against inappropriate development in green belts. If a proposed use would not normally be consistent with green belt designation, it may still be considered appropriate in exceptional circumstances, either as a national priority or to meet an established need but only if no other suitable site is available.

#### **3.3 Structure Plan Policy**

- 3.3.1 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, particularly Green Belt sensitivities. The plan also includes a 'threshold of strategic significance' for windfarms which has been set at 20MW.

### 3.4 Planning Background

#### 3.4.1 None relevant.

## 4 Consultation(s)

- 4.1 **BAA (Safeguarding Team)** – originally objected to the application as all 3 proposed turbines are in Radar Line of Site to the main data feed radar at Glasgow Airport. However, following the promotion of potential mitigation which involves the use of Kincardine Radar BAA advised that they are prepared to remove their objection subject to the incorporation of a suspensive condition restricting any development until measures have been implemented to prevent the impairment of the performance of aerodrome navigation aids and/or the efficiency of air traffic control services following the approval of the Civil Aviation Authority (CAA).

**Response:** Noted and any consent granted would incorporate appropriately worded conditions to address the matters raised.

- 4.2 **Civil Aviation Authority (CAA)** – the CAA wrote to the applicant during the scoping stage of the EIA regarding the effect upon aviation activities associated with Glasgow Airport. 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 turbines to be charted and documented for aviation purposes.

**Response:** Noted. The above organisations were consulted on the application and any consent granted would incorporate appropriately worded conditions to address any matters raised.

- 4.3 **Defence Estates (Ministry of Defence)** – have no objections to the proposal.

**Response:** Noted.

- 4.4 **Directorate of Air Space Policy** – no response to date.

**Response:** Noted.

- 4.5 **Environmental Services** – have no objections to the proposal subject to a number of conditions relating to matters including levels of noise, contamination, dust arising from the site, the decommissioning of the turbines and restoration of the site.

**Response:** Noted and any consent granted would incorporate appropriately worded conditions to address the matters raised.

- 4.6 **Health and Safety Executive** – no response to date.

**Response:** Noted.

- 4.7 **National Air Traffic Services (NATS)** – have no objections to the proposal.

**Response:** Noted.

- 4.8 **Greenspace & Countryside** – no response to date.

**Response:** Noted.

- 4.9 **Power Systems** – have no objections to the proposal. However, they have submitted plans showing the approximate location of their apparatus in the area

**Response:** Noted and this information would be forwarded to the applicant.

- 4.10 **Roads and Transportation Services (Hamilton Area)** – have no objections to the application. However, the proposed routes leading to Leigh Muirhouses Farm may have to be amended and a more suitable route would have to be agreed. This may be achieved by slightly changing the proposed route.

**Response:** Noted and any consent granted would incorporate appropriately worded conditions and informatives to address the matters raised.

- 4.11 **Roads and Transportation Services (Flooding)** – have no objections to the application subject to conditions requiring the submission a drainage impact assessment, flood prevention measures and details of a proposed sustainable urban drainage system.

**Response:** Noted and any consent granted would incorporate appropriately worded conditions to address the matters raised.

- 4.12 **RSPB Scotland** – have no objections to the proposal, however, they highlighted that the vantage point selected for survey on bird populations was in the middle of the development site and so did not conform to good practice. They would also welcome positive management of the site habitat to improve conditions for species of conservation concern.

**Response:** Noted. The applicant was advised of RSPB Scotland's concerns regarding the vantage points selected for survey in relation to potential impacts on bird populations and has requested that further survey work be addressed through the use of suspensive conditions. In this instance, it is considered that the use of suspensive conditions for further survey work is acceptable.

- 4.13 **Scottish Government** – due to their possible future involvement in the proposal, the Scottish Ministers advised that they cannot make any comments on the application, nor can they be considered a statutory consultee in local planning matters.

**Response:** Noted.

- 4.14 **Scottish Water:** - have no objections to the proposal.

**Response:** Noted.

- 4.15 **SEPA:** - have no objections to the proposal subject to the provision of a suitable sewerage system and a sustainable urban drainage system within the site. The site is currently covered by a licence for the discharge of foul effluent to the underground strata via an existing soakaway, however, the applicant would have to contact SEPA to determine whether the proposed use would require any revisions to the licence. Any construction works associated with the development should be carried out with due regard to SEPA's guidelines on the avoidance of pollution.

**Response** – Noted and any consent granted would incorporate appropriately worded conditions to address the matters raised.

- 4.16 **Scottish Natural Heritage (SNH)** – SNH initially objected to the application, however, has now removed its objection due to a change in SNH policy to emphasise more strongly that its role in planning cases that do not affect a natural heritage interest of national importance such as this application site is to provide advice to planning authorities. Rather than objecting to the proposal SNH advises that whilst they welcome the reduction in the height of the turbines they consider that the proposal would lead to significant adverse visual impacts, cumulative landscape and visual impacts and impacts on the Green Belt. SNH also reserves its position with regard to the impact of the proposal on peregrine falcon and curlew as there is insufficient information for SNH to assess the importance of the bird populations affected or the potential impacts of the proposal.

**Response:** Noted. The proposed turbines have been reduced in height and it is considered that they will not have a significant effect on the landscape character of the area and that cumulative impacts are unlikely to be significant as a result of the proposal. The principle of the development is discussed further in Section 6 of this

report. With regard to impact on bird populations, in this instance, it is considered that the use of suspensive conditions for further survey work to be undertaken is acceptable.

4.17 **TRANSCO** – no response to date.

**Response:** Noted.

4.18 **West of Scotland Archaeology Service** – have no objections to the proposal subject to conditions requiring appropriate archaeological monitoring and recording within the site.

**Response:-** Noted and any consent granted would incorporate appropriately worded conditions to address the matters raised.

## **5 Representation(s)**

5.1 Statutory neighbour notification procedures were undertaken and the application was advertised in the Hamilton Advertiser as Development Potentially Contrary to the Development Plan. The application was also advertised under the Environmental Impact Assessment (Scotland) Regulations 1999. Five letters of objection were received in addition to 261 letters of support. The grounds of objection are summarised as follows:

a) **The scale and height of the development is excessive so close to residential development.**

**Response:** This matter is assessed in detail in Section 6 of this report.

b) **The development will not benefit the local beauty of the area, in particular the visual setting of existing nearby man-made features such as landfill, quarries, communication masts and pylons.**

**Response:** Again, the impact of the proposal, particularly in relation to the landscape character of the greenbelt is discussed in detail in Section 6 of this report.

c) **The location of the application site is on the headwaters of 3 burns and all of these could be affected in different degrees. Full biological survey work should be submitted prior to any recommendation to Committee as the developer admits that the burns are key indicators in the EIA but have limited their assessment to desk studies in this matter.**

**Response:** Neither SEPA nor SNH raised any adverse comments in this regard, however, any consent granted would include a condition requiring the submission of a method statement in relation to construction and completion drainage works for the Council's approval.

d) **The proposed Access Route B, along Muttonhole Road, is totally unsuitable for regular use by heavy vehicles and is at present in a deplorable state of disrepair. Access Route A, along Parkneuk Road, is also in poor condition.**

**Response:** If planning consent was to be granted for the proposal the proposed routes leading to Laigh Muirhouses Farm may have to be amended and a more suitable route would have to be agreed with the Council's Roads and Transportation Service.

e) **The proposed site is on the flight path for Glasgow Airport, which is already highlighted as a concern in West Coast Energy's 'Non-Technical Summary'.**

**Response:** As highlighted in Section 4.1 of this report, BAA originally objected to the proposal as all 3 proposed turbines are in Radar Line of Site to the main data feed radar at Glasgow Airport. However, following the promotion of potential mitigation which involves the use of Kincardine Radar BAA advised that they are prepared to remove their objection subject to the incorporation of a suspensive condition restricting any development until measures have been implemented to prevent the impairment of the performance of aerodrome navigation aids and/or the efficiency of air traffic control services following the approval of the Civil Aviation Authority (CAA).

- f) **Previous developments have caused noise pollution and no testing has been carried out because of construction work.**

**Response:** The Council's Environmental Services have no objection to the proposal subject to a number of conditions relating to levels of noise emitted from the site.

- g) **Beautiful birds of prey are regularly observed flying over Stewartfield and Leigh Muirhouses Farms.**

**Response:** In this instance, it is considered that the use of suspensive conditions for further survey work to be undertaken in relation to potential impacts on bird populations is acceptable.

- h) **Should faults in the turbines ever develop it is conceivable that broken parts could land in Stewartfield Farm.**

**Response:** The operation of wind turbines and safety matters relating to them is a matter that would be dealt with under separate legislation. However, it should be noted that the wind turbines are equipped with safety systems, which will automatically shut down the machine on the occurrence of such events as loss of electrical connection or excessive blade speed.

- i) **Insufficient time was given to digest and comment on the level of detailed information submitted.**

**Response:** The application was advertised in the Hamilton Advertiser as Development Potentially Contrary to the Development Plan and a period of 21 days was provided for the submission of any representations in addition to the statutory period of 14 days. Given that the application was registered in August 2007 it is considered that an adequate period of time was provided for the submission of any representations to the application.

- j) **There appears to be a conflict as to whether this area is green belt or industrial i.e. the location of the electricity substation, green waste, wash plant, tip and infill sites in the area. Also, the proposed site is being termed brownfield which is surely a technicality.**

**Response:** The application site is designated as Green Belt land in the adopted South Lanarkshire Local Plan.

- k) **If the proposal goes ahead it is hoped that the local area can somehow benefit from the turbines.**

**Response:** This matter is discussed in Section 6 of this report.

These letters have been copied and are available for inspection in the usual manner.



- 6.1 The determining issues that require to be addressed in respect of this application are compliance with national, structure and local plan policy, the visual impact of the proposal, the impact on both civic and military aviation and the impact on natural heritage.
- 6.2 The application relates to the erection of 3 wind turbines and ancillary infrastructure including access tracks, hardstanding, site office and wind monitoring mast. The current application is somewhat unique as there is a specific locational need for the wind turbines to ensure that some of the energy produced is available for use by the Hamilton International Technology Park.
- 6.3 In terms of national policy guidance, SPP 2 - Economic Development supports economic competitiveness and renewable energy technologies and SPP 6 – Renewable Energy 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 realise its considerable renewable energy potential. SPP 21 – Green Belts retains a protective approach to Green Belts, however, states that if a proposed use would not normally be consistent with Green Belt designation, it may still be considered appropriate in exceptional circumstances, either as a national priority or to meet an established need, but only if no other site is available.
- 6.4 Given the Scottish Government's continued support for the full range of renewable generation technologies, including microrenewables, and the fact that there is an established need for the proposal at this location I am satisfied that the application conforms with the general thrust of national planning policy guidance.
- 6.5 In terms of Structure Plan Policy the application requires to be assessed 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. In addition to the areas in the south and west of South Lanarkshire a new area around Forth is also now identified. 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, particularly Green Belt sensitivities. The application site does not lie within a 'potential area of search' as defined in the 2006 Structure Plan. The Plan also includes a 'threshold of strategic significance' for windfarms – this has been set at 20mw. With an installed capacity of 9MW the proposed windfarm at Blantyre Muir is below the threshold of significance, and would not require to be assessed against the Structure Plan but should be assessed on local planning grounds.
- 6.6 In terms of local plan policy, the application site is located within an area designated as Green Belt land in the adopted South Lanarkshire Local Plan and the proposal requires to be assessed against Policies STRAT 3 – Urban Settlements in The Green Belt Policy. The proposal also requires to be assessed against Policies ENV 14 – Potential Windfarm Areas of Search Policy, ENV 38 – Renewable Energy Site Assessment Policy and DM1 – Development Management Policy.
- 6.7 Policy STRAT 3 seeks to direct development to within these settlements whilst allowing the Green Belt to continue to function as an area for agriculture, forestry recreation and other appropriate uses. There shall be a general presumption against all development except where it can be shown to be necessary for the furtherance of

agriculture, horticulture, forestry, recreation, establishments and institutions standing in extensive grounds or other uses considered by the Council to be appropriate to the Green Belt. Policy ENV 14 states that in accordance with the Structure Plan and SPP6, the potential areas of search identified on the Strategy Plan should be the focus for investment in significant wind farm developments. Proposals within the potential areas of search will be assessed against the criteria set out in Policy 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.

6.8 Policy ENV 38 states that all proposals for wind farms and other renewable energy developments will be assessed against the under noted criteria. The main considerations are:

(A) International and National Heritage Designations and the Green Belt.

(B) Other Natural and Built Heritage Resources.

(C) Other Considerations;

The above criteria are set out below and addressed in turn.

**(A) International and National Heritage Designations and the Green Belt.**

**Response:** There are no heritage designations which would be affected by the proposals. The application site is located within the Green Belt and it is considered that there is an established locational need for the proposal at this site. This matter is discussed further in the following paragraphs.

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

**Response:** It is considered that the development does not have a direct impact on any other natural resources or listed buildings, ancient monuments, etc.

**(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:** There are few residential properties located in the surrounding area and it is considered that residential amenity would not be significantly affected by noise, shadow flicker, electromagnetic disturbance or visual impact. A landscape and visual impact assessment was undertaken as part of the Environmental Impact Assessment submitted with the application which concluded that the number of visual receptors significantly affected is low. The significant effects are limited to a very small number of dwellings located close to the site. Even where significant effects are predicted, effects on the landscape character of the locality are limited. The landscape quality of the area is considered to be low and the character not highly sensitive to the proposed development. The site lies in a landscape character area called Plateau Farmlands and the Farmlands were judged in a previous SNH wind capacity study to be of the lowest landscape value.

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

**Response:** It is considered that views from key tourist routes and visitor attractions will not be adversely affected to an unacceptable degree by the development. Unobstructed views to the site from Hamilton are fairly limited, although blade tips and turbine towers themselves are likely to be visible above or through the tree lines from certain locations. It is considered that the turbines would be sufficiently distanced from development and the proximity to the areas of Hamilton and East Kilbride would provide the turbines with a positive contextual backdrop to many of

the views. Rather than being detached and isolated it is considered that the turbines would form part of the fabric of the landscape that create the wider urban edge.

**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 proposal includes a compound area, substation, site office, foundation/hardstanding areas and site access tracks. I am satisfied that their inclusion within the site raises no amenity issues.

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

**Response:** If planning consent is granted for the proposal the proposed routes leading to Laigh Muirhouses Farm may have to be amended and a more suitable route would have to be agreed with the Council's Roads and Transportation Service.

**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 as there are no sensitive landscape designations in the immediate area.

**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:** Consultation with communications agencies was undertaken to predict the potential for disturbance to communication systems as a result of the proposed wind development, including those used by the emergency services and mobile telephone services providers. All relevant organisations indicated that the proposal would not cause interference with their apparatus, broadcasts or operational interests. Therefore, no known television or telecommunication links would be affected by the proposed development. Analysis has shown that the proposed turbines would not impose a potential nuisance or clinical disturbance upon neighbouring properties from shadow flicker.

**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 Section 4 of this report.

**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:** It is considered that the proposal raises no issues in terms of adverse impact on species/habitats in the area. As discussed, I am satisfied that the use of suspensive conditions for further survey work in relation to potential impacts on bird populations is acceptable in this instance.

**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 turbines become redundant or obsolete and are disused for a period of 6 months, that within 1 month thereafter they shall be removed and the land reinstated to its former condition to the satisfaction of the Council as Planning Authority. Planning consent would, therefore, be withheld until a bond has been submitted for the restoration of the application site. Furthermore, any consent granted would also be conditioned to ensure that the turbines would 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:** An associated Environmental Impact Assessment was submitted with the planning application.

**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:** Any planning consent granted would be withheld until a Section 75 Agreement between the Council and the applicant has been concluded to ensure that up to 25% of the energy produced by the wind turbines is made available for the use of the Hamilton International Technology Park and until a bond has been submitted for the restoration of the application site. With regard to community benefit the applicant has an established policy to work with local communities and Councils to provide community benefit from wind farm developments.

**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 documents state that the proposal would generate enough clean electricity to power the needs of approximately 5,032 domestic homes and over its anticipated operational life of 25 years displace the emissions of over 0.5 million tonnes of carbon dioxide (20,341 tonnes per annum). The total capital and construction costs of the development are expected to cost around £9 million. This would require significant investment within and around the South Lanarkshire region. The provision of site facilities, concrete foundations and access roads together with general civil engineering and technical services would benefit local companies, contractors and their employees. The applicant estimates that based on previous

experience approximately 20-30% of the project's value would be available for local construction companies to tender with additional indirect expenditure in local shops, hotels, service stations etc. The applicant would adopt a policy to utilise, when practicable, local contractors for construction, operation and maintenance work. Up to 30 personnel would be directly employed during the estimated six month construction period and once operational, there would also be a requirement for maintenance engineers to undertake site supervision and maintenance.

- 6.9 In terms of the detail of the proposal Policy DM 1 requires new development to have due regard to the layout, form, design and local context of the area. For the reasons previously discussed above, I am satisfied that the proposal meets the terms of this policy.
- 6.10 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 larger wind farms, there is clear policy support for this type of development and in this instance there is also an established locational need for the proposal in terms of the renewable energy requirements of specific commercial offices located within Plot 8 of the Hamilton International Technology Park. As discussed, the applicant is currently involved in detailed discussions with the owner of this property and any consent granted would be withheld until a Section 75 Agreement between the Council and the applicant has been concluded to ensure that up to 25% of the energy produced by the wind turbines is utilised by the specific units within the Technology Park. The Section 75 Agreement would also ensure the provision of a bond for the restoration of the application site.
- 6.11 In summary, it is considered that the proposal complies with the appropriate policies and that it will bring economic benefits to the area. I am also satisfied that the proposal will not have a significant effect on the landscape character of the area and that cumulative impacts are unlikely to be significant as a result of the development. In addition, this is an important development in terms of economics for the Hamilton International Technology Park as some of the power generated will be specifically available for their use. I, therefore, recommend that planning consent be granted subject to the conditions listed.

## **7 Reasons for Decision**

- 7.1 The proposal has no adverse impact on either residential or visual amenity nor raises any significant environmental or infrastructure issues, it complies with national planning policy and is in accordance with Policies STRAT 3, ENV 14, ENV 38 and DM1 of the adopted South Lanarkshire Local Plan.

**Colin McDowall**  
**Executive Director (Enterprise Resources)**

**27 October 2009**

## **Previous References**

None

## List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations

Scottish Executive Development Department	23/08/2007
BAA Plc	17/09/2007
Environmental Services	14/09/2007
Roads and Transportation Services (Hamilton Area)	08/10/2007
Power Systems	27/08/2007
Defence Estate Organisation	03/09/2007
Scottish Water	19/09/2007
West of Scotland Archaeology Service	03/12/2007
S.E.P.A. (West Region)	08/01/2008
Scottish Natural Heritage	03/03/2008 & 14/06/09
Roads & Transportation Services H.Q. (Flooding)	16/04/2008
Civil Aviation Authority	17/08/2007
National Air Traffic Services Ltd	27/09/2007 29/08/2007 30/10/2007
RSPB Scotland	14/09/1007

- ▶ Representations

Representation from :	Allan Scollan & Joyce Manson, Earnockmuir Cottage, Hamilton, ML3 8RL, DATED 22/08/2007
Representation from :	Mark Johnston, Stewartfield Farm, Parkneuk Road, Auchentibber, Blantyre, G72 0TP, DATED 30/07/2007
Representation from :	George Paton, Dunrowan, Lodgehill Farm, Newhousemill Road, East Kilbride, G74 2LE, DATED 31/07/2007
Representation from :	Limited The River Clyde Fisheries Management Trust, Mr Kemp Meikle, 5 Cedar Crescent, Hamilton, ML3 7LW, DATED 21/09/2007
Representation from :	Heather McGill, 44 Findhorn Place, Troon, Ayrshire, KA10 7DJ, DATED 29/04/2008
Representation from :	Miss Anne Stewart, 11 St Andrews Drive, Hillhouse,

Hamilton, ML3 9QJ, DATED 09/05/2008

- Representation from : Louise Moncrieff, 2 Main Street, High Blantyre, G72 0XY, DATED 09/05/2008
- Representation from : Drew Long, 4 Caley Brae, Uddingston, G71 7TA, DATED 09/05/2008
- Representation from : A Dovan, 8 Birkfield Place, Carlisle, ML8 4PZ, DATED 14/05/2008
- Representation from : Joe McCollam, 74 Rugby Road, Belfast, Northern Ireland, BT7 1PT, DATED 09/05/2008
- Representation from : Mr R Elliott, 2 Eliot Terrace, Hamilton, , DATED 09/05/2008
- Representation from : Owner/Occupier, 23 Roach Road, Sheffield, S11 8UA, DATED 09/05/2008
- Representation from : Y Hosey, 41 Brouster Hill, Westmains, East Kilbride, G74 1AG, DATED 09/05/2008
- Representation from : Owner/Occupier, 2 Chatelherault Walk, Hamilton, ML3 7NU, DATED 09/05/2008
- Representation from : John G Thomson, 12 Thornilee, Calderwood, East Kilbride, G75 3TP, DATED 09/05/2008
- Representation from : Ruth O'Raw, 8 Le Froy Gardens, Westwood, East Kilbride, G75 8BL, DATED 09/05/2008
- Representation from : Tracy McGregor, 5 Talbot, Calderwood, East Kilbride, G74 3NN, DATED 09/05/2008
- Representation from : Ellie Fulton, 30 Lilac Wynd, Cambuslang, G72 7GJ, DATED 09/05/2008
- Representation from : Margaret McCormick, 5 Wyler Tower, Hamilton, DATED 15/05/2008
- Representation from : Lori Lulton, 30 Lilac Wynd, Drumsagard, G72 7GS, DATED 09/05/2008
- Representation from : C Campbell, 18 Hill View, Murray, East Kilbride, G75 0EB, DATED 09/05/2008
- Representation from : P Archer, 182 Netherton Road, East Kilbride, DATED 09/05/2008
- Representation from : Mrs Fiona Joss, 44 Rosslyn Avenue, East Kilbride, G74 4BS, DATED 09/05/2008
- Representation from : Nan Dickie, 11 Dunblane Place, East Kilbride, G74 4ET, DATED 09/05/2008

Representation from : Mrs Karen Lynch, 41 Wingate Drive, East Kilbride, G74 3HE, DATED 09/05/2008

Representation from : M J Morrow, 79 Acorn Walk, London, SE16 5ER, DATED 09/05/2008

Representation from : Kenneth O Brien, Kilkenny, Castlebar, Co. Mayo, Ireland, DATED 09/05/2008

Representation from : Sandra Miller, 17 Agate Terrace, Bellshill, DATED 09/05/2008

Representation from : L McVean, 28 Glen Gairn, East Kilbride, DATED 09/05/2008

Representation from : Julie McPhail, 8 Kingshill Road, Allanton, Shotts, DATED 09/05/2008

Representation from : D Miller, 1 Cotils Cottages, Jersey, DATED 09/05/2008

Representation from : Alex Anson, 11 Mearns Road, Motherwell, ML1 3LE, DATED 09/05/2008

Representation from : Jal Nusscol, 22 Milledge, Carluke, DATED 09/05/2008

Representation from : Mrs I Gilmour, 57 Fairholm Street, Larkhall, ML9 1DH, DATED 09/05/2008

Representation from : Martin Inglis, 40 Orchard Brae, Hamilton, ML3 6JD, DATED 09/05/2008

Representation from : Owner/Occupier, 41 Arran Gardens, Silvertonhill, Hamilton, DATED 09/05/2008

Representation from : Eileen Stoddart, 70 Butterburn Park, Hamilton, DATED 09/05/2008

Representation from : L A Ritchie, 122 Low Waters Road, Hamilton, DATED 09/05/2008

Representation from : Sharon McManus, 15 Allness Street, Hamilton, ML3 6RU, DATED 09/05/2008

Representation from : Donna Jackson, 67 Burnside Tower, Motherwell, ML1 2BB, DATED 09/05/2008

Representation from : Robert Jackson, 67 Burnside Tower, Motherwell, DATED 09/05/2008

Representation from : Stuart Brown, 27 Mason Street, Larkhall, ML9 2RJ, DATED 09/05/2008

Representation from : John Hamilton, 22 Boydstone Place, Glasgow, G46 8LB, DATED 09/05/2008



Representation from : Craig Hunter, 21 St Andrews Way, Coltness, Wishaw, ML2 8SS, DATED 09/05/2008

Representation from : Mrs Morag Bayne, 14 Strathmore Grove, East Kilbride, G75 8GF, DATED 09/05/2008

Representation from : Gill Hunter, 21 St Andrews Way, Coltness, Wishaw, ML2 8SS, DATED 09/05/2008

Representation from : John Mullen, 39 Lochlea, Calderwood, East Kilbride, DATED 09/05/2008

Representation from : Cheryl McKinlay, 37 Kittoch Street, The Village, G74 4JW, DATED 09/05/2008

Representation from : Scott Murray, 21 Whiteleg, Whitehills, East Kilbride, G75 0JX, DATED 09/05/2008

Representation from : Eliz Donald, 13 Flinders Place, East Kilbride, DATED 09/05/2008

Representation from : Carole Perikleous, 121 Glen More, St Leonards, East Kilbride, G74 2AS, DATED 09/05/2008

Representation from : Owner/Occupier, 18 Pembroke, Calderwood, East Kilbride, G74 3QB, DATED 09/05/2008

Representation from : Harley Mathieson, 8 Curlingmire, East Kilbride, G75 0NH, DATED 09/05/2008

Representation from : Mr Simon Kerr, Oakwell, 143 Crawford Road, Crawford, DATED 09/05/2008

Representation from : Jamie Snow, 5 Ridgepark Drive, Lanark, ML11 7PG, DATED 09/05/2008

Representation from : Lindsay Snow, 5 Ridgepark Drive, Lanark , ML11 7PG, DATED 09/05/2008

Representation from : A Douglas, 3 Bellflower Court, Stewartfield, East Kilbride, G74 4TA, DATED 09/05/2008

Representation from : Stacy Miller, 65 Rosemount Crescent, Carstairs, ML11 8QN, DATED 09/05/2008

Representation from : D Miller, 65 Rosemount Crescent, Carstairs, DATED 09/05/2008

Representation from : John Longmore, 1 Melbourne Green, Westwood , East Kilbride, G75 8DX, DATED 09/05/2008

Representation from : Rachel Sutherland, 10 Malcolm Gardens, Springbank Gardens, East Kilbride, G74 1QX, DATED 09/05/2008

Representation from : Pauline Rafferty, 39 Haldane Place, East Kilbride, G75 0LN,

DATED 09/05/2008

- Representation from : Gillian Murphy, 7 Earl View, New Stevenston, Motherwell, DATED 09/05/2008
- Representation from : Mr & Mrs Smith, 123 Drygate Street, Larkhall, ML9 2EF, DATED 09/05/2008
- Representation from : Vickie Sword, 29 Le Froy Gardens, Westwood, East Kilbride, G75 8BL, DATED 09/05/2008
- Representation from : Margarita McCully, 12 Parkfield, Whitehills, East Kilbride, DATED 09/05/2008
- Representation from : Nazim Jiwani, 2 Doonfoot Court, Kittingfield, East Kilbride, G74 4XG, DATED 09/05/2008
- Representation from : N Hastie, 113 Machan Road, Larkhall, ML9 1HU, DATED 09/05/2008
- Representation from : Amy Gerc, East Crosshill Farm, Auldhouse, East Kilbride, G75 0QQ, DATED 09/05/2008
- Representation from : Mrs J Cook, 332 New Trows Road, Lesmahagow, DATED 09/05/2008
- Representation from : Sheena Robertson, 75 Bent Road, Hamilton, DATED 09/05/2008
- Representation from : Natalie O'Pray, Steel-Tec Construction Ltd, Unit 3B Central Avenue, Blantyre Industrial Estate, G72 0UZ, DATED 09/05/2008
- Representation from : Elaine Wright, 26 South Park Road, Hamilton, ML3 6PJ, DATED 09/05/2008
- Representation from : Frances Millar, 7 McIntosh Quad, Bellshill, ML4 2SW, DATED 09/05/2008
- Representation from : Mrs Barbara Gardner, 6 Craigmuir Gardens, High Blantyre, G72 9RY, DATED 09/05/2008
- Representation from : Hazel Gaddis, 97 Mote Hill, Hamilton, DATED 09/05/2008
- Representation from : Kenny Dunn, 154 Somerville Drive, The Murray, East Kilbride, G75 0LS, DATED 02/05/2008
- Representation from : Mark Ruston, 38 Strathclure Road, Motherwell, ML1 3EE, DATED 09/05/2008
- Representation from : Victoria Jane Lovelock, 15 Garden Street, Coalburn, Lanark, ML11 0LJ, DATED 09/05/2008
- Representation from : Maria McIllduff, 413 Glentore Quad, Airdrie, DATED 09/05/2008

Representation from : Alexis Robertson, 75 Bent Road, Hamilton, DATED 09/05/2008

Representation from : Lesley Anderson, 79 Hollandbush Grove, Hamilton, ML3 8AL, DATED 09/05/2008

Representation from : Mrs Doyle, 61 Quarry Street, Hamilton, DATED 09/05/2008

Representation from : Lorraine Darroch, 99 Elphinstone Crescent, Murray, East Kilbride, G75 0PP, DATED 09/05/2008

Representation from : Robert Hamilton, 41 Ardocrig, Whitehills, East Kilbride, DATED 09/05/2008

Representation from : D Williams, 22 Glenetive Place, Glasgow, DATED 09/05/2008

Representation from : M Henderson, 22 Glenetive Place, Cathkin, DATED 09/05/2008

Representation from : Neale Waugh, 11 Newford Grove, Clarkston, DATED 09/05/2008

Representation from : Audrey Losty, 33 Willowwood Grove, Clonsilla, DATED 09/05/2008

Representation from : Wayne Kavanagh, 6 Sheepmoore Grove, Dublin, DATED 09/05/2008

Representation from : Peter Gracie, 13 Udston Avenue, Stonehouse, ML9 3JG, DATED 09/05/2008

Representation from : Michelle Cook, 19 Albert Street, Whitehill, Hamilton, ML3 0JZ, DATED 09/05/2008

Representation from : Stephanie Findlay, 55 Burnside Crescent, Shotts, ML7 4JD, DATED 09/05/2008

Representation from : M Y Syme, 1 Auchincampbell Road, Hamilton, ML3 6PE, DATED 09/05/2008

Representation from : Caroline Walker, 39 Newfield Crescent, Hamilton, DATED 09/05/2008

Representation from : Mrs C Roberts, 2 Pine Park, Silvertonhill, Hamilton, DATED 09/05/2008

Representation from : Mr & Mrs McLellan, 8 Burnbank Gardens, Burnbank, Hamilton, DATED 09/05/2008

Representation from : Fiona Taylor, 46 Woodpark, Lesmahagow, DATED 09/05/2008

Representation from : Anne Nicoll, 301 Merry Street, Motherwell, ML1 4BJ,

DATED 09/05/2008

- Representation from : Brian Hutchison, 31 St Giles Way, Hamilton, ML3 8PG, DATED 09/05/2008
- Representation from : A Williams, 8 Bellsfield Drive, Blantyre, G72 0XQ, DATED 09/05/2008
- Representation from : David Brown, 11 Townhead Street, Hamilton, ML3 7BQ, DATED 09/05/2008
- Representation from : Graham Fernyhough, 19 Townhead Street, Hamilton, ML3 7BQ, DATED 09/05/2008
- Representation from : Yvonne Tunsley, 15 Garden Street, Coalburn, ML11 0LJ, DATED 09/05/2008
- Representation from : Paul Nailon, 8A Kingarth Street, Hamilton, DATED 09/05/2008
- Representation from : Senga Gracie, 13 Udston Avenue, Stonehouse, ML9 3JG, DATED 09/05/2008
- Representation from : Natasha England, 31 Firs Avenue, London, N11 3NE, DATED 09/05/2008
- Representation from : Jackie McCollam, 10 Glenloch Park, Coleraine, DATED 09/05/2008
- Representation from : Mary Bryce, 61 Wilson Road, Allanton, Shotts, DATED 09/05/2008
- Representation from : Heather McPhail, 206 Allanton Road, Allanton, Shotts, ML7 5AH, DATED 09/05/2008
- Representation from : Mrs A Tunsley, 3 Priory Road, Lesmahagow, ML11 0AA, DATED 09/05/2008
- Representation from : Suzanne Evans, 27 Mason Street, Larkhall, ML9 2RJ, DATED 09/05/2008
- Representation from : Mrs Margaret Stewart, 11 St Andrews Drive, Hillhouse, Hamilton, DATED 09/05/2008
- Representation from : Mrs Edith Montague, 100 Hillside Crescent, Fairhill, Hamilton, ML3 6TJ, DATED 09/05/2008
- Representation from : Mary Buchanan, 3 Longlea, Auchenhath, Lanark, ML11 9XD, DATED 09/05/2008
- Representation from : Steven Randall, Flat 1, 9 Pitreavie Court, Hamilton, ML3 8DD, DATED 09/05/2008
- Representation from : Margaret Nolan, 147 Townhill Road, Hamilton, DATED 09/05/2008

Representation from : C O Donnelly, 5 Golf Gardens, Larkhall, ML9 2TQ, DATED 09/05/2008

Representation from : D Browney, 18 Bridge Street, Lockerbie, DATED 09/05/2008

Representation from : W Spence, 6 Alpine Path, Blantyre, G72 0PE, DATED 09/05/2008

Representation from : Kevin Inglis, 12 Cadzow Lane, Hamilton, ML3 6AY, DATED 09/05/2008

Representation from : Billy Moncrieff, 2 Main Street, High Blantyre, G72 0XY, DATED 09/05/2008

Representation from : Gordon Smith, 19 Douglas Avenue, Lesmahagow, DATED 09/05/2008

Representation from : D W Ireland, 183 Silvertonhill Avenue, Hamilton, ML3 7PG, DATED 09/05/2008

Representation from : David Rams, 50 Whistleberry Crescent, Hamilton, DATED 09/05/2008

Representation from : P Boll, 16 Linden Lea, Hamilton, ML3 9AD, DATED 09/05/2008

Representation from : Mrs S Armour, 106 Milford, G75 9BU, DATED 09/05/2008

Representation from : T Cairns, 18 Melrose Terrace, East Kilbride, G74 4EG, DATED 09/05/2008

Representation from : Jim Allison, 36 Tweed Street, Hillcrest, East Kilbride, G75 8PH, DATED 09/05/2008

Representation from : Mark W Johnston, 73 Sycamore Place, Greenhills, East Kilbride, DATED 09/05/2008

Representation from : Tiffany Roan, 73 Sycamore Place, Greenhills, East Kilbride, DATED 09/05/2008

Representation from : Angela Rose, 84 Kelvin Drive, Murray , East Kilbride, DATED 09/05/2008

Representation from : Alan Dobbie, 15 Ash Avenue, East Kilbride, DATED 09/05/2008

Representation from : Paul Davidson, 2A Ross Place, Glasgow, G73 5EY, DATED 09/05/2008

Representation from : Allan A Brown, 15 Cypress Lane, Torhead Farm, Hamilton, ML3 8SR, DATED 09/05/2008

Representation from : Mrs Dempster, 251 Kirktonholme Road, West Mains, East

Kilbride, DATED 09/05/2008

- Representation from : Iain Kellas, 6 Logie Park, East Mains, East Kilbride, G74 4BT, DATED 09/05/2008
- Representation from : Andrea Muir, 18 Eaglesham Court, East Kilbride, G75 8GS, DATED 09/05/2008
- Representation from : Fiona Thomson, 43A Wellesley Crescent, Hairmyres, East Kilbride, G75 8TS, DATED 09/05/2008
- Representation from : Tom K Brydson, 105 Kirktonholme Road, East Kilbride, DATED 09/05/2008
- Representation from : Brenda Gallagher, 43 Strowan Crescent, Sandyhills, Glasgow, G32 9DW, DATED 09/05/2008
- Representation from : Alex Gallagher, 43 Strowan Crescent, Glasgow, G32 9DW, DATED 09/05/2008
- Representation from : Roy Evans, 18 MacArthur Drive, Stewartfield, East Kilbride, G74 4TA, DATED 09/05/2008
- Representation from : Cameron Findlay, 37 Campbell Close, Hamilton, ML3 6BF, DATED 09/05/2008
- Representation from : P Walters, 22 Spey Grove, East Kilbride, DATED 09/05/2008
- Representation from : M MacNiven, 7 Methven Place, East Kilbride, DATED 09/05/2008
- Representation from : Mrs Howe, 10 Low Waters, Hamilton, ML3 7NP, DATED 09/05/2008
- Representation from : Archie McKendrick, 26 Westwood Crescent, Hamilton, DATED 09/05/2008
- Representation from : Ann Hamilton, 38 Udston Road, Hamilton, DATED 09/05/2008
- Representation from : Kaylee Stevenson, 63 Russle Street, Burnbank, Hamilton, ML3 9HZ, DATED 09/05/2008
- Representation from : Helen Latta, 40 Kerr Crescent, Fairhill, Hamilton, DATED 09/05/2008
- Representation from : Margaret McMahon, 206 Quarry Street, Hamilton, DATED 09/05/2008
- Representation from : P Stewart, 9 New View Place, Bellshill, DATED 09/05/2008
- Representation from : Alex Smillie, 41 Loganlea Crescent, Addiewell, West Lothian, DATED 09/05/2008

Representation from : Helena Allan, 59 Jennie Lee Drive, Overtown, ML2 0EE, DATED 09/05/2008

Representation from : Laura Morris, 12 Sutherland Crescent, Hamilton, DATED 09/05/2008

Representation from : Teresa-Ann Cairney, 45 Ewart Crescent, Hamilton, ML3 8LY, DATED 09/05/2008

Representation from : Jonathan Collins, 7 Whinfell Drive, Newlandsmuir, East Kilbride, G75 8YS, DATED 09/05/2008

Representation from : Michael Marchand, 15 Kelvin Court, Cherry Tree Gardens, East Kilbride, G75 0TZ, DATED 09/05/2008

Representation from : Onwer/Occupier, 7 Holm Lane, East Kilbride, G74 1EG, DATED 09/05/2008

Representation from : Owner/Occupier, 104 Tannahill Drive, Calderwood, East Kilbride, G74 3HT, DATED 09/05/2008

Representation from : S Kilpatrick, 14 Forth Court, East Kilbride, G75 8XE, DATED 09/05/2008

Representation from : Owner/Occupier, 14 Dunnottar Court, East Kilbride, G74 4PR, DATED 09/05/2008

Representation from : Marie Beban, 103 Lyttleton, East Kilbride, G75 9BS, DATED 09/05/2008

Representation from : N D Rae, 5 Kirkstone Close, East Kilbride, G75 8SG, DATED 09/05/2008

Representation from : Barrie Sword, 29 Lefroy Gardens, Westwood, East Kilbride, DATED 09/05/2008

Representation from : Andrew Howie, 2 Larch Drive, Greenhills, East Kilbride, G73 9HG, DATED 09/05/2008

Representation from : Christine Harper, 9 McCallum Place, East Kilbride, DATED 09/05/2008

Representation from : Mrs Pamela Paterson, 78 Allerton Avenue, East Kilbride, G75 8AN, DATED 09/05/2008

Representation from : Pauline Fulton, 30 Lilac Wynd, Drumsagard, G72 7GJ, DATED 09/05/2008

Representation from : Margaret Thomson, 12 Thornielee, Calderwood, G74 3TP, DATED 09/05/2008

Representation from : Brian Curran, 95 Laurel Drive, Greenhills, East Kilbride, G75 9JG, DATED 09/05/2008

Representation from : Carol Anne Neville, 61 Loch Shin, St Leonards, East

Kilbride, G74 2DQ, DATED 09/05/2008

- Representation from : Ruth Gentle, 28 Chalmers Drive, East Kilbride, DATED 09/05/2008
- Representation from : Mrs Lilian E McMeekin, 12 Gardenhall, East Kilbride, G75 8SP, DATED 09/05/2008
- Representation from : Peter Cook, 332 New Trows Road, Lesmahagow, DATED 09/05/2008
- Representation from : Lynda Cushley, 16 Berwick Street, Hamilton, DATED 09/05/2008
- Representation from : Drew Campbell, 119 Cypress Crescent, East Kilbride, G75 9JB, DATED 09/05/2008
- Representation from : Linda Martin, 28 Rangerhouse Road, East Kilbride, G75 0UU, DATED 09/05/2008
- Representation from : Robbie Fyfe, 13 Adamson Street, Mossend, ML4 1DT, DATED 09/05/2008
- Representation from : Mrs M Connolly, 6 Dykehead Square, Hillhouse, Hamilton, ML3 9TW, DATED 09/05/2008
- Representation from : Owner/Occupier, 1 Auchincampbell Road, Hamilton, DATED 09/05/2008
- Representation from : Alison Findlay, 55 Burnside Crescent, Dykehead, Shotts, ML7 4JQ, DATED 09/05/2008
- Representation from : Linda Findlay, 55 Burnside Crescent, Shotts, DATED 09/05/2008
- Representation from : Douglas Sneddon, 76 George Court, Burnbank, ML3 0NZ, DATED 09/05/2008
- Representation from : R Gibson, 6 Ewart Crescent, Hamilton, DATED 09/05/2008
- Representation from : A Gibson, 6 Ewart Crescent, Hamilton, DATED 09/05/2008
- Representation from : Karen Higgins, 18 Seaton Terrace, Hamilton, ML3 9EW, DATED 09/05/2008
- Representation from : Stacey Meechan, 58 Kenilworth Crescent, Burnbank, Hamilton, ML3 9LR, DATED 09/05/2008
- Representation from : Anne Marie Meechan, 58 Kenilworth Crescent, Hamilton, ML3 9LR, DATED 09/05/2008
- Representation from : I Ahmed, 85 Quarry Street, Hamilton, ML3 7AG, DATED 09/05/2008
- Representation from : Margaret Burns, 6 Striven Terrace, Hamilton, ML3 8UF,



DATED 09/05/2008

- Representation from : Mrs A Foley, 1 Common Green, Hamilton, ML3 6BL,  
DATED 09/05/2008
- Representation from : Mary White, 7 Milton Crescent, Carlisle, ML8 , DATED  
09/05/2008
- Representation from : Owner/Occupier, 84 Royal Gardens, Bothwell, G71 8JY,  
DATED 09/05/2008
- Representation from : Jean Dougan, 15 Mansfield Road, Eddlewood, Hamilton,  
DATED 09/05/2008
- Representation from : Andrew Campbell, 102 Craigbank Street, Larkhall, DATED  
09/05/2008
- Representation from : Michelle McCulloch, 4 Stanley Place, Blantyre, G72 9EA,  
DATED 09/05/2008
- Representation from : Tony Robson, 24 Dunglass Avenue, East Mains, East  
Kilbride, DATED 09/05/2008
- Representation from : Olivia Paisley, 4 Larkspur Drive, Stewartfield, East Kilbride,  
G74 4TD, DATED 09/05/2008
- Representation from : Ken Lynch, 41 Wingate Drive, East Kilbride, G74 3HE,  
DATED 09/05/2008
- Representation from : E Grew, 19 Oak Wynd, Cambuslang, Glasgow, G72 7ZD,  
DATED 09/05/2008
- Representation from : Elaine Anderson, 33 Derwentwater, Newlandsmuir, East  
Kilbride, G75 8JT, DATED 09/05/2008
- Representation from : N Logan, 11 Odense Court, East Kilbride, DATED  
09/05/2008
- Representation from : J Baird, 114 Ballerup Terrace, East Kilbride, DATED  
09/05/2008
- Representation from : Ms H Douglas, 33 Hill View, Murray 4, East Kilbride, G75  
0EB, DATED 09/05/2008
- Representation from : Margaret Wilson, F2 Wellbeck House, East Kilbride, G74  
4NG, DATED 09/05/2008
- Representation from : Rick Wilson, 45 Ivanhoe, Calderwood, East Kilbride,  
DATED 09/05/2008
- Representation from : R McKinnon, 61 Benbeula, East Kilbride, DATED  
09/05/2008
- Representation from : Lynn Blackwood, 12 Devonport Park, Newlandsmuir, East  
Kilbride, G75 8PU, DATED 09/05/2008

Representation from : Dennis Blackwood, 12 Devonport Park, East Kilbride, G75 8PU, DATED 09/05/2008

Representation from : Mrs L Davidson, 30 Oakburn Walk, Alexandria, G83 9NJ, DATED 09/05/2008

Representation from : Mrs J Campbell, 59 Findhern Place, East Kilbride, G75 8NG, DATED 09/05/2008

Representation from : Miss P McCabe, 13 Capelrig Drive, Calderwood, East Kilbride, G74 3DA, DATED 09/05/2008

Representation from : Mrs McCabe, 13 Capelrig Drive, Calderwood, East Kilbride, G74 3DA, DATED 09/05/2008

Representation from : Chris Everett, 26 Gait Place, G75 9BB, DATED 09/05/2008

Representation from : Angela Love, 41 Davies Acre, Kittingmuir, East Kilbride, G74 5BZ, DATED 09/05/2008

Representation from : Mrs A Chambers, 14 Strathdearn Grove, East Kilbride, G75 8FY, DATED 09/05/2008

Representation from : Mrs E Dermond, 29 Beech Grove, East Kilbride, G75 9EA, DATED 09/05/2008

Representation from : M Ampleford, 28 Slessor Drive, Glasgow, G75 0LP, DATED 09/05/2008

Representation from : Mrs G Cairney, 190 Kirktonholm Road, West Mains, East Kilbride, G74 1ER, DATED 09/05/2008

Representation from : Margaret Jamieson, 51 Park Road, Hamilton, , DATED 09/05/2008

Representation from : Marion Gordon, 2 Top Right Mayberry Place, Blantyre, G72 9DA, DATED 09/05/2008

Representation from : J.K Smith, 10 Sycamore Drive, Hamilton, DATED 09/05/2008

Representation from : Justine Ramage, 69 Brownlee Road, Law, By Carlisle, ML8 5JD, DATED 09/05/2008

Representation from : George Loudon, 1 Carlisle Road, Hamilton, DATED 09/05/2008

Representation from : Ms Margaret Lee, 179 Quarry Street, Top Flat Left, Hamilton, ML3 6QR, DATED 09/05/2008

Representation from : K Richardson, 18 Mill Road, Hamilton, DATED 09/05/2008

Representation from : Carole Sievwright, 8 Silvertonhill Avenue, Hamilton, ML3 7ND, DATED 09/05/2008

Representation from : M Thomas, 20 Mill Road, Hamilton, ML3 8HU, DATED 09/05/2008

Representation from : Jamie Usher, 59 Mauchline, Calderwood, East Kilbride, G74 3RZ, DATED 09/05/2008

Representation from : Antony Ferguson, 43 Fereneze Crescent, Hillhouse, Hamilton, ML3 9TP, DATED 09/05/2008

Representation from : Kelly Brown, Flat Top Left, 11 Townhead Street, Hamilton, ML3 7BQ, DATED 09/05/2008

Representation from : Catherine Harvey, 24 Townhead Drive, Newarthill, Motherwell, DATED 09/05/2008

Representation from : A Dale, 21 Bellhaven Road, Hamilton, ML3 9RS, DATED 09/05/2008

Representation from : Alan Brown, 38 Kelvin Road, East Kilbride, DATED 09/05/2008

Representation from : Mrs J Munn, 28 Bolingbroke, Calderwood, East Kilbride, DATED 09/05/2008

Representation from : Owner/Occupier, 4 Shaftesbury Court, East Kilbride, G74 3RE, DATED 09/05/2008

Representation from : Miss Sarah Lyons, 7 St Ronans Drive, Hamilton, DATED 09/05/2008

Representation from : E Brooks, 141/7, Low Waters Road, Hamilton, ML3 7QQ, DATED 09/05/2008

Representation from : M R Wilson, 21 Austine Drive, Hamilton, ML3 7YE, DATED 09/05/2008

Representation from : Kelly Marion Tully, 203 Second Avenue, Birkenshaw, Uddingston, G71 6BD, DATED 09/05/2008

Representation from : Anglea Foy, 16 Morar Terrace, Viewpark, Uddingston, G71 6PW, DATED 09/05/2008

Representation from : W.H Tannahill, 462 Shields Road, Motherwell, ML1 2NN, DATED 09/05/2008

Representation from : Darryl Rae, 5 Kirkstone Close, Newlandsmuir, East Kilbride, DATED 09/05/2008

Representation from : E Adamson, 210 Lindores Drive, East Kilbride G74 1HQ, DATED 09/05/2008

Representation from : D Archer, 182 Netherton road, East Kilbride, , DATED 09/05/2008

Representation from : Mr Jim Boyle, 22 Malov Court, East Kilbride G75 0DY, ,  
DATED 09/05/2008

Representation from : Mr Stephen Mullen, 491 Clarkston Road, Muirend, Glasgow  
G44 3LW, DATED 09/05/2008

Representation from : Margaret Speirs, 30 Bourock Square, Barrhead, Glasgow  
G78 2NQ, DATED 09/05/2008

Representation from : Mr John Paul Flanagan, 205 Second Avenue, Uddingston ,  
Glasgow, DATED 09/05/2008

Representation from : D. Burns, 36 Muirhead Gardens, Baillieston, Glasgow G69  
7NA, DATED 09/05/2008

Representation from : Mr J. Martin, 1 Maxwell Drive, East Kilbride , DATED  
09/05/2008

Representation from : D. Falconer, 48 Telford Road, East Kilbride, DATED  
09/05/2008

Representation from : S.A, Hunter, 165 Rockhampton Avenue, Westwood, East  
Kilbride, G75 8EL, DATED 09/05/2008

Representation from : C. Marshall, DATED 09/05/2008

Representation from : M Clyde, 17 Woodburn Avenue, Blantyre, DATED  
15/05/2008

Representation from : Allan Johnstone, 29 Polbae Crescent, Eaglesham, DATED  
09/05/2008

Representation from : Mr Alan Gray, 20 Skerne Grove, East Kilbride, DATED  
09/05/2008

Representation from : Mrs M. Johnston, 29 Polbae Crescent, Eaglesham G76  
0LR, DATED 09/05/2008

Representation from : Susan Gere, East Crosshill Farm, Auldhouse, East Kilbride,  
DATED 09/05/2008

Representation from : Owner/Occupier, 119 Loch Assynt, St Leonards, East  
Kilbride G74 2DN, DATED 09/05/2008

Representation from : Colin Campbell, 44 Overlee Road, Clarkston, East Kilbride,  
DATED 09/05/2008

Representation from : Swathi Sethuraman, 3 Cairnryan , Stewartfield, East  
Kilbride G74 4RT, DATED 09/05/2008

Representation from : Mark Mackenzie, 22 Kylsha Road, Arden, Glasgow, DATED  
09/05/2008

Representation from : T Cairns, 18 Melrose Terrace, East Kilbride, G74 4EQ,  
DATED 15/05/2008

Representation from : Janet Cowan, 18 Neilsland Drive, Motherwell, ML1 3DZ,  
DATED 09/05/2008

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**Contact for Further Information**

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

Jim Blake, Planning Officer, Brandon Gate, Hamilton  
Ext 3508 (Tel :01698 453508 )  
E-mail: [Enterprise.hamilton@southlanarkshire.gov.uk](mailto:Enterprise.hamilton@southlanarkshire.gov.uk)

**CONDITIONS**

- 1      This decision relates to drawing numbers:  
1078/E3/2142/01  
1078/E3/061a  
1078/E3/062a  
1078/E3/063a  
1078/E3/064a
- 2      The development hereby permitted shall be started within three years of the date of this permission.
- 3      That the maximum height of the wind turbines shall be 102 metres.
- 4      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.
- 5      Permission is granted for a period of 25 years from the date of commissioning of the development. Written confirmation of the date of the commissioning of the development shall be supplied in writing to the planning authority.
- 6      The site working area, including plant movements, shall be identified on a suitably scaled plan prior to the commencement of development, and agreed with the planning Council in consultation with SNH. All unnecessary disturbance, or encroachment onto sensitive habitats shall be avoided. The site working area shall be clearly communicated to all site personnel prior to their commencement of work on the site, and demarcated by a temporary fence or barrier for the duration of the work, unless otherwise agreed in writing with the planning authority.
- 7      In the event of any turbine, or group of turbines, failing or being no longer required for electricity generation, or any other reason, for a continuous period of six months, unless otherwise agreed with the planning authority, the turbine(s) shall be replaced (in the case of failures) or dismantled and removed. In the case of removal, that part of the site accommodating the turbine, the turbine pad and access roads shall be reinstated within three months of the end of the six month period of non generation in accordance with the agreed scheme under Condition 30 of this permission, all to the satisfaction of the planning authority.
- 8      The blades of the turbines shall rotate in the same direction.
- 9      Prior to any turbine being erected on site, the colour of the turbines and blades shall require to be approved in writing by the planning authority.
- 10     Each turbine shall be erected in the position indicated on the approved plan. A variation of the indicated position of any turbine on the said plan by less than 50m shall only be permitted following the written approval of the planning authority.
- 11     Prior to the commencement of the development, a scheme showing the details of soil stripping at the site and the storage and proposed use and replacement of soil

and subsoil shall be submitted to the planning authority. The scheme shall have regard to the drainage implications of soil movement and storage. All soil stored on site shall be stored in accordance with BS 3882. Thereafter, all soil stripping, storage and replacement operations shall accord with the approved details as approved by the planning authority. In particular the scheme shall incorporate a method statement setting out the measures to protect, store and replace soil and any necessary mitigation measures.

- 12 Prior to the commencement of any works on site, details of any transformers and associated equipment shall be submitted to and approved by the council as planning authority.
- 13 Prior to the commencement of any works on site, a plan to a scale of 1:500 shall be submitted to the planning authority showing the location of any contractor's site compound or contractor's laydown area required temporarily in connection with the construction of the development. Each plan shall indicate the location of the buildings, car parking, material stockpiles, oil storage, lighting columns and boundary fencing. The plans shall detail the surfacing of the site compound, the means of drainage and dust suppression within the compound and shall set out the activities that will take place within the compound. Thereafter any temporary site compound at the site shall be implemented in accordance with the approved plans.
- 14 All temporary contractors' site compounds shall be removed and the land reinstated to its former profile and condition no later than 1 month following the completion of development.
- 15 Prior to the commencement of the development a Desk Study of the whole site shall be submitted to confirm that there has been any previous contaminating use of land. If any such previous usage is confirmed then a Phase 2 intrusive investigation and risk assessment is required. This shall detail any methods of proposed remediation required and a timetable for their completion. This shall be submitted to the planning authority for written approval prior to work commencing and any necessary remediation shall be carried out in accordance with the approved scheme.
- 16 Any imported material that is required to be brought onto site shall be accompanied by certification from a suitably U.K.A.S. accredited laboratory to confirm that it is free from any contamination.
- 17 Steps shall be taken to ensure that all vehicles leaving site are in such a condition as not to emit dust or deposit mud, slurry or other deleterious material on the adjoining public road. In particular, but without prejudice to the foregoing, efficient means shall be installed, maintained and employed for the cleaning of wheels and chassis of all vehicles leaving the site. Such means shall include suitable and sufficient wheel wash facilities that operate on a closed cycle basis with no discharge into any water course if so required by the planning authority, the said wheel washes being in a location to be agreed in writing with the planning authority. The applicant or subsequent developer(s)/operator shall at all times be responsible for the removal of mud or other material deposited on any public highway adjacent to the site by vehicles entering or leaving the site. Any waste from any wheelwash facilities shall be disposed of to the satisfaction of the planning authority in consultation with the Scottish Environmental Protection Agency.

- 18 All site access tracks from the wheel wash facility to the public road shall be maintained clear of any mineral derived material, including soils, during the construction of the development.
- 19 Prior to the commencement of the development on site, the developer shall submit to the planning authority a method statement for addressing noise received at any sensitive receptor in the vicinity of the site and surrounding area. Specifically the method statement shall set out the cumulative effects of concurrent construction, operation of the substation and operation of the development and thereafter predict the likely noise impacts from such events both singularly and cumulatively. The method statement shall include the means to ensure that noise generated by the wind farm complies with the guidance set out in the publication 'The Assessment and Rating of Noise from Wind Farms (ETSU-R-97)' as well as the advice contained within Planning Advice Note 56 (PAN56) 'Planning and Noise'.
- 20 At the reasonable request of the Council as Planning Authority and following a complaint to the planning authority relating to noise emissions arising from the operation of the wind farm, the wind farm operator shall appoint an independent noise consultant, whose appointment shall require to be approved by the planning authority, to measure the level of noise emission from the wind farm at the property to which the complaint related. The measurement and calculation of noise levels shall be undertaken in accordance with ETSU-R-97 having regard to paragraphs 1 to 3 and 5 to 11 inclusive of the schedule on Pages 95 to 97 inclusive, and Supplementary Guidance Notes to the Planning Obligation pages 99 to 109 of ETSU-R-97.
- 21 Noise from the wind turbines shall not exceed 35dB LA90(10min) or background LA90(10min) +5dB, whichever is greater, at the boundary of the curtilage of any noise sensitive premises at all times at wind speeds of up to 9 metres per second as measured within the site.
- 22 If the tonal noise emitted by the development exceeds the threshold of audibility by 6.5dB or more, then the acceptable noise specified in Condition 21 shall be reduced by 5dB, always providing that the definition of audibility for the purposes of this condition shall be as described in 'The Assessment and Rating of Noise from Wind Farms (ETSU-R-97)'.
- 23 Fixed and mobile plant and vehicles used within the site during the construction period shall not incorporate bleeping type warning devices that are audible at any noise sensitive receptor. Details of alternative warning devices shall be submitted to and approved in writing by the Council as planning authority prior to the development starting on site.
- 24 No blasting shall take place outwith the hours of 10.00hrs to 12.00hrs mid-day Monday to Saturday and 14.00hrs to 16.00hrs Monday to Friday and all blasting shall be controlled such that the maximum peak particle velocity in any plane shall not exceed 6mm per second at all sensitive receptors.
- 25 All stockpiles of materials to be used in road construction shall be formed in such a manner that they are capable of facilitating spraying during periods of dry weather.
- 26 Prior to the commencement of construction at the site, the developer shall submit to the planning authority a management plan for minimising the emission of dust from the construction and operation of the development hereby authorised. The dust management plan shall specify the following matters and, after its approval it



shall be implemented prior to the commencement of and during the construction of the development:-

- i) the water spraying of all internal roads and unvegetated soil mounds to suppress dust in periods of prolonged dry weather;
  - ii) the means to ensure that an adequate water supply is available at all times for dust suppression purposes;
  - iii) the steps to be taken to improve efficiency of dust suppression measures in the event of the failure of the regime to prevent the emission of wind borne matter falling out onto adjacent land;
  - iv) the site shall be so operated to ensure that adequate steps are taken at all times to minimise dust propagation from unsurfaced access tracks within the site.
- 27 The applicant/developer shall ensure that vehicles used for the movement of materials within the site do not have downward pointing exhaust pipes.
- 28 No work shall commence on site until the applicant has provided the Ministry of Defence with the following detailed information:
- date of commencement of each phase of construction
  - date of completion of each phase of construction
  - the height above ground level of the tallest structure
  - the maximum extension height of any construction equipment
  - the position of the masts in latitude and longitude, and
  - site lighting if appropriate.
- 29 All roads, crane hard standings, and site compounds shall be capped with an appropriate load-bearing rock material (preferably igneous or metamorphic in origin rather than sedimentary rock). Materials shall preferably be won on-site, should local sources be of an appropriate type.
- 30 No development shall commence on site until a Method Statement (or Method Statements) detailing all on-site preparatory, construction, drainage, forest operations and restoration/re-instatement works has been submitted in writing to, and agreed by the planning authority, in consultation with SNH. Details of timing and phasing of all operations across the year shall be included. Any potential impacts of operations on sensitive habitats and species, together with mitigation measures to avoid or limit the effects, shall be assessed and evaluated. The Method Statement(s) shall integrate 'best practice' methods from the Scottish/UK wind farm industry with the mitigation measures identified in the environmental report supporting the application.
- 31 Without prejudice to the generality of Condition 30 above, prior to the development becoming operational, the restoration plan shall include details of phased decommissioning, the land use prevailing after decommissioning has taken place, the means of disposal of all waste materials and road metal, the dismantling methodologies for each turbine setting out the extent of recovery or of recycling of all metals and other recyclable parts, the means of removing the turbine bases and crane pads and the removal of cabling and ducts within the site.
- 32 Prior to the decommissioning of any turbine, an aftercare scheme for the restored site shall be submitted to and approved in writing by the planning authority and thereafter implemented.
- 33 Prior to the entire development or any section of the development hereby

authorised becoming operational, a plan for the restoration of the site shall be submitted to and approved by the planning authority. The restoration plan shall set out the means of reinstating the site following the removal of the components of the development as specified in Condition 32 above. The completed restoration shall conform to the approved plan.

- 34 Within 12 months of the end of the period of this consent (unless a further consent is granted) all wind turbines, ancillary equipment and buildings shall be dismantled and removed from the site and the land shall be restored and subject to aftercare, in accordance with the restoration and aftercare scheme referred to in Conditions 32 and 33. For the purposes of this condition 'restored' means the removal of all wind turbines, turbines pads, initial layers of foundation and all buildings and ancillary development. Notwithstanding this requirement, no later than one year prior to the commencement of the restoration and aftercare scheme, the planning authority, in consultation with SNH, shall review the retention of pads, foundations, cable/ducts and access tracks within the context of the restoration strategy to identify any elements to be retained on site or requiring alternative reinstatement.
- 35 The means of foul drainage from sanitary facilities shall be submitted for the approval of the planning authority in consultation with the the Scottish Environment Protection Agency and shall conform with those approved details.
- 36 Any fuel, oil, lubricant, paint or solvent stored on site shall be contained within bunds or double skin tanks which must be locked and capable of containing at least 110% of the largest capacity vessel stored therein and any spillage of any oil shall be dealt with immediately.
- 37 Prior to the commencement of development, details shall be submitted to the planning authority of groundwater management, water treatment and the means of drainage from all hard surfaces and structures within the site. For the purpose of this condition, 'hard surfaces' include internal access tracks, construction and laydown areas, turbine pads and crane pads. The details to be submitted shall indicate the means of protecting groundwater and diverting surface water run-off. Thereafter the approved measures shall be implemented.
- 38 Prior to and during development (including tree felling operations) monitoring of any surface waters shall be undertaken where they enter and leave the site. Confirmation shall be provided that the surface water quality is not being compromised by any on site activities.
- 39 The applicant/developer shall provide and utilise water bowser facilities to control dust emissions from the site from access tracks and mineral stockpiles.
- 40 That the turbines shall be located so that their blade tips are at least 48 metres in distance from the highest part of any hedges, treelines or woodland in order that adverse impacts on bats are reduced when they use these features for foraging and commuting.
- 41 That before development starts full details of aviation lighting shall be submitted to and approved by the Council as Planning Authority. The light shall be steady and have a setting of 200 candelas. It shall be placed at the highest practicable point and be visible from any angle.
- 42 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.

- 43 That before any work commences on site a further period of survey work shall be undertaken to ascertain the importance of the application area and the adjacent habitats for foraging and breeding birds. The survey work shall follow SNH Guidance, available at [www.snh.org.uk/pdfs/strategy/renewable/bird\\_survey.pdf](http://www.snh.org.uk/pdfs/strategy/renewable/bird_survey.pdf)
- 44 That the data collected from the survey required under the terms of Condition 43 shall inform a revised ornithological assessment, which identifies the significance of any direct, and indirect impact from the development upon breeding bird populations. This assessment shall be based on an appraisal of the following:
  - a) impact of collision of target species during operation of the wind farm
  - b) impact of displacement of target species due to habitat loss, through construction, occupation and operation of the development
  - c) impact of displacement of target species due to disturbance, through construction, occupation and operation of the development
- 45 That the transformer units associated with the turbines shall be placed inside the turbines and the grid connection shall be placed underground.
- 46 That any security lighting shall be directed away from any badger setts and watercourses on the site.
- 47 That any noisy machinery shall cease at least 2 hours before sunset.
- 48 That the meteorological mast shall be sited at least 20 metres away from the Rotten Burn and the site office shall be sited at least 10 metres from the Earnock Burn tributary.
- 49 That before any work commences on site a walkover resurvey of the site shall be undertaken to the satisfaction of the Council as Planning Authority in consultation with SNH.
- 50 Prior to the commencement of development on site, a monitoring plan shall be submitted to the Council as Planning Authority setting out the steps that shall be taken to monitor the environmental effects of the development during the construction phase and the operational phase. The plan shall make specific reference to ground water, surface water, noise and dust. Thereafter, the plan shall be implemented to the satisfaction of the Council.
- 51 Prior to the commencement of the development, a scheme showing the details of peat/soil stripping at the site and the storage and proposed use and replacement of peat/soil and subsoil shall be submitted to the Council as Planning Authority. The scheme shall have regard to the drainage implications of soil movement and storage. All soil stored on site shall be stored in accordance with BS 3882. Thereafter, all soil stripping, storage and replacement operations shall accord with the approved details as approved by the Council. In particular the scheme shall

incorporate a method statement setting out the measures to protect, store and replace peat/soil and any necessary mitigation measures.

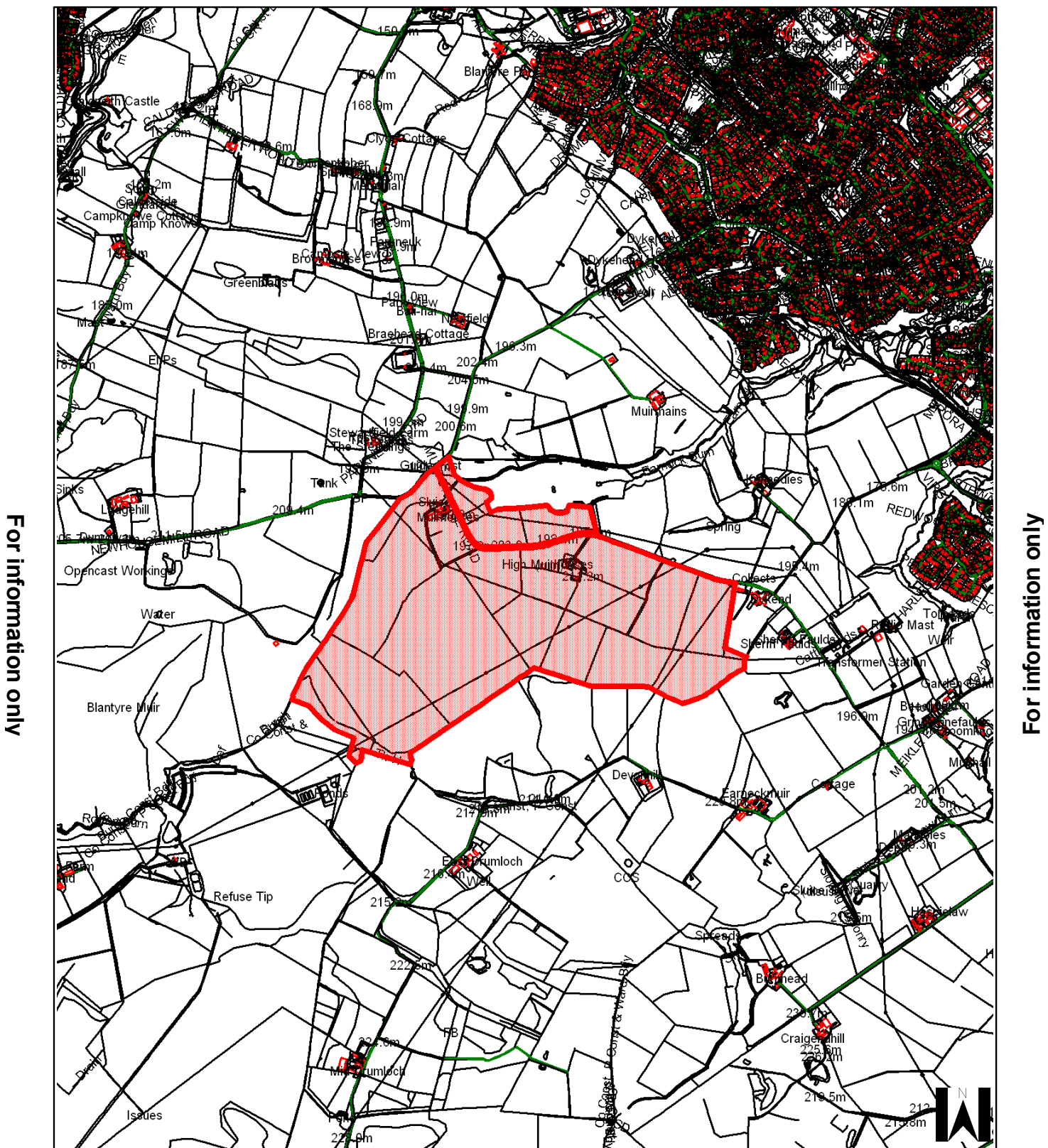
- 52 That the applicant/developer/operator shall minimise noise generations and emissions from the site by every practicable means and shall at all times operate in full accordance with Chapter 11 - Noise as detailed in the Environmental Statement.
- 53 Prior to work commencing on site a noise monitoring programme (to include provisions relating to equipment used, competence of monitoring personnel, periods of measurement, action to be taken when non-compliance is detected, parameters to be recorded and monitoring locations) shall be submitted to and approved by the Council as Planning Authority. Thereafter the applicant/developer shall abide by the terms of the noise monitoring programme to the satisfaction of the Council.
- 54 At the time of installation, the wind turbines shall incorporate the best current engineering practice in terms of noise suppression; thereafter, during the period of this planning permission, if so required by the Council, the developer shall ensure that the turbines are properly maintained and fitted with the best available means of noise suppression.
- 55 That prior to work commencing on site a Dust Monitoring Programme shall be submitted to and approved by the Council as Planning Authority.
- 56 In the event of dust nuisance problems being created by operations on the site the applicant/developer shall take all reasonable remedial measures to minimise the transmission of dust to the satisfaction of the Council as Planning Authority.
- 57 That the clearance of snow from access tracks shall be by mechanical means only unless otherwise agreed in writing by the Council in consultation with SNH. For the avoidance of doubt the use of chemicals or salt based material shall not be used for snow clearance purposes.
- 58 On decommissioning the site shall be restored to the satisfaction of the Council. For the purposes of this condition 'restored' means the removal of all wind turbines, turbine pads, crane pads, foundations, cables and ducts, tracks and all buildings and ancillary development always providing that the Council will review the retention of pads, cables/ducts and access tracks within the context of the restoration strategy, habitat management plan, landscape strategy and access strategy one year prior to the commencement of the restoration period to identify any elements to be retained on site or requiring alternative reinstatement.
- 59 That the mitigation measures proposed in the Environmental Statement shall be implemented to the satisfaction of the Council as Planning Authority in consultation with SNH.

## REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 To comply with section 58 of the Town and Country Planning (Scotland) Act 1997, as amended.

- 3 In the interest of amenity and in order to retain effective planning control.
- 4 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.
- 5 To ensure the site is satisfactorily decommissioned at the end of the temporary period.
- 6 To ensure that adequate arrangements are made for the restoration of this site on the expiry of the permission.
- 7 To ensure that any environmental effects are adequately monitored.
- 8 In the interest of visual amenity.
- 9 To ensure a satisfactory appearance of the development.
- 10 To ensure that the development is completed in accordance with its permission.
- 11 To ensure that these operations are carried out to a satisfactory standard in the interest of visual amenity.
- 12 In the interest of visual amenity.
- 13 To ensure that these temporary works are of a satisfactory standard to protect the amenity of neighbouring occupiers.
- 14 In the interests of visual amenity as these structures would not be acceptable on a permanent basis.
- 15 In the interests of visual amenity as these structures would not be acceptable on a permanent basis.
- 16 To ensure that any land contamination is properly remediated.
- 17 In the interest of visual amenity and road safety.
- 18 In the interest of road safety.
- 19 In the interest of visual amenity and road safety.
- 20 To protect the amenity of neighbouring residents from noise and disturbance.
- 21 To protect the amenity of neighbouring residents from noise and disturbance.
- 22 To protect the amenity of neighbouring residents from noise and disturbance.
- 23 To protect the amenity of neighbouring residents from noise and disturbance.
- 24 To protect the amenity of neighbouring residents from noise and disturbance.
- 25 To protect the amenity of neighbouring residents from dust.
- 26 To protect the amenity of neighbouring residents from dust.
- 27 To protect the amenity of neighbouring residents from dust.
- 28 To ensure that these details are available to the Ministry of Defence at the appropriate time.
- 29 In the interest of visual amenity and to ensure the satisfactory restoration of the site at the end of the permission period.
- 30 In the interest of amenity and to ensure the satisfactory restoration of the site at the end of the permission period.
- 31 In the interest of amenity and to ensure the satisfactory restoration of the site at the end of the permission period.
- 32 In the interest of amenity and to ensure the satisfactory restoration of the site at the end of the permission period.
- 33 In the interest of amenity and to ensure the satisfactory restoration of the site at the end of the permission period.
- 34 In the interest of amenity and to ensure the satisfactory restoration of the site at the end of the permission period.
- 35 To ensure satisfactory drainage of the site.
- 36 To avoid potential contamination.
- 37 To protect these waters from contamination.
- 38 To avoid potential contamination.
- 39 To protect the amenity of neighbouring residents from dust.
- 40 To ensure that there is no adverse impact on native habitats and species or watercourses.

- 41 In the interest of public safety
- 42 In the interests of amenity.
- 43 To ensure that there is no adverse impact on bird populations.
- 44 To ensure that there is no adverse impact on bird populations.
- 45 In the interests of visual amenity.
- 46 To ensure that there is no adverse impact on native habitats and species or watercourses.
- 47 To ensure that there is no adverse impact on native habitats and species or watercourses.
- 48 To ensure that there is no adverse impact on native habitats and species or watercourses.
- 49 To ensure that no significant ecological changes have occurred in the intervening period.
- 50 In the interests of amenity and to retain effective planning control.
- 51 In the interests of amenity and to retain effective planning control.
- 52 To protect the amenity of neighbouring residents from noise and disturbance.
- 53 To protect the amenity of neighbouring residents from noise and disturbance.
- 54 To protect the amenity of neighbouring residents from noise and disturbance.
- 55 To protect the amenity of neighbouring residents from dust.
- 56 To protect the amenity of neighbouring residents from dust.
- 57 To ensure there is no adverse impact on native habitats and species or watercourses.
- 58 In the interest of visual amenity and to ensure the satisfactory restoration of the site at the end of the permission period.
- 59 To ensure there is no adverse impact on native habitats and species or watercourses.



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