

FALKIRK COUNCIL

Subject: INSTALLATION OF 13 WIND TURBINES, ACCESS TRACKS, SWITCHGEAR BUILDING, WIND MONITORING MAST AT LAND TO THE SOUTH OF STONERIDGE, FALKIRK, FOR WIND PROSPECT DEVELOPMENTS LTD - P/10/0857/FUL

Meeting: PLANNING COMMITTEE

Date: 21 September 2011

Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward - Upper Braes
Councillor Gordon Hughes
Councillor Stephen Fry
Councillor John McLuckie

Community Council: Avonbridge and Standburn
Slamannan and Limerigg

Case Officer: John Milne (Senior Planning Officer), Ext. 4815

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 The application site known as 'Burnhead Wind Farm' is an area of 245 hectares and is located approximately 1.8 miles west of Armadale, 1.5 miles south east of Limerigg, 1.5 miles south west of Avonbridge and 1.2 miles north of Blackridge.
- 1.2 Members will note that the industry standard for this type of application is to reflect measurements through metric annotation. However, for the purpose of clarification, figures in metric km have also been reflected in imperial miles. Figures in metres remain the industry standard.
- 1.3 The application site is in close proximity to the Falkirk/West Lothian Council area boundary but is wholly within the Falkirk Council area.
- 1.4 The proposed 26 megawatt (MW) development would include up to 13 wind turbines, each rated around 2 MW, with a tower height of about 80 metres supporting the generator and a three bladed rotor with a radius of 47 metres. The overall height of the turbines would be no more than 127 metres from ground level to blade tip when the blade is in the upright position.
- 1.5 The construction, operation and decommissioning of the proposed wind farm is anticipated to cover a period of 27 years, 25 of which would be for the operation of the project and the remainder for the construction and decommissioning periods.

1.6 The development would include the following components:-

- Internal access tracks;
- Wind turbine foundations;
- Wind turbines;
- Crane hardstandings;
- Wind monitoring mast;
- Water crossings;
- Electrical connection and a switchgear or control building;
- Temporary construction compound;
- Areas to be kept clear of forestry;
- Turbine delivery route.

1.6 During the construction period, appropriate traffic management techniques would be applied to minimise adverse impacts on the public road network.

1.7 Operation

- Once the turbines are in operation, they would be monitored remotely and would not be staffed. However, maintenance personnel would make routine visits by car or van approximately once a month, with intermediate visits as and when necessary.
- The internal access tracks would be retained and maintained throughout the operational life of the wind farm to allow periodic maintenance of the turbines.
- Once the erection and commissioning of the wind turbines is complete, topsoil would be pulled back over the construction compound area and crane hardstandings. The reinstated areas would be turfed with stored turfs, seeded or allowed to naturally regenerate. If the compound or crane hardstandings are required during the operation life of the project, topsoil would be restriped as necessary.

1.8 Decommissioning

- While the wind farm would have an operational life of approximately 25 years, the decommissioning would take no more than 3 months to complete.

- Decommissioning components would include:-
 - The wind turbine bases cut back to below ploughing level, the turbines dismantled and removed from site for scrap or resale.
 - The internal access tracks, if not beneficial for future use, would be removed, topsoil would be reinstated and the land restored to its previous use.
 - The construction compound and crane hardstandings would be removed, topsoil reinstated and the land available for return to its previous use.
 - Electrical cable would be below ploughing level and may be recovered if economically alternative or left in-situ. The switchgear buildings would be dismantled, all equipment removed, topsoil reinstated and the land returned to its previous use.

1.9 The applicant, in support of the application, has provided an Environmental Statement addressing the following issues:-

- Description of proposal;
- The need for development;
- Planning the development;
- Land use, recreation and access;
- Landscape and visual impact assessment;
- Ecology;
- Ornithology;
- Cultural heritage;
- Hydrology and soils assessment;
- Noise;
- Telecommunications and aviation;
- Shadow Flicker;
- Planning policy context.

1.10 In addition the applicant has included a view on the economic and community benefits:-

- A local trust fund to be set up, based on an annual index-linked contribution of £2,000 per installed MW. Based on a 26MW wind farm, regular contributions of £52,000 per year would be made, which would equate to over £1.3 million over the 25 year lifetime of the project. The administration of the trust fund would be undertaken by an independent charitable organisation, such as the Scottish Community Foundation. A local advisory

panel would be formed, chaired by an independent body and would award funds and identify priority projects;

- Wind farms are considered a form of farm diversification, providing a valuable rental income to the landowner while allowing the land to be utilised for its established use;
- Approximately 50 short-term construction jobs would be created for this development, and would allow local electrical and civil companies to tender for the project. However, Members should note that the economic benefits to the community with regard to the Trust Fund contribution is not a material consideration and it is not within the remit of the planning authority to agree, modify or decline the Trust Fund contribution or management.

2. REASON FOR COMMITTEE CONSIDERATION

2.1 The application has been referred to the Planning Committee at the request of Councillor John McLuckie.

3. SITE HISTORY

3.1 P/10/0204/FUL – Erection of 70 metre high Anemometer Mast - approved 31 May 2010.

3.2 P/10/0309/PAN – 12 Turbine Wind Farm including Sub Station and access tracks – closed 11 July 2010.

4. CONSULTATIONS

4.1 Scottish Gas Network advise that there is a High Pressure apparatus in the vicinity, and it is essential that no works or crossings of this high pressure pipeline are carried out until detailed consultation has taken place.

4.2 INEOS do not operate any pipelines in the area, and are therefore unaffected by the proposed works.

4.3 The Health and Safety Executive have been consulted via the PADHI+ (Planning and Development near Hazardous Installations) online system, resulting in a Do Not Advise Against.

4.4 BAA Aerodrome Safeguarding have no objection to the proposal.

4.5 ATS (En Route) plc (NERL Safeguarding) objects to the proposal, as the radar safeguarding assessment reveals that the wind farm development is located within an area where there is insufficient terrain shielding from the Primary Radar Service at Lowther Hill. Owing to the large dimension of the wind turbines and the distance from the radar, it is anticipated that the reflected power will be of adequate value to be detected by the radar and, consequently, generate false plots. A reduction in the radar's probability of detection, for real targets, is also expected.

- 4.6 The Civil Aviation Authority believe that there may be an impact upon operations at Glasgow and Edinburgh Airports, and Falkirk Council should validate the statements in the Environmental Statement directly with BAA, the Licensee. Similarly, the perspectives of both the MoD and NATS should also be established or validated, as appropriate.
- 4.7 Scottish Power Systems has not received a connection request as yet, but note that there are a number of overhead power lines crossing roads at a number of locations along the proposed turbine delivery route, and safety clearances must be confirmed.
- 4.8 The Scottish Environment Protection Agency have no objection to the application, but offer advice as regards a National Vegetation Classification (NVC) survey to take place, a Habitat Management Plan to be put in place, and detailed advice for the applicant.
- 4.9 National Grid has no objection to the application, although there is a high pressure gas pipeline which runs through the site. The applicant is requested to note conditions regarding the integrity of the pipeline.
- 4.10 Falkirk Council's Environmental Protection Unit advise, in terms of noise, that a suspensive planning condition be imposed regarding noise monitoring to the nearest dwellinghouse. In addition, a suspensive planning condition should be imposed in the event of contaminated land being encountered.
- 4.11 Shell UK have no comment on the application.
- 4.12 The Ministry of Defence requests that turbines are fitted with aviation lighting. In addition, Defence Estates Safeguarding wishes to be consulted and notified of the progression of planning applications and submissions relating to the proposal, to verify that it will not adversely affect defence interests.
- 4.13 The Royal Society for Protection of Birds does not object to the application, subject to the imposition of planning conditions regarding further survey and investigation.
- 4.14 Falkirk Council Roads and Development Unit requests that a planning condition be imposed seeking a Construction Traffic Management Plan to be submitted.
- 4.15 Scottish Natural Heritage consider that it is unlikely that the proposal will have a significant effect on any qualifying interests of Blawhorn Moss Special Area of Conservation (SAC) either or indirectly. Aspects concerning Landscape and Visual Impact, Access and Rights of Way and Protected Species Site designation have all been considered. Scottish Natural Heritage would welcome further dialogue with the applicant to secure appropriate mitigation on the site. Scottish Natural Heritage have no objection to the proposed development.
- 4.16 The Scottish Rights of Way and Access Society requests that an asserted Right of Way crossing the site remains open and free from obstruction during construction, operation and decommission of the development. In addition, the Society should be informed of any construction dates which will effect the Right of Way.
- 4.17 West Lothian Council comment that:-
- (1) Proposal is contrary to national policy: consolidated Scottish Planning Policy (SPP) and Planning Advice Note 45: *Renewable Energy Technologies* (PAN 45);

- (2) Major and extensive impacts on local landscape designations and landscape character in West Lothian;
- (3) Major and extensive visibility impacts for West Lothian;
- (4) Proximity and negative impacts on Blawhorn Moss National Nature Reserve (NNR)/Special Conservation Area (SAC)/Site of Special Scientific Interest (SSSI): its integrity, environmental designation status, and the national nature reserve facility itself;
- (5) Unacceptable cumulative impacts from wind farms and wind turbines for West Lothian;
- (6) Negative impacts on nearby houses, villages and towns in West Lothian;
- (7) A range of negative impacts on Drumtassie Burn, for which there does not appear to be sufficient mitigation in place;
- (8) Potential negative impacts on transport arteries in West Lothian including: A807, A89, A706, A801 and the Bathgate to Airdrie rail-link.

4.18 In addition, West Lothian Council has made additional comments seeking the repositioning of 3 wind turbines nearest the West Lothian Council boundary.

5. COMMUNITY COUNCIL

5.1 Neither of the Community Councils in the Falkirk area has submitted comments.

5.2 Blackridge Community Council (West Lothian Council area) are concerned that:-

- The proposal could have an adverse impact on the village of Blackridge, its residents and the surrounding countryside in terms of cumulative impact;
- The adverse impact would extent to the Blackridge Heights AGLV, Blawhorn Moss SSSI and views from the M8 motorway and the new Airdrie to Bathgate rail link;
- The advice of RSPB should be secured in terms of impact on the local wildlife populations;
- In terms of lighting, the safety lighting on the turbines will have a negative impact on an area of countryside that is currently unlit;
- Existing roads around the site are unsuitable for either bringing materials to the site or servicing the site in the future.

5.3 Westfield and Bridgehouse Community Council (West Lothian Council area) are concerned that:-

- National and Local Planning Guidance is understood to be predisposed to favouring wind farm applications, as long as they are not detrimental to existing populations and landscapes. This would appear to be the key factor to be assessed in this application;
- The application proposes major visual impact on two AGLVs, and SSSI and a number of residences in close and very close proximity. The choice of site would therefore appear to contradict the guidance;
- Guidance also recommends local authorities to create area maps indicating suitable areas for wind farm location. As far as is known, no map covering the application site is available;
- No information is provided in the application to qualify the choice of site or type of turbine proposed (e.g. measured and anticipated wind yield). Whilst an expected power generation figure is given, it is difficult to judge the worth of this without knowing if a better output could be achieved from an alternative, less contentious site, or whether an equivalent or higher output could be achieved with (fewer) more powerful turbines;
- The site landscape does not appear ideally suited to the erection of turbines, due to the proximity of existing residences, areas of deep peat, commercial forestry and native woodland, the gradient to the southern river boundary and the Blackridge Heights AGLV and Blawhorn Moss (SNH Zones 2 and 3, SSSI), minimum distance of 940m, yet the nearest property is approximately 750m from the nearest turbine;
- Proposed mitigation measures are limited. It would be more reassuring if the application offered unconditionally to compensate these residences for disturbance and guarantee to purchase the properties at a mutually agreed value should residents wish to move and there be difficulty selling publicly for any reason associated with the proximity of the farm. It is requested that this is made part of a legal agreement or similarly binding condition, should the application be approved.

5.4 With respect to the site, the following design changes are requested to be conditioned should the application be approved:

- It is requested that no external lighting is used at the completed site unless necessary for maintenance operations. Security needs can be met with modern surveillance cameras that work in low or infra-red light. During construction, it is requested that lighting is low-impact downlighting and only on when absolutely required. This is to minimise groundlight and reduce impact on wildlife;
- The track connecting Turbines 5, 8, 9 and 13 is shown to cut twice through the existing broadleaf woodland, which the application intends to retain. It is requested that the junction is moved such that the north-south stretch of track is located east of the trees. Only one cut through the tree line is therefore required (retaining more of this type of woodland) and this does not increase the length of track required;
- It is requested that the switchgear building is redesigned with a turf roof. This is cheap and simple for such a small building, reduces its visual impact and better fits with the claimed environmental ethos of the farm;

- It is requested that the proposed site entrance be removed and the existing forestry track be used. Since this is the intended route for the turbine delivery, it must already be capable of supporting heavy traffic. Coupling this with restriction of works traffic to the proposed turbine delivery route would minimise traffic impact on the nearest residences, and reduce the need for road repairs as a result of works traffic. A single entrance also reduces security requirements;
- It is requested that suitable conditions be imposed to ensure that the routes used by works traffic, and associated verges and paths/bridleways are maintained during, and made good at the end of construction, for the benefit of all users.

6. PUBLIC REPRESENTATION

6.1 307 letters of support have been submitted, commenting:-

- Wind power is an increasingly important component of energy provision mix;
- At 26 MW, the proposals are enough to meet the demands of around 15,000 homes each year;
- The proposal will offset the release of more than 700,000 tonnes of CO₂ over its 25 year lifespan;
- It will make a valuable contribution to achieving Scotland's renewable energy targets, which are set at 80% of Scottish Electricity consumption to be supplied by renewable generation by 2020;
- The ability to enjoy the area will not be affected by the presence of a wind farm;
- Any localised visual impact of this proposal is acceptable given the sustainable energy benefits and widespread damage that climate change has potential to introduce;
- The more electricity generated from renewable resources, the less conventional fossil fuels have to be burnt;
- The UK Government has a legally binding European target of 15% of all energy from renewable;
- Wind power is renewable and in constant use;
- Clean, indigenous, iconic import free energy;
- Changes throughout the years is beneficial and necessary for the future;
- Wind farms are not a blight on the landscape;
- The facility would be a good use of the land, which was historically used for opencast mining;
- Wind turbines will avoid more nuclear facilities being required;

- The access and potential for extra bridle paths are a big plus for horse riders.

6.2 Two letters neither supporting nor opposing the application, commenting:-

- Turbine position T4 is only 180m from adjoining land, which could restrict development of that land;
- The proposed site access is in close proximity to an existing access.

6.3 Four letters of objection, commenting:-

- Application will sterilise the value of land nearby;
- Area is of natural beauty used by ramblers, dog walkers and fishers;
- Area is of historical value - Blawhorn Moss;
- Close proximity of turbines to adjoining landowners - 45m, in one instance;
- Turbines are unsightly;
- Only a small number of business people will profit from the development, with no benefit to local owners;
- Local residents and existing roadways will suffer as a consequence of generated traffic to import aggregate to the site, especially if the source material is to be transported from any distance;
- If the neighbouring opencast quarry is used to source aggregate, the removed material will create a scar on the landscape;
- Properties close to the application site will suffer from noise pollution;
- Aspirations to develop Avonbridge with additional housing will be thwarted due to the presence of the turbines;
- The loss of visual amenity to neighbours;
- Detrimental effect on local property values;
- Shadow flicker nuisance on local properties.

7. DETAILED APPRAISAL

Under section 25 of the Town and Country Planning (Scotland) Act 1997, as amended, the determination of planning applications for local and major developments shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Accordingly,

7a The Development Plan

Falkirk Council Structure Plan

7a.1 Policy ENV.1 'Countryside and Protected Areas' states:

- “(1) There is a general presumption against development in areas defined as countryside, unless it can be demonstrated that a countryside location is essential or is an appropriate form of agricultural diversification. Where it is established that a countryside location is essential, development proposals will also be assessed in relation to Local Plan policies appropriate to specific protected areas as defined generally by Schedules ENV.1 and ENV.3.*
- (2) The policies applicable to countryside and protected areas within it, together with the detailed boundaries of each area, will be set out in Local Plans.”*

7a.2 The application may be considered as farm diversification, given that the proposal is temporary in nature (25 years) and, on installation, would continue to allow the land to be utilised for farming purposes. In terms of location, a rural location is considered appropriate for such developments.

7a.3 Policy ENV.3 'Nature Conservation' states:

“The protection and promotion of nature conservation interests will be an important consideration in assessing all development proposals. Accordingly:

- (1) Any development likely to have a significant effect on a designated or potential European Site under the Habitats or Birds Directives (Special Areas of Conservation and Special Protection Areas) or on a Ramsar or Site of Special Scientific Interest (see Schedule Env.3), must be subject to an appropriate assessment of the implications for the sites conservation objectives. The development will only be permitted where the appropriate assessment demonstrates that:*
- (a) it will not adversely affect the integrity of the site, or;*
- (b) there are no alternative solutions and there are imperative reasons of overriding national public interest.*
- (2) Sites of local or regional importance, including Wildlife Sites and Sites of Importance for Nature Conservation, will be defined in Local Plans. The designation of Sites will be based on Scottish Wildlife Trust criteria. Development likely to have an adverse impact on any such site or feature will not be granted planning permission unless it can be clearly demonstrated that there are reasons which outweigh the need to safeguard the site or feature. Until such areas are defined in Local Plans, identified or potential sites will be afforded the same protection.*
- (3) Local Plans will identify opportunities for enhancing the natural heritage including new habitat creation, the identification of 'wildlife corridors' and measures to ensure the protection of priority local habitats and species as identified in the forthcoming Falkirk Local Biodiversity Action Plan.*
- (4) The aims and objectives of the forthcoming Falkirk Local Biodiversity Action Plan and any associated Species Action Plans and Habitat Action Plans will be a material consideration in assessing any development proposal likely to impact on local priority species and*

habitats.”

7a.4 The application site is adjacent to Blackridge Heights Area of Great Landscape Value (West Lothian Council area) and Blawhorn Moss National Nature Reserve. However, consultation with Scottish Natural Heritage has not given rise to any concerns regarding significant impact on the nationally designated site. Subject to a degree of mitigation, the proposal is considered to be in accordance with policies relating to ecology.

7a.5 Policy ENV.13 ‘General Principles for Renewable Energy’ states:

“Proposals for the generation of energy from renewable sources will generally be supported subject to an assessment of individual proposals in relation to Structure Plan Policies ENV.1-ENV.7.

The council will work in partnership with other agencies to set out, in the local plan, the criteria for the location and design of renewable energy developments.”

7a.6 While the Falkirk Area does not possess the natural assets or potential to make large scale renewable energy projects likely to come forward, there is potential for smaller community based projects and medium sized commercial projects to come forward. Therefore, general support for this type of development is appropriate, but balanced with the careful control of potential impacts.

Falkirk Council Local Plan

7a.7 Policy ST20 - ‘Renewable Energy Development’ states:

“The Council will support development required for the generation of energy from renewable sources, and the utilisation of renewable energy sources as part of new development, subject to assessment of proposals against other Local Plan policies. Renewable energy development will be viewed as an appropriate use in the countryside where there is an operational requirement for a countryside location.”

7a.8 This policy is broadly supportive of renewable energy proposals subject to other Local Plan policies.

7a.9 Policy ST21 - ‘Wind Energy’ states:

“Wind energy developments will be assessed in relation to the following factors:

- (1) The visual impact of the development, having regard to the scale and number of turbines, existing landscape character, and views from settlements, main transport corridors and other key vantage points. Development will not necessarily be excluded from Green Belts or Areas of Great Landscape Value, but must demonstrate particular sensitivity in terms of scale and design where these designated areas are affected;*
- (2) The ecological impact of the development, having regard to Policies EQ24 and EQ25, including impacts on both designated sites and protected species. In particular, developers will be required to demonstrate that there will be no adverse impact on migratory birds;*
- (3) The impact on the cultural heritage and the landscape setting of cultural features, having regard to Policies EQ12, EQ14, EQ16, EQ17 and EQ 18;*

- (4) *The impact on aviation and telecommunications, with particular regard to the safeguarding zones and operational needs associated with Edinburgh, Glasgow and Cumbernauld airports;*
- (5) *The impact on settlements and residential properties by virtue of noise and 'shadow flicker'; and*
- (6) *Cumulative impacts in relation to the above factors, where there are existing developments in the area, or the development is one of a number of proposals for an area."*

Summary Details of the Submitted Landscape and Visual Impact Assessment Section (LVIA) of Environmental Impact Assessment

- 7a.10 The assessment covers methodology of assessment, existing (baseline) conditions, landscape/visual mitigation incorporated in the design, residual landscape and visual effects during construction and long term impact of the proposal (i.e. the main landscape and visual impacts when built) and a cumulative assessment of the proposal's impacts in conjunction with other existing and proposed wind farms, plus a summary of these effects. An area of 35km (21.7 miles) radius from the site has been studied to assess the landscape and visual effects of the proposal (it should be noted that landscape effects are different to visual effects). The assessment does not put forward any final conclusions or recommendations; it predicts effects and their nature.
- 7a.11 Zone of Theoretical Visibility Plan (ZTV): This is a computer generated plan showing where turbines would be theoretically visible; it does not take into account screening by minor topographic undulations, woodlands, trees and buildings, so it exaggerates the actual visibility. In the Falkirk Council area, the turbines are likely to be visible from areas of Avonbridge, California, Limerigg, parts of Slamannan at up to 8km (4.9 miles) distance, and more distantly from the high ground to the south of Bo'ness at 15km (9.3 miles), areas around Airth at 18km (11.1 miles), South Alloa at 22km (13.6 miles), Dunipace at 17km (10.5 miles), Torwood at 16km (9.9 miles) and high ground to the west of Denny; turbines will also be visible from outlying dwellings, farms and transport routes. There will be no views of the turbines from Falkirk, Grangemouth and adjacent settlements. Outside Falkirk Council area, the turbines are theoretically visible from parts of Dunfermline, Culross, Kincardine, Alloa, Stirling, Cumbernauld, Kirkintilloch, the Kilsyth Hills, Harthill, Whitburn, Armadale, Bathgate, Livingston and the Pentland Hills.
- 7a.12 Viewpoint Illustration: Eighteen viewpoints have been selected for illustration of the proposal (four are in Falkirk Council area). Selection has been in consultation with local planning authorities and SNH.
- 7a.13 Construction Impacts: These would be short term (estimated to be 12 months) and would involve vegetation and landform disturbance, trenching and excavation, site machinery and cranes, lighting and a construction compound.
- 7a.14 Mitigation Measures: Measures are identified to avoid, reduce or offset adverse impacts predicted. These are embedded in the design, or are additional measures to reduce landscape and visual impacts. Various layouts have been tested, based on design principles, to arrive at the current layout; this is the optimum to achieve a coherent view and avoid clustering of turbines from sensitive viewpoints and to minimise the impacts on landscape features on site. Opportunities are recognised to undertake mitigation planting to improve local habitats, structure of landscape and block certain views of turbines by woodland/tree planting near the

receptors nearest to the turbines. Native planting around the control building is proposed. This would follow an Environment Management Plan to mitigate visual impacts and reinstate landscape elements. Mitigation at construction would include on-site deviation/adjustment to avoid sensitive landscape/ecological features not immediately apparent at survey/design stage, minimising vegetation removal, control of construction lighting, compounds, rapid replacement of soil and restoration of widened construction tracks and hardstandings. Post construction mitigation will be included in the Environmental Management Plan. Monitoring will be through an environmental clerk of works.

- 7a.15 Residual Long Term Impacts: Are considered in detail (i.e. the impacts over the 25 year period of operational life on both Landscape Character and the visual impacts). The assessment methodology bases are predicted impacts on sensitivity of the feature receiving the effect and the predicted magnitude of change due to the development.
- 7a.16 Landscape Character: There is a recognised change in the landscape from forestry and moorland to a landscape defined by the wind farm. The Landscape Character of the site is considered to have the capacity to accommodate change. The effect of change to the landscape is considered to be major, but localised. There are moderate indirect impacts on adjacent landscape character types, reducing to minor over the wider area. Minor or no impacts are predicted across other landscape character types over the wider surrounding area.
- 7a.17 Designated Landscapes: Impacts on local designated landscapes are also considered (e.g. regional parks, designed landscapes and local authority designated scenic areas). The proposal is considered to result in a moderate level of impact on the Blackridge Heights AGLV (immediately to the south of the site in West Lothian) and on the Avon Valley/Slamannan Plateau AGLV (within Falkirk); forestry planting restricts close views in many locations and the presence of other man made features suggest medium sensitivity to change and a moderate magnitude of change. Impacts on the proposal on all other landscape designations are considered to be minor or having no effect (i.e. Pentland Hills Regional Park, Campsie Fells Regional Scenic Area, South Clydesdale Regional Scenic Area, Bathgate Hills and River Avon Valley AGLV, Airngath Hill AGLV, Denny Hills AGLV, Almond and Lindhouse Valleys AGLV, Pentland Hills ALV and Clyde Valley AGLV). In terms of designed landscapes, the impact on Dunmore Park/the Pineapple (in Falkirk) is considered barely perceptible and Callendar Park does not fall within the area of visibility. The impact on Country Parks (Polkemmet, Muiravonside, Palacerigg and Becraigs Wood) are considered to be minor, due to woodland cover.
- 7a.18 Visual Impacts: From areas of up to 2km (1.2 miles), much of the wind farm will be visible, with visibility in some areas becoming reduced beyond 3km (1.8 miles); hills influence the locations and extent of visibility at greater distances from the turbines. Between 5-10km (3.1 miles-6.2 miles) visibility of the proposal extends to areas in the south east, north east and intermittently westwards. More distant theoretical visibility extends along the north side of the Forth, slopes of the Ochils, intermittently westwards and south east towards the Pentland Hills.
- 7a.19 Of the 18 viewpoints selected for illustration, 4 are within Falkirk Council area (from Black Loch, Avonbridge, North of Slamannan, and B9124/the Pineapple). For each viewpoint, details of the context, current view, predicted changes to the view and the sensitivity of the viewpoint have been assessed and recorded in detail; at each viewpoint the magnitude of change from the proposal in the view has been also assessed and the overall impact has been derived from both this and the sensitivity of the viewpoint (receptor). Impacts are assessed as being significant (major to moderate effects) on views from 7 viewpoints (Black Loch,

Avonbridge, the area near Slamannan in Falkirk Council area and Blawhorn Moss, Eastcraigs Hill, Polkemmet and Hillend Reservoir). Impacts on the local visual amenity are also assessed: from farmlands to the north east of the site and from the plateau to the south of the site the visual impact is assessed as major, whereas the moorlands to the east of the site and farmland to the north west of the site the impact is assessed as being moderate. Impacts on the visual amenity of settlements and dwellings with direct views onto the site is predicted as being significant from Blackridge, Limerigg and Avonbridge; from other settlements, impacts are predicted as minor to negligible and not significant due to distance, position and view screening. Visual impacts when travelling on routes through the area are predicted as major from the nearby minor roads and the B825. From roads elsewhere, impacts are predicted as moderate from the B728 to the south and the B825 to the north; minor to no impact predicted from the A90, A801, and M8. There is no predicted impact from rail lines due to vegetation and landform. A moderate level of impact is predicted from the Bathgate to Airdrie Railway Path/National Cycle Route 75.

Cumulative Landscape & Visual Assessment

- 7a.20 This has been undertaken to assess the additional impacts of the Burnhead wind farm proposal with other wind farms that are consented, or the subject of current applications. The cumulative assessment also includes other proposals in scoping stage; Callendar Estate, Rullie and Forthbank. Eighty-nine wind farms were mapped within 60km (37.2 miles) of Burnhead and those most likely to give significant cumulative impacts are considered in more detail. Those considered in detail (24 wind farms) are wind farms within 15km (9.3 miles) of Burnhead (including single turbines over 70m), all wind farms between 15 to 30km (9.3 miles–18.6 miles) with 3 or more turbines, plus the Forthbank wind farm (on Forth south of Alloa). Linear routes were assessed in the cumulative assessment (roads, railways and National Cycle Routes). Viewpoints from the basic LVIA were used to illustrate the cumulative assessment.
- 7a.21 Cumulative Visual Issues: Cumulative Zones of Theoretical Visibility (ZTVs) of Burnhead with other wind farms were assessed and it was observed that Burnhead will be seen in conjunction with other proposals from the plateau area around Burnhead and from the plateau to the south and south east and from higher areas of the Bathgate Hills. Views of Burnhead with other proposals will be seen from hillsides facing the site. From settlements and roads (M8, M9, Bathgate, Armadale, Cumbernauld) and lowlands to the east and north, cumulative views will generally be limited by tree cover and buildings. From some lower locations where open views are possible, Burnhead will be seen with other groups of existing and proposed wind farms. The assessment notes that Burnhead will frequently be seen in successive views with other wind farms when seen from low lying areas in the surrounding area. When viewing Burnhead in conjunction with other wind farms, the distance of separation between wind farms becomes apparent. The ZTV of other wind farms have been compared with Burnhead, and an assessment has been made of the additional impact from the introduction of Burnhead. A moderate level of cumulative impact has been assessed with Torrance Wind Farm and Bracco Wind Farm, with a minor level of cumulative impact on the proposed wind farm at Callendar Estate (not yet consented), Greendykes Wind Farm, Greengairs Wind Farm and the group of Hartwood and Birniehill Wind Farm.
- 7a.22 Cumulative Landscape Issues: The site is located in the Lowland Plateau Landscape Character Type (LCT), where the proposed Callendar Wind Farm will be located. Other adjacent proposals are in the Plateau Mooreland LCT. The cumulative impact from the addition of Burnhead will result in a moderate impact on the Lowland Plateau LCT. Minor indirect impacts are predicted for the adjacent Plateau Moorland. The addition of Burnhead Wind

Farm to the landscape character types of the wider area is predicted as being negligible to low. Significant cumulative effects on designed landscapes are considered unlikely. Cumulative impacts are predicted from Slamannan Plateau AGLV (judged to be moderate), Blackridge Heights AGLV (judged as moderate), the western edge of the Bathgate Hills GLV (minor) and distantly from the Pentland Hills AGLV (minor). The potential cumulative impacts have been assessed for each viewpoint; they are judged as major from the viewpoints of Blawhorn moss and Eastcraigs Hill and moderate from Avonbridge, the road north of Slamannan and from Polkemmet Country Park. From other viewpoints the cumulative visual impact is assessed as minor or having no effect. Cumulative impacts on routes (sequential impacts) are also assessed and are judged as major from the road between Blackridge and Avonbridge, moderate from the B8718 (Blackridge to Harthill) and the A825 (Caldercruix to Linlithgow). From the A89, A801, M8, cumulative impacts are assessed as minor or none. From the Bathgate to Airdrie rail link path, cumulative impacts are judged to be moderate, and from the rail link itself they are considered to be minor.

Evaluation of the Landscape and Visual Assessment and Likely Effects of the Proposal on Landscape Character and Visual Amenity

- 7a.23 The Landscape and Visual Impact Assessment section of the Environmental Statement is very detailed and includes a comprehensive analysis of the likely effects of the proposal. The assessment has been undertaken in accordance with current guidance from SNH and in accordance with the "Guidelines for Landscape and Visual Impact Assessment", which from the recognised guidance for assessment of such developments. The findings are thorough and are considered to be accurate. The distinction between visual effects and landscape effects should be noted. Landscape effects are changes to the physical landscape, its character and how this is experienced, plus effects on the perceived value applied to the landscape, whereas visual effects are the changes arising in the composition of views following changes in the landscape, people's responses to change and overall effects on visual amenity.
- 7a.24 Impacts on the Site and Immediate Surrounds of the Site: There will be a physical effect on the landscape of the site from the construction of 5m wide roading, the 50m x 25m hardstanding areas for each turbine (restored to 10m x 10m following construction), construction compound (restored following construction), the switchgear building (approximately 21 x 5 x 5m to ridgeline) and compound, trenching for cables and the meteorological mast and base as well as for the 13 turbine bases themselves; excavation, leveling, drainage works for the roading and creation of openings within the field enclosure system will be required. In addition, three of the turbines, with their associated roading and hardstanding, are proposed within existing commercial forest; this forest will be felled around each turbine position, around the meteorological mast and around the associated roading to enable construction, and a small area of forest may also be felled for moorland establishment. Given the position of the public roads and local dwellings relative to the site and the extent of forestry, tree groups and individual trees in the locality, much of this infrastructure would be well screened from the immediate surrounds. The switch gear house and compound should, nevertheless, be screened by additional native tree planting.
- 7a.25 Dwellings and farms near the site will potentially obtain very close views of the turbines as well as travelers on the minor road between Easter Greenhill and Wester Whin, and on the minor road from Blackridge to Easter Greenhill; in addition, users of the rights of ways to the north and south will obtain close views. However, these views will be mitigated to an extent by dense commercial tree cover, tree groups and sporadic roadside trees, resulting in some views being blocked, filtered or only partial views of upper parts of turbines being obtained or a mix of

partial and filtered views. Nevertheless, the visual effects of the proposal from these locations, where it is visible, will be major.

- 7a.26 Visitors to Blawhorn Moss National Nature Reserve, immediately to the south of the site (within West Lothian), will obtain direct open views of all turbines and the visual effects from here will be major.
- 7a.27 Impacts on Landscape Character and Visual Amenity of the Surrounding Area: The proposal will have a major effect on the landscape character of the site and its immediate surrounds; a landscape currently defined by forestry and moorland will become defined by wind turbines, forestry and moorland. The overall impact on the Slamannan Plateau landscape character area, although major in the immediate vicinity of the proposal, would be of an acceptable level due to the large scale of this landscape character type (that is, there is not an intricate field pattern and the turbines are not viewed against buildings or structures of known height that would emphasise turbine height). There will be some impact on the adjacent Central Plateau landscape character area to the west and landscape character areas to the east, but the level of impact is considered to be of an acceptable level, due to distances.
- 7a.28 The Zone of Theoretical Visibility (ZTV) plan shows the area over which turbines may be visible; this is computer generated and takes no account of screening provided by tree cover, buildings or minor topographic features, and is therefore a "worst case" scenario. It indicates that parts of the settlements of Avonbridge, Limerigg, Slamannan, California, Standburn and the surrounding countryside in the southern part of the Falkirk Council area up to approximately 7km (4.3 miles) from the turbines would obtain some views of the turbines (this could be any combination of some turbines, upper parts of turbines, or all turbines); this area of up to approximately 7km (4.3 miles) includes individual dwellings, farms, rights of way and roads within this distance. The turbines will not be visible from Falkirk/Grangemouth area and adjacent areas of settlement. The visual effects from the proposal would be major as seen from certain viewpoints within this distance, but I would nevertheless consider these effects to be of an acceptable level since they are visible in one direction only and are visible in combination with other landscape features. In addition, some distant views will be obtained from certain locations on high ground to the north and west of Denny and Larbert and from the high ground between Bo'ness and Linlithgow; at these distances approximately 13km (8 miles) and over, the turbines are distant features in the landscape and are not dominant.
- 7a.29 Outside Falkirk Council area to the south of the site, parts of the settlements of Caldercruix, Blackridge, Armadale, Harthill, Whitburn, Bathgate and Torphichen and the surrounding countryside, along with dwellings/farms, roads and rights of way within 10km (6.2 miles), will obtain views of the turbines, giving a moderate level of visual effect. A locally major visual effect will be experienced from the nearest settlements to the south and south west, the overall visual effects could be considered from these locations. At over 10-15km (6.2-9.3 miles) distance, the turbines would be distantly visible (judged as moderate), the western edge of the Bathgate Hills AGLV (minor) and distantly from the Pentland Hills AGLV (minor). The potential cumulative impacts have been assessed for each viewpoint; they are judged as major from the viewpoints of Blawhorn Moss and Eastcraigs Hill and moderate from Avonbridge, the road north of Slamannan and from Polkemmet Country Park. From other viewpoints the cumulative visual impact is assessed as minor or having no effect. Cumulative impacts on routes (sequential impacts) are also assessed and are judged as major from the road between Blackridge and Avonbridge, moderate from the B718 (Blackridge to Harthill) and the A825 (Caldercruix to Linlithgow). From the A89, A801, M8, cumulative impacts are assessed as

minor or none. From the Bathgate to Airdrie rail link path, cumulative impacts are judged to be moderate, and from the rail link itself they are considered to be minor.

- 7.30 From settlements where the windfarm would be visible, the arrangement of turbines in the view are generally well spaced and there are limited locations from settlements where significant visual clustering of moving turbines would occur (where this would be visually jarring and prominent). It would be important that micro-siting is carefully controlled.
- 7a.31 Impacts on Designated and Recreational Landscapes: Within Falkirk Council are, the Avon Valley/Slamannan Plateau AGLV is approximately 2.5km (1.5 miles) to the north. The proposal would be likely to be visible from many parts of the area, but existing tree cover and forestry will contribute to limiting some views. Although there will be a major impact on views from certain locations in the AGLV, I would consider the overall impact on the AGLV would be of an acceptable level; this is because views in the AGLV are predominantly eastwards down the Avon Valley to the hills north of Bathgate and to the Forth estuary. Other AGLVs in Falkirk are sufficiently far from the wind farm so that views would be distant and the AGLVs generally unaffected. The designated Inventory Designed Landscape of Callendar Park does not obtain views of the site, and the Inventory Designed Landscapes of Dunmore and the Pineapple are at 20km (12.4 miles) distance and are unaffected. Other recreational landscapes in Falkirk Council area are generally outside the Zone of Theoretical Visibility of the proposal, or are distant; I would not consider there to be an effect on these recreational landscapes (these are the Falkirk Wheel and surrounds, Callendar Park, the coast around Bo'ness/Blackness, Muiravonside Country Park, accessible parts of the Antonine Wall and National Cycle Routes). Certain sections of rights of way and core paths in the Falkirk Council area within 7km (4.3 miles) of the proposal will obtain varied views of the turbines, but the forest and tree cover plus the local landform will mean that views from these routes will not be necessarily continuous.
- 7a.32 Outside the Falkirk Council are, the very close proximity of the turbines to the Blackridge Heights AGLV within 105km (6.5 miles) and the Blawhorn Moss National Nature Reserve will result in a moderate to major level of impact, and this gives some cause for concern as seen from the south (but outside Falkirk). There will also be visibility from the western edge of the Bathgate Hills and River Avon Valley AGLV (West Lothian), and there will be a moderate level of visual effect from the proposal over a section of this designation. Other landscape designations outside Falkirk area appear to be unaffected, since no views of the proposal would be obtained or designated areas are sufficiently distant so that turbines would have minimal effect. Some recreational landscapes outside Falkirk, such as country parks at Polkemmet and Palacerigg, the National Cycle Route 75 and some rights of way/core paths will obtain views of the wind farm from certain sections; however tree cover will again ensure not all views are continuous. I would consider the level of visual effect from the turbines on these recreational landscapes to be of an acceptable level. Other recreational landscapes are at a sufficient distance to be unaffected.
- 7a.33 Cumulative Effects with Other Wind Farms: Cumulative effects arise where more than one wind farm can be seen in the same direction from a static viewpoint (combined effect) or where wind farms are visible in different directions from a static viewpoint (successive effect) or where a viewer is moving through the landscape (e.g. on a road or path) and is able to see different wind farms at one time or at different times (sequential effects). Assessment of the cumulative effects of Burnhead Wind Farm with other wind farms in the area is very complex; the submitted assessment has considered 24 other wind farms within 30km (18.6 miles) which are operational, consented but not built, are submitted applications or are in the preliminary

(scoping) stage. It has also considered other wind farms up to 60km (37.2 miles) distance from the site on the basis that they could be seen distantly at 30 km (18.6 miles) in one direction to when Burnhead itself could be distantly visible at 30km (18.6 miles) in another direction.

- 7a.34 In Falkirk Council area, from locations where Burnhead will be visible, there will be certain areas where a number of other wind farms may be theoretically visible; however these other wind farms are of varying turbine heights and numbers and may be up to 30km (18.6 miles) away from any location where Burnhead is visible (they may appear distant and only visible in clear weather conditions). In addition, these other wind farms are frequently visible in different directions to Burnhead from any given viewpoint, and not necessarily in the same view. It should be noted that there is a proposed wind farm 7km (4.3 miles) to the north west at Callendar Estate, but no application has yet been received for this proposal; given the proximity of the Callendar Estate proposal there would be some cumulative effect with Burnhead in the areas in and around Slamannan and Avonbridge (should both proposals be approved). However, the Callendar Estate proposal has not reached an application stage. In addition, a wind farm proposal at Rullie (at 18km (4.9 miles) from Burnhead) to the north west and within Falkirk is proposed, but no application has yet been received; this will also make a minor contribution to cumulative effect.
- 7a.35 From turbines located outside Falkirk Council area, there will be some cumulative effects (from joint visibility) of Burnside with the existing turbines at Greendykeside 7km (4.3 miles) to west in North Lanarkshire and proposed schemes with applications submitted at Bracco 7km (4.3 miles) to south west, Greengairs 10km (6.2 miles) to west and Hartwood (6.2 miles) to south west. The proposed Bracco, Greendykeside and Greengairs wind farms have the potential to be jointly visible with Burnhead from high ground above Slamannan and Avonbridge, but not within the same direction of view. Certain viewpoints in North Lanarkshire and West Lothian may experience joint visibility of these wind farms within the same view. An application for a 3 turbine proposal at 4km (2.4 miles) distance to the south (at Torrance) is under consideration by North Lanarkshire and, given its proximity, there will be a cumulative visual effect with Burnhead, as seen particularly from West Lothian and to a lesser extent from some high ground in Falkirk (above Slamannan and Avonbridge); from the Falkirk side, there will only be limited locations where Burnhead and Torrance will be seen in the same view direction, whereas from the south and east in West Lothian both proposals will be viewed together. Other more distant wind farms from Burnhead and outside Falkirk Council will make a smaller contribution to cumulative effects; there will be areas (in Falkirk and elsewhere) that will experience joint visibility of Burnhead with other wind farms (located in Stirling, Clackmannanshire, North and South Lanarkshire and West Lothian). Burnhead will have some cumulative effect with other wind farms to the south and west, but these effects will be experienced predominantly from the adjacent authority areas. Wind farms to the north are more distant, and the potential for cumulative visual effects with these is therefore much reduced.
- 7a.36 As seen from within Falkirk Council area, the cumulative visual effects of Burnhead with other existing and approved wind farms (but not yet built) would be currently generally limited and of an acceptable level. However, it should be noted that cumulative visual effects of Burnhead with other existing and proposed wind farms will be evident from the West Lothian site and parts of North Lanarkshire, and may be an issue to these authorities. As further wind farm applications are received, each subsequent proposal would be expected to assess its own cumulative impact with Burnhead.

7a.37 Scale of Turbines: The proposal is located within the Slamannan Plateau landscape character area, which is predominantly elevated, undulating and open, with blocks of forest, moorland and semi-improved pastures and with areas of former mineral/coal extraction. It is a medium to large scale landscape, which is able to accommodate large scale turbines of 127m to tip. Other than the forest cover, there are limited features present near the site which would enable the scale of turbines to be determined. The scale of the turbines proposed for this site are therefore considered to be appropriate for the character of the landscape.

7a.38 Policy EQ12 - 'Conservation Areas' states:

"The Council will protect the historic character and visual amenity of each Conservation Area. Accordingly:

- (1) The Council will prepare Character Appraisals of individual Conservation Areas and, on the basis of these, will review existing boundaries and Article 4 Directions, prepare detailed design guidance as appropriate, and draw up enhancement schemes as resources permit;*
- (2) New development in Conservation Areas, including extensions and alterations to existing buildings, will only be permitted where it preserves or enhances the character of the area, with particular reference to the historic pattern and density of development; its setting; the architectural style, massing and materials of buildings; landscape treatments; and boundary features;*
- (3) Demolition of buildings within Conservation Areas will not be permitted unless they make no material contribution to the character and appearance of the area. Where demolition is proposed, the considerations set out in Section 4.26 of the Memorandum or Guidance should be adhered to; and*
- (4) Replacement windows, doors, roofs, rainwater goods, boundary treatments and other features on unlisted buildings in Conservation Areas should preserve or enhance the character of the Conservation Area in terms of appearance, detailing and materials."*

7a.39 The application site is not within a Conservation Area.

7a.40 Policy EQ14 'Listed Buildings' states:

"The Council will seek to preserve the character and appearance of listed buildings. Accordingly:

- (1) Development affecting a listed building, or its setting, shall preserve the building or its setting, or any features of special architectural or historic interest which it possesses. The layout, design, materials, scale, siting and use of any development shall be appropriate to the character and appearance of the listed building and its setting.*
- (2) Proposals for the total or substantial demolition of a listed building will only be supported where it is demonstrated beyond reasonable doubt that every effort has been exerted by all concerned to find practical ways of keeping it. This will be demonstrated by inclusion of evidence to the Council that the building:*
 - has been actively marketed at a reasonable price and for a period reflecting its location, condition and possible viable uses without finding a purchaser; and*
 - is incapable of physical repair and re-use through the submission and verification of a thorough structural condition report; and*
- (3) RCAHMS shall be formally notified of all proposals to demolish listed buildings to enable features to be recorded."*

7a.41 There are no listed buildings within the application site.

7a.42 Policy EQ16 'Sites of Archaeological Interest' states:

- “(1) Scheduled ancient monuments and other identified nationally important archaeological resources shall be preserved in situ, and within an appropriate setting. Developments which have an adverse effect on scheduled monuments or the integrity of their setting shall not be permitted unless there are exceptional circumstances;*
- (2) all Other archaeological resources shall be preserved in situ wherever feasible. The Council will weigh the significance of any impacts on archaeological resources and their settings against other merits of the development proposals in the determination of planning applications; and*
- (3) Developers may be requested to supply a report of an archaeological evaluation prior to determination of the planning application. Where the case for preservation does not prevail, the developer shall be required to make appropriate and satisfactory provision for archaeological excavation, recording, analysis and publication, in advance of development.”*

7a.43 There are no areas of archaeological interest on the site.

7a.44 Policy EQ17 'Antonine Wall' states:

“The Council will seek to retain, protect, preserve and enhance the Antonine Wall, its associated archaeology, character and setting. Accordingly:

- (1) There will be a presumption against development which would have an adverse impact on the 'Frontiers of the Roman Empire (Antonine Wall) World Heritage Site' as defined on the Proposals Map;*
- (2) There will be a presumption against development within the 'Frontiers of the Roman Empire (Antonine Wall) World Heritage Site' buffer zones, as defined on the Proposals Map, which would have an impact on the Site and its setting, unless mitigating action to the satisfaction of the Council in consultation with Historic Scotland can be taken to redress the adverse impact, and it complies with other Local Plan policies; and*
- (3) The Council, in association with partner Councils and Historic Scotland, will prepare Supplementary Planning Guidance on the criteria which will be applied in determining planning applications for development along the line, or within the setting, of the Antonine Wall.”*

7a.45 The Antonine Wall does not traverse the site.

7a.46 Policy EQ18 - 'Historic Gardens And Designed Landscapes' states:

“There will be a general presumption against development which would adversely affect the character or setting of sites identified in the 'Inventory of Gardens and Designed Landscapes in Scotland' and other historic gardens and landscapes of national, regional or local significance. The Council will seek to encourage sensitive management of historic gardens and designed landscapes.”

7a.47 The application site is neither a historic garden nor a designed landscape.

7a.48 Policy EQ24 'Ecological Sites and Features' states:

- “(1) Development likely to have a significant effect on Natural 2000 sites (including Special Protection Areas, Special Areas of Conservation, and Ramsar Sites) will be subject to an appropriate assessment. Where an assessment is unable to conclude that a development will not adversely affect the integrity of the site, development will only be permitted where there are no alternative solutions; and there are imperative reasons of overriding public interest, including those of a social or economic nature. These can be of a social or economic nature except where the site has been designated for a European priority habitat or species. Consent can only be issued in such cases where the reasons for overriding public interest relate to human health, public safety, beneficial consequences of primary importance for the environment or other reasons subject to the opinion of the European Commission (via Scottish Ministers)..*
- (2) Development affecting Sites of Special Scientific interest will not be permitted unless it can be demonstrated that the overall objectives of the designation and the overall integrity of the designated area would not be compromised, or any adverse effects are clearly outweighed by social or economic benefits of national importance.*
- (3) Development affecting Wildlife Sites, Sites of Importance for Nature Conservation, Local Nature Reserves, wildlife corridors and other nature conservation sites of regional or local importance will not be permitted unless it can be demonstrated that the overall integrity of the site will not be compromised, or any adverse effects are clearly outweighed by social or economic benefits of substantial local importance.*
- (4) Development likely to have an adverse affect on species which are protected under the Wildlife and Countryside Act 1981, as amended, the Habitats and Birds Directives, or the Protection of Badgers Act 1992, will not be permitted.*
- (5) Where development is to be approved which could adversely affect any site of significant nature conservation value, the Council will require mitigating measures to conserve and secure future management of the site's natural heritage interest. Where habitat loss is unavoidable, the creation of replacement habitat to compensate for any losses will be required.*
- (6) The Council, in partnership with landowners and other relevant interests, will seek the preparation and implementation of management plans for sites of nature conservation interest.”*

7a.49 it has been demonstrated that the proposals would have no detrimental affect on the ecological interests of the area and Scottish Natural Heritage has no objections to the application.

7a.50 Policy EQ25 'Biodiversity' states:

“The Council will promote the biodiversity of the Council area and ensure that the aims and objectives of the Falkirk Area Biodiversity Action Plan are promoted through the planning process. Accordingly:

- (1) Developments which would have an adverse effect on the national and local priority habitats and species identified in the Falkirk Area Biodiversity Action Plan will not be permitted unless it can be demonstrated that there are overriding national or local circumstances;*
- (2) The safeguarding, enhancement and extension of the broad and key habitats and the species of conservation concern identified in 'The Biodiversity of Falkirk' will be given particular attention in the consideration of development proposals;*
- (3) Development proposals should incorporate measures to promote, enhance and add to biodiversity, through overall site planning, and infrastructure, landscape and building design,*

having reference to the Supplementary Planning Guidance Note on Biodiversity and Development’; and

- (4) *Priority will be given to securing appropriate access to and interpretation of areas of local nature conservation interest. The designation of Local Nature Reserves, in consultation with communities, local wildlife groups and statutory bodies will be pursued.”*

7a.51 Measures to mitigate and promote biodiversity across the site have been included in supporting information from the applicant.

7a.52 Accordingly, the proposal accords with the Development Plan.

7b Material Considerations

7b.1 The matters under consideration will include national Policy, comments received from contributors, Community Council and responses from consultees.

National Policy

7b.2 The National Planning Framework 2 (NPF2) sets out the Governments strategic spatial planning priorities and reinforces the Scottish Governments intentions to place Scotland at the forefront of renewable energy technologies as well as highlighting the important role which the renewable energy sector plays in Scotland’s economy.

7b.3 The Scottish Government’s latest renewable energy targets for are that, by 2020, the equivalent of 100% of electricity demand, and 11% of heat demand, should be met from renewables. This is pursued through the Renewables Obligations (Scotland) which came into force in 2002. As a result, a duty has been placed on local authorities to provide a supportive policy framework for renewable energy development, and nationally, to provide the strategic infrastructure to support the renewable energy industry.

7b.4 Scottish Planning Policy 2010 (SPP) requires Development Plans to: *“provide a clear indication of the potential for development of wind farms of all scales, and should set out the criteria that will be considered in deciding applications for all wind farm developments including extensions”*. This includes:

- Landscape and visual impact;
- Effects on the natural heritage and historic environment.;
- Contribution of the development to renewable energy generation targets;
- Effect on the local and national economy and tourism and recreation interests;
- Benefits and disbenefits for communities;
- Aviation and telecommunications;
- Noise and shadow flicker; and
- Cumulative impact.

- 7b.5 The SPP requires planning authorities to set out in the development plan a spatial framework for onshore wind farms of over 20 megawatts generating capacity. Authorities may incorporate wind farms of less than 20 megawatts generating capacity in their spatial framework if considered appropriate. The spatial framework should identify:
- Areas requiring significant protection because they are designated for their national or international landscape or natural heritage value, are designated as green belt or are areas where there are significant cumulative issues from existing wind farms;
 - Areas where constraint existing but where proposals will be assessed on their individual merits against identified criteria;
 - Areas of search where proposals are likely to be supported subject to assessments against identified criteria.
- 7b.6 PAN 45 and Annex 2 has now been supported by a raft of online guidance relating to renewable energy. This includes specific guidance on onshore wind turbines.
- 7b.7 Falkirk Council intends to take forward its obligations through emerging wind energy policy, to be tackled in the Main Issues Report.
- 7b.8 Currently a Landscape Capacity Study is being commissioned to underpin Supplementary Planning Guidance and a Special Framework which is required by Scottish Planning Policy.
- 7b.9 Prior to the development of specific wind energy policies, proposals should be assessed against the current Adopted Development Policies set out in the Falkirk Council Local Plan.

Response to Comments from Contributors

- 7b.10 Letters of support – the points raised have been noted.
- 7b.11 Letters of objection – the points raised are noted and a response may be offered that:-
- The value of land or property is not a material planning consideration;
 - The visual impact of the proposal is not considered detrimental to the outdoor activities currently enjoyed on and adjacent to the site. Indeed, enhancement and promotion of outdoor access is envisaged through upgrading of tracks and bridleways, along with signboard provision;
 - The historical or biodiversity importance of the area is not envisaged to be compromised, with a full cultural heritage assessment undertaken by the applicant prior to submission of the application. The turbines would be constructed, operated and decommissioned with ecological interests at the fore. The proposal would not have an adverse impact on the ecological characteristics for which it was designated;
 - The proximity of the turbines to neighbouring land would not necessarily sterilise the use of the land, given that a high proportion of rural activities can remain to be carried out without detriment;

- The opinion that the turbines are unsightly is a subjective opinion;
- The structural integrity of the turbines should be ensured through construction method and it is considered that the probability of structural failure would be low. The turbines are located more than topple distance from roads and gas pipelines;
- While not a material planning consideration, the benefit to local owners has been verified by the applicant. It is the applicant's viewpoint that landowners would benefit from rental payments, agricultural activities may continue and the Community Trust Fund would pay £52,000 (index linked) per annum to support local initiatives. The wider benefits of the proposal contributing to combat climate change are likely to be felt globally;
- In terms of local residents and road infrastructure, it is acknowledged that there would be some disturbance due to the development process. However, it is considered that an adequate traffic plan can minimise such disturbance and ensure the integrity of the local road network;
- In relation to comments regarding quarried material creating a scar on the landscape the quarry is likely to undergo works to secure its remediation and the practical use of a material asset so close to the application site is considered a practical solution. While the internal wind farm tracks will be visible throughout the lifetime of the project, they should not be widely visible;
- In terms of noise pollution to properties close to the application site, the applicant has reviewed current advice to influence the methodology in setting turbine positions to minimise noise nuisance. However, a planning condition has been imposed to ensure any issues arising beyond predicted levels can be addressed;
- Detriment to Avonbridge through housing development being deterred by the presence of wind turbines is not conclusive. It is considered that much of Avonbridge will be visually screened from the turbines through natural and built landforms, with the turbines located some 2.4km (1.5 miles) away from the settlement;
- Loss of visual amenity to neighbours would occur but, of the closest properties, only a small number have frontages facing the wind farm. Given that it is accepted that proposals of this nature will inevitably incur a visual presence, balance has to be achieved as to the loss of visual amenity to the contribution to society the proposal may achieve;
- The detrimental impact on housing property prices is not a material planning consideration;
- The issue of shadow flicker has been considered through the submitted Environment Statement, which identifies 3 properties where mitigations may be necessary. Mitigation may include measures such as switching the offending turbine for introducing plant screening. A planning condition has been imposed regarding such mitigation.

7b.12 Objection from West Lothian Council. The applicant has had an opportunity to respond on the issues raised and the applicant comments as follows:

- *The proposal is not contrary to SPP or PAN 45. PAN 45 is not a current government advice document and has been superseded. In the opinion of the applicant the recommendations of SPP and PAN 45 have been incorrectly interpreted by West Lothian Council.*
- *'Moderate' impacts are predicted in relation to the Blackridge heights AGLV and the Avon valley/ Slamannan Plateau AGLV. SNH has confirmed that they agree this assessment. In relation to landscape character types, only moderate and minor impacts are anticipated. See Table 6.13.1, ES Volume 2, p195 for a Summary of Long Term Significant Impacts.*
- *There will be some significant impacts upon views. This is the case for every wind farm due to the nature of the development. They are always visible from somewhere. In this case the wind farm will be most visible from the south west and north east. SNH has acknowledged the limited range of the impacts. "while there will be significant Landscape and Visual Impacts caused by this proposal, these impacts are relatively localised and largely occur within 5 km of the development site". This indicates that the impacts are not "extensive".*
- *It is clear from the Appropriate Assessment report, hydrological modeling and confirmation by SNH that "In our view, it is unlikely that the proposal will have a significant effect on any qualifying interests of Blawhorn Moss Special Area of Conservation (SAC) either directly or indirectly" that WLC's statement has no basis.*
- *The locations that are anticipated to experience major cumulative impacts are viewpoints 1 and 2. this is discussed on the final page of SNH's response (28/02/2011). These are Blawhorn Moss and Eastcraigs Hill. Eastcraigs Hill was chosen as a viewpoint because it has maximum visibility over the site. It does not have a footpath on it and is not a location that many people visit. Significant visual effects from here are as inevitable as from within the site itself but are not unacceptable because they will be experienced by very few people. Visitors to Blawhorn Moss will experience views of the Torrance Wind Farm and Burnhead and therefore cumulative effects will occur although they are not considered to be unacceptable. A number of measures have been proposed at the nature reserve to enhance the visitor experience and attract more visitors. It should be noted that the nature reserve is designated for ecological purposes.*

7b.13 In addition, West Lothian Council has requested that the possibility of removing some 3 turbines to alter the view from Blawhorn Moss. The applicant has been approached on this matter and a comprehensive response received:-

- *Wind Prospect has been through a lengthy design process that seeks to avoid and minimize environmental impacts experienced around the site. We accept that some impacts will arise; they always do with wind farm by the nature of the development. There are always visual impacts for example. Therefore, for any wind farm to proceed, some impacts must be considered to be acceptable. In finalizing the wind farm design, Wind Prospect has employed independent, professional landscape architects to optimise the layout and undertake an assessment of the final development, which is reported in Chapter 6 of the ES. Accordingly, the finalized design is within the realms of what we, and our EIA team, believe is likely to be considered an acceptable impact.*
- *The turbine nearest to the boardwalk at Blawhorn MOs is 1km (0.6 mile)s away. It is not possible within the NNR for a visitor to go any closer to the wind farm. If turbines 10, 11 and 12 were dropped (each approximately 1km (0.6 mile)s away), there would still be two within 1.5km (0.9 miles), and the*

remainder of the wind farm would still be clearly visible from the NNR. Accordingly, the magnitude of change by removing the three turbines is not considered to be sufficiently large, with minimal visual improvements, to justify reducing the wind farms capacity by 6MW (23%). In real terms this reduction would decrease the output of the wind farm by the equivalent annual household electricity consumption of approximately 3,500 homes.

- These turbines were considered in detail following our initial meeting with SNH who indicate that some measures may be necessary to ensure that they do not give rise to unacceptable impacts. No such concern was expressed by West Lothian Council in relation to these particular turbines, with in pre-scoping meetings with Cllr Isobel Hutton and Chris Norman (Planning), in their responses to EIA Scoping consultation or at any time thereafter.
- For the reasons outlined above, dropping the turbines was considered to be a last resort. Because the benefits of doing so were considered to be extremely limited, the design priority from the Blawhorn Moss boardwalk was to ensure that the layout is visually cohesive with a balanced view of the turbines (i.e. no overlap, relatively even spacing, etc). We feel that our final layout achieves this whilst maintaining similar balance from other key viewpoints, such as Avonbridge and Slamannan.
- SNH own and manage Blawhorn Moss and provide landscape guidance as an EIA statutory consultee. Their response to the EIA in relation to Blawhorn Moss is as follows:
 - *Viewpoint 1 Blawhorn Moss*
We were initially concerned that the development would cause serious impacts upon Blawhorn Moss, Highlighted as a distinctive landscape feature within the LCA (Landscape Character Assessment) document and a NNR (National Nature Reserve). However given the horizontal nature of the moss, the turbines do not appear to alter the scale of this feature. The turbines will be dominant in this view, however as the turbines appear to provide a relatively balanced arrangement along the horizon this provides a balanced view of horizontal and vertical elements. We are pleased to note there is no overlapping of turbines, this helps in emphasising the simple nature of the array. There are however a few large gaps in the turbine arrangement, especially between turbines 1 and 11 in this view which interrupt this balance, it would be a good option to see whether turbine 10 could be moved to fit it into this space.
- Due to the presence of the gas pipeline that runs through the site, it is not possible to move T 10 to fit the space as suggested by SNH although there may be some scope to micro site (20-30m) T1 to improve the balance. It must be remembered that a movement to improve the layout from one location will alter it from other viewpoints, often detrimentally. Wind Prospect went through a lengthy process to optimize the layout from key surrounding locations, and do not believe that there is a great deal of room for improvement but, should the development gain planning permission, this will be a consideration when microsite T1. However, we do not intend to drop the turbines suggested by WLC because the benefits of doing so are likely to be limited and greatly outweighed by the benefits of retaining them.
- We make the assumption that this refers primarily to the wind farm being visible from certain locations and is dealt with above and discussed in detail in the ES. Most people are not averse to views of a wind farm. From a town, views are generally screened by buildings; if not, they will be framed by an urban landscape. Only moderate impacts are anticipated to arise in relation to any of the surrounding villages. Whilst a major impact is anticipated to arise at the Avonbridge viewpoint, this was located on a hillside outside of the village to represent a 'worst case' and visibility from within the village will be limited. Accordingly, the visual impact from the village is only anticipated to be 'moderate' (p197, ES, Volume 2).

- *There are not expected to be significant impacts upon the Drumtassie Burn. There are otters using the burn and it will be necessary to survey the burn prior to construction commencing to ensure that any new holt locations are adequately protected. In general terms SNH "advise that the 30m buffer zone proposed to protect Drumtassie Burn will be sufficient providing there is no damage to holts or resting places, and that if breeding is found, any work which could affect those sites would need to stop until breeding had finished". Subsequent to this response, Wind Prospect has supplied further information relating to otters and proposed further mitigation measures. As a European protected species, a license will be required if any works have potential to disturb a holt or resting place. Whilst this is not anticipated, pre-construction surveys would identify whether this is required and it would be necessary to adhere to the conditions of any such licence thereafter.*
- *There will be some disturbance on roads whilst the turbines are being delivered. This will occur in a single month and a management plan will be agreed with Falkirk Council to ensure that disruption is minimised.*

7b.14 The points raised by the applicant are noted and, in terms of reasonableness, would preclude Falkirk Council for pursuing amendment to the current proposals.

Community Council Responses

7b.15 The issue of cumulative impact has been assessed by Falkirk Council in consultation with Scottish Natural Heritage. It is acknowledged that cumulative impact will be, to a degree, experienced within 5km (3.1 miles) of the application site.

7b.16 Comments from RSPB have been submitted and a planning condition addressing concerns has been imposed.

7b.17 The lighting atop the masts would be infra-red, not visible to the naked eye. All other lighting on the site would be minimized.

7b.18 The application is subject to a planning condition regarding traffic movement and impact on infrastructure.

7b.19 For the avoidance of doubt, the application site is not designated an Area of Great Landscape Value within the Falkirk Council Local Plan, but adjoins West Lothian Council Area which may be subject to different area designations.

7b.20 Falkirk Council is currently compiling additional information to expand on Development Plan Policy relating to Wind farm technology.

7b.21 The economic benefits to the applicant in choosing a particular site are not a material planning consideration. The commercial viability of a particular site are at the discretion of the applicant.

7b.22 A visual assessment of the landscape has been carried out by Falkirk Council in consultation with Scottish Natural Heritage.

7b.23 It is not within the planning remit to persuade the applicant to offer financial incentives to neighbours to promote development.

7b.24 Matters suggested through additional planning conditions have, where appropriate, been imposed through planning condition or covered within the submitted application.

Reponses to Consultations

- 7b.25 ATS (En Route) plc (NERL Safeguarding) objects to the proposal because the development would be visible to the Lowther Hill Primary Surveillance Radar (PSR) Systems. The applicant has provided a letter of response (June 2011) acknowledging that work is continuing to provide a solution to the matter and that an appropriate suspensive planning condition is considered acceptable.
- 7b.26 Scottish Natural Heritage do not object to the application, but request further dialogue with the applicant over mitigation measures to be imposed, survey and protection of habits and construction development methods. Planning conditions to address Scottish Natural Heritages interests have been imposed.
- 7b.27 Concerns from the Civil Aviation Authority have been considered and BAA does not object to the application. However, the concerns of ATS (En Route) plc (NERL Safeguarding) as discussed above has resulted in a suspensive planning condition being imposed to resolve concerns prior to works on site.

7c Conclusion

- 7c.1 Development Plan policy is broadly supportive of renewable energy developments in the Council area subject to assessment against landscape and environmental policies. In terms of assessment against landscape and ecology policies, the proposal is considered to be broadly in accordance subject to the appropriate assessment and mitigation for identified effects as set out in detail within the Environmental Statement.
- 7c.2 From within Falkirk Council area, there would be localised major visual effects as seen from farms, dwellings and roads adjacent to the site. This would be the case for any windfarm. Locations in villages and countryside to the north within 7km (4.3 miles) would move views of the turbines, but woodland cover and localised natural landform will, in many locations, restrict full views of turbines or obscure entire turbines. SNH also conclude that the effects will be largely localised within 5km (3.1 miles) of the site.
- 7c.3 The proximity of the proposal to the adjacent Blackridge Heights Area of Great Landscape Value within 1.5km (0.9 miles) and to Blawthorn Moss National Nature Reserve (which attracts visitors) will result in a moderate to major level of effect from these designations in West Lothian.
- 7c.4 The cumulative visual effects with other windfarm proposals will be of an acceptable level from the Falkirk side, but cumulative effects would be predominantly experienced from West Lothian and North Lanarkshire.
- 7c.5 Overall, the landscape and value effects of the proposed Burnhead Windfarm are considered to be of an acceptable level from the Falkirk Council side and the proposal is considered to be in accordance with relevant landscape policies.
- 7c.6 The Biodiversity Officer and SNH are broadly content with the scope of the ES and the information submitted to date. They are also content that there would be no significant impact on nationally designated sites. Mitigation regarding protected species and additional information requested from SNH is detailed in their consultation response. Subject to

appropriate mitigation set out within this response, and that of SNH, the proposal is considered to be in accordance with policies relating to ecology.

8. RECOMMENDATION

8.1 It is therefore recommended that Committee grant planning permission subject to the following conditions:

- (1) The development to which this permission relates must be begun within three years of the date of this permission.**
- (2) Prior to any works on site, an Environmental Management Plan (EMP) will be submitted to and approved in writing by the Planning Authority. The EMP will identify, from the Environmental Statement, appropriate mitigation strategies and consolidate these, clearly outlining what shall be implemented, when and by whom.**
- (3) Prior to any works on site, a Transport Management Plan (TMP) will be submitted to and approved in writing by the Planning Authority. The TMP will provide specific information in relation to the traffic management and road monitoring, with such matters implemented during the construction, decommissioning and operation of the site.**
- (4) Prior to any works on site, a Water Management Plan (WMP) will be submitted to and approved in writing by the Planning Authority. The WMP will provide specific information in relation to the management of water on the construction site and implemented accordingly.**
- (5) Prior to any works on site, a Construction Method Statement (CMS) will be submitted to and approved in writing by the Planning Authority. The statement will set out method statements for each aspect of construction activities and implemented accordingly.**
- (6) No development shall take place until a scheme detailing the potential for the assessment of any complaints of shadow flicker resulting from the development, including remedial measures, has been submitted to and approved in writing by the Planning Authority. Operation of the turbines shall take place in accordance with the agreed protocol.**
- (7) Prior to any works on site, samples of the external materials to be used on the proposed wind turbines – including colour finish – shall be submitted to and approved in writing by the Planning Authority.**
- (8) Prior to any works on site, further details shall be submitted to and approved in writing by the Planning Authority as to:-**
 - (a) The end point of any materials excavated during construction.**
 - (b) The site access points to the road network.**
 - (c) Road construction methods within the site.**
 - (d) The strategy for recreated vegetation cover upon implementation of the wind farm, final decommissioning and restoration of the site.**

- (e) The quantity and method of transportation and storage of imported material use in the development of the site.
 - (f) The external materials to be used on the switchgear building, including colour finish. For the avoidance of doubt, the use of a natural vegetation roof covering is to be employed.
- (9) Prior to any work on site, further information shall be submitted to and approved in writing by the Planning Authority (in consultation with the Ministry of Defence) as to:-
- (a) The date construction starts and will be presumed to end.
 - (b) The maximum height of construction equipment.
 - (c) The latitude and longitude of every turbine and
 - (d) The form of aviation lighting employed.
- (10) Prior to any works on site, a national vegetation Classification (NVC) survey shall take place and the results, including matters to be mitigated or addressed, shall be submitted to and approved in writing by the Planning Authority in consultation with the Scottish Environment Protection Agency.
- (11)
- (i) Unless otherwise agreed in writing, no development shall commence on site until a contaminated land assessment in accordance with current guidance has been submitted and approved by the Planning Authority. The assessment shall determine the nature and extent of any contamination on the site, including contamination that may have originated from elsewhere, and also identify any potential risks to human health, property, the water environment or designated ecological sites.
 - (ii) Where contamination (as defined by Part IIA of the Environmental Protection Act 1990) is encountered, a detailed remediation strategy shall be submitted to and approved in writing by the Planning Authority. The strategy shall demonstrate how the site shall be made suitable for its intended use by the removal of any unacceptable risks caused by the contamination.
 - (iii) Prior to the commencement of development, the remediation works shall be carried out in accordance with the terms and conditions of the remediation scheme as approved in writing by the Planning Authority. No part of the development shall be occupied until a remediation completion report/validation certificate has been submitted to and approved in writing by the Planning Authority.
- (12) In the event of a noise complaint, the applicant shall carry out a full noise survey (in full accordance with ETSU-R-97) and carry out such mitigation as required, all to the satisfaction of the Planning Authority.
- (13) The existing Right of Way shall remain open and free of obstruction during construction, operation and decommission of the proposed development. However, where closure is essential, the applicant shall provide such mitigation

as to offer a sustainable alternative route, details to be submitted to and approved in writing by the Planning Authority.

- (14) For the avoidance of doubt, the micro-siting of the turbines is restricted to a maximum of 25 metres distance.
- (15) Prior to any works on site, an ecological clerk of works shall be employed to oversee construction and remediation measures.
- (16) Prior to any works on site, further details shall be submitted to and approved in writing by the Planning Authority as to a scheme of native woodland planting to be placed around all sides of the switchroom building.
- (17) Prior to any works on site, further details shall be submitted to and approved in writing by the Planning Authority regarding the proposed internal access roads, including cross-sectional details and degree of cut/fill to be employed.
- (18) For the avoidance of doubt, all mitigation measures proposed within the Environmental Statement shall be undertaken timeously.
- (19) Prior to any works on site, a repeat badger and otter survey shall take place and be repeated on a 6 monthly basis during the construction phase.
- (20) Prior to any works on site, further information shall be submitted to and approved in writing by the Planning Authority with regard to the content, position and maintenance of interpretation boards.
- (21) The developer will undertake an additional 36hr VP survey in May and June 2012. Following this, if survey results indicate that osprey are frequently crossing the site and have a collision risk of more than 1 in 25 years, then conservation measures for osprey will be agreed with Falkirk Council in consultation with SNH and RSPB.
- (22) No development shall take place before a scheme of technical measures to mitigate the adverse impacts of the development on the Lowther Hill Primary Surveillance Radar (PSR) Systems used by NATS (En-Route) Plc, including a programme of implementation, has been submitted to and approved in writing by the Planning Authority. The scheme shall then be implemented as approved.
- (23) Prior to any works on site, further details (including dates of mitigation) shall be submitted to and approved in writing by the Planning Authority as to the methods employed to secure access across the existing Right of Way on the site during construction and decommissioning of the development.
- (24) Any works involving vegetation clearance will be scheduled so as to avoid the bird breeding season (Apr-Aug). Should any vegetation clearance be required to take place during this period, a qualified ornithologist will check the area for nesting birds and appropriate measures taken to ensure they are safeguarded. Additionally, a programme of surveys would be implemented to provide information on the status of osprey and any other breeding bird listed on Schedule 1 of the Wildlife and Countryside Act at that time and appropriate

mitigation measures agreed with Falkirk Council in consultation with SNH and RSPB if required.

Reason(s):

- (1) To accord with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997.
- (2-5,18) As the development would not be acceptable without these additional works.
- (6-9,17,20-22, 24) To enable the Planning Authority to consider this/these aspect(s) in detail.
- (10) To safeguard the environmental amenity of the area.
- (11) To ensure the ground is suitable for the proposed development.
- (12) To ensure that the occupants of adjacent premises are protected against excessive noise intrusion.
- (13) To protect existing rights of way and ensure they are not adversely affected by the development.
- (14) To avoid adverse visual amenity from previously evaluated locations.
- (15) To ensure best practice is employed, ecological mitigation is satisfactorily implemented and a response to any ecological issues which may arise are addressed.
- (16) In the interests of visual amenity.
- (19) To ensure that there has been no change in location or status of protected species which would require altered working methods.
- (23) In the interest of public safety.

Informative(s):

- (1) For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 1 – 189.
- (2) It is requested that the developer consider the option to request no replanting following felling of an area of 15ha of the current conifer plantation. This would allow moorland regeneration and enhance the ecological value of the site.
- (3) If ospreys are found to be crossing the site at reasonable levels but less than 1 in 25 collision risk, the applicant is required to consider making a small contribution to consider contribution to raptor work in the area.

Director of Development Services

Date: 14 September 2011

LIST OF BACKGROUND PAPERS

1. Falkirk Council Structure Plan.
2. Falkirk Council Local Plan.
3. Scottish Planning Policy (SPP).
4. National Planning Framework (NPF2).
5. Letter of Support received from M Binnie, 97 Wood Street, Grangemouth FK3 8PP on 17 March 2011.
6. Letter of Support received from J C Dowell, 23 Northend, Cambusbarron, Stirling FK7 9LH on 17 March 2011.
7. Letter of Support received from Julie-Ann Jones, 123 Victoria Road, Falkirk FK2 7AU on 23 May 2011.
8. Letter of Support received from Y Humphries, 113 Kilbrennan Drive, Falkirk FK1 4SQ on 17 March 2011.
9. Letter of Support received from Mr Brian Wilson, 41 Brown Street, Falkirk FK1 4QF on 17 March 2011.
10. Letter of Support received from Mr Fraser Machin, 24 Burnbrae Drive, Kincardine FK10 4RP on 17 March 2011.
11. Letter of Support received from Mr Ian Campbell, 9 Sharp Terrace, Grangemouth FK3 8PH on 17 March 2011.
12. Letter of Support received from M Findlay, Gamrie, 63 Dean Road, Bo'ness EH51 9BA on 17 March 2011.
13. Letter of Support received from Mr James McDonald, 44 Main Street, Shieldhill, Falkirk FK1 2DZ on 17 March 2011.
14. Letter of Support received from Margaret Brown, 7 Craigs Way, Rumford, Falkirk FK2 0EU on 17 March 2011.
15. Letter of Support received from Terray Roberts, 19 The Maltings, Linlithgow EH49 6DS on 17 March 2011.
16. Letter of Support received from Mary White, 10 School Road, Redding, Falkirk FK2 9XU on 17 March 2011.
17. Letter of Support received from E White, 10 School Road, Redding, Falkirk FK2 9XU on 17 March 2011.
18. Letter of Support received from Susan Smith, 36 Muirdyke Avenue, Carronshore, Falkirk FK2 8AW on 17 March 2011.
19. Letter of Support received from Mr Colin Smith, 36 Muirdyke Avenue, Carronshore, Falkirk FK2 8AW on 17 March 2011.
20. Letter of Support received from G Bell, 13 Malcolm Drive, Stenhousemuir, Larbert FK5 4JP on 17 March 2011.
21. Letter of Support received from Carrie Butler, 4 Couvain Terrace, Crook O Durham DU5 9PB on 17 March 2011.
22. Letter of Support received from Lorna McKay, 23 Merrick Way, Grangemouth FK3 0BT on 17 March 2011.
23. Letter of Support received from Mrs Jessie Gibb, 69 Livingstone Crescent, Falkirk FK2 9BW on 17 March 2011.

24. Letter of Support received from Mr Charles Mullin, 36 Roughlands Crescent, Carronshore, Falkirk FK2 8BY on 17 March 2011.
25. Letter of Support received from Ann Hill, 5 Mariner Avenue, Falkirk FK1 4LL on 17 March 2011.
26. Letter of Support received from J Gallagher, 44 Inchyra Place, Grangemouth FK3 9EQ on 17 March 2011.
27. Letter of Support received from Mrs McLaren, 2 Watling Street, Falkirk FK1 4HT on 17 March 2011.
28. Letter of Support received from R Black, Hawley Road, Falkirk FK1 1SH on 17 March 2011.
29. Letter of Support received from Jackie Sherlock, 44 Ballinkier Avenue, Banknock, Bonnybridge FK4 1JH on 17 March 2011.
30. Letter of Support received from C Hutchinson, 46 Blaefaulds Crescent, Denny FK6 5EL on 17 March 2011.
31. Letter of Support received from A Hutchinson, 46 Blaefaulds Crescent, Denny FK6 5EL on 17 March 2011.
32. Letter of Support received from Mr Christopher Wright, 9 Livingstone Crescent, Falkirk FK2 9BW on 17 March 2011.
33. Letter of Support received from Mr David Rennie, 76 Rae Street, Stenhousemuir, Larbert FK5 4QP on 17 March 2011.
34. Letter of Support received from Diane Neill, 21 Findhorn Place, Falkirk FK1 2QJ on 17 March 2011.
35. Letter of Support received from P McAdam, 43 Mannerston Holdings, Linlithgow EH49 7ND on 17 March 2011.
36. Letter of Support received from Mr Stephen Cain, 82 Kilbirnie Terrace, Denny FK6 6JL on 17 March 2011.
37. Letter of Support received from Michelle Todd, 32 Quarrollhall Crescent, Carronshore, Falkirk FK2 8AT on 17 March 2011.
38. Letter of Support received from Eddie O'Neill, 41 Bryce Avenue, Carron, Falkirk FK2 8JA on 17 March 2011.
39. Letter of Support received from Mr Martyn Bentley, 26 Station Road, Armadale EH48 3LN on 17 March 2011.
40. Letter of Support received from Miss Sarah Walmsley, 68 Lauderdale Gardens, Glasgow G12 9QW on 19 March 2011.
41. Letter of Support received from Michael McDougall, 2 Lornshill Cottages, Alloa FK10 2EP on 21 March 2011.
42. Letter of Support received from Ryan Cassidy, 9 Dundas Crescent, Laurieston, Falkirk FK2 9QU on 21 March 2011.
43. Letter of Support received from A McCall, 68 Old Redding Road, Laurieston, Falkirk FK2 9JU on 21 March 2011.
44. Letter of Support received from Irene McCall, 68 Old Redding Road, Laurieston, Falkirk FK2 9JU on 21 March 2011.
45. Letter of Support received from M Bridges, Burnside Terrace, Camelon, FK1 4EF on 21 March 2011.
46. Letter of Support received from Paul Tonner, 10 Beaully Court, Falkirk FK1 2QP on 21 March 2011.
47. Letter of Support received from Ken Bannerman, 17 York Street, Falkirk FK2 9EN on 21 March 2011.
48. Letter of Support received from Jane Rutherford, 17 Sandy Loan Crescent, Laurieston, Falkirk FK2 9NG on 23 March 2011.
49. Letter of Support received from Mrs E Mercer, 17 Castings Avenue, Falkirk FK2 7BJ on 23 March 2011.

50. Letter of Support received from J Cassidy, 10 Bankhill Court, Grangemouth FK3 0AS on 23 March 2011.
51. Letter of Support received from Wilma O'Connor, 17 Newhouse Road, Grangemouth FK3 8LL on 17 March 2011.
52. Letter of Support received from M Parker, 9 Roman Road, Bonnybridge FK4 2DE on 23 March 2011.
53. Letter of Support received from Attila Rutkai, 35 Telford Square, Falkirk FK1 4BT on 23 March 2011.
54. Letter of Support received from Owner/Occupier, 6 Hawthorn Place, Larbert FK5 3LJ on 23 March 2011.
55. Letter of Support received from Owner/Occupier, 46 Kinnaird Drive, Stenhousemuir, Larbert FK5 4JN on 23 March 2011.
56. Letter of Objection received from Mr Douglas Pettigrew, Wester Greenhill Farm, Falkirk FK1 2JR on 13 April 2011.
57. Letter of Support received from Isobel Bradley, 75 Falside Crescent, Bathgate EH48 2DS on 23 March 2011.
58. Letter of Support received from Jacqui Keiss, 196 Haugh Street, Falkirk, FK2 7QX on 23 March 2011.
59. Letter of Support received from J Gorman, Delloch Bank, 7 Merchiston Terrace, Falkirk, FK2 7JJ on 23 March 2011.
60. Letter of Support received from Scott Burns, 171 Bowhouse Road, Grangemouth FK3 0EX on 23 March 2011.
61. Letter of Support received from Mary McCrindle, 24A Glasgow Road, Denny FK6 6BA on 23 March 2011.
62. Letter of Support received from Owner/Occupier, 35 Pender Gardens, Rumford, Falkirk FK2 0BJ on 23 March 2011.
63. Letter of Support received from M MacDonald, 68 Stirling Road, Larbert FK5 4NF on 23 March 2011.
64. Letter of Support received from Mary Williams, 75 Avon Drive, Linlithgow EH49 7SE on 23 March 2011.
65. Letter of Support received from Isla McLay, 32 Major's Loan, Falkirk FK1 5QA on 23 March 2011.
66. Letter of Support received from Alex Turnbull, 30 Adam Street, Falkirk FK2 9EU on 23 March 2011.
67. Letter of Support received from John Thomson, 316 King Street, Stenhousemuir, Larbert FK5 4JS on 23 March 2011.
68. Letter of Support received from Emma MacKenzie, 2 Craigleith Road, Grangemouth FK3 0AH on 23 March 2011.
69. Letter of Support received from Barbara Dow, 135 High Street, Bonnybridge FK4 1BY on 23 March 2011.
70. Letter of Support received from Owner/Occupier, 45 Hayfield, Falkirk FK2 7XH on 23 March 2011.
71. Letter of Support received from G Aitken, 6 Taymouth Road, Polmont, Falkirk FK2 0PG on 23 March 2011.
72. Letter of Support received from Melissa Myles, 1 Council House, Kersie Road, Throsk FK7 7NA on 23 March 2011.
73. Letter of Support received from Pete Hoggan, Longcroft House, Glasgow Road, Longcroft, Bonnybridge on 23 March 2011.
74. Letter of Support received from Cameron Dryburgh, 4 McNab Gardens, Falkirk FK1 5BF on 23 March 2011.

75. Letter of Support received from Claire Park, 5 Acorn Crescent, Larbert FK5 3LT on 23 March 2011.
76. Letter of Support received from Paul Tedcastle, 85 Wallace Brae Drive, Reddingmuirhead, Falkirk FK2 0FB on 23 March 2011.
77. Letter of Support received from Aamir Chaudry, 164A Grahams Road, Falkirk FK2 7BY on 23 March 2011.
78. Letter of Support received from John Rankin, 41 Bute Street, Falkirk FK2 7DH on 23 March 2011.
79. Letter of Support received from Alison McCue, 41 East Bridge Street, Falkirk FK1 1YB on 23 March 2011.
80. Letter of Support received from Stewart Douglas, 117 Rosebank Avenue, Falkirk FK1 5JR on 23 March 2011.
81. Letter of Support received from Heather King, 117 Rosebank Avenue, Falkirk FK1 5JR on 23 March 2011.
82. Letter of Support received from H Feviar, 79A Wallace Street, Falkirk FK2 7DR on 23 March 2011.
83. Letter of Support received from A McWhinnie, 12 Etive Way, Polmont, Falkirk FK2 0RR on 23 March 2011.
84. Letter of Support received from M McMonagle, 34 Redwood Grove, Coatbridge ML5 3PN on 23 March 2011.
85. Letter of Support received from Ann Marie Anderson, 104 Kilbrennan Drive, Falkirk FK1 4SG on 23 March 2011.
86. Letter of Support received from Scott Pirie, 46 Maree Road, Cumbernauld G67 3NB on 23 March 2011.
87. Letter of Support received from Maureen Paterson, 29 Bonnyside Road, Bonnybridge FK4 2AD on 23 March 2011.
88. Letter of Support received from J Wilson, 9 Hareburn Avenue, Avonbridge FK1 2NR on 23 March 2011.
89. Letter of Support received from Gary Laird, 54 Watson Street, Falkirk FK2 7HA on 23 March 2011.
90. Letter of Support received from William Robertson, 22 Haining Road, Whitecross, EH49 6LE on 23 March 2011.
91. Letter of Support received from Margaret Monaghan, 9 Merville Terrace, Falkirk FK1 2DB on 23 March 2011.
92. Letter of Support received from S Batchelor, 2 Lismore Court, Falkirk FK1 2PH on 23 March 2011.
93. Letter of Support received from Mrs J Jenkins, 24 T'ree Place, Falkirk FK1 2PP on 23 March 2011.
94. Letter of Support received from Diane Graham, 83 Thornbridge Road, Falkirk FK2 9AZ on 23 March 2011.
95. Letter of Support received from Chris Smith, 14 Burnside Court, Camelon, Falkirk FK1 4DR on 23 March 2011.
96. Letter of Support received from C Mullen, 10 Bridgend Road, Avonbridge, Falkirk FK1 2NT on 23 March 2011.
97. Letter of Support received from Omar Bhatti, Cala Myor, 200 Carronvale Road, Larbert FK5 3LH on 23 March 2011.
98. Letter of Objection received from Mr Alan Hunter, Drumbroider Moss, Easter Greencraigs, Avonbridge FK1 2LF on 16 January 2011.
99. Letter of Support received from Antony Stevenson, 22 Balmoral Street, Falkirk FK1 5HE on 23 March 2011.

100. Letter of Support received from Owner/Occupier, 14 Highland Dykes Crescent, Bonnybridge FK4 1ES on 23 March 2011.
101. Letter of Support received from Mrs E Duncan, 84 Wheatlands Avenue, Bonnybridge FK4 1PL on 23 March 2011.
102. Letter of Support received from Owner/Occupier, 68 Bellsdyke Road, Larbert FK5 4EN on 17 March 2011.
103. Letter of Support received from A D McQueen, 6 Cochrane Street, Falkirk FK1 1QB on 17 March 2011.
104. Letter of Support received from C P Sinclair, 7 Wardlaw Place, Carronshore, Falkirk FK2 8FF on 17 March 2011.
105. Letter of Support received from Mrs Pamela D'Aroy, 4 - 2 Breton Court, Finistere Avenue, Falkirk FK1 1UA on 17 March 2011.
106. Letter of Support received from G Buckie, 1 Abbotsview, Polmont, Falkirk FK2 0QL on 17 March 2011.
107. Letter of Support received from Owner/Occupier, 5 Anderson Drive, Carron, Falkirk FK2 8DU on 17 March 2011.
108. Letter of Support received from Mr Allan Hall, 7 Hilton, Cowie, Stirling FK7 7AW on 17 March 2011. .
109. Letter of Support received from Sharon Robertson, 57 High Street, Bonnybridge FK4 1BX on 17 March 2011.
110. Letter of Support received from Mr David Craig, 15F Braehead Road, St Ninians, Stirling on 17 March 2011.
111. Letter of Support received from Shona Usher, 5 Caledonia Terrace, Bonnybridge FK4 1DQ on 17 March 2011.
112. Letter of Support received from L McKenna, 2 Antonine Grove, Bonnybridge FK4 2DW on 17 March 2011.
113. Letter of Objection received from Yvonne Leadbetter, Yvonne.Leadbetter@centralscotlandfire.gov.uk on 28 January 2011.
114. Letter of Support received from Ms Jane Muirhead, 41 Busby Road, Clarkston, Glasgow G76 7BN on 23 March 2011.
115. Letter of Support received from C Alexander, 4 Queen Street, Falkirk FK2 7AF on 23 March 2011.
116. Letter of Support received from Owner/Occupier, 11 Sunnybrae Terrace, Maddiston, Falkirk FK2 0LP on 23 March 2011.
117. Letter of Support received from Sandra Inglis, Craigend Farm, Falkirk FK1 2JN on 23 March 2011.
118. Letter of Support received from Mr W Scott, 163 Cumberae Drive, Falkirk FK1 4AP on 23 March 2011.
119. Letter of Support received from R Myles, 7 Guthrie Crescent, Larbert, FK5 4GE on 23 March 2011.
120. Letter of Support received from Debbie Bell, 24 Silver Street, Kincardine FK10 4NS on 23 March 2011.
121. Letter of Support received from Owner/Occupier, 57 Maple Avenue, Stenhousemuir, Larbert FK5 4BT on 23 March 2011.
122. Letter of Support received from Marlyn Beglin, 54 Castlehill, Bo'ness EH51 0HL on 18 March 2011.
123. Letter of Support received from Loraine Sneddon, 13 Ochilview Road, Bo'ness EH51 0LD on 18 March 2011.
124. Letter of Support received from Dave Anderson, 9 Roberts Avenue, Polmont, Falkirk FK2 0UU on 18 March 2011.

125. Letter of Support received from Pauline Cameron, 10 Lomond Drive, Falkirk FK2 7UH on 18 March 2011.
126. Letter of Support received from Mr Calum Simpson, 24 Silver Street, Kincardine FK10 4NS on 18 March 2011.
127. Letter of Support received from Mr Alistair Bannar, 48 Hawthorn Street, Grangemouth FK3 8PX on 18 March 2011.
128. Letter of Support received from Owner/Occupier, Greenwell Cottage, 7 Greenwell Terrace, Main Road, Maddiston, Falkirk on 18 March 2011.
129. Letter of Support received from Linda McTaggart, 16 Roman Road, Bonnybridge FK4 2DE on 18 March 2011.
130. Letter of Support received from Elaine McCabe, 19 Calder Place, Falkirk FK1 2QZ on 18 March 2011.
131. Letter of Support received from G Johnstone, 13 Randolph Crescent, Brightons, Falkirk FK2 0HA on 18 March 2011.
132. Letter of Support received from Barbara McBeam, 10 Rowam Place, Blackburn EH47 7PZ on 18 March 2011.
133. Letter of Support received from Stacey Manson, 56 Roughlands Drive, Carronshore, Falkirk FK2 8DE on 18 March 2011.
134. Letter of Objection received from Mr Charles Hardie, hardie5@talktalk.net on 18 January 2011.
135. Letter of Support received from Mr Colin Green, 22 Weir Street, Falkirk, FK1 1RA on 18 March 2011.
136. Letter of Support received from Sandra Burt, 1 Bridge Street, Kincardine FK10 4QU on 18 March 2011.
137. Letter of Support received from Nicola Manson, 56 Roughlands Drive, Carronshore, Falkirk FK2 8DE on 18 March 2011.
138. Letter of Support received from Andrew Smyth, 9 MacArthur Crescent, Maddiston, Falkirk FK2 0NL on 18 March 2011.
139. Letter of Support received from Nicola Henderson, 7 Bonnytoun Avenue, Linlithgow EH49 7JR on 18 March 2011.
140. Letter of Support received from Ewing, Riemardon, 17 Church Road, California, Falkirk on 18 March 2011.
141. Letter of Support received from Morag Corbett, 29 Simpson Street, Falkirk, FK1 4BZ on 21 March 2011.
142. Letter of Support received from Sophia Duncan, 7 Harris Place, Grangemouth FK3 8TN on 21 March 2011.
143. Letter of Support received from Hazelle Gramalis, 17 Thornbridge Gardens, Falkirk FK2 9BB on 21 March 2011.
144. Letter of Support received from Mark O'Donnell, 2 Culmore Place, Falkirk FK1 2RP on 21 March 2011.
145. Letter of Support received from Miss N Sinclair, 31 Sir William Wallace Court, Larbert FK5 4GA on 21 March 2011.
146. Letter of Support received from Mr John Currie, Gartcows Road, Falkirk FK1 5QT on 18 March 2011.
147. Letter of Support received from I Brownlee, 101 Falkirk Road, Larbert FK5 3NQ on 21 March 2011.
148. Letter of Support received from Miss J Duncan, 20 Hunter Gardens, Denny FK6 6PP on 21 March 2011.
149. Letter of Support received from L Thomson, 24 Lomond Drive, Falkirk FK2 7UH on 21 March 2011.

150. Letter of Support received from Catherine Wason, 22 Orchard Street, Falkirk FK1 1RF on 21 March 2011.
151. Letter of Support received from L Hughes, 25 Castleton Crescent, Grangemouth FK3 0BH on 21 March 2011.
152. Letter of Support received from Mrs Jenkins, 17 Forthview Gardens, Brightons, Falkirk FK2 0EQ on 23 March 2011.
153. Letter of Support received from Mrs N Macdonald, 2 Fairley Drive, Larbert FK5 4PS on 23 March 2011.
154. Letter of Support received from Mrs C Godson, 40 St. Johns Avenue, Falkirk FK2 7DP on 23 March 2011.
155. Letter of Support received from Cath Mills, 15 James Street, Falkirk FK2 7EZ on 23 March 2011.
156. Letter of Support received from Melanie Barron, 2 Craigbank Road, Avonbridge, Falkirk FK1 2NS on 23 March 2011.
157. Letter of Support received from E Bennet, 8 Abbots Moss Drive, Falkirk FK1 5UA on 23 March 2011.
158. Letter of Support received from Mr Stephen Craig, 39 Dumyat Drive, Falkirk FK1 5PA on 23 March 2011.
159. Letter of Support received from T Seivwright, 66 King Street, Falkirk FK2 9AL on 23 March 2011.
160. Letter of Support received from Stephanie Jenkins, 88 Seaforth Road, Falkirk FK2 7TQ on 23 March 2011.
161. Letter of Support received from Owner/Occupier, 115 Ttree Crescent, Polmont, Falkirk FK2 0XB on 23 March 2011.
162. Letter of Support received from T Hundson, 10 Roman Road, Bonnybridge FK4 2DE on 17 March 2011.
163. Letter of Support received from Owner/Occupier, 10 Lomond Drive, Falkirk FK2 7UH on 17 March 2011.
164. Letter of Support received from Elaine Clark, 12 St. Giles Way, Falkirk,FK1 4JJ on 17 March 2011.
165. Letter of Support received from Heather Smyth, 58 Cooperage Quay, Stirling FK8 1JJ on 17 March 2011.
166. Letter of Support received from N Murray, 22 Waverley Crescent, High Bonnybridge Bonnybridge, FK4 2AX on 17 March 2011.
167. Letter of Support received from M Bayne, 45 Alloway Crescent, Bonnybridge FK4 1EZ on 17 March 2011.
168. Letter of Support received from Mrs C Irvine, 32 Alma Street, Falkirk FK2 7HD on 17 March 2011.
169. Letter of Support received from Mr Bryan Norris, 18 Rugby Road, Rainworth, NG21 0AT on 17 March 2011.
170. Letter of Support received from Kirsty Neay, 54 Torridon Avenue, Falkirk FK2 7TJ on 17 March 2011.
171. Letter of Support received from Mr Mark Forsyth, 77 Main Street, Shieldhill, Falkirk FK1 2DT on 17 March 2011.
172. Letter of Support received from Laura/Susan Thomson, 316 King Street, Stenhousemuir, Larbert FK5 4JS on 17 March 2011.
173. Letter of Support received from M Thomson, 316 King Street, Stenhousemuir, Larbert FK5 4JS on 17 March 2011.
174. Letter of Support received from Kirsty Williams, 2 Braeside Place, Laurieston, Falkirk FK2 9NN on 17 March 2011.

175. Letter of Support received from M Macintyre, 2 Braeside Place, Laurieston, Falkirk FK2 9NN on 17 March 2011.
176. Letter of Support received from Mandy Fullerton, 75 Stevenson Street, Grangemouth FK3 8QZ on 17 March 2011.
177. Letter of Support received from Miss Walsh, 38 Oswald Street, Falkirk FK1 1QJ on 17 March 2011.
178. Letter of Support received from Mrs Annie Walls, 97 Braemar Drive, Falkirk FK2 9HB on 17 March 2011.
179. Letter of Support received from Alan McKinnon, 38 Dovehill, Alloa FK10 2BD on 17 March 2011.
180. Letter of Support received from John Pottage, 2 Harlington Place, Maddiston, Falkirk FK2 0ND on 17 March 2011.
181. Letter of Support received from K Watt, 31 Hillside Grove, Bo'ness EH51 9RL on 17 March 2011.
182. Letter of Support received from Jade Johnes, 20 Windsor Road, Falkirk FK1 5EJ on 17 March 2011.
183. Letter of Support received from Lauren Kelly, 211 Grahams Road, Falkirk FK2 7BU on 21 March 2011.
184. Letter of Support received from Susan Gray, 173 Merchiston Avenue, Falkirk FK2 7JU on 21 March 2011.
185. Letter of Support received from W Metcalfe, 19 Randyford Street, Falkirk FK2 9DF on 21 March 2011.
186. Letter of Support received from Ben Ferguson, 48 Torridon Avenue, Falkirk FK2 7TJ on 21 March 2011.
187. Letter of Support received from R Mitchell, 107 Braemar Drive, Falkirk FK2 9HB on 21 March 2011.
188. Letter of Support received from Linda Conway, 12 Highland Drive, Larbert FK5 4RT on 21 March 2011.
189. Letter of Support received from Anne Robertson, 4 Redpath Drive, Falkirk FK2 8QL on 21 March 2011.
190. Letter of Support received from Yvonne Gemmill, 13 Highfield Avenue, Linlithgow EH49 7BE on 21 March 2011.
191. Letter of Support received from Julie Drummond, 10 Colonsay Avenue, Polmont, Falkirk FK2 0UZ on 21 March 2011.
192. Letter of Support received from Owner/Occupier, c/o Falkirk Council, 14 Castings Avenue Falkirk on 21 March 2011.
193. Letter of Support received from G Carroll, 106 Davids Loan, Falkirk FK2 7RQ on 21 March 2011.
194. Letter of Support received from Tony Willing, 1 Mossgiel Avenue, Raploch, Stirling on 21 March 2011.
195. Letter of Support received from Owner/Occupier, 21 Wheatlands Avenue, Bonnybridge FK4 1PN on 21 March 2011.
196. Letter of Support received from Calum Campbell, 9 Finistere Avenue, Falkirk, FK1 1QP on 21 March 2011.
197. Letter of Support received from Jauci Miller, 30 Lomond Drive, Falkirk FK2 7UH on 21 March 2011.
198. Letter of Support received from B Clark, Westerton, 27 Neilson Street, Falkirk FK1 5AQ on 21 March 2011.
199. Letter of Support received from Toby Larone, 2 Lornshill Cottages, Alloa FK10 2EZ on 21 March 2011.

200. Letter of Support received from Emma McDowall, 2 Lornshill Cottages, Alloa FK10 2EZ on 21 March 2011.
201. Letter of Support received from Mr Michael Kelly, 27 Old Golf Course Road, Armadale, Bathgate EH48 2TA on 22 March 2011.
202. Letter of Support received from Margaret Cox, 26 Lochmaben Drive, Stenhousemuir, Larbert FK5 4UT on 21 March 2011.
203. Letter of Support received from Owner/Occupier, 6 Bennie Terrace, Station Road, Slamannan, Falkirk on 23 March 2011.
204. Letter of Support received from Sara J Murray, Ullesfern, Falkirk Road, Avonbridge, Falkirk on 23 March 2011.
205. Letter of Support received from J Horsburgh, 35 Stirling Road, Falkirk FK1 4EP on 23 March 2011.
206. Letter of Support received from Mr Andrew R Dawkins, 4 Mulloch Avenue, Falkirk FK2 7GA on 23 March 2011.
207. Letter of Support received from Mrs G Stewart, 41 Waverley Crescent, Grangemouth FK3 8RB on 23 March 2011.
208. Letter of Support received from Mr A Stewart, 41 Waverley Crescent, Grangemouth FK3 8RB on 23 March 2011.
209. Letter of Support received from Chris Donoghue, 40 Bonnyside Road, Bonnybridge FK4 2AD on 23 March 2011.
210. Letter of Support received from Mr Matthew Knowles, 58 Kinnaird Drive, Stenhousemuir, Larbert FK5 4JN on 23 March 2011.
211. Letter of Support received from Kan Yen Tang, 7B Bank Street, Falkirk FK1 1NB on 23 March 2011.
212. Letter of Support received from MacKenzie Cowan, 38 South View, Stenhousemuir, Larbert FK5 3DW on 23 March 2011.
213. Letter of Support received from Joanne Knox, 7 Kerse Gardens, Falkirk FK2 9DY on 23 March 2011.
214. Letter of Support received from Mrs M Graham, 8 Carronhall Avenue, Carronshore, Falkirk FK2 8AN on 23 March 2011.
215. Letter of Support received from Victoria Roy, 6 Darkwood Crescent, Paisley PA3 1JR on 23 March 2011.
216. Letter of Support received from Mr Craig Sneddon, 242 Dean Road, Bo'ness EH51 0BL on 23 March 2011.
217. Letter of Support received from May Bird, 11 Taransay Drive, Polmont, Falkirk FK2 0YY on 23 March 2011.
218. Letter of Support received from Sam Vallely, 18 Alloa Road, Clackmannan FK10 4HG on 23 March 2011.
219. Letter of Support received from Deborah Taylor, 3 Oak Hill View, Maddiston, Falkirk FK2 0DB on 23 March 2011.
220. Letter of Support received from Mr Norman Aitken, 8 Deanburn, Park, Linlithgow EH49 6EZ on 23 March 2011.
221. Letter of Support received from Owner/Occupier, 10 Killin Drive, Polmont, Falkirk FK2 0QQ on 23 March 2011.
222. Letter of Support received from Mr Maurice Bissland, Bankier Cottage, Longriggend, ML6 7RU on 23 March 2011.
223. Letter of Support received from Owner/Occupier, 202 Thornhill Road, Falkirk FK2 7AZ on 23 March 2011.
224. Letter of Support received from Owner/Occupier, 18 Meeks Road, Falkirk FK2 7ES on 23 March 2011.

225. Letter of Support received from Owner/Occupier, 36 Saltcoats Drive, Grangemouth FK3 9JP on 23 March 2011.
226. Letter of Support received from Mr Colin O'Neill, 18 Kirk Street, Kincardine FK10 4PT on 23 March 2011.
227. Letter of Support received from William Imrie, 31 Claremont Street, Bonnybridge FK4 1NJ on 22 March 2011.
228. Letter of Support received from T Smith, 8 Chrisella Terrace, Maddiston, Falkirk FK2 0AN on 17 March 2011.
229. Letter of Support received from Agnes Wright, 9 Livingstone Crescent, Falkirk FK2 9BW on 17 March 2011.
230. Letter of Support received from Mr Scott Wright, 9 Livingstone Crescent, Falkirk FK2 9BW on 17 March 2011.
231. Letter of Support received from Mrs Laura McKean, 5 Millar Place, Bonnybridge FK4 2AR on 22 March 2011.
232. Letter of Support received from Terea Graham, 19 Binniehill Road, Slamannan, Falkirk FK1 3BG on 22 March 2011.
233. Letter of Support received from John Dickson, 27 James Cornwall Court, Grangemouth FK3 9BE on 22 March 2011.
234. Letter of Support received from William Walls, 97 Braemar Drive, Falkirk FK2 9HB on 22 March 2011.
235. Letter of Support received from M Duff, 42 Watling Street, Falkirk FK1 4HT on 22 March 2011.
236. Letter of Support received from Mrs Margaret Campbell, 66 Argyll Avenue, Falkirk FK2 9EZ on 17 March 2011.
237. Letter of Support received from Sharon Wallace, 6 Pender's Lane, Falkirk FK1 5RR on 17 March 2011.
238. Letter of Support received from Barry Paul Newman, 36 Park Avenue, Laurieston, Falkirk FK2 9LQ on 22 March 2011.
239. Letter of Support received from Owner/Occupier, Dunavon, 1 Avonbridge Road, Slamannan, Falkirk FK1 3S on 17 March, 2011.
240. Letter of Support received from Rebecca McCabe, 19 Calder Place, Falkirk, FK1 2QZ on 17 March 2011.
241. Letter of Support received from Mrs and Mrs Colin Herd, Easter Jawcraig Farm, Falkirk FK1 3AL on 1 February 2011.
242. Letter of Support received from Mr Sean McCabe, 26 Wallace Street, Falkirk FK2 7DW on 17 March 2011.
243. Letter of Support received from Mr Stephen Oliver, 29 Dundarroch Street, Larbert FK5 3AA on 18 March 2011.
244. Letter of Support received from Mr Colin Brown, 3 Waddell Street, Carronshore, Falkirk FK2 8HF on 18 March 2011.
245. Letter of Support received from Katie Jamieson, 12 Sulven Heights, James Street, Laurieston, Falkirk FK2 9QF on 18 March 2011.
246. Letter of Support received from Mr Alan Millar, 28 Argyll Avenue, Falkirk FK2 9EZ on 18 March 2011.
247. Letter of Support received from Margaret Peden, 204 Windsor Road, Falkirk FK1 5DR on 18 March 2011.
248. Letter of Support received from Mr Peter Brewster, 26 Fairlie Street, Falkirk FK1 4NL on 18 March 2011.
249. Letter of Support received from Mr Colin Penn, 10 Torridon Avenue, Falkirk FK2 7TJ on 18 March 2011.

250. Letter of Support received from K Tang, 11B Bank Street, Falkirk FK1 1NB on 18 March 2011.
251. Letter of Support received from Aimee Leiper, 6 Inchyra Place, Grangemouth FK3 9EQ on 18 March 2011.
252. Letter of Support received from Karen Chisholm, 3 Tamfourhill Road, Falkirk FK1 4RA on 18 March 2011.
253. Letter of Support received from Philomena Kilpatrick, 68 Alexander Avenue, Falkirk FK2 9DZ on 18 March 2011.
254. Letter of Support received from Owner/Occupier, 4 Drumclair Avenue, Slamannan, Falkirk FK1 3HE on 18 March 2011.
255. Letter of Support received from Owner/Occupier, 4 Drumclair Avenue, Slamannan, Falkirk FK1 3HE on 18 March 2011.
256. Letter of Support received from Anne Reynolds, 18 Major's Loan Falkirk FK1 5QA on 18 March 2011.
257. Letter of Support received from Francis Hardie, 103 Midhope Place, Winchburgh EH52 6NY on 18 March 2011.
258. Letter of Support received from M A Struthers, 17 Firhill Road, Lesmahagow, Lanarkshire ML11 0AX on 18 March 2011.
259. Letter of Support received from J Thomson, 218 Carmuir Avenue, Falkirk FK1 4JP on 18 March 2011.
260. Letter of Support received from N Wright, 36 John Stuart Court, Oakley, Fife KY12 9SF on 18 March 2011.
261. Letter of Support received from Owner/Occupier, 22 Standly Terrace, Oakley KY12 9SL on 18 March 2011.
262. Letter of Support received from M Smith, 109 Ofgang Road, Grangemouth FK3 9HL on 18 March 2011.
263. Letter of Support received from L Gowler, 17 Panbrae Road, Bo'ness EH51 0EJ on 18 March 2011.
264. Letter of Support received from R Joiner, 30 Ochiltree Terrace, Falkirk FK1 4LR on 18 March 2011.
265. Letter of Support received from Nicole Watson, 20 Waters End, Carron, Falkirk FK2 8PY on 18 March 2011.
266. Letter of Support received from Claire Porteous, 6 The Maltings, Linlithgow EH49 6DS on 18 March 2011.
267. Letter of Support received from Paul Hamond, 25 Southfield Avenue, Motherwell ML1 4JY on 18 March 2011.
268. Letter of Support received from S Gibson, 26 Dunvegan Drive, Falkirk FK2 7UG on 18 March 2011.
269. Letter of Support received from Elizabeth Grant, 3 - 3 Eastburn Tower, Eastburn Drive, Falkirk FK1 1TU on 18 March 2011.
270. Letter of Support received from Mr Christopher Henderson, 11 Wilson Street, Grangemouth FK3 8PE on 18 March 2011.
271. Letter of Support received from Mr Robert Oliver, 5 Kersehill Crescent, Falkirk FK2 9GH on 18 March 2011.
272. Letter of Support received from Mr Ross Mitchell, 10 Torridon Avenue, Falkirk FK2 7TJ on 18 March 2011.
273. Letter of Support received from Owner/Occupier, 15 Randyford Street, Falkirk FK2 9DF on 18 March 2011.
274. Letter of Support received from Lesley Fleming, Flat 1, Castlehill House, 80 Falkirk Road, Larbert FK5 3AH on 18 March 2011.

275. Letter of Support received from Owner/Occupier, 142 Abbotsford Street, Falkirk FK2 7PP on 18 March 2011.
276. Letter of Support received from Mr Mathew Roy, 51 Dennistoun Road, Langbank PA14 XH on 18 March 2011.
277. Letter of Support received from Mr Colin McGregor, 21 Comely Place, Falkirk FK1 1QG on 18 March 2011.
278. Letter of Support received from Mr Conor Stephens, 10 St. Giles Way, Falkirk FK1 4JJ on 18 March 2011.
279. Letter of Support received from Sandra Reid, 10 Braeview, Laurieston, Falkirk FK2 9QB on 18 March 2011.
280. Letter of Support received from Owner/Occupier, 15 Randyford Street, Falkirk FK2 9DF on 18 March 2011.
281. Letter of Support received from Mr William Hume, 100B Thornhill Road, Falkirk FK2 7AE on 18 March 2011.
282. Letter of Support received from Diane McArthur, 4 James Street, Hags, Bonnybridge FK4 1HG on 18 March 2011.
283. Letter of Support received from Jonathan Lincoln, Yodraig Seg, Tany Grisiay, Gwynedd, LL41 3TA on 18 March 2011.
284. Letter of Support received from Owner/Occupier, 4 Lothead Row, Coaltown of Wemys, Kircaldy KY1 4NB on 17 March 2011.
285. Letter of Support received from H MacMillan, 50 Berriedale Crescent, Glasgow G72 0GB on 17 March 2011.
286. Letter of Support received from Lorna McDermid, 39 Westray Terrace, Falkirk FK1 2PY on 18 March 2011.
287. Letter of Support received from Allan Mackay, 41 Bantaskine Street, Falkirk FK1 5ES on 17 March 2011.
288. Letter of Support received from Owner/Occupier, 20 Park Avenue, Stenhousemuir, Larbert FK5 3JA on 18 March 2011.
289. Letter of Support received from S Middleton, 19 Zetland Place, Skinflats, Falkirk FK2 8NR on 18 March 2011.
290. Letter of Support received from Caroline Harrower, Union Place, Brightons FK2 0FG on 18 March 2011.
291. Letter of Support received from Robin Sinclair, 152 Portal Road, Grangemouth FK3 8SX on 18 March 2011.
292. Letter of Support received from Paul Thomas Manriquez, 30 High Station Road, Falkirk FK1 5QX on 18 March 2011.
293. Letter of Support received from Carol Arneil, 75 Hawthorn Street, Grangemouth FK3 8PX on 18 March 2011.
294. Letter of Support received from Samantha Parker, 9 Roman Road, Bonnybridge FK4 2DE on 18 March 2011.
295. Letter of Support received from A Burn, Dochart Place, Falkirk, FK1 2QR on 17 March 2011.
296. Letter of Support received from Gordon Arneil, 75 Hawthorn Street, Grangemouth FK3 8PX on 18 March 2011.
297. Letter of Support received from Owner/Occupier, Flat 1, Beechmount House, Carronvale Road, Larbert on 18 March 2011.
298. Letter of Support received from Carol Watson, 23 Springbank Gardens, Falkirk FK2 7DF on 18 March 2011.
299. Letter of Support received from C Barnett, 71 Gateside Avenue, Bonnybridge FK4 1AY on 18 March 2011.
300. Letter of Support received from Victoria Braken, 16 Bryden Court, Carronflats Road, Grangemouth FK3 9LQ on 18 March 2011.

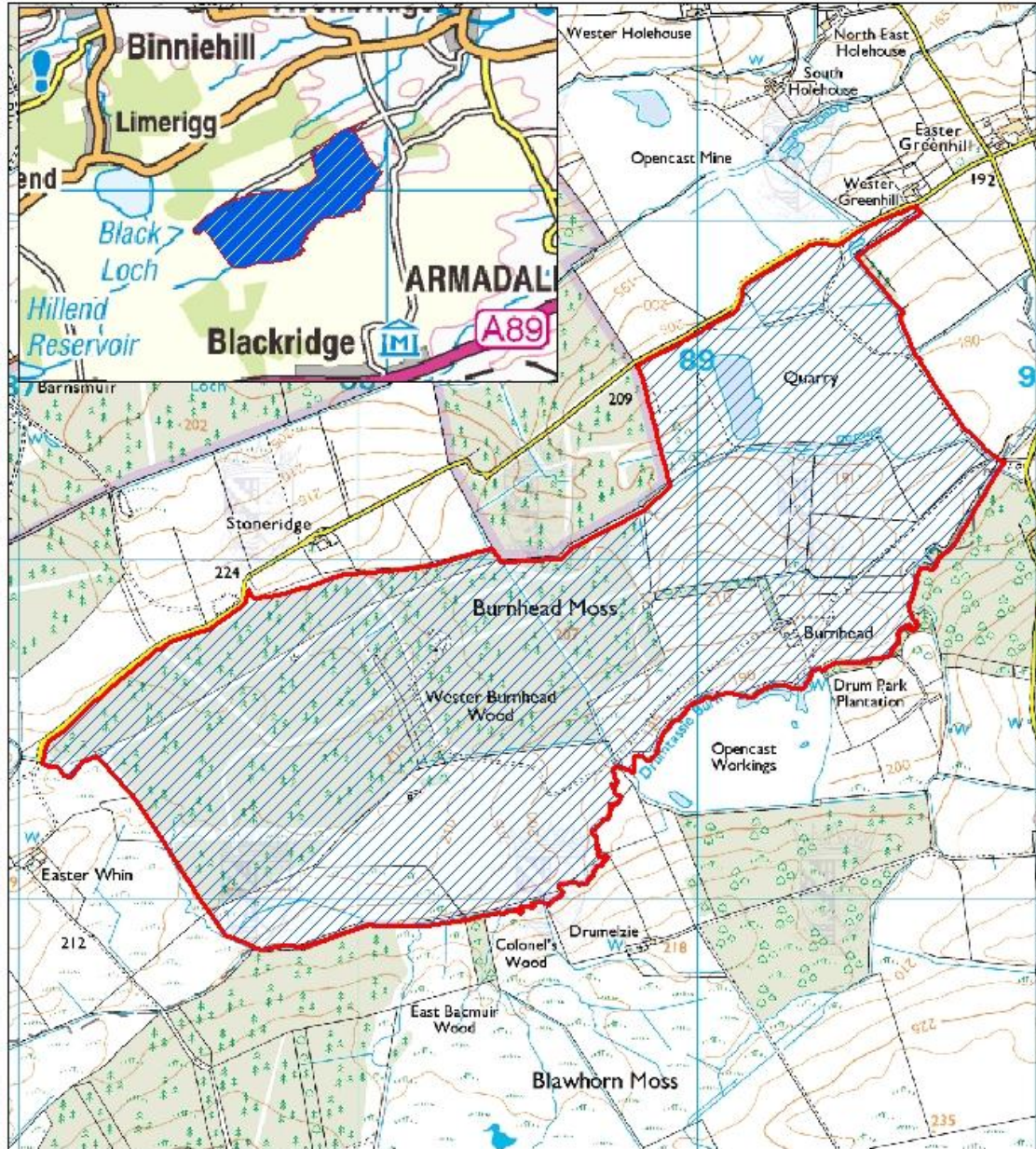
301. Letter of Support received from Cameron Hodgson, 125 Stewart Road, Falkirk FK2 7AQ on 18 March 2011.
302. Letter of Support received from Christopher Ellis, 58 Cooperage Quay, Stirling FK8 1JJ on 18 March 2011.
303. Letter of Support received from Heather Close, 2 Culmore Place, Falkirk FK1 2RP on 23 March 2011.
304. Letter of Support received from Alan Taylor, 1 P.O Buildings, Ramoyle, Dunblane FK15 0BB on 23 March 2011.
305. Letter of Support received from Stacey Welsh, 10 Binniehill Road, Slamannan, Falkirk FK1 3BG on 23 March 2011.
306. Letter of Support received from Mrs Shona Dunbar, 46 Acredales, Linlithgow, West Lothian EH49 6HY on 17 March 2011.
307. Letter of Support received from A K Rutherford, 17 Sandy Loan Crescent, Laurieston, Falkirk FK2 9NG on 23 March 2011.
308. Letter of Support received from Mary Kesson, 79 Glenview Drive, Falkirk FK1 5JU on 23 March 2011.
309. Letter of Support received from Rory Kesson, 79 Glenview Drive, Falkirk FK1 5JU on 23 March 2011.
310. Letter of Support received from Keiran Monaghan, Name/Address Not Recognised, on 24 March 2011.
311. Letter of Support received from Ian Maxwell, Address Not Recognised, on 24 March 2011.
312. Letter of Support received from Mr George Graham, 6 Carronhall Avenue, Carronshore, Falkirk FK2 8AN on 18 March 2011.
313. Letter of Support received from G MacMurray, 34 Comely Place, Falkirk FK1 1QG on 18 March 2011.
314. Letter of Support received from S Hamilton, 115 Merchiston Avenue, Falkirk FK2 7JX on 18 March 2011.
315. Letter of Support received from Lisa Young, 5 Wallace View, Shieldhill, Falkirk FK1 2DU on 18 March 2011.
316. Letter of Support received from A Fleming, 19 Parkend Crescent, Shieldhill, Falkirk FK1 2EL on 18 March 2011.
317. Letter of Objection received from West Lothian Council on 28 March 2011.

Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504815 and ask for John Milne, Senior Planning Officer.

Planning Committee

Planning Application Location Plan P/10/0857/FUL

This plan is for location purposes only. It should not be interpreted as an exact representation of the application site.



Reproduced by permission of Ordnance Survey on behalf of HMSO.
© Crown copyright and database right 2011. All rights reserved.
Ordnance Survey Licence number 100023384