

KEY INFORMATION

Ward Douglas

Proposal

Erection of a temporary 50 meter high anemometer mast

Address

Michelin Tyre Co Ltd
Baldovie Road
Dundee
DD4 8UQ

Applicant

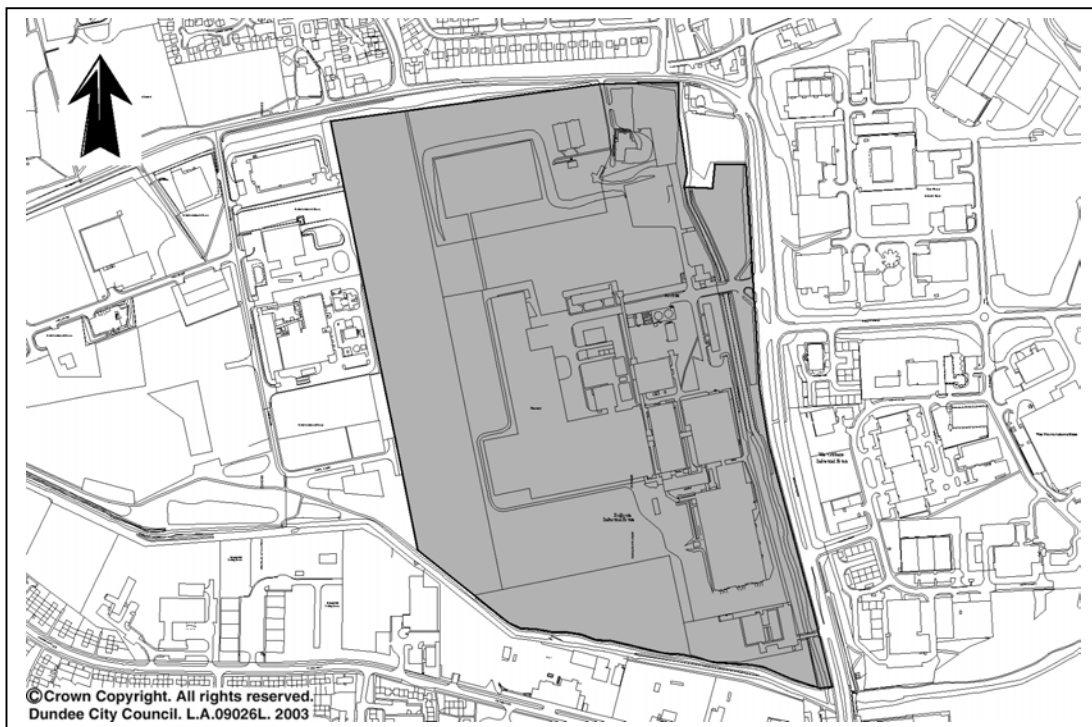
Michelin Tyre Plc
Baldovie road
Dundee
DD4 8UQ

Agent

Independent Power Systems Ltd
Canada House
272 Field End Road
Eastcote
Middlesex WA4 9NA

Registered 30 May 2003

Case Officer J Finlay



The Erection of a temporary 50 meter high anemometer is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposal complies with the policies in the Dundee Local Plan 1998 and the Finalised Dundee Local Plan Review. There are no material considerations that would justify refusal of the application in these circumstances. The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of a temporary 50m high anemometer mast to measure wind speed at the Michelin plant, Baldovie Road, Dundee.
- Renewable Energy and Industrial Area Allocation Policies indirectly apply to the determination of the application and the proposal complies with all relevant policies.
- One letter of objection was received from a resident to the north and their main concerns are the visual impact of the mast. One letter of support was received from a sustainability group indicating their support for a renewable energy project such as this in Dundee.
- The mast will only be used for a maximum of 15 months to measure wind speeds and will be removed from the site after this period. There are other tall structures within the surrounding landscape such as Michelin and Baldovie incinerator's chimney stacks. It is considered that the mast will not have such an adverse visual impact on the surrounding area to merit refusal of the application.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a 50m high anemometer mast to measure wind speeds in connection with the applicant's proposal for a wind to energy development at the Michelin site, Baldovie Road, Dundee. The anemometer will be supported on a guyed mast with wires at intervals of 9.38m and these will extend out 25m from the base of the mast. The wind measuring device will be located at the top of the mast and extend along a 1.5m boom with a height of 0.5m.

SITE DESCRIPTION

The Michelin site is located within the Baldovie Industrial Estate on the west side of Baldovie Road. The site is accessed from Baldovie Road and there is staff car parking to the north of the entrance and a small visitor parking area to the south. There is an existing 53.8m high boiler house stack within the Michelin site and to the south east of the mast site. Baldovie Incinerator chimney stack is located approximately 310m to the west of the site and it is 70m high. There is housing to the north and south of the site and the nearest house is approximately 260 m from the proposed mast. The area surrounding the factory buildings is mainly scrubland.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

The following policies are of relevance:

Environmental Resources Policy 10: Renewable Energy

Proposals for renewable energy development will be favourably considered where they deliver quantifiable environmental and economic benefits and any significant or cumulative adverse impacts on the natural and historic environment, landscape and local communities can be satisfactorily addressed.

Development proposals will be considered in the context of the wider environmental policies of the Structure Plan. Detailed criteria based policy,

locational guidance and, where appropriate, areas of search for individual sources of renewable energy will be established by Local Plans. An Environmental Statement will be required for all large scale proposals or where development is likely to have significant effects on the environment.

Dundee Local Plan 1998

The following policies are of relevance:

PU1: Renewable Energy - The Local Authority will support renewable energy developments insofar as they do not conflict with other relevant policies contained in this Local Plan.

PU2: Wind Farms - The development of individual wind turbines or wind farms will be considered favourably where:

- a The proposal does not contravene the policies relating to the natural environment and the built environment contained elsewhere in the Plan, nor offend any other protective designation such as the setting of a listed building, and;
- b The proposal would not, by reason of noise emission, visual dominance, shadow flicker, reflected light, or electromagnetic influence, have a detrimental effect on neighbouring residential occupiers, on other existing uses which are sensitive in any of these respects, or on road safety as a result of driver distraction, and;
- c The proposal does not necessitate associated developments which will have an adverse environmental impact eg. power lines, and;

- d The proposal does not have a significant adverse effect on landscape, and;
- e The proposal would not interfere with aircraft activity, or with known flight paths of migratory birds.

EU1: General Industrial Area - The Planning Authority will encourage the establishment and, where possible, the retention of industrial and business uses.

EU6: Baldovie Industrial Estate - The Local Planning Authority will encourage the location of uses associated with recycling or sustainable activities within the Baldovie Industrial Estate.

Dundee Urban Nature Conservation Subject Local Plan 1995

There are no policies relevant to the determination of this application

Finalised Dundee Local Plan Review

The following policies are of relevance:

Policy 26: General Economic Development Areas - In areas designated as General Economic Development Areas, proposals for Class 4, 5 and 6 developments will be supported. Other uses of a wider industrial nature may be permitted provided:

- a There is no detrimental impact on neighbouring uses and local residential amenity; and
- b There is no unacceptable traffic impact; and
- c The scale of development is appropriate to the size and location of the site.

Policy 77: Renewable Energy - The City Council will continue to support the principles of renewable energy and the operation of the Waste to Energy Plant in the City. In addition, the Council will monitor technological advancements in the renewable energy sector and review their appropriateness for the City with regard to any associated environmental implications.

Scottish Planning Policies, Planning Advice Notes and Circulars

There are no statements of Government policy relevant to the determination of this application

Non Statutory Statements of Council Policy

There are no non statutory Council policies relevant to the determination of this application

LOCAL AGENDA 21

Key theme 1 of the Council's Local Agenda 21 is relevant which states that resources should be used efficiently and waste minimised. Key theme 2 is also relevant which states that pollution is limited to levels at which natural systems can cope.

SITE HISTORY

There is an associated planning application for three 70m high wind turbines on the Michelin site (03/00424/FUL). This application has yet to be determined.

PUBLIC PARTICIPATION

The application was advertised on 10th June 2003 under section 34 of the Planning (Scotland) Act 1997. Statutory neighbour notification was not required due to the distance of the mast from the site boundary. One letter of objection was received from a resident to the north stating concerns about the adverse visual impact on the area. One letter of support was received from a sustainability group based in Dundee. They indicate their support for the proposal based on the future proposal for the wind turbines and the advantages of using renewable energy. They also indicate the positive contribution that Michelin make towards the economy of Dundee and how the proposal will increase this economic contribution.

CONSULTATIONS

No adverse comments were received from statutory consultees. Due to the proposed height of the mast, it was considered necessary to consult with Civil Aviation Authority, Safeguarding

Defence Estates and National Air Traffic Services Ltd. The three bodies confirmed that they have no objections to the proposal.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider

- a whether the proposals are consistent with the provisions of the development plan; and if not
- b whether an exception to the provisions of the development plan is justified by other material considerations.

Background

Michelin is one of the largest employers in Dundee and is the sole UK car tyre plant within the Michelin group, whose headquarters is in France. Due to recent government policy to encourage energy efficiency and reduce greenhouse emissions, Michelin propose to install 3 wind turbines in the future (should planning permission be granted). Electricity produced by the turbines will be approximately 12 700MWh per annum and it will be used to meet the site's base electrical load requirements. The wind turbines will not operate in calm periods and electricity will be provided from the local electricity distribution system at these times. The initial part of the project includes the collation of wind speed data to ensure the location and wind speeds are suitable for the turbines and this is the purpose of the current proposal.

Wind speed data must be gathered accurately for 12 months and particularly during the winter for two reasons. Firstly, verification that the wind speeds are sufficient to anticipate output of the turbines is required. Secondly, assurance is required that the turbines are not influenced by too much turbulence, due to the ground topography and proximity to the neighbouring factory buildings, as this could lead to maintenance problems and insurance issues.

The Development Plan

The provisions of the development plan are outlined in the Policy background section above and are to provide a context and background to the proposal. They are not directly

relevant to the determination of this proposal. Nevertheless, the proposal is considered to be justifiable in principle against the background of these policies.

The site is allocated as an industrial area and the proposed mast will be used to gauge wind conditions for the installation of wind turbines, which will provide energy for an existing industry. Therefore the proposal complies with Policies EU1 and EU6. In addition the mast is required in association with the provision of renewable energy. The proposal complies with Policies PU1 and PU2.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

Other Material Considerations

The other material considerations to be taken into account are as follows:

Finalised Dundee Local Plan Review

As discussed above, the Policies in the Finalised Dundee Local Plan Review are not directly relevant to the determination of the application. The site is located within a general economic development area (Policy 26 applies) and the proposal complies as the mast is required to provide energy for an existing industry. The eventual proposal is to provide renewable energy in the form of wind power and Policy 77 applies. The proposal complies with the details in this policy.

Objections

One letter of objection was received from a resident to the north of the site and their main concerns relate to the visual impact of the mast on the area. It will be located within an industrial area where there are other tall structures such as the 53.8m high Michelin stack and the 70m high incinerator chimney. It is not considered that the visual impact of the mast is so adverse to merit refusal of the application.

Letter of Support

A letter of support was received from a sustainability group (Sustainability Enquiry Point) indicating their support for the potential development of wind turbines and the advantages of using

renewable energy. They also indicate the positive contribution that Michelin make towards the economy of Dundee and how the proposal will increase this economic contribution.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations such as to justify the refusal of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

Design

The design of the mast is considered acceptable for this industrial area.

CONCLUSION

The proposal complies with the development plan policies and there are no material considerations that would justify refusal of the application. The mast will be situated within an industrial area where there are other similar tall structures and it is not considered that it will have an adverse visual impact on the landscape.

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following conditions:-

- 1 the use hereby permitted shall cease not later than 15 months after the installation of the mast and associated equipment and thereafter the mast and apparatus shall be removed and the site restored to the satisfaction of the City Council
- 2 In the event that equipment becomes obsolete or redundant, within the period specified in condition 1, it must be removed and the site reinstated to the satisfaction of the planning authority within 3 months

Reason

- 1 The applicant has requested temporary permission for the proposal and it would not be appropriate in terms of visual amenity for the mast to remain on the site permanently
- 2 To minimise the level of visual intrusion, and ensure the

reinstatement of the site to a satisfactory standard