

Sgurr Energy Ltd
Paul McGeever
225 Bath Street
Glasgow
UK
G2 4GZ

**Economy, Planning and
Employability Services**

David Shankland
03451 55 11 22
development.central@fife.gov.uk

Your Ref:
Our Ref: 16/02689/FULL

Date 23rd February 2017

Dear Sir/Madam

Application No: 16/02689/FULL
Proposal: Erection of (75m) wind monitoring mast (Field to west of Little Raith windfarm)

Address: Field To West Of Little Raith Windfarm Gleniston Auchtertool Fife

Please find enclosed a copy of Fife Council's decision notice in relation to the above application made on behalf of **Little Raith Wind Farm Limited**. You are advised carefully to read any conditions which form part of the decision notice and to contact me if anything in the decision notice requires further explanation.

The decision notice is an important document and should be kept safe for future reference.

Yours faithfully,

David Shankland, Planner, Development Management

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USEFUL GUIDANCE

BUILDING WARRANT

This permission does not exempt you from obtaining a Building Warrant under the Building (Scotland) Acts. For further information, please contact 03451 55 11 22.

FIFE COUNCIL LAND, ROADS AND FOOTPATHS

The consent of Fife Council as the landowner may be required where development is on Council owned land, or where access is required over adopted roads and/or footpaths.

AVOIDING DANGER FROM UNDERGROUND SERVICES

Freephone Dial-Before-You-Dig, Susiephone No. 08000 231 251 or email dialbeforeyoudig@susiephone.co.uk . If you require any more information about Susiephone then please contact Susiephone Ltd, PO Box 12891, Loanhead, EH20 9WU.

ROADS CONSTRUCTION CONSENT

This permission does not exempt you from obtaining a Roads Construction Consent under the Roads Scotland Act 1984. For further information please contact: Fife Council, Transportation and Environmental Services

ADVICE FROM SCOTTISH WATER

The issue of a Building Warrant or Planning Permission does not cover aspects of the works for which separate approval is required from Scottish Water (SW). As Fife Council notifies SW of **all** applications which are approved, applicants should be aware that inspection of work which is not approved in advance by SW is often inconvenient and may result in the applicant incurring additional expense to remedy work undertaken incorrectly.

Please contact:	Scottish Water 6 Castle Drive Dunfermline, Fife KY11 8GG	Tel: 0845 601 8855 Email: customer.service@scottishwater.co.uk
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DECISION NOTICE FULL PLANNING PERMISSION

Fife Council, in exercise of its powers under the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006 **GRANTS PLANNING PERMISSION** for the particulars specified below

Application No: 16/02689/FULL
Proposal: **Erection of (75m) wind monitoring mast (Field to west of Little Raith windfarm)**

Address: **Field To West Of Little Raith Windfarm Gleniston Auchtertool Fife**

You are legally required to fully comply with all the particulars as set out in the terms of this decision notice. The plans and any other submissions which form part of this Decision notice are as shown as 'Approved' for application reference 16/02689/FULL on Fife Council's Planning Applications Online.

CONDITIONS

1. The development authorised by this permission shall be removed and the land restored to its former condition on or before the 31st March 2037. In the event that the wind monitor mast becomes obsolete then it shall be deemed to have ceased to be required and shall be removed within 6 months and the land restored to its former condition.

Reason: In the interests of visual and environmental amenity, to ensure that the ground is reinstated. The development is of a temporary nature and construction and is only acceptable on a temporary basis.

2. PRIOR TO THE COMMENCEMENT OF WORKS ON SITE, full details of proposed bird collision diverters shall be submitted for the prior written approval of this Planning Authority. The approved bird collision diverters shall be fitted to all supporting guy wires to the satisfaction of this Planning Authority and thereafter the approved diverters shall be maintained in working order for the period of this planning permission.

Reason: In the interests of minimising the number of bird strikes.

Dated: 23rd February 2017

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3. FOR THE AVOIDANCE OF DOUBT, the mast shall be fitted with a minimum intensity 25 candela omni directional flashing red light or equivalent infra-red light fitted at the highest practicable point of the structure. No other lighting other than the service lighting required under safety requirements for tall structures is hereby permitted. Furthermore, the applicant shall notify the MOD of the following:

- The precise location of the mast;
- The date construction is to start and end;
- The latitude and longitude of the anemometer mast
- The height of the mast above existing ground levels
- The maximum height of any construction equipment
- Details of aviation warning lighting fitted to the mast.

Reason: In the interests of air safety, visual and residential amenity.

REASON(S) FOR MAKING THIS DECISION

The reason(s) why the Council made this decision are: -

The proposal complies with the relevant provisions of national guidance and the Development Plan and is acceptable due to its location and minimal physical or visual intrusion on the rural landscape.

PLANS

The plan(s) and other submissions which form part of this decision are: -

Reference	Plan Description
01	Location Plan
02	Site Plan
03	Site Layout
04	Proposed various - elevation, floor etc.
05	Design and/or Access Statement
06	Site Investigation

Dated: 23rd February 2017

MARY STEWART

IMPORTANT NOTES ABOUT THIS DECISION

IT IS YOUR RESPONSIBILITY TO ENSURE THAT ALL WORKS AUTHORISED BY THIS DECISION ARE CARRIED OUT STRICTLY IN ACCORDANCE WITH ALL OF THE CONDITIONS AND SPECIFICATIONS OF THE DECISION NOTICE, INCLUDING THESE NOTES.

DURATION

This permission will lapse 3 years from the date of this decision, unless there is a specific condition relating to the duration of the permission or development has commenced by that date.

COMMENCEMENT/COMPLETION OF DEVELOPMENT

Prior to the development hereby approved commencing on site, you are required to submit written notification to Fife Council as Planning Authority of the intended date of commencement of the development (form attached), which for the avoidance of doubt shall not commence until this notification has been agreed in writing by this Council. On completion of the development, you are also required to submit written notification to this Council of this as soon as practicably possible.

APPEAL

If you are not satisfied with the condition(s) that have been imposed you may appeal to the Scottish Minister within three months of the date on this notice. A notice of appeal must be lodged in writing on a form supplied by the Scottish Government and the grounds of appeal must be clearly stated. Appeal form(s) P/PPA can be obtained by writing to:

Directorate for Planning and Environmental Appeals (DPEA)

Callendar Business Park

Callendar Road

Falkirk

FK1 1XR

Tel: 01324 696400

Fax: 01324 696444

E-mail: DPEA@scotland.gsi.gov.uk

LAND NOT CAPABLE OF BENEFICIAL USE

If permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Scottish Minister, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he/she may serve on the Planning Authority a purchase notice requiring the purchase of his/her interest in the land in accordance with Part V Town and Country Planning (Scotland) Act, 1997.

ENFORCEMENT

Failure to carry out development in accordance with the approved details or to comply with any conditions on this decision notice may result in enforcement action being taken.