

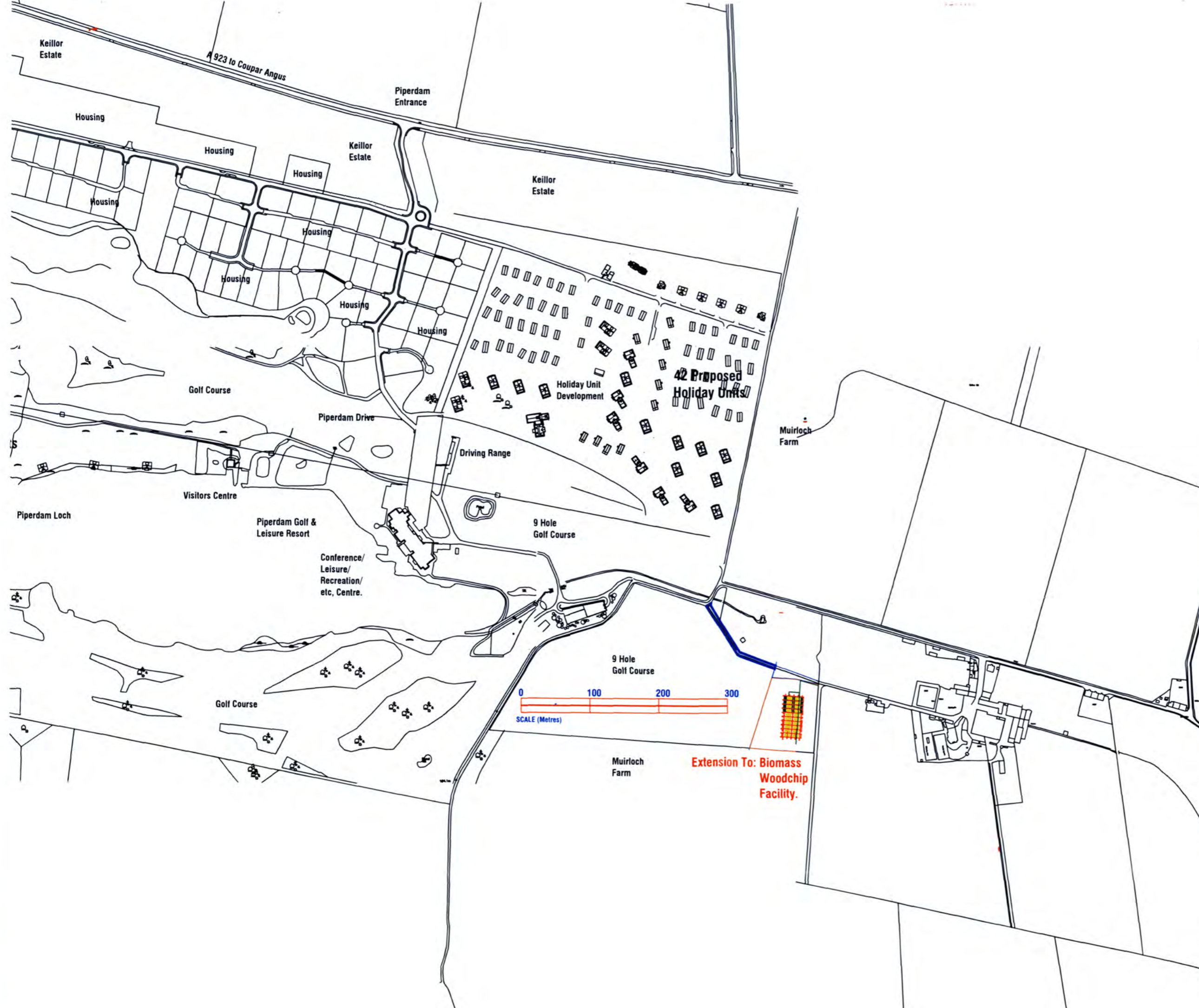
PLANNING APPLICATION REF. 16/00987/FULL

**DESCRIPTION OF DEVELOPMENT:
CHANGE OF USE OF LAND AND ALTERATION AND EXTENSION OF
BUILDING TO FORM A BIOMASS PRODUCTION AND STORAGE
FACILITY; ERECTION OF A DRYING FAN ENCLOSURE; INSTALLATION
OF A WEIGHBRIDGE; AND ASSOCIATED WORKS**

AT

STORAGE SHED MUIRLOCH LIFF

REPRESENTATIONS



Hiddleston and Feist

Architect and Design Partnership.
 1 LAUREL BANK, DUNDEE DD3 6JA
 tel 01382 224427 fax 01382 227737

PROJECT
BIOMASS WOODCHIP FACILITY.
 For: FOREST ENERGY SCOTLAND LTD.

TITLE
LOCATION PLAN

SCALE	DRAW	DATE
1 / 5000	IH	Jan '18
JOB NO.	DRG. NO.	REVISION
573	01	A



LeslieIA

From: WrightJ
Sent: 09 January 2017 09:52
To: LeslieIA
Subject: FW: Planning application number 16/00987/full

From: Stuart Phillips
Planning application number 16/00987/full
Date: 6 January 2017 at 13:00:18 GMT
To: HunterA <huntera@angus.gov.uk>
Cc: WrightJ <wrightj@angus.gov.uk>

Dear Sirs,

Official letter of objection.

Ref. planning application 16/00987/full extension to Biomass plant at Piperdam.

A number of residents from Muirloch have approached the community Council with concerns regarding the above planning application.

The original application was granted with the condition that it shall only be used for purposes related to the operation of the Golf and Leisure resort.

In the assessment it is stated Piperdam is a tourist destination and as such is **not** a location that we would support business or industrial development unrelated to the operation of the resort.

The scale of this proposed extension and inclusion of a commercial weigh bridge raises concerns this is now becoming a commercial enterprise and as such should be sited in an industrial zone not a tourist area.

In the letter of support for this application, it states that there will be no increase in traffic servicing the site, we find this very difficult to believe.

The 50% increase in storage will require 50% increase in raw materials, therefore 50% increase in deliveries.

The surrounding roads in this area which are single track with passing places and are not suitable for large lorries which pose serious risk to the local residents.

We believe that with the scale of this extension there is the risk of biomass materials being exported from this site, contrary to original planning conditions.

The Community Council fully support the residents in their objections to this application, and would like to address the committee when this matter is discussed.

Kindest Regards,

Stuart Phillips.

Planning contact Muirhead Birkhill and Liff Community Council.

LeslieIA

From: WrightJ
Sent: 21 April 2017 08:24
To: LeslieIA
Subject: FW: Planning Application 16/00987/full

-----Original Message-----

From: Stuart Phillips
Sent: 20 April 2017 17:42
To: WrightJ
Subject: Planning Application 16/00987/full

Objection. Ref. above planning application :- Having been advised that when the noise test was carried out at the Biomass plant a different machine was used for the test recording. The chipper being used was removed on the morning the test and replaced with a different machine, Unless the same machine is used during the test, the test results will not give a true record of the noise level experienced by the residents of Muirloch

The scale of this proposed extension is not justified by the expansion of Piperdam Resort. If the owners of the Biomass facility adhered to the original conditions stated by Angus Council for Piperdam Leisure Resort supply as set out in the original application, there would be no requirement to extend the Biomass storage unit.

Piperdam is a tourist / holiday destination and it has been reported that holidaymakers do not appreciate the large lorries travelling on Checker Road within ear shot of their accommodation. If this application is permitted it will have a detrimental effect on return visitors. Holidaymakers want to visit an area with pleasant surroundings not an industrial site. Holiday parks and industrial sites are not compatible.

The access track is part of the Core Path Network (215) and is of earth and grass construction and with 44 tonne lorries using it to deliver logs to the plant it will be very difficult for able bodied walkers and almost impossible for any disabled users to use it as a path for a walk.

Kindest Regards Stuart Phillips Muirhead Birkhill & Liff Community Council

10 January, 2017

Angus Council, Planning Department.

For the attention of James Wright

Email to: planning@angus.gov.uk

Dear Sirs,

Re: 16/00987/FULL Extension to Biomass Facility, Piperdam, Dundee DD2 5NQ

14/KW
RECEIVED

11 JAN 2017

PLANNING & PLACE
COUNTY BUILDINGS
KC

We, the under-named are resident in a number of privately owned properties on Muirloch Farm; a steading just outside Dundee near Liff and Piperdam, wish to object to the above-mentioned planning application.

The biomass facility resides on Piperdam leisure estate land, very close to the north-western boundary of Muirloch Farm and was installed to provide bio-heat to the Piperdam leisure complex. It is located about 80 metres from the nearest of the properties on the Muirloch Farm steading (Anderson Cottage) and there are several other houses on the farm, also within very close sight and sound of the facility.

The original planning approval (see planning application 13/00547/FULL) for this building is for a Burness Woodchip Store and hardstanding. In the associated Report of Handling the planning officer states "... Piperdam is a tourist destination and as such is not a location where I would be keen to support business or industrial development unrelated to the operation of the resort".

Until very recently, the facility has had relatively limited impact on the amenity of the Muirloch Farm residences. However, in the last few months there has been a substantial increase in activity and we are now very concerned about the effect it is having on the quality of life here.

We have noted a significant increase in both noise pollution from the facility's wood-chipper and site vehicle reversing beepers and light pollution from the installation's floodlights. This activity often extends well outside normal, reasonable working hours. These hours of operation can range from 6.00am until late on week days, to working on a Sunday at 4.00pm.

We believe that the facility is selling on bio-fuel and also has a sideline in the sale of firewood. This means that is trading as a commercial business in an area designated and zoned for Leisure and Recreation, and also in contravention of Condition 1 of its original planning approval (13/00547/FULL) i.e. as a storage facility and hardstanding used only by the operators of the Piperdam Resort for purposes directly related to the operation of the Resort.

The tracks around the facility are getting badly churned up by the logging lorries that service the operation. These tracks are un-metalled and entirely unsuited to frequent use by heavy vehicles. They are also narrow and provide little sanctuary from the vehicles to the walkers, horse riders and golfers who use them as rights of way. Damage caused by the lorries is also now in danger of encroaching on a public highway, namely the A923 Coupar Angus Road.

Activity culminated in November with the installation of a weighbridge without any application for formal planning approval. We should note that the siting of the weighbridge is such that the lorries that use it shine their headlights and cab floods directly on to several of the Muirloch Farm residences. We have now discovered that the present application for planning permission was only lodged (in December) for the installation of the weighbridge as well as an extension of the facility shed. The implication of application 16/00987/FULL is obviously to reinforce and retrospectively justify the unplanned and unnecessary increase in production at the facility.

Finally, there is a question mark over the compliance of the facility's fire protection system. As you can imagine, the facility's operation involves the production and storage of large quantities of potentially flammable biomass and, of course, its burning. Certain fire extinguishing requirements were put on the facility in the original planning process, but it is now unclear whether these requirements were ever actually met or whether they continue suitable for an

increased level of production. Given the proximity of the facility to occupied private residences, the possibility of an unplanned and uncontrolled fire is of serious concern. It is worth noting (as evidenced by the attached photographs) that the operators appear to have a relatively lax attitude towards fire safety.

Unplanned and unchecked, the noise and light pollution, the potential road and fire safety hazards and the unapproved trading at the facility can only get worse.

Commenting on the application, it is noted that the accompanying Statement of Support states that there should be no increase in traffic. This does not make any sense as a larger facility will require more produce to quote "serve the increased biomass needs of the Piperdam Estate". Either more vehicles or larger vehicles will be required. Certainly, our experience recently has demonstrated that this justification is unfounded.

Little justification is given for the requirement to increase production other than statement that the facility is required to keep pace with the biomass needs of the estate. Given that the Estate Housing allocation has been built out and that no further housing will be allowed it is difficult to comprehend where this increased need will arise. From what we can ascertain from the Council Public Access page there appears to be only limited approved development still to be undertaken on the leisure complex. This surely needs to be quantified prior to this application being considered.

We would also note that there is no mention in either the original or present planning applications of any floodlighting.

To conclude, and with reference to Policy DS4 Amenity of Angus Local Development Plan (September 2016), which states that "development will not be permitted where this is an unacceptable adverse impact on the surrounding area or the environment or amenity of existing or future occupiers of adjoining or nearby properties", we would request that considerations be given to the above when determining this application particularly with regard to the existing and potential noise and vibration levels, light pollution, traffic movements, and the times when these disturbances occur, and the affect these are having on our residential amenity.

With all of this in mind, we wish to object to this application to extend this facility which can only further exacerbate the unacceptable position we find ourselves in.

We hope that you are as concerned as we by these developments and that you can support the residents of Muirloch Farm in limiting and reducing the impact that the facility is now having on the local environment.

Attached are a number of photographs of the installation and its activities demonstrating many of the aforementioned issues.

Yours faithfully,

Campbell & Suzanne McAulay, "Ruach", Muirloch Farm, Liff, Dundee DD2 5NQ, Tel. No. 01382 791124.

Ken & Eve Churcher, The Garden House, Muirloch Farm, Liff, Dundee DD2 5NQ. Tel. No. 01382 581494

Jo Gevers, Upper Flat, The Farm House, Muirloch Farm, Liff, Dundee DD2 5NQ.

Donna Livie, 1 Muirloch Farm Cottage, Liff, Dundee DD2 5NQ,

Nick & Catherine Birch, No. 2 Muirloch Farm Cottages, Muirloch Farm, Liff, Dundee DD2 5NQ.

Sue & Bruce Marshall, 5 Muirloch Farm Cottage, Liff, Dundee DD2 5NQ, Tel. No. 01382 580017.

George Dinsdale, No. 6 Muirloch Farm, Liff, Dundee DD2 5NQ.



1. Muirloch Farm Residences from Google Maps

(Imagery taken before the construction of the current facility. Approximate location of the biomass facility indicated in red. Muirloch Farm residences are indicated by yellow arrows)



2. Piperdam Biomass Facility viewed from front door of Ruach on Muirloch Farm



3. Piperdam Biomass Facility viewed from Ruach driveway on Muirloch Farm
(Approx outline of proposed extension shown in green)



4. Piperdam Biomass facility seen from front of Ruach
(Note floodlights)



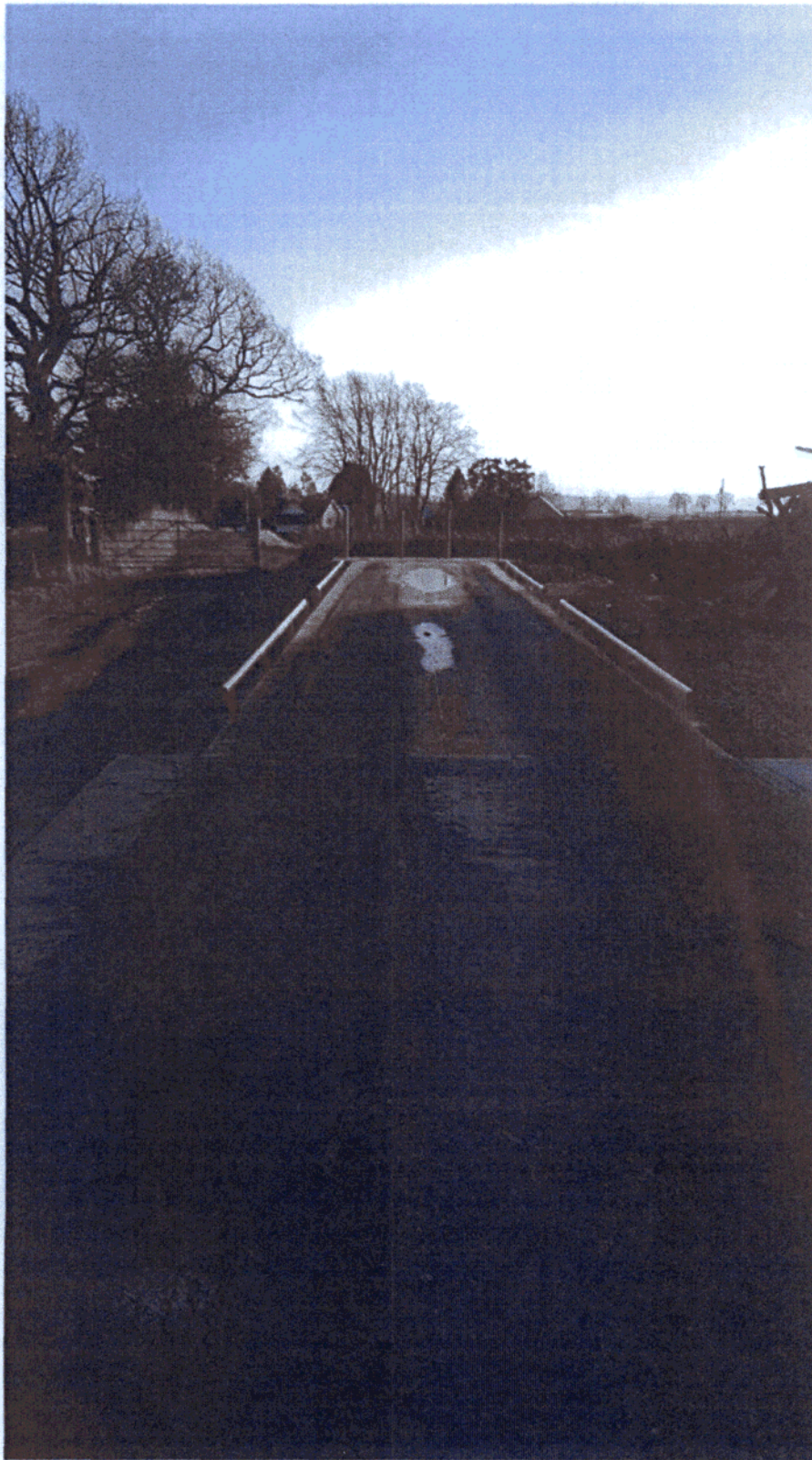
5. Piperdam Biomass Facility lighting (taken at approx. 1830, December 2016)



6. Piperdam Biomass Facility; loading of biomass for removal from site



7. Piperdam Biomass Facility weighbridge



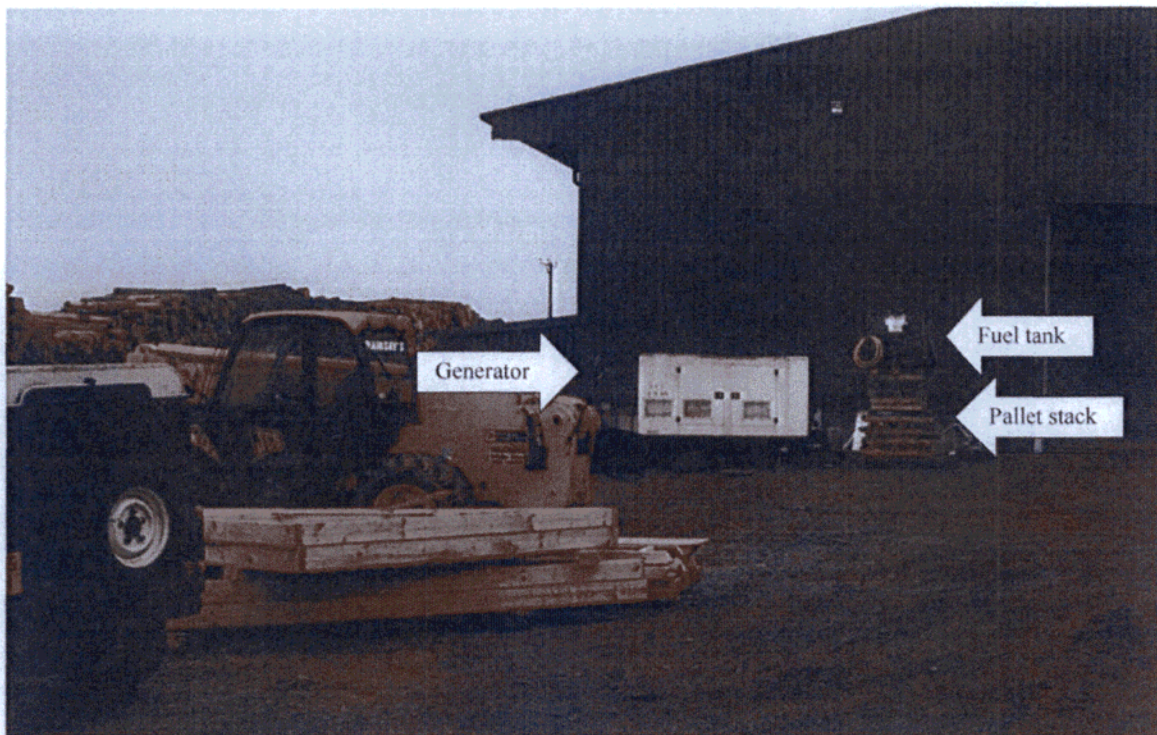
8. Piperdam Biomass Facility weighbridge
(Note orientation towards Muirloch Farm residences)



9. Piperdam Biomass Facility. Lorry at weighbridge, seen from Ruach



10. Piperdam Biomass Facility. Log fall onto Muirloch farm land and public RoW



11. Piperdam Biomass Facility. Fire safety hazards
(Note positioning of site generator and fuel tank in upper image & unattended bonfire in lower image)



12. Pimperdam Biomass Facility. Lorry damage to surrounding tracks



13. Junction of Checkbar road and A923. Incipient encroachment of lorry damage onto public highway

This is the diary that myself and a neighbour have been keeping of activities at the Biomass Shed at Piperdam. Obviously, my neighbour and I have only been able to record any activities whilst we are at home.

Thursday 3 November 2016

10.45 am started making biomass.

6.50 pm still going when we left for community council meeting. Had stopped by the time of our return at about 9.00 pm.

Friday 4 November 2016

We went out at 8.45 am so don't know when they started making biomass but went on until 5.00 pm.

Monday 7 November 2016

7.20 am beeping of reversing vehicles. Tractor and trailer being filled with biomass.

8.10 am digger started up digging trench from weighbridge back towards storage shed.

Tuesday 8 November 2016

8.00 am angle grinding

8.10 am beeping of reversing vehicles started.

5.30 pm beeping of reversing vehicles still going. Has lasted all day.

Wednesday 9 November 2016

7.30 am beeping of reversing vehicles all morning.

12.45 pm lorry being filled with biomass.

1.50 pm filling trailer with biomass.

4.15 pm still beeping of reversing vehicles.

Tuesday 22 November 2016

2.15 pm lorry being filled with biomass.

Thursday 24 November 2016

10.30 am lorry being loaded with biomass.

Thursday 1 December 2016

Log delivery. Unloaded logs.

Wednesday 7 December 2016

8.00 am Lorry being filled with biomass.

Monday 12 December 2016

9.00 am making biomass. Went on until about 5.00 pm.

Lorry being filled with biomass.

Tuesday 13 December 2016

Made biomass until about 4.00 pm.

Thursday 15 December 2016

6.10 am log lorry parked on weighbridge. Headlights and spotlights on full beam shining into houses. Engine running whilst parked. Unloaded logs.

Friday 16 December 2016

7.10 am log lorry parked on weighbridge. Headlights and spotlights on full beam shining into houses. Engine running whilst parked.

7.15 am Unloaded logs. A digger type piece of equipment used to move logs and its lights were very bright and shining into the front of our houses.

Sunday 18 December 2016

4.10 pm log lorry on weighbridge. Again, headlights and spotlights on full beam shining into houses.

4.20 pm unloaded logs.

Tuesday 20 December 2016

Shed lights on by 6.30 am.

Wednesday 21 December 2016

Shed lights on all day. Spotlight inside shed shining directly into my eyes when I am at kitchen sink. Still on at 7.00 pm.

Friday 23 December 2016

Shed lights were on before 7.00 am.

9.00 am log lorry. Unloaded logs.

Saturday 24 December 2016

Shed lights on by 8.00 am.

Sunday 25 December 2016

Shed lights were on by 8.30 am.

10.15 am filled tractor and trailer with biomass.

Monday 27 December 2016

Shed lights on by 8.00 am.

Lights still on at 6.00 pm.

Tuesday 28 December 2016

Lights on by 6.30 am.

Lights still on at 5.30 pm.

Thursday 30 December 2016

Shed lights on by 8.00am.

Shed lights were on until 10.00 pm.

Friday 31 December 2016

7.55 am shed lights on.

Saturday 1 January 2017

No shed lights and no activity!

Sunday 2 January 2017

No lights!

1pm log delivery lorry on weighbridge. Unloaded logs.

Monday 3 January 2017

8 am lights on.

11.05 am log lorry delivering logs. Unloaded logs.

4.30 pm lights on shed off.

Tuesday 4 January 2017

7.55 am Shed lights on.

8.20 am lorry arrived to be filled with biomass.

8.50 am the filled lorry on weighbridge.

1.30 pm yet another log delivery.

Wednesday 5 January 2017

7.00 am Shed lights on.

7.05 am log delivery lorry on weighbridge. Headlights and spotlights on full beam shining into houses. Logs unloaded.

8.25 am tractor and trailer loaded with biomass.

1.30 pm yet another log delivery lorry. Logs unloaded.

Thursday 6 January 2017

8.00 am Shed lights on.

9.20 am. Another log delivery lorry. Logs unloaded.

1.30 pm. Yet another log delivery lorry. Logs unloaded.

Monday 10 January 2017

8.00 am Shed lights on.

4.30 pm log delivery lorry on weighbridge. Headlights and spotlights on full beam shining into houses. Unloaded logs.

Wednesday 11 January 2017

8.00 am Shed lights on.

3pm using lifter to move boxes of logs to other side of hardstanding. Beeping of reversing vehicle.

Thursday 12 January 2017

8.00 am Shed lights on.

2.10 pm Another log delivery lorry. Unloaded logs.

Tuesday 17 January 2017

8.00 am lights on.

1.55 pm making logs. Can hear machine and the logs falling into the wooden potato boxes.

Wednesday 18 January 2017

8.00 am lights on.

5.00 pm lights went out on shed. Using a grabber to move large firewood logs using only the headlights from the machine.

Thursday 19 January 2017

2.00 pm Ramsay's lorry arrived to be filled with biomass. Used weighbridge.

Friday 20 January 2017

8.05 am Shed lights on.

Saturday 21 January 2017

10.00 am Log delivery lorry on weighbridge. Logs unloaded.

Monday 23 January 2017

8.05 am Shed lights on.

9.40 am Tractor and trailer filled with biomass.

5.00 pm Lorry arrived to be filled with biomass. Headlights on and shining into houses.

5.30 pm Yet another log delivery lorry. Logs unloaded.

Tuesday 24 January 2017

8.00 am Shed lights on.

Wednesday 25 January 2017

8.00 am Shed lights on.

4.30 pm Log delivery lorry on weighbridge. Logs unloaded.

Thursday 26 January 2017

9.00 am-10.10 am Log delivery lorry on weighbridge. Logs unloaded.

4.40 pm Log delivery lorry on weighbridge. Logs unloaded.

Friday 27 January 2017

11.00 am Log delivery lorry on weighbridge. Logs unloaded.

4.15 pm Log delivery lorry on weighbridge. Logs unloaded.

Monday 30 January 2017

8.00 am Shed lights on.

10.30 am tractor and trailer filled with biomass.

4.00 pm Log delivery lorry on weighbridge. All lights on shining into houses. Logs unloaded.

Tuesday 31 January 2017

8.00 am Shed lights on.

LeslieIA

From: WrightJ
Sent: 11 April 2017 15:48
To: LeslieIA
Subject: FW: Planning Application 16/00987/FULL Piperdam Biomass Activity Diary, Feb, March
Attachments: Feb-March diary.pdf

From: Campbell McAulay
Sent: 11 April 2017 15:46
To: WrightJ
Cc: Ken Churcher; Andrew Nicholas Birch; Jo Gevers; Bruce Marshall; Stuart Phillips; Douglas Neilson; Suzanne McAulay
Subject: Planning Application 16/00987/FULL Piperdam Biomass Activity Diary, Feb, March

Dear Mr Wright

Further to previous correspondence, please find attached a log of activity at the Piperdam Biomass site during February and March of this year. As we have recently discussed, you can see that considerable activity is taking place, despite the processing agreement. A couple of further points of concern:

1. The amount of wood now stockpiled on the site has reached unprecedented levels and is encroaching on neighbouring land. Clearly the operators are unable to process these logs during the period of the agreement, but it is now of some concern to residents the level of chipping that will be required to clear the backlog. The amount of wood must surely far exceed the needs of the PPD leisure facility and the allegedly modest additional volume of biomass for commercial purposes (16%?)
2. Despite the emissions screening study, the facility has, on several occasions recently produced dense acrid black smoke which can be smelled even by residents at the far side of Muirloch Farm. This is recorded in the diary.

It can only be reiterated that if this level of activity can take place during the period of the processing agreement, what will it be like should the planning application be passed and the operators given free reign?

I should also point out that the diary includes photographic evidence of the removal of the normal wood grinder and its replacement on the day preceding the Noise Impact Assessment.

I hope the diary will be of use in the departments deliberations.

Campbell and Suzanne McAulay
Ruach
Muirloch Farm
Liff
Dundee

Comments for Planning Application 16/00987/FULL

Application Summary

Application Number: 16/00987/FULL

Address: Storage Shed Muirloch Liff

Proposal: Change of use of land and alteration and extension of building to form a biomass production and storage facility; erection of a drying fan enclosure; installation of a weighbridge; and associated works

Case Officer: James Wright

Customer Details

Name: Mr Campbell McAulay

Address: Ruach Muirloch Farm Liff

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I note the addition of a supplementary noise impact report to the Public Access page for this planning application, dated 9 May.

I noticed that the supplementary report mentioned background noise from vehicle movements on the track running past West Cottage. The fact is that the moment the sound engineer started testing, the Biomass Site's own tractor (a particularly old and rattly affair) arrived on the scene, driving around the farm and revving its engine loudly and, the moment that the engineers had packed up, it returned to base. In fact, this tractor even shut down for a break between the two noise test sessions. It is not clear precisely why the Biomass Site deliberately created substantial background noise during their own noise impact test, but it definitely appeared to be a deliberate and carefully orchestrated activity.

What is more, it quickly became clear that the principal purpose of the noise "test" had little to do with noise measurement, but was simply a pretext for the site to do some chipping - the site's stocks having become depleted since the processing agreement was put in place. The noise testing took about an hour, but the grinder was operating all day.

It is worth pointing out that the report states that the purpose of the test was to determine the effectiveness of "noise mitigation measures", several of which are described in the report as a "log pile" and "wood dust filled boxes". I feel that I must point out the obvious - not only that these are temporary structures but also that they comprise the site's own payload. The moment that permission is given to commence chipping, the log pile that forms the "noise mitigation" barrier is liable to be chipped.

Comments for Planning Application 16/00987/FULL

Application Summary

Application Number: 16/00987/FULL

Address: Storage Shed Muirloch Liff

Proposal: Change of use of land and alteration and extension of building to form a biomass production and storage facility; erection of a drying fan enclosure; installation of a weighbridge; and associated works

Case Officer: James Wright

Customer Details

Name: Mr campbell mcaulay

Address: Ruach, Muirloch Farm Liff Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Regarding the email from Angus Council Roads Department dated 18 May and uploaded to the Public Access page for this application. I note that it recommends " Visibility splays (to) be provided on the A923 giving sight lines of 215m to the west."

Notwithstanding whether the site operator has the suitable ownership, permission or right to undertake such a clearance, I and at least one of my neighbours have observed red squirrels in the woodland at that location. Obviously, any intent to clear that woodland should take that into account.

Comments for Planning Application 16/00987/FULL

Application Summary

Application Number: 16/00987/FULL

Address: Storage Shed Muirloch Liff

Proposal: Change of use of land and alteration and extension of building to form a biomass production and storage facility; erection of a drying fan enclosure; installation of a weighbridge; and associated works

Case Officer: James Wright

Customer Details

Name: Mr Campbell McAulay

Address: Ruach Muirloch Farm Liff

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In addition to my comment of 22 May regarding the supplementary noise test here follows a diary for Thursday 27 April 2017, the day of the test.

7.30 am: Work begins on site. Sounds of digger and caterpillar tracked log grabber moving onsite. Beeping of reversing vehicles, clanging of scoop. Grinder arrived on site at 8.05.

8.30 am: Sound equipment placed right next to my beech hedge (NB the hedge is currently dry leaves and noisy in the wind). The sound equipment was placed in line with the back wall of my house. Wind direction was approximately NS and blowing strongly.

8.50 am: Grinder started up. All the time the grinder was in operation the Piperdam tractor and trailer drove round and round the Muirloch farmyard and up the farm track in front of the mobile homes for the fruit pickers. It then reversed and came back the same way. This was repeated for the entire time the grinder was working. My neighbours saw the Piperdam tractor and trailer driving round and up the track and wondered what on earth it was doing.

9.15 am: Grinder stopped. Piperdam tractor and trailer returned to biomass site. It struck me that everything had been organised and orchestrated with military precision. As soon as the grinder stopped the Piperdam tractor and trailer returned to the biomass shed.

9.40 am: Grinder started again. Piperdam tractor and trailer came back down farm track and sat behind our house in the farmyard with its engine revving for 15-20 minutes. The tractor was parked directly in line with the back wall of my house and so in line with the sound equipment. I can hear the grinder inside my house even with the noise of the tractor coming in.

10.00 am: Sound engineer packed up his equipment. Piperdam tractor and trailer and JCB tractor drove up Muirloch Farm track and returned to biomass shed. I don't know where the JCB tractor was parked during the noise testing.

5.30 pm: Seven and a half hours after the noise test finished, the wood grinder has stopped

Comments for Planning Application 16/00987/FULL

Application Summary

Application Number: 16/00987/FULL

Address: Storage Shed Muirloch Liff

Proposal: Change of use of land and alteration and extension of building to form a biomass production and storage facility; erection of a drying fan enclosure; installation of a weighbridge; and associated works

Case Officer: James Wright

Customer Details

Name: Mr Campbell McAulay

Address: Ruach Muirloch Farm Liff

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Chipping operations have started on the site on 15 June, contrary to the requirements of the processing agreement. On 15 June 2017 a chipper and a large tracked digger arrived on site at 8.30 am. The chipper at the front of the shed and began chipping. There was no noise protection anywhere near and the noise from the chipper was worse than it has ever been. It could be heard indoors at Ruach and also at the residence of Mr N Birch 1km from the biomass site.

The chippings were loaded direct into skips and driven into the shed for unloading by Ramsay skip lorries. Thus the noise of the chipper was exacerbated by the lorry engines and their reversing beepers. An articulated skip lorry took biomass off site presumably for commercial sales purposes.

During these operations, the public footpath was blocked by a tractor and trailer and walkers were forced to walk on the rubble around the weighbridge. This was uneven and a trip hazard.

It has also been observed that the site has been operating before 8 am on a number of occasions. On Monday 12 June, a tractor and trailer (for a private sale of biomass) turned up at 7.08 am and even sounded its horn whilst on the weighbridge. We have recorded 8 instances of operating before 8 am over 3 weeks.

LeslieIA

From: WrightJ
Sent: 31 October 2017 08:45
To: LeslieIA
Subject: FW: Pipedam Biomass Storage Shed - Planning Application 16/00987/FULL
Attachments: New Microsoft Word Document.pdf

Sent: 30 October 2017 18:06
To: WrightJ
Subject: Pipedam Biomass Storage Shed - Planning Application 16/00987/FULL

Dear Mr Wright

We have noted the latest submission to the public access page for the aforementioned application. Please find attached a note which responds to a number of the points therein.

Kind Regards

Suzanne McAulay

The summary report written by Muir Smith Evans on behalf of Forest Energy Scotland Ltd continues to omit to include any justification as to why the Piperdam Biomass Storage Facility should be subjected to the extensive development outlined in planning application 16/00987/FULL rather than at an appropriately designated zone elsewhere. In paragraph 60 it is stated that local planning policy is such that 'employment uses outside of development land allocations or employment areas will only be supported where there are no suitable or viable sites available within an employment land allocation or existing employment area'. However, it should be noted that there are numerous Economic Development Areas to the west of Dundee, all within five minutes of the Piperdam Estate, any of which would be suitable for the type of use being proposed.

Indeed, the report itself makes the point that the biomass site is located in a zone designated for residence, recreation and leisure, and is directly adjacent to a golf course, holiday homes and private residences.

Although it presents little in the way of new information, the report does include a number of omissions, errors and half-truths, the most significant of which are:

1. The phrase "established use" is included in several places, but it must be stressed that the biomass site's use has, since planning permission was first granted in 2013 (13/00547/FULL), been established only as a storage facility, and that associated solely with the Piperdam Leisure Complex. Development and use as a production facility and sales & distribution hub (outwith due planning process) has only taken place in the last year or so and objections were raised as soon as it became clear that operations were escalating and expanding beyond those originally sanctioned.
2. The maps included in the report are inaccurate and misleading (to the benefit of the site operator). The boundary of the site's operations actually extends beyond that implied in the various maps. In particular, consider the map at the top of the page following the conclusions section which appears to show the boundary of the site some 40m south of the E-W track immediately to the north of the site. In reality, the site's logpiles and hardstanding directly abut (and occasionally encroach onto) said track (see attached photographs. For reference, see the Figures later in this note.
3. The report omits any mention of one of the most fundamental objections to the development of the site, namely the position and location of the weighbridge. This has been built with no recourse to statutory planning processes or consultation and is perfectly aligned such that the headlights and cab-floods of the vehicles which use it shine directly onto several of the properties on Muirloch Farm.
4. Furthermore, the weighbridge is also positioned hard against the E-W track rather than being set back (south) by several metres as shown in all of the maps in the report. Consequently, there is no margin of safety between the site's operations and the track which is part of the Sidlaw Path Network and is frequently used by the public. For reference, see Figures 2 & 3 in this note.
5. Interestingly, the photograph included in the report which purports to show the facility's "access track" actually shows the Piperdam Leisure Complex access to its own golf-course maintenance shed (which is just visible in that photo). It is not used by log delivery and biomass export lorries except when their normal access (which is via the unmetalled "Checkbar Road") is rendered unusable by extreme weather in conjunction with damage caused by the lorries themselves. Objectors have submitted numerous photographs of this track.
6. The report makes several comments which imply that operations are or will be restricted to certain hours and days. It also claims that site deliveries are or will be limited to a specified number per week. Previous submissions by objectors have recorded numerous instances where these limits are exceeded.

7. At the heart of the operator's case is the statement that the operation's continued existence and development is crucial to the Leisure Complex. However, thus far there has been no indication that the owners of the complex actually support the planning application and associated development of the biomass facility on their doorstep.

It is a sad fact that, had due process been followed and had the development of the site been appropriately planned and regulated, many or most of the objections raised thus far would have been anticipated and forestalled and the site's development could have continued in such a way as to be acceptable to all parties. Instead, the (currently) year-long delay in the planning application ruling has resulted in an unnecessary expenditure of time, effort and funds by the council, the applicants and objectors.

SE McAulay
30 October 2017

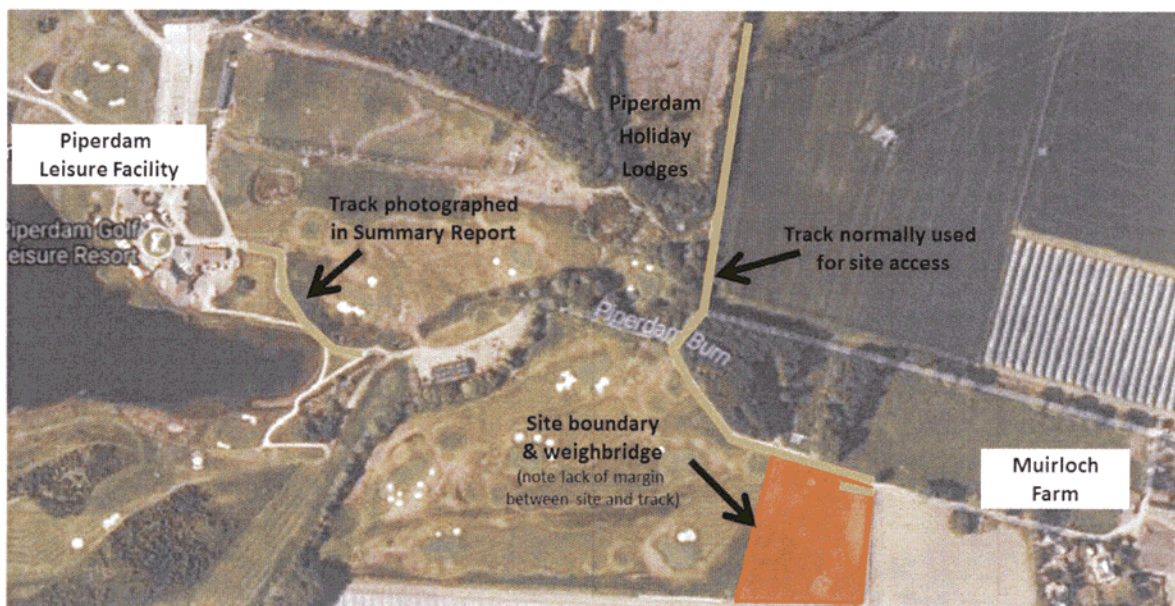


Figure 1: Biomass site location and context



Figure 2: Biomass site northern boundary and access track (left; looking approx. west, right; looking approx. east)

LeslieIA

From: WrightJ
Sent: 02 November 2017 10:55
To: LeslieIA
Subject: FW: Piperdam Biomass Storage Shed - Planning Application 16/00987/FULL

Sent: 02 November 2017 10:50
To: WrightJ
Cc: Doug neil.son; Stuart Phillips; Ken Churcher; Nick Birch; ParryR
Subject: Piperdam Biomass Storage Shed - Planning Application 16/00987/FULL

Dear Mr Wright

In the recent Piperdam Biomass Report by Muir Smith Evans, Business Requirements of Piperdam Resort Paragraph 99 states that "*Ancillary amounts (of biomass) were exported to St Andrew's Forest Lodges Piperdam (126 tonnes) as a business owned and operated by the Directors of Piperdam*". Please note that this is incorrect; St Andrews Lodges and Piperdam Golf & Leisure are separate and entirely unconnected businesses with no common directorship or ownership. Messrs Mulholland and Linton are the director/owners of both Forest Energy Scotland Ltd. and St Andrew's Forest Lodges but NOT Piperdam G&L (which is owned by Coppergreen Developments).

The Piperdam Biomass facility is therefore being used to supply its owners' subsidiary business some 20 miles away in St Andrews and which has no connection with the biomass site's original remit to supply Piperdam G&L.

With Kind Regards
Suzanne McAulay

Comments for Planning Application 16/00987/FULL

Application Summary

Application Number: 16/00987/FULL

Address: Storage Shed Muirloch Liff

Proposal: Change of use of land and alteration and extension of building to form a biomass production and storage facility; erection of a drying fan enclosure; installation of a weighbridge; and associated works

Case Officer: James Wright

Customer Details

Name: Mrs Gillian Zealand

Address: 6 Kirk Road Fowlis Dundee

Comment Details

Commenter Type: Miscellaneous

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: I write as secretary of the local path group (Sidlaw Path Network), which is concerned about the impact of heavy vehicles using the Check Bar road Right of Way / Core Path 215. My comment concerns the report by the Roads Dept. issued on 18th May. While we welcome the recommendation to install passing places for the benefit of both traffic and path-users, we note there is no mention of warning signs. We feel that if the biomass plant goes ahead a series of warning notices will be essential, both to warn drivers of vehicles that they may encounter pedestrians, cyclists or horses, and to warn path users that heavy vehicles use the track. We hope you will take this into account.

Sidlaw Path Network



SW
RECEIVED

6 Kirk Road,
Fowlis,
DD2 5SB

19 APR 2017

FAO Angus Council, Planning Dept.

PLANNING & PLACE
COUNTY BUILDINGS

Planning application 16/00987/full

KC

Installation of a biomass production and storage facility at the storage shed, Muirloch, Liff

Sidlaw Path Network is a community group whose aim is to identify and maintain paths in the Sidlaw area of Angus and to promote their use for health, well-being and active travel.

We are concerned at the proposal to extend the biomass plant beyond the limits of the original planning application to that of a full-scale commercial business, and would point out that the current use already breaches the conditions of the original Planning Permission, which was for the supply of biomass to Piperdam only. As a path group, however, our focus is mostly on the impact this will have on Angus Council's Core Path 215, which is being used for access to the site. Our concerns are three-fold:

- i) the impact on the path surface (and the bridge over the Fowlis Burn) of the passage of large timber lorries with trailers;
- ii) the obvious conflict with, and potential risks to, pedestrians, cyclists and horse-riders using the path;
- iii) possible threats to the status and integrity of this historic route.

Core Path 215. Core Path 215, otherwise known as the Check Bar Road, is a proven Right of Way and a Scotways Heritage Path. ROW status was established about 20 years ago after the Piperdam management installed a locked gate at the Coupar Angus Road end of the track for security reasons during the early stages of the chalet development. A subsequent enquiry set up by Stuart Roberts, the Countryside Officer, decided in favour of granting the path full ROW status, and a side gate was installed to allow access to walkers, cyclists and horse riders at all times. In 2011-12 Scotways erected Scottish Rights of Way Society signposts at each end of the track and at the same time it was given Heritage Path listing because of its connection with the history of road building in the area. (Originally the main route from Fowlis to Lundie and Tullybaccart, it was superseded in the late 18th c by the Coupar Angus turnpike, predecessor of the A923; the 'Check Bar' of the title is a reminder of those days and refers to a toll bar installed at the intersection of the old road with the new.)

The original planning permission (13/00547/full) contained no restrictions on vehicular access. Since this was conditional on the facility being used only to supply Piperdam, it may have been felt to be unnecessary at the time. The current situation, however, sees the passage of between one and four large timber lorries a day (besides loaded skips and trailers coming out), and this is beginning to damage the path surface and verges. As further deterioration occurs and the verges become more eroded, so the scope for path users to take evasive action is reduced and the opportunities for potential conflict all the greater.

Muirloch extension. The Right of Way / Core Path 215 (they are one and the same) goes south to Binns, and does not include the section of path which turns east towards the biomass plant itself. The latter, however, forms part of a well-used circuit – Piperdam - Binns - Fowlis - Muirloch – which attracts walkers (often with dogs and children), cyclists and horse-riders and is popular both with local people and with visitors to the adjacent Piperdam resort. The circular route features in Sidlaw Path Network's map/leaflet 'Get on Track: walks around Muirhead'*, and the inclusion of the track through the farmyard and past where the biomass plant now stands was done with the permission of the Arbuckles of Muirloch. We are very conscious that the new proposals will mean extra traffic on this path also (as well as around the site itself), with a consequent increase in potential hazards to path users. Nor is this helped by the siting of a new weighbridge immediately alongside the track and beside the gate which now separates the farm environs from the plant. Pedestrian access through the gate has been allowed for, by way of a gap alongside, but this has been placed on the side adjacent to the weighbridge – in fact it could hardly be closer.

As it happens there is (or was) an alternative route to the track through the farmyard. Coming from the Muirloch Cottages, a green lane carries straight on where the farm road turns sharp left; it runs uphill for some 400m and meets the Check Bar Road near to the bridge. This track used to have a pleasant grassy surface, and was the one that everyone used. Unfortunately, in the early stages of the Piperdam development it was dug up for the laying of new services (a sewage pipe we think), and, after infilling, the surface was left muddy, stony, rough and unappealing – with the result that people started to go round by the farmyard and have been doing so ever since. The old path is now overgrown as well as rough but if it were to be reinstated it would provide a suitable route again.

We hope you will take into account the significance of the Check Bar Road in assessing this planning application. We strongly urge that Angus Council ensures the Check Bar Road, and its extended circuit, can continue to be enjoyed in safety by both local residents and visitors to Piperdam resort.

Gillian Zealand,

Secretary,

Sidlaw Path Network

*Currently awaiting a re-print, but obtainable on line by Googling Sidlaw Path Network. Piperdam supports this venture and displays the leaflet at the resort.

Comments for Planning Application 16/00987/FULL

Application Summary

Application Number: 16/00987/FULL

Address: Storage Shed Muirloch Liff

Proposal: Change of use of land and alteration and extension of building to form a biomass production and storage facility; erection of a drying fan enclosure; installation of a weighbridge; and associated works.

Case Officer: James Wright

Customer Details

Name: Dr Andrew Birch

Address: 2 Muirloch Farm Cottages Fowlis Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a local resident, daily dog walker and user of Piperdam's facilities (paths, gym, restaurant, outdoor areas) I am objecting to the industrial development of the biomass plant. I have lived here for >25 years and seen a dramatic negative impact of large logging lorries and biomass delivery trucks on the 'green path network', which includes the tracks linking Muirloch to Piperdam and the Check Bar Rd. The paths are now dangerous underfoot and often unsuitable for walkers, cyclists and riders due to the large lorries causing rutting and mud. Clearly the industrial site (biomass plant) and its planned expansion is not compatible with the established and supported use of the green path network.

Tuesday 31 January 2017

8.00 am Shed lights on.

9.15 am Log delivery lorry on weighbridge. All lights on shining into house. Logs unloaded.

4.00 pm Log delivery lorry on weighbridge. Logs unloaded.

4.30 pm Log delivery lorry on weighbridge. Logs unloaded.

Wednesday 1 February 2017

8.00 am Shed lights on.

2.10 pm caterpillar tracked digger taken off site.

1.30 pm tractor and trailers filled with biomass.

Thursday 2 February 2017

8.00 am shed lights on and beeping of reversing vehicles moving around site.

Friday 3 February 2017

8.00 am Shed lights on and beeping of reversing vehicles moving around site.

2.30 pm Log lorry on weighbridge. Unloaded logs.

Saturday 4 February 2017

8 am Shed lights on at 8 am and beeping of reversing vehicles.

8.05 am Log lorry on weighbridge with all lights on shining into houses. Unloaded logs.

Monday 6 February 2017

8.00 am Shed lights on.

Tuesday 7 February 2017

7.10 am Shed lights on.

Wednesday 8 February 2017

8.05 am Shed lights on.

4.30 pm Log lorry on weighbridge with all lights shining down into houses. Unloaded.

5.25 pm Shed lights still on.

Thursday 9 February 2017

8.00 am Shed lights on.

9.10 am Lorry headlights shining into kitchen from car at biomass site (see image below).



12.45 pm Chain sawing still going at 3.30 pm.

5.15 pm Log delivery lorry on weighbridge with all lights on shining into houses.

5.27 pm Unloaded logs.

Friday 10 February 2017

8.00 am Shed lights on.

8.15 am Tractor and trailer came up the 'for residents use only', Muirloch Farm track and was filled with biomass. This was not for Piperdam but a private sale. On weighbridge. The tractor and trailer then proceeded back down our farm track.

9.00 am Tractor and trailer came up the 'for residents use only', Muirloch Farm track and was filled with biomass. This was not for Piperdam but a private sale. On weighbridge. The tractor and trailer then proceeded back down our farm track. (see image below).



Constant beeping of reversing vehicles.

Scoopfuls of biomass being taken to Piperdam.

1.45 pm log delivery lorry on weighbridge. Unloaded. Left at 2.30 pm.

3.25 pm Tractor and trailer being filled with biomass.

Beeping of reversing vehicles moving around site.

Monday 13 February 2017

8.00 am Shed lights on.

8.30 am Car headlights shining into kitchen.

9.13 am Tractor pulling the grinder for making biomass arrived. All lights on shining down into houses.

9.30 am Began making biomass.

The shed lights were on all day and there was no let up from grinder and from beeping of reversing vehicles.

4.20 pm Tractor and trailer from local farmer filled with biomass and on weighbridge. Witnessed by Angus Planning officers.

5.20 pm Car headlights shining into kitchen window.

5.40 pm Grinder has actually stopped.

6.00 pm Shed lights out.

Tuesday 14 February 2017

7.20 am Log delivery lorry on weighbridge with all lights shining into houses. Engine running. Sat there for 20 minutes.

8.30 am Machinery started up.

9.00 am Grinder started up.

12.05 pm Log delivery lorry on weighbridge.

12.10 pm Log delivery lorry on weighbridge.

1.45 pm Piperdam tractor and trailer filled with biomass.

2.30 pm Log delivery lorry on weighbridge.

2.35 pm Log delivery lorry on weighbridge.

Wednesday 15 February 2017

2.15 pm Piperdam tractor and trailer filled with biomass. Beeping of reversing vehicles. Clanking of scoop. Metal against metal.

Thursday 16 February 2017

8.30 am Beeping of reversing vehicles moving around on site.

Friday 17 February 2017

11.00 am Biomass taken out by tractor and trailer and then again at

11.20 am.

2.45 pm Log delivery lorry on weighbridge.

Monday 20 February 2017

9.10 am Beeping of reversing vehicles moving around on site.

12.00 pm Lorry being filled with biomass to go off site (see image below).



Tuesday 21 February 2017

8.20 am Piperdam tractor and trailer filled with biomass. On weighbridge.

10.30 am Log delivery lorry on weighbridge.

12.40 pm Piperdam tractor and trailer filled with biomass. On weighbridge.

Wednesday 22 February 2017

8.10 am Beeping of reversing vehicles moving around site.

Thursday 23 February 2017

Chain sawing.

Monday 27 February 2017

2.15 pm Log delivery lorry on weighbridge.

Tuesday 28 February 2017

8.25 am Tractor and trailer filled with biomass to be taken off site.

Chain sawing

3.45 pm Log delivery lorry on weighbridge.

Wednesday 1 March 2017

8.20 am Low loader leaving with grinder. New grinder arrived later (see images below).



Above: Old grinder being removed



Above: New grinder arriving on site immediately prior to sound test

Thursday 2 March 2017

7.20 am Machinery moving around on site. Beeping of reversing vehicles.

8.40 am Log delivery lorry on weighbridge.

8.30-11.00 am Sound testing.

Friday 3 March 2017

7.30 am Vehicle movements on site. Beeping of reversing vehicles.

9.40 am Tractor and trailer filled with biomass.

10.00 am Bonfire between logs and east side of store.

12.15 pm JCB on track pushing overhanging logs back towards store (see image).



Tuesday 7 March 2017

10.00 am Log delivery lorry on weighbridge.

12.35 pm Log delivery lorry on weighbridge.

12.40 pm Biomass going off site in lorry.



Friday 10 March 2017

7.30 am Biomass going out by tractor and trailer.

10.30 am Biomass going out by tractor and trailer.

12.30 pm Log delivery lorry on weighbridge.

1.00 pm Acrid black smoke coming from biomass boiler chimney for rest of day (see image below).



Saturday 11 March 2017

9.00 am Acrid black smoke coming from biomass boiler chimney all day.

7.30 pm Shed lights still on.

Sunday 12 March 2017

9.30 am Acrid black smoke coming from biomass boiler chimney for several hours this morning.

Monday 13 March 2017

9.30 am Biomass leaving site in tractor and trailer.

Wednesday 15 March 2017

9.00 am Biomass leaving site in tractor and trailer.

9.00 am Arctic curtain-sided lorry arrived.

12.20 pm Tractor and trailer loaded with logs using residents only Muirloch Farm track.

Friday 31 March 2017

8.00am-10.45 am Constant beeping of reversing vehicles.

Saturday 1 April 2017

9.00 am Log delivery lorry on weighbridge. Engine running.

Monday 3 April 2017

7.25 am Reversing vehicles. Digger on weighbridge.

8.15 am Piperdam tractor and trailer on weighbridge.

Still beeping of reversing vehicles - 'digger' moving biomass around in shed.

10.30 am Ramsey's biomass lorry filled up with biomass. On weighbridge. Watched it drive up track to road. Had difficulty getting up incline on track as fully laden.

Tuesday 4 April 2017

8.40 am Beeping of reversing vehicles.

9.00 am Acrid black smoke coming from biomass boiler chimney (see image below).



11.35 am Smelt creosote/tar smell coming from smoke rising from biomass boiler chimney.

1.35 pm Tractor and trailer on weighbridge. Loaded with logs. Noise of log lifter and beeping of reversing vehicles.

Comments for Planning Application 16/00987/FULL

Application Summary

Application Number: 16/00987/FULL

Address: Storage Shed Muirloch Liff

Proposal: Change of use of land and alteration and extension of building to form a biomass production and storage facility; erection of a drying fan enclosure; installation of a weighbridge; and associated works

Case Officer: James Wright

Customer Details

Name: Dr Andrew Birch

Address: 2 Muirloch Farm Cottages Fowliis Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:At the meeting of Angus Council's planning offices with Muirloch residents about 2 weeks ago we were verbally assured that Angus Council Roads Dept are investigating the risks associated with large (up to 40 tonner) double carriage logging lorries pulling out from Check Bar Rd onto the very busy and dangerous (from police monitoring) Coupar Angus Rd. One resident has witnessed a logging lorry crossing onto the opposing side of the main road because it was too large to turn safely. Can Angus Council Road's Dept assure us that they will consult with relevant police Dept officers submit a report on the safety concerns raised by local residents and users of the Muirhead to Coupar Angus Rd? Thank you.

Comments for Planning Application 16/00987/FULL

Application Summary

Application Number: 16/00987/FULL

Address: Storage Shed Muirloch Liff

Proposal: Change of use of land and alteration and extension of building to form a biomass production and storage facility; erection of a drying fan enclosure; installation of a weighbridge; and associated works

Case Officer: James Wright

Customer Details

Name: Dr Andrew Birch

Address: 2 Muirloch Farm Cottages Fowlis Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In view of the recent tragedy near Oban, Argyll, where one child was killed and other badly injured while playing on a log pile I urge Angus Council to investigate the safety of the very high and unsafe log piles surrounding the biomass storage shed and associated equipment. Many families with young children walk past or near this site, either on walks, cycle rides or playing on the adjacent golf course. Some of the logs are stacked precariously and have already fallen off onto public access paths next to these log piles where residents and general public walk dogs. There are no hazard signs up and the logs have been piled much higher in recent months to hide or mask the activities of the biomass plant (e.g. log chipping, weigh bridge activities not related to moving biomass to Piperdam Leisure Complex). I look forward to your investigation of these obvious dangers to residents, tourists and the general public. Thank you.

Comments for Planning Application 16/00987/FULL

Application Summary

Application Number: 16/00987/FULL

Address: Storage Shed Muirloch Liff

Proposal: Change of use of land and alteration and extension of building to form a biomass production and storage facility; erection of a drying fan enclosure; installation of a weighbridge; and associated works

Case Officer: James Wright

Customer Details

Name: Dr Andrew Birch

Address: 2 Muirloch Farm Cottages Fowlis Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I can confirm that at 1200 today, on 15 June 2017 (during my 1 hour lunch break) the noise from the wood chipper at the 'storage complex' was very loud, even in our garden, about 1 km from the wood chip site. I am sure it's the worst noise pollution it has ever been over several months of monitoring, by some considerable margin. It sounded as loud (by analogy) as a big cross channel ferry reversing into a dock, with intermittent louder thuds sounding like a loud and large artillery gun going off. This level of noise pollution is clearly unacceptable in a residential and touristic area (i.e. next to a golf course and several public pathway routes which were used regularly by residents, visitors and tourists staying in the area (e.g. Piper Dam Leisure Complex). I'm sure the leisure usage of these paths has decreased rapidly since these loud and unsightly activities at the wood chip plant started. Similarly, as a professional ecologist, I'm sure such loud noise, not to mention aerial pollution from the boiler in the storage shed, are having an adverse effect on local wildlife (e.g. birds, red squirrels) and biodiversity in general.

Regards,

Prof. Nick Birch

(Long term resident, 2 Muirloch Farm Cottages)

LeslieIA

From: WrightJ
Sent: 02 November 2017 13:51
To: LeslieIA
Subject: FW: Fw: Piperdam Biomass Storage Shed - Planning Application 16/00987/FULL

From: Nick Birch
Sent: 31 October 2017 09:23
To: WrightJ
Subject: Fwd: Fw: Piperdam Biomass Storage Shed - Planning Application 16/00987/FULL

Thanks, Suzanne - looks good and covers many important points.

I've noted a few additional concerns below.

They also admit in the new report to supplying several local farms and a leisure site in St Andrews that presumably are not included or allowed under the current licence of operation.

If they intend to chip logs **INSIDE** the shed (as stated as a proposed mitigation measure) we should ask for new sound level tests (independently undertaken), since the metal shed could act as a soundbox, amplifying the noise problem even more.

As far as I know there have been no studies on the environmental impact of the biomass plant to local wildlife, so i'm puzzled as to how they claim there are no impacts on biodiversity in the new report. Such a study would require baseline measurements and then seasonal sampling over several years (a significant undertaking). Of concern, the dumped black sooty material presumably from the site's boiler on the bank next to the burn (near the abandoned boats belonging to the site owner) are likely to be a local source of pollution, but has not been disposed of properly.

The log piles poorly installed as a loose 'barrier wall' are c. 6 meters high and constitute an extra hazard to children who play nearby, rather than acting as a safe mitigation measure to sound pollution.

Hopefully HSE will inspect the site soon.

Regards, Nick Birch (resident, Muirloch Cottages)

On 30 Oct 2017, at 18:08, Suzanne Mcaulay wrote:

<New Microsoft Word Document.pdf>

LeslieIA

From: WrightJ
Sent: 20 April 2017 08:24
To: LeslieIA
Subject: FW: 16/00987/FULL Extension to Bio-mass facility and Woodchip drying fan enclosure and placement of ground level weight scales. At Storage shed, Muirloch Liff.
Attachments: diary 3.pdf

From: Ken
Sent: 19 April 2017 18:42
To: WrightJ
Cc: Campbell McAulay
Subject: 16/00987/FULL Extension to Bio-mass facility and Woodchip drying fan enclosure and placement of ground level weight scales. At Storage shed, Muirloch Liff.

Mr Wright

As the consultation period for the referenced planning application is coming to a close, I submit, in the attachment, the last entry of the log of activities at the Piperdam biomass site, for your attention.

I wish to reiterate, as my neighbours have already done, the point that despite the terms of the processing agreement that was intended to limit activities, we have noted a steady procession of log deliveries and off-site biomass consignments, some of which movements have taken place out of the agreed hours.

The stockpile of logs has grown to an extent that surely far outstrips the need of the Leisure complex. It is also noted that in order to deal with these deliveries, the dry stone wall forming the boundary between Muirloch and the biomass site has apparently been completely destroyed, and logging lorries have encroached onto the public walkway on the farm property at that boundary. We are now particularly concerned as to the intensity of chipping activity that will be required to deal with this stock.

As noted in the previous diary, black acrid emissions from the biomass drying facility are now a regular occurrence, and the resulting acrid, tarry smell of tar/soot can be smelled across Muirloch Farm, not to mention properties closer to the facility forcing the closure of all windows.

The point is clear that, if the impact on amenity and on the local environment is this bad now, how will it be when the limitations of the processing agreement are lifted and the application is approved?

Ken & Eve Churcher
The Garden House
Muirloch Farm

This is the diary that I have been keeping of activities at the Biomass Shed at Piperdam. Obviously, my neighbour and I have only been able to record any activities whilst we are at home.

Wednesday 5 April 2017

7.57 am Log delivery lorry on weighbridge. The logs are being unloaded at the east front of the shed, right next to the track. The log trailer is stretched out over the track/pipeline. Can hear quite a bit of noise as it is so near the residencies.

8.25 am Log delivery lorry on weighbridge with engine running.

Beeping of reversing vehicles.

9.15 am Log lifter loading logs onto tractor and trailer. Noisy as operation is taking place on east side of shed opposite my kitchen window.

9.40 am Tractor and trailer on weighbridge. Engine running and flashing orange light on top of cab on.

12.20 pm Tractor and trailer loaded with logs.

1.55 pm Caterpillar tracked log grabber moving logs around on site.

4.00 pm Two log grabbers working together on the residential side of the shed.

Thursday 6 April 2017

11.00 Chain sawing.

11.25 am Piperdam tractor and trailer on weighbridge loaded with biomass.

Friday 7 April 2017

7.55 am Piperdam tractor and trailer filled with biomass.

8.34 am Chain sawing.

9.10 am Beeping of reversing digger filling Piperdam tractor and trailer.

1.30 pm Beeping of reversing vehicles.

Tuesday 11 April 2017

8.32 am Beeping of reversing vehicles.

Pm Chain sawing.

Wednesday 12 April 2017

Can hear beeping of reversing vehicles as biomass is being moved around in shed.

1.45 pm Tractor and trailer on weighbridge to be filled with biomass to go off site.

Could hear clanging of scoop as trailer was filled. Beeping of reversing vehicles.

2.10 pm The filled tractor and trailer back on weighbridge.

Thursday 13 April 2017

8.35 am Piperdam tractor and trailer on weighbridge with engine running.

9.05 am Beeping of reversing vehicles

10.25 am Log lorry on weighbridge with engine running.

10.50 am Log lorry unloading opposite my window – noisy. The log lorry came through the gate onto the Muirloch Farm track and parked on this track to unload the logs.

1.25 pm Log lorry on weighbridge with engine running. Log lorry unloading opposite my window – noisy. The log lorry came through the gate onto the Muirloch Farm track and parked on this track to unload the logs.

2.03 pm Empty log lorry reversed back up Muirloch Farm track. Very close to 1st cottage on track. See following photos



3.50 Log lorry on weighbridge with engine running. Log lorry unloading opposite my window – noisy. The log lorry came through the gate onto the Muirloch Farm track and parked on this track to unload the logs.



8.20 pm Stinking, black smoke belching out of biomass shed chimney.



Friday 14 April 2017

7.30 am Piperdam tractor and trailer on weighbridge with engine running.

8.50 am Sounds of the digger moving around. Clanging of the scoop.

11.15 am Stinking, black smoke belching out of the biomass chimney.

12.50 pm Log lorry on weighbridge with engine running. Log lorry unloading opposite my window - noisy. The log lorry came through the gate onto the Muirloch Farm track and parked on this track to unload the logs.

Tuesday 18 April 2017

6.00 am Log lorry unloading logs from Muirloch Farm track, right next to 1st cottage. Noisy. How inconsiderate at 6 o'clock in the morning!

6.20 am Log lorry then drove down Muirloch Farm track, right next to 1st cottage and reversed up track, through gate and onto weighbridge. Engine running.

8.15 am Scoopful of biomass going out by digger.

2.30 pm Log lorry on weighbridge with engine running. Log lorry unloading opposite my window - noisy. The log lorry came through the gate onto the Muirloch Farm track and parked on this track to unload the logs.

Wednesday 19 April 2017

8.25 am Piperdam tractor and trailer sat on weighbridge for 10 minutes with its engine running. The engine noise could be quite clearly heard inside my house.

8.45 am Filled Piperdam tractor and trailer sat on weighbridge with engine running. Again could be heard inside my house.

5:10 pm Log lorry on weighbridge with engine running. Log lorry unloading opposite my window - noisy. The log lorry came through the gate onto the Muirloch Farm track and parked on this track to unload the logs.

Diary Ends

Following photos show the destruction of the boundary drystone wall and the overhanging logs.



Comments for Planning Application 16/00987/FULL

Application Summary

Application Number: 16/00987/FULL

Address: Storage Shed Muirloch Liff

Proposal: Change of use of land and alteration and extension of building to form a biomass production and storage facility; erection of a drying fan enclosure; installation of a weighbridge; and associated works.

Case Officer: James Wright

Customer Details

Name: Mrs Jo Gevers

Address: Upper Flat Muirloch Farm Liff

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to note my strong objection to this application. I do not wish to see a change of use to allow a large industrial unit in what is an agricultural and tourist location.

The current unit already functions far outwith its original permission, which was for a storage unit "for purposes directly related to the operation of the Golf and Leisure Resort". Now operating as a manufacturing and distribution facility (listed on the UK government's Biomass Suppliers List), it has significant negative impact on the amenity of the environment. It causes noise nuisance, damage to footpaths, and danger (from heavy vehicles, and from logs falling from the logpiles) to walkers, riders, cyclists and other users of the Green Footpath and the environs of Piperdam Leisure Resort. In addition, whatever may be claimed, heavy traffic has been witnessed (by myself and others) using the Muirloch Farm track.

I am also extremely concerned about the Health and Safety implications of the siting of this facility, with its heavy traffic and unloading of logs, immediately over the gas pipeline. Although National Grid noted no objection to the original storage proposal, what we now have is something very different.

As well as developing the biomass production facility, the applicant has already installed the weighbridge without consent, and I have no confidence that any conditions to further development will be heeded, based on his cavalier disregard for the stipulations of the original permission.

Submission in relation to 16/00987/FULL | Change of use of land and alteration and extension of building to form a biomass production and storage facility; erection of a drying fan enclosure; installation of a weighbridge; and associated works | Storage Shed Muirloch Liff

In response to some of the points in the Summary Planning Assessment (26/10/2017), I would like to make the following observations:

Item 14 “The location is also remote and visually unobtrusive”

This statement is far from true. The location is within 200 metres of the settlement of Muirloch Farm (10 households in total, 5 of which are within 200m – it is unclear why the report takes the measurement from the *west* side of the proposed building, rather than the nearer east side – item 70 in the report), and also adjacent to the Piperdam golf course, a premium leisure and tourist facility. The visual impact is significant from all angles, and unsightly, with abandoned machinery and other debris on-site (see photograph).

While these comments refer to the existing facility, and not the proposed expansion, it is disingenuous of the report to imply that the aesthetic impact of the site is not significant.



Looking south west from the corner of the site



Looking east towards the site from the golf course

Item 16 Access track - this photograph is misleading. It shows the access route if traffic were to approach from the main Piperdam car park. However, the delivery lorries use a different route (the unmade track known as Check Bar Road), which is a designated Green Pathway. This track passes close to the holiday lodges, over a weak bridge and alongside the golf course. The lorries cause considerable damage to the track, leaving it unpleasant and potentially dangerous for other users, as can be seen in the first photograph above.

Items 53, 54, 76 I do not agree that the proposal is in line with the quoted requirement that “future proposals...will be supported where these ... do not adversely impact on the amenity and environment of the area”. The existing facility, as demonstrated above, has a significant adverse impact on the amenity and environment of the area. It already operates in contravention of the original planning consent, which was for storage only, and this proposed expansion will increase the problem, by allowing increased traffic and production on site. It is clearly detrimental to the area’s setting and environment.

Item 58 This is not brownfield land. It was (literally) a green field, and then the edge of a golf course, until the existing structure was erected.

Item 72 As I noted in my previous communication, I have no confidence in the proviso noted here *viz* “the nature of the use is limited to that for which permission is sought”. Forest Energy Scotland have an established track record of ignoring conditions and restraints imposed on them. Most recently, they have bypassed the “stop order” imposed on woodchip production, by simply moving the grinder to a spot just outside the boundary of the site under consideration. This application for change of use, and for installation of a weighbridge is retrospective, seeking to legitimise the unauthorized activity and development which has already taken place, in direct contravention of the terms of the original planning consent. (see **Item 5**)

Item 99 This is inaccurate: St Andrew's Forest Lodges are not owned by the Directors of Piperdam, but by the Directors of Forest Energy Scotland.

Item 103, 104 Any binding legal contract between the applicant and Piperdam (the customer) must be the responsibility of the applicant, and not justification to proceed with this expansion where it contravenes planning requirements.

Item 110 The visual screen, while effective as a screen, is often significantly higher than 3 metres, with no sign of "log pile boundary barriers" (as specified in **Item 37**), and poses a potentially fatal danger of log fall unless better managed.

Thank you for taking these concerns into consideration.

Jo Gevers
Upper Flat
Muirloch Farm

Comments for Planning Application 16/00987/FULL

Application Summary

Application Number: 16/00987/FULL

Address: Storage Shed Muirloch Liff

Proposal: Change of use of land and alteration and extension of building to form a biomass production and storage facility; erection of a drying fan enclosure; installation of a weighbridge; and associated works

Case Officer: James Wright

Customer Details

Name: Dr Bruce Marshall

Address: 5 Muirloch Farm Cottage Liff Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:(1) Environmental impacts:

Noise pollution:

Use of high powered wood chippers running all day. Not present when noise test carried out.

Shed acts as a resonance box for the low frequency sounds that travel long distances- restricting chipping to the west of shed will not abate this. Shed requires significant sound proofing to reduce noise.

Continuous peeping of the reversing sirens on moving machinery is a constant annoyance.

No assessment of the drying fans, running 24/7, on noise levels nor measures to sound proof given.

Light pollution:

Floodlighting from the Biomass Sheds fills the sky with an orange glow that silhouettes Muirloch Farm House and buildings, and from further away is seen directly.

(2) Access: by the Check Bar Road (unmade road with public rights of way for pedestrians and horse riders) and of which the ownership is not specified.

Muirloch Farm road and Check Bar road used for delivery of logs and export of materials.

Recently confronted by an articulated logging lorry with long trailer attached, driving on the right hand side of the A923 as it pulled out of the Check Bar Road, completely blocking the busy, high speed road. Visibility is poor, close to a bend and there is no slip lane for the lorries turning towards the Coupar Angus direction. I am surprised that Roads Department appear not to be aware of this dangerous issue.

(3) HSE: High, unprotected stacks of logs are danger to both the public and employees.

(4) Planning constraints ignored. The current planning permission was for a shed to store biomass material for Piperdam Leisure Centre.

Receives and stores large amounts of logs on-site,

Chips the material on-site,

Sold wood chips to general public from outset. Wood chips have been taken away from the site via the Muirloch Farm Road. Muirloch Farm have padlocked the gate to prevent commercial customers taking this "convenient" short cut to the Biomass Storage shed.

These activities are inconsistent with a storage shed for Piperdam.

Dear Sirs, Madam

I was shocked and disturbed to hear very loud high pitched grinding sounds on Friday afternoon (19 January 2018) when at home in Piperdam. A walk around the neighbourhood did not identify any source of this on-going grating sound, which stopped for only very short periods of time (seemed like 30-60 seconds) before starting up again.

I understand that there was wood chipping machine in operation on that Friday and the following day (Saturday) at or near the biomass shed on the Piperdam estate to the east of the golf course.

I have strong objections to this operation if this was the source of the noise I kept hearing.

I appreciate that being some distance from the biomass shed you may not have considered the impact of this type of operation on residents of permanent homes on the Piperdam estate (ie rather than visitors to the holiday lodges) but I would ask you to investigate this and take due consideration of the adverse impact of the woodchipping noise and all other activities arising or supporting the actual or proposed operations at the biomass shed including having the loud, grating and pretty much continuous noise going on 10 hours a day, 5 or 6 days a week, from 8am including on a Saturday (and possibly a Sunday morning). As permanent residents the noise would be ongoing week on week, month on month, with no respite and no control over the day, time, frequency or duration the woodchipping would carry on for within or outwith any planning conditions.

I live in a quiet and generally peaceful residential location with the occasional disturbance from activities at the Piperdam Golf & Leisure Resort including late at night. The noise was quite unacceptable, and will be more detrimental to health and wellbeing during the spring, summer and early autumn months when more time is spent outside gardening, reading, relaxing or walking around the local area.

I feel that myself, and my family, visitors and neighbours, are entitled to peaceful enjoyment of my/our homes and environment. We are already negatively impacted by the operations at Piperdam including noise of parties, music, bagpipes and fireworks as well as vehicles driven above the designated speed limit.

In reading the information on your public access system, the changes and operations proposed for the biomass shed at the east end of the Piperdam estate appear to be more suited to an industrial site than a peaceful rural home and holiday location. Certainly the type, volume of noise and sounds I heard on Friday afternoon would I feel not be out of place in an industrial site or in a factory where ear defenders would I presume be mandatory, but were most out of place and had a negative impact on peaceful enjoyment of what has been for the most part a quiet rural/semi-rural location. I envisage a more severe and longterm impact on peace and amenity if the planning application is approved.

I would like to add my objection to the application for change of use for the above reasons and particularly when the applicant acknowledges that the current use and expansion is beyond the terms of the planning conditions and seems to be in breach of the terms of the current planning consents. I would also object to any wood-chipping operations happening at the weekend as well as commencing as early as 8am.

I have also witnessed on many occasions last year a digger with an open scoop like bucket filled with woodchips travelling west along Osprey Road then turning south down Osprey Road (and returning 20 or so minutes later empty). There appeared to be no cover or netting securing the woodchips which I feel could easily fall off onto the road either with the wind or if the vehicle went over a bump or stopped suddenly (ie if a dog, cat or child ran onto the road).

I can also confirm the deterioration of the paths and tracks and the potholes and churned up areas leading to the biomass shed, and the spill of woodchips (light coloured) on roads coming from the shed. I was also shocked to see the large number of unsecured log piles around the shed and the land surrounding it which itself is lying completely open for any child, teenager or animal to get into and clamber over.

I feel you have a greater responsibility in regards to the operations, proposed and actual, particularly as neither the Council nor the owners or operators of the biomass shed or the applicant of the related planning application – to my knowledge – have informed residents at Piperdam of the proposals or the extent and reach the impact the operations and activities will have on the residents and their right to peaceful enjoyment as well as the amenity of their homes, gardens and local neighbourhood and environment.

I would also kindly ask you to inform all residents at Piperdam of the planning application under consideration as well as take into account that loud noise from the shed owner/operator's proposed operations appears and/or will be heard as far as the north west end of the residential estate and to prohibit any mobile operations of the wood-chipping operations arising or associated with the business or owners/operators on or near the Piperdam estate.

Please note that you do not have my consent to disclose, or publish, any address of mine including to third parties, on your website, in any published document, or on your public access internet system.

Thank you for your attention and consideration of the points raised. If you require any clarifications please do not hesitate to contact me.

I look forward to hearing from you at the earliest opportunity.

Yours faithfully

A solid black rectangular box used to redact the signature of the sender.

LeslieIA

From: WrightJ
Sent: 19 February 2018 10:29
To: LeslieIA
Subject: FW: Application number 16/00987/full

[REDACTED]
Sent: 19 February 2018 09:52
To: WrightJ
Subject: Application number 16/00987/full

Hello James, Having looked at the drawing dated 18th January 2018 and posted on web site 12th February there is major error regarding the position of the weigh bridge. It is in fact right next to the track. The crossing point over the pipe line in front of the storage shed does not appear to be indicated on the site and vehicles are crossing pipe line at any point.
Kindest Regards Stuart Phillips.

