

Proposed Permitted Development Rights for Microgeneration Technology – Non-Domestic Properties



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20 May 2010

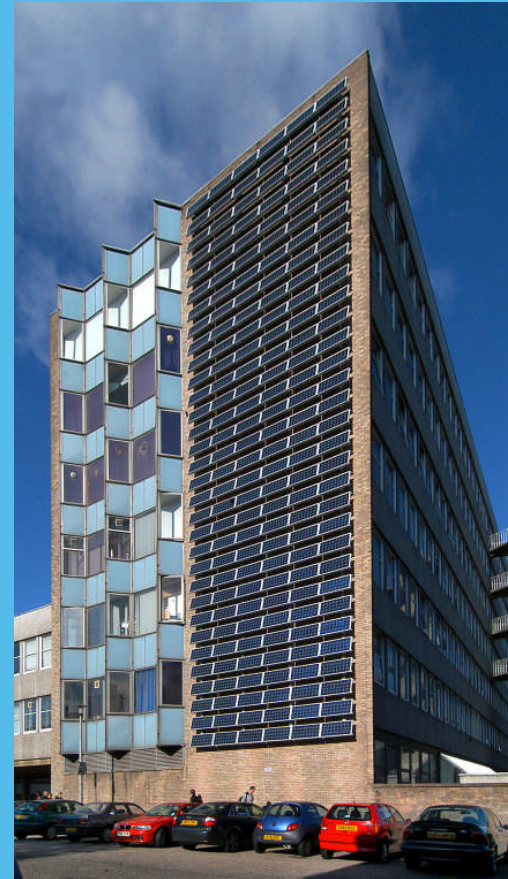
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- Context
- Definition
- Initial Proposals
- Thresholds of Interest
- Next Steps
- Discussion



Context

- Town and Country Planning (General Permitted Development (Scotland) Order 1992
- Permitted development rights for domestic microgeneration technology in 2009 and 2010.
- Climate Change (Scotland) Act 2009, Section 71.



Definition

Permitted development

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No planning permission
required



Initial Proposals

Technologies:

- Wind Turbines
- Solar (Photo Voltaic and Thermal)
- Heat Pumps
- Biomass
- Anaerobic Digestion
- Micro Hydro Turbine Housing Structures



Initial Proposals - Key Issues

- How big?
- How many?
- How to ensure geographical opportunity?
- Clarification of existing rights (e.g. Agriculture) or new rights?
- Radar issues – wind and solar technologies
- Acceptance of the change



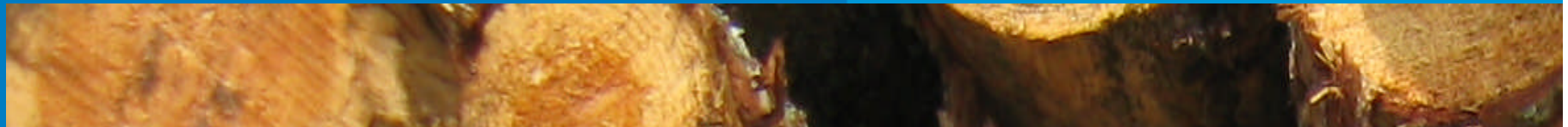
Thresholds of Interest

- Wind Turbines, 15m high, up to 6m rotor (2.5 if building mounted), 100m from domestic boundary
- Solar, restriction by surface area (20 sq m) not number
- Air Source Heat Pumps, restriction by noise (45 db at boundary, 30db domestic neighbour)



Thresholds of Interest

- Ground / Water Source Heat Pumps, restriction by pipework area (0.5ha) and housing structure dimension
- Biomass, rights for flues and housing structures but issues around air quality management areas?



Thresholds of Interest

- Micro Hydro, rights for the housing structure only (not the in-stream turbine)
- Anaerobic Digestion, clarification of existing rights?



Compliance

- Microgeneration Certification Scheme
- Enforcement



Next Steps



- Formal public consultation: Summer 2010
- Further engagement with industry: Summer 2010
- Amendments to Permitted Development Rights in place by Spring 2011

Thank You

Time to Discuss...

