

Permitted development Rights for Microgeneration Equipment on Non-Domestic Properties Consultation – Summary Leaflet



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SCOTTISH GOVERNMENT

The Scottish Government is required by the Climate Change (Scotland) Act 2009 to introduce permitted development rights to allow the installation of microgeneration equipment on non-domestic properties. Non-domestic properties are those which are not homes.

Permitted development rights will allow the installation of microgeneration equipment without the need to first submit a planning application to the relevant planning authority and gain planning permission. However other consents, such as a building warrant will still be required as necessary.

We would welcome your comments on these proposals no later than **8 October 2010**. No extensions will be given to that deadline.

The full consultation papers can be found on the Scottish Government's website: <http://www.scotland.gov.uk/Topics/Built-Environment/planning/National-Planning-Policy/themes/renewables>

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Solar Photo-Voltaic and Solar Thermal Installations

Pitched Roof Mounted Solar Installations

Size	Surface Area: Unrestricted. Within limits of existing roof. Protrusion: 200mm.	
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Flat Roof Mounted Solar Installations

Size	Surface Area: Unrestricted. Within limits of existing roof. Height: 1 metre within 1 metre of the roof edge, 2 metres elsewhere (vertical installations) Protrusion: 200mm or not exceeding height of parapet wall (horizontal installations)	
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Wall Mounted Solar Installations

Size	Protrusion: 200mm Not within 200mm of building edge Wholly within the curtilage of the building	
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Limitations (all types)

Designated Areas	Not visible from a road, not facing onto a road in a Conservation Area, World Heritage Site, National Park, Area of Outstanding Natural Beauty, not on a Scheduled Ancient Monument. Additionally for wall mounted installations: Not within a town centre where the installation would face a road or public space.	
Listed Buildings	Not permitted development unless Listed Building Consent already granted.	
Siting	Not within 3km of an aerodrome	
Compliance	Microgeneration Certification Scheme	

Freestanding / Array Mounted Solar Installations

Size	Surface Area: 20 metres ² Height: 4 metres Minimum 10 metres from site boundary not closer to a road than existing buildings	
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Pole Mounted Solar Installations

Size	Surface Area: 1 metre ² Height: 7 metres	
Number	2 per property, unless statutory undertaker or Council installation	

Limitations (all types)

Designated Areas	Not visible from a road, not facing onto a road in a Conservation Area, World Heritage Site, National Park, Area of Outstanding Natural Beauty, not within Sites of Special Scientific Interest, Natura 2000 sites, site of Archaeological Interest, not on the site of a Scheduled Ancient Monument.	
Listed Buildings	Not permitted development unless Listed Building Consent already granted.	
Siting	Not within 3km of an aerodrome Vehicle and/or cycle parking space not to be reduced.	
Compliance	Microgeneration Certification Scheme	



Wind Turbines

Freestanding Wind Turbines

Size	Blade diameter: 6 metres Swept area: 28 metres ² Height to blade tip: 15 metres Minimum blade ground clearance: 5 metres	
Distance to site boundary	Height of installation + 10% OR distance required to achieve noise thresholds, whichever is greater.	
Noise	45 decibels at the curtilage of the site, unless that curtilage adjoins open fields not designated as public open space. 30 decibels within any habitable room of neighbouring domestic property.	

Building Mounted Wind Turbines

Size	Blade diameter: 2.5 metres Swept area: 5 metres ² Height to blade tip: 15 metres from ground Height above building: 3 metres	
Distance to site boundary	Height of installation + 10% OR distance required to achieve noise thresholds, whichever is greater.	
Noise	45 decibels at the curtilage of the site. 30 decibels within any habitable room of neighbouring domestic property	
Siting	The turbine should not overhang any public space.	

Anemometers

Size	Height: 15 metres	
Time Limit	18 months. Permitted development rights would not apply again within 12 months of the last anemometer mast being removed.	

Limitations (all types)

Number	2 per property	
Designated Areas	Not visible from a road, in a Conservation Area, World Heritage Site. Not on a Scheduled Ancient Monument. If freestanding additionally not in a National Park, Area of Outstanding Natural Beauty, not within Sites of Special Scientific Interest, Natura 2000 sites, site of Archaeological Interest.	
Materials	Non-reflective blades.	
Design and colouring	The installation should not contain advertising, other than that necessary to identify the manufacturer. Blades not be coloured in such a way as to present an 'image' or text when in rotation.	
Listed Buildings	Not permitted development unless Listed Building Consent already granted.	
Compliance	Microgeneration Certification Scheme	



Heat Pumps

Freestanding Air Source Heat Pumps

Size	Height: 4 metres when within 2 metres of the boundary of a domestic property Height: 1 metre when closer to a road or footpath than existing building	
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Wall or Window Mounted Air Source Heat Pumps

Size	Not exceeding height of existing building.	
Number	1 per property	
Siting	Not visible from a road or footpath adjoining the site and should not overhang any public space.	

Roof Mounted Air Source Heat Pumps

Size	Height 1.5 metres. Location: Not within 1.5 metres of roof edge	
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Limitations (all types)

Number (not wall/window mounted)	Limited by total noise / total output not exceeding 45 kilowatts (heat)	
Noise	45 decibels at the curtilage of the site when that adjoins a domestic (or other building similar to residential use) property curtilage. 30 decibels within any habitable room of neighbouring domestic property. Cumulative measure where more than 1 unit is installed.	
Designated areas	Not visible from a public road or footpath in a World Heritage Site or Conservation Area, not on a Scheduled Ancient Monument. Additionally where freestanding: not within a site of archaeological interest where foundations are required, not in a Natura 2000 site or Site of Special Scientific Interest.	
Listed Buildings	Not permitted development unless Listed Building Consent already granted.	
Compliance	Microgeneration Certification Scheme	

Ground Source Heat Pumps

Number	1 per property	
Area of buried pipework.	0.5 hectares, land to be made good following excavations.	
Extension for use to house heat exchanger	<p>Primary function of extension to house the exchanger unit.</p> <p>Height: 4 metres within 2 metres of the boundary of a domestic property or within 3 kilometres of an aerodrome</p> <p>Not exceeding the height of the original building</p> <p>not exceeding 10% of the cubic content of the existing building</p> <p>No closer to an adjoining road than the existing building.</p>	
Freestanding building to house heat exchanger	<p>Primary function of extension to house the heat exchanger unit.</p> <p>Height: 4 metres within 2 metres of the boundary of a domestic property or within 3 kilometres of an aerodrome</p> <p>Not exceeding the height of the existing onsite building</p> <p>Not exceeding 20 metres²</p> <p>No closer to an adjoining road than the existing building.</p>	
Designated Areas	Not visible from a public road or footpath in a World Heritage Site or Conservation Area, not within a site of archaeological interest where foundations are required, not within a Natura 2000 site or Site of Special Scientific Interest, not on the site of a Scheduled Ancient Monument.	
Listed Buildings	Not permitted development unless Listed Building Consent already granted.	

Water Source Heat Pumps

Number	1 per property	
Area of immersed pipework	0.5 hectares, land to be made good following excavations (as necessary).	
Extension for use to house heat exchanger	<p>Primary function of extension to house the exchanger unit</p> <p>Height: 4 metres within 2 metres of the boundary of a domestic property or within 3 kilometres of an aerodrome</p> <p>Not exceeding the height of the original building</p> <p>Not exceeding 10% of the cubic content of the existing building</p> <p>No closer to an adjoining road than the existing building.</p>	
Freestanding building to house heat exchanger	<p>Primary function of the structure to house the heat exchanger unit.</p> <p>Height: 4 metres within 2 metres of the boundary of a domestic property or within 3 kilometres of an aerodrome</p> <p>Not exceeding the height of the existing onsite building</p> <p>Not exceeding 20 square metres</p> <p>No closer to an adjoining road than the existing building.</p>	
Designated Areas	Not visible from a public road or footpath in a World Heritage Site or Conservation Area, not in a site of archaeological interest where foundations are required, not within a Natura 2000 site or Site of Special Scientific Interest, not on the site of a Scheduled Ancient Monument.	
Listed Buildings	Not permitted development unless Listed Building Consent already granted.	

Biomass

<p>Extension for use to house boiler (excluding flue)</p>	<p>Primary function of extension to house the exchanger unit and fuel.</p> <p>Height: 4 metres, 2 metres of the boundary of a domestic property or within 3 kilometres of an aerodrome</p> <p>Not exceeding the height of the original building</p> <p>Not exceeding 10% of the cubic content of the existing building</p> <p>No closer to an adjoining road than the existing building.</p>	
<p>Freestanding structure to house boiler (excluding flue)</p>	<p>Primary function of the structure to house the heat exchanger unit and fuel</p> <p>Height: 4 metres within 2 metres of the boundary of a domestic property or when 3 kilometres of an aerodrome</p> <p>Not exceeding the height of the existing on site building</p> <p>Not exceeding 20 square metres</p> <p>Not closer to an adjoining road than the existing building.</p>	
<p>Self contained boiler unit and flue</p>	<p>Combined height of the boiler unit and the flue not exceeding 4 metres in height within 2 metres of the boundary of a domestic property or within 3 kilometres of the perimeter of an aerodrome</p> <p>Flue height not exceeding 1 metre above existing structures on site</p> <p>Not exceeding 20 square metres</p> <p>No closer to an adjoining road than the existing building.</p>	
<p>Fuel storage structure</p>	<p>Height: 4 metres within 2 metres of the boundary of a domestic property or within 3 kilometres of an aerodrome</p> <p>Not exceeding height of the existing buildings</p> <p>Not exceeding 20 square metres</p> <p>No closer to an adjoining road than existing buildings on site where that road is a trunk road</p> <p>Not exceeding 2 metres in height within 10 metres of a road where the structure would be closer to the road than existing buildings.</p>	

Biomass Installations – continued

Designated Areas	Not visible from a public road or footpath in a World Heritage Site or Conservation Area, not in a site of archaeological interest where foundations are required, not within a Natura 2000 site or Site of Special Scientific Interest, not on a Scheduled Ancient Monument, not within an Air Quality management Area.	
Listed Buildings	Not permitted development unless Listed Building Consent already granted.	
Flue (including on proposed extension or freestanding structure under permitted development rights)	<p>1 per building.</p> <p>If an alteration/replacement of existing flue it should not be of any greater dimensions than the existing flue.</p> <p>Height: not exceeding 1 metre above the highest part of the existing (or proposed) roof.</p> <p>Size: Not exceeding 500 millimetres in diameter.</p> <p>Siting: Not on the principal elevation.</p> <p>Location: Not within an Air Quality Management Area.</p>	

Anaerobic Digestion Systems

A clarification of the existing permitted development rights for agricultural and forestry units is intended to be made to include Anaerobic Digestion systems.

Micro Hydro

<p>Freestanding structures to house a hydro turbine</p>	<p>Primary function of the structure to house the hydro turbine unit</p> <p>Height: 4 metres within 2 metres of the boundary of a domestic property or within 3 kilometres of the perimeter of an aerodrome</p> <p>Not exceeding the height of existing buildings</p> <p>Not exceeding 20 square metres</p> <p>No closer to an adjoining road than the existing building.</p>	
<p>Extension for use to house a micro hydro turbine</p>	<p>Primary function to house the micro hydro turbine</p> <p>Height: 4 metres within 2 metres of the boundary of a domestic property or within 3 kilometres of an aerodrome</p> <p>Not exceeding the height of the original building</p> <p>Not exceeding 10% of the cubic content of the existing building</p> <p>No closer to an adjoining road than the existing building.</p>	
<p>Designated Areas</p>	<p>Not visible from a public road or footpath in a World Heritage Site or Conservation Area, not in a site of archaeological interest where foundations are required, not within a Natura 2000 site or Site of Special Scientific Interest, not on a Scheduled Ancient Monument.</p>	
<p>Listed Buildings</p>	<p>Not permitted development unless Listed Building Consent already granted.</p>	

Removal of Equipment

In all cases microgeneration equipment should be removed as soon as practically possible when that equipment is no longer capable of generating energy or is no longer intended to be used for the generation of energy. Removal is the responsibility of the landowner and can be enforced through the planning system if necessary where it is clear that the technology is no longer being used for its designed purpose.

Your details:

Name _____

Organisation _____

Email _____

Phone _____

Address _____

Postcode _____

Are you happy that your response, name and address be made public?

Yes / No (please circle your preference)

Telephone numbers and email addresses will not be made public.