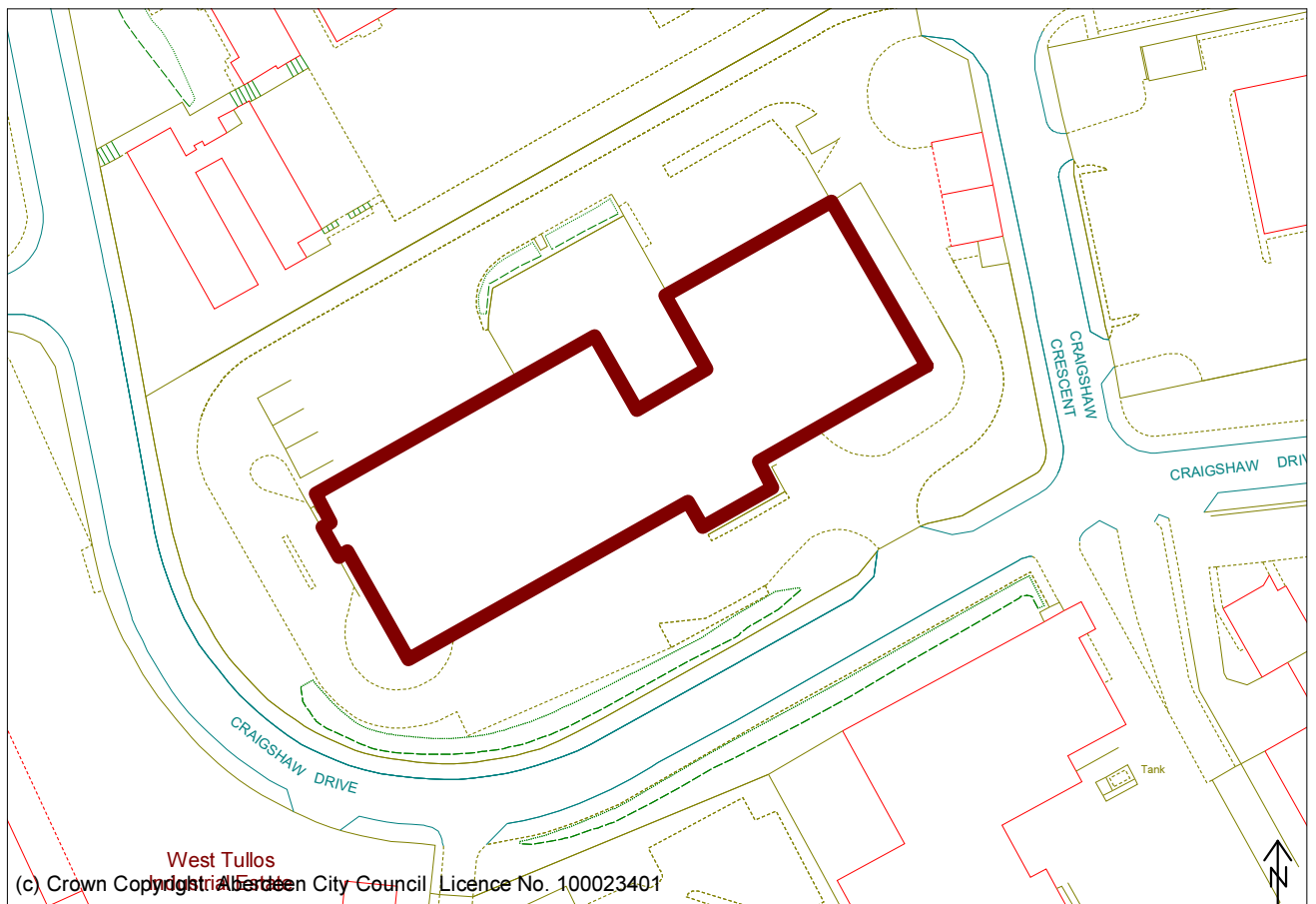


SITE 33 CRAIGSHAW DRIVE, WEST
TULLOS DEPOT

INSTALLATION OF SOLAR
PHOTOVOLTAIC (PV) PANELS ON THE
ROOF OF THE PROPERTY

For: Aberdeen City Council

Application Ref.	: P120686	Advert	:
Application Date	: 10/05/2012	Advertised on	:
Officer	: Frances Swanston	Committee Date	: 14 June 2012
Ward: Kincorth/Loirston (N Cooney/C Mccaig/A Finlayson)		Community Council	: No response received



RECOMMENDATION: Approve Unconditionally

DESCRIPTION

West Tullos Depot is situated to the north of Craigshaw Drive and to the west of Craigshaw Crescent on the West Tullos Industrial Estate to the west of Wellington Road. The depot building is two-storeys in height and has been finished in a mix of render and profiled metal sheeting. The building comprises a small central office building with main entrance and two larger warehouse buildings to either side. The warehouse roofs have a slight pitch to them and there are a large number of roof lights on the roofs.

HISTORY

Aberdeen City Council is the first local authority in Scotland to apply for the 'Rent a Roof' scheme and is in the process of installing solar panels on 90 public buildings around the City, which include sheltered housing developments, schools, offices and Council depots. The scheme involves the Council buying the electricity generated by the panels to power Council buildings. 12 of the buildings require planning permission to install the solar panels primarily due to the size/number of the panels involved.

PROPOSAL

Detailed planning permission is sought for the installation of solar photovoltaic (PV) panels on the roof of West Tullos Depot. There would be 599 individual panels installed. The solar panels would be joined together in lines and would be fixed to a frame mounting system and would be positioned south-east facing at a tilt of 30 degrees to maximise solar gain. The highest part of the panels would sit 1.2 metres above the roof. Because of the number and position of existing rooflights, the panels would be separated into rows rather than concentrated in blocks.

Each solar panel would measure 1650mm by 941mm with a thickness of 46mm and would appear dark blue in colour.

REASON FOR REFERRAL TO SUB-COMMITTEE

The application site is owned by Aberdeen City Council and therefore the application does not fall within the Council's agreed Scheme of Delegation and requires to be determined by the Development Management Sub-Committee.

CONSULTATIONS

ROADS SECTION – No comments.

ENVIRONMENTAL HEALTH – No comments received.

COMMUNITY COUNCIL – No comments received.

REPRESENTATIONS

None.

PLANNING POLICY

Aberdeen Local Development Plan

Policy R8 Renewable and Low Carbon Energy Developments – the development of renewable and low carbon energy schemes is supported and applications will be supported in principle if proposals:

- Do not cause significant harm to the local environment, including landscape character and the character and appearance of listed buildings and conservation areas.
- Do not negatively impact on air quality.
- Do not negatively impact on tourism.
- Do not have a significant adverse impact on the amenity of dwelling houses.

Policy D 1 Architecture and Placemaking - To ensure high standards of design, new development must be designed with due consideration for its context and make a positive contribution to its setting. Factors such as siting, scale, massing, colour, materials, orientation, details, the proportions of building elements, together with the spaces around buildings, including streets, squares, open space, landscaping and boundary treatments, will be considered in assessing that contribution.

EVALUATION

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) requires planning applications to be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise. Policy R8 states that the development of renewable and low carbon energy schemes is supported and applications will be supported in principle subject to a number of criteria. The proposed solar panels would have some visual impact upon the building and would be visible from the surrounding area. However, given the industrial character of the site and the wider area, whilst there would be a visual impact, this would be minimal as would be their impact upon the amenity of the wider site. The orientation of the panels reflects the optimum solar gain. Having the panels tilted above the roof does increase the visual impact of the panels, but this impact would not be an adverse one.

The agent in supporting information states that the installation of the solar panels would have a positive contribution in raising awareness to the needs of renewable energy. The solar panels would not negatively impact on air quality or on tourism, given their proposed location in accordance with Policy R8.

Therefore in conclusion, the solar panels would have some visual impact upon the depot building and wider area, but this would not be detrimental to either visual amenity or the amenity of the West Tullos Industrial Estate in general in accordance with Policy R8. The panels have been sited with due consideration for their context and would make an overall positive contribution to their setting, in accordance with Policy D1 of the Aberdeen Local Development Plan.

RECOMMENDATION

Approve Unconditionally

REASONS FOR RECOMMENDATION

that the visual impact of the proposed solar (PV) panels would be acceptable upon the appearance of the building and would not detract from the overall visual amenity of the area in accordance with Policy R8 and as such have been designed with due consideration for their context, in accordance with Policy D1 of the Aberdeen Local Development Plan.

Dr Margaret Bochel

Head of Planning and Sustainable Development.