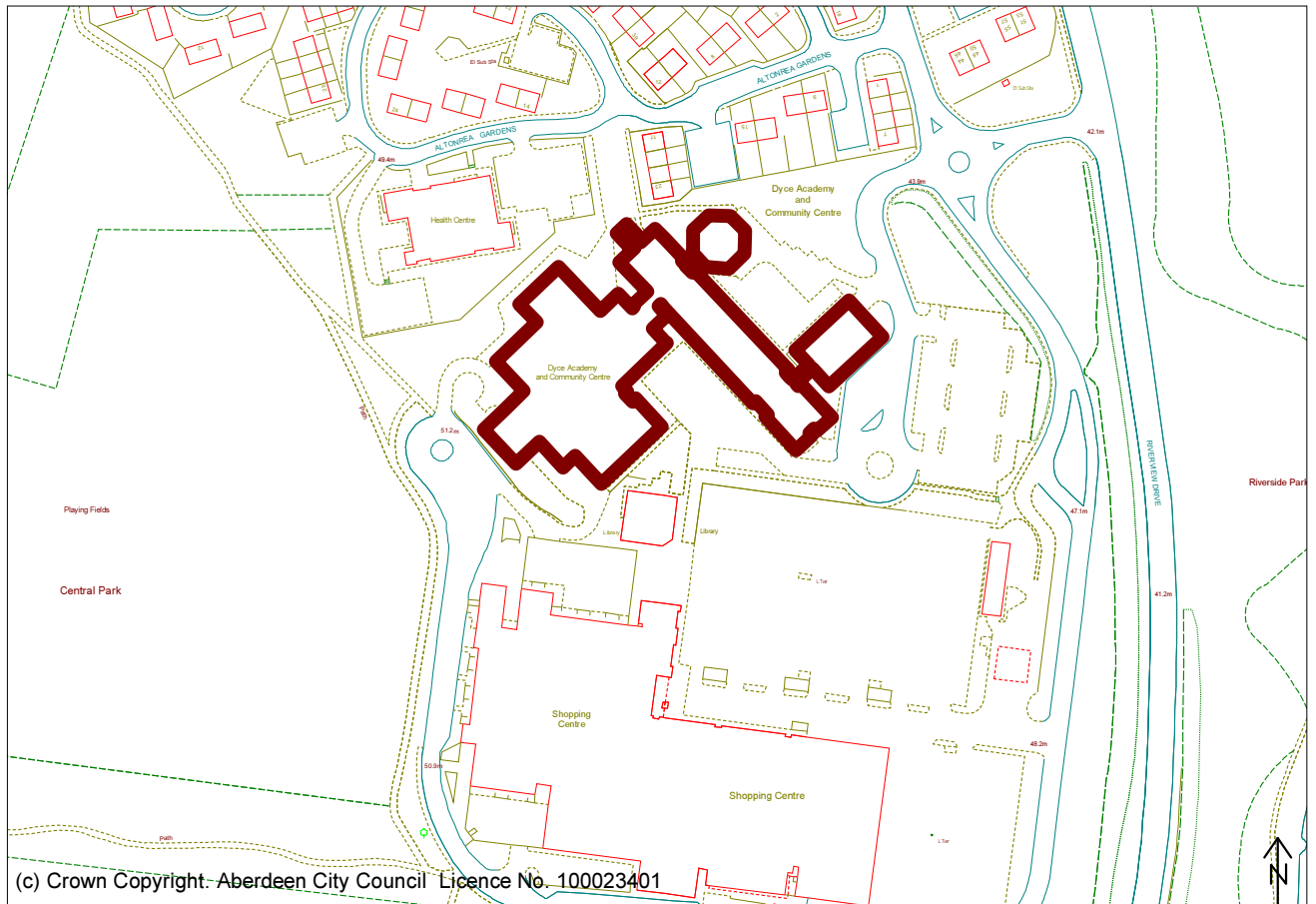


DYCE ACADEMY, RIVERVIEW DRIVE,  
DYCE

THE INSTALLATION OF SOLAR  
PHOTOVOLTAIC (PV) PANELS ON 3  
ROOFS OF THE ACADEMY BUILDING.

For: Aberdeen City Council

Application Ref.	: P120530	Advert	:
Application Date	: 19/04/2012	Advertised on	:
Officer	: Frances Swanston	Committee Date	: 19 July 2012
Ward:	Dyce/Bucksburn/Danestone(B	Community Council	: No response received
Crockett/G	Lawrence/N	Macgregor/G	
Samarai)			



**RECOMMENDATION: Approve Unconditionally**

## **DESCRIPTION**

Dyce Academy is situated to the west of the River Don and Riverside Drive to the north west of Dyce, between Overton Avenue to the south and Altonrea Gardens to the north. Adjoining the school site to the immediate south is Dyce shopping centre and the large ASDA supermarket with the Central Park playing fields to the east. Dyce Academy comprises a number of buildings; what appears to be the original school building dating from 1980 – two storeys in height, facing north-east towards Riverside Drive and later additions to the south-west of primarily single-storey.

## **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 flat roofs of Dyce Academy in three principal locations: centrally positioned on the original 2-storey school building and in two locations on the single storey building attached to the south-west of the main building, facing towards the school car park to the west. There would be a total of 215 individual panels installed, distributed between the three locations. 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 approximately 1 metre above the roof.

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.

BAA – The site falls within the Aberdeen Airport Consultation Zone. BAA has no objection to the application.

## 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 school building and would be visible from points along Riverside Drive, but primarily from the Central Park area and the school car park. The closest residential properties are between 35 and 60 metres away to the north of the site at Altonrea Gardens and as such it is unlikely that the panels would be seen at all from these properties, given the height of the building and the location of the panels on the roof. The visual impact of the panels 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 would 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 school building and wider area, but this would not be detrimental to either visual or residential amenity 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 school 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.