

THE HIGHLAND COUNCIL

CAITHNESS, SUTHERLAND & EASTER ROSS PLANNING APPLICATIONS COMMITTEE – 1 February 2011

Agenda Item	3.2
Report No	PLC/002/11

**10/04435/FUL: The Highland Council
Tain Royal Academy, Scotsburn Road, Tain**

Report by Area Planning and Building Standards Manager

SUMMARY

Description: Erection of new external biomass boiler house to provide renewable heating source for the existing school.

Recommendation - GRANT

Ward : 08 – Tain and Easter Ross

Development category : Local Development

Pre-determination hearing: Not required

Reason referred to Committee : Council Development

1. PROPOSED DEVELOPMENT

- 1.1 This application seeks permission for a new biomass boiler at Tain Royal Academy. The boiler will be housed in a larch clad shed measuring 10m x 8m x 4m high. It will be connected to the existing boiler.
- 1.2 Informal pre-application advice was given on the proposal. At that time no details of the exact building proposed were available.
- 1.3 The site is served by an existing access from Hartfield Road.
- 1.4 No supporting documents have been submitted.
- 1.5 The original plans did not accurately show the layout of the existing path, stated an incorrect scale and did not show the guy ropes attaching to the flue. The flue has also increased from 12.5m to 13m in height since the original submission. The agent advises that this was due to a mistake in the original plans.

2. SITE DESCRIPTION

- 2.1 The site is at the rear of the school adjacent to the Tain Royal Academy Community Complex (TRACC) building. Until recently the site was used as a construction compound while works were undertaken to that building. The site is accessed from Hartfield Road. The nearest properties are those on Hartfield Place which lies immediately to the north east of the application site.

3. PLANNING HISTORY

- 3.1 09/00354/FULSU - Installation of telecoms apparatus – Approved 25/09/09
- 3.2 09/00033/FULSU - Re-roofing of flat roofed classroom block with pitched roof – Approved 11/03/09
- 3.3 03/00393/NIDRC - Fitness Room Extension – Approved 24/09/03
- 3.4 02/00974/NIDRC - Alterations and Extension to School (Outline) - Withdrawn
- 3.5 01/00666/NIDRC - All Weather Surfaced Pitch With Non Glare Floodlighting (8 x 15m Columns) Surrounded by 5m Galvanised Mesh Ballstop Fencing – Approved 04/12/01

4. PUBLIC PARTICIPATION

- 4.1 Advertised : Neighbour Notification

Representation deadline : 10/12/10

Timeous representations : 6

Late representations : 0

- 4.2 Material considerations raised are summarised as follows:

- Air quality
- Noise from construction, operation and deliveries
- Landscape and visual impact
- Amenity
- Natural light
- SuDS

- 4.3 All letters of representation can be viewed online www.highland.gov.uk, at the Area Planning Office and for Councillors, will be available for inspection immediately prior to the Committee Meeting.

5. CONSULTATIONS

- 5.1 **Environmental Health** : No objections

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 **Highland Structure Plan 2001**

G2 Design for Sustainability

6.2 **Ross and Cromarty East**

Tain Settlement Boundary – Special Uses

7. **OTHER MATERIAL CONSIDERATIONS**

7.1 **Draft Highland Wide Local Development Plan**

29 Sustainable Design

35 Settlement Development Areas

68 Renewable Energy Developments

7.2 **Highland Council Supplementary Planning Policy Guidance**

Not applicable

7.3 **Scottish Government Planning Policy and Guidance**

SPP

8. **PLANNING APPRAISAL**

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

8.3 **Development Plan Policy Assessment**

The proposal is considered to be sensitively sited and designed, makes use of renewable energy sources and is not likely to have significantly detrimental impact on individual or community amenity. The proposal is considered to accord with policy.

8.4 **Material Considerations**

There are no objections from consultees.

The boiler is sited next to the TRACC building. The site has the advantage of being close to the existing boiler. The design and materials of the proposed boiler house is considered to be acceptable in this location.

A number of third party objections have been lodged against this application. The material considerations raised are as follows:

Air quality – The Environmental Health Officer advises that the height of the flue is sufficient to ensure that there are no local air quality issues.

Noise – A condition will be attached to limiting the hours that construction can take place.

The Environmental Health Officer advises that predicted noise levels from the installation are below the recommended limits. Nevertheless, in order to ensure future control, a condition will be attached requiring that noise from the installation does not exceed NR 20 when measured or calculated within any noise sensitive premises with windows open for ventilation purposes.

The agent advises that deliveries will be outside school hours but within the normal working week (0800-0900 and 1530-1730). Noise from deliveries may cause a disturbance therefore a condition restricting the hours that deliveries are made is recommended. It is anticipated that deliveries will be made every two to three weeks.

Landscape, visual impact and amenity – A number of objectors have highlighted the quality of the surrounding landscape and the impact of the development on neighbours as issues. The height of the proposed flue is identified as a particular concern. It should be noted that the site is not designated for its landscape value and is not part of Tain's Conservation Area. The development will be screened from 1, 2 and 3 Hartfield Place by existing fencing and part of the boundary of 3 Hartfield Place is surrounded by a high hedge. The flue will be the most visible part of the development but it will be read in the context of the larger school complex. The development will be visible both to residents of Hartfield Place and the wider community but this is a mixed urban area and the development would not be incongruous in this setting. The impact is therefore considered to be acceptable.

Natural Light – The proposed boiler house is 4m high to ridge which is considerably lower than the existing TRACC building which is 9m high.

SuDS – Rainwater from the new boiler house will drain into a filter/attenuation trench with an over flow pipe connected to a nearby drain.

8.5 **Other Considerations – not material**

Third parties have raised a number of issues that members will note are not material considerations. These are:

- The impact of the construction compound previously on site
- Loss of views
- Loss of property values
- The economic viability of the project

- The potential to relocate the boiler

9. CONCLUSION

- 9.1 The proposal accords with policy and is considered to be appropriate in terms of its siting and design. The Environmental Health Officer has no objection in relation to air quality or noise and notwithstanding the concerns of the objectors the impact on neighbours and the wider landscape is considered to be acceptable. The application is therefore recommended for approval.

10. RECOMMENDATION

Action required before decision issued	N
Notification to Scottish Ministers	N
Notification to Historic Scotland	N
Conclusion of Section 75 Agreement	N
Revocation of previous permission	N

Subject to the above, it is recommended the application be **Granted** subject to the following conditions and reasons:

1. The development to which this planning permission relates must commence within **THREE YEARS** of the date of this decision notice.
Reason: In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. No development shall start on site until the completed Notice of Initiation of Development (NID) form attached to this decision notice has been submitted to and acknowledged by the Planning Authority. From the date of acknowledgement, the Site Notice attached to it shall be posted in a publicly accessible part of the site until the development is completed.
Reason: In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
3. Upon completion of the development the completed Notice of Completion form attached to this decision notice shall be submitted to the Planning Authority.
Reason: In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
4. Hours of construction in relation to any works audible at the site boundary shall be limited to 8.00am - 6.00pm Monday – Friday, 8.00am - 1.00pm Saturday, and not at all on Sunday.

Reason: In order to safeguard the established residential amenity of adjoining properties.

5. All plant, machinery and equipment associated with the operational stage of this development including fans, ducting and external openings shall be so installed, maintained and operated such that any associated operating noise does not exceed NR 20 when measured or calculated within any noise sensitive premises with windows open for ventilation purposes.

Reason : In the interests of amenity and in order to avoid disturbance and nuisance

6. Deliveries of fuel to the site shall take place between the hours of 0800 and 1900 Monday to Friday unless otherwise agreed in writing with the Planning Authority.

Reason : In the interests of amenity and in order to avoid disturbance and nuisance

Signature: Allan J Todd

Designation: Area Planning & Building Standards Manager
Caithness, Sutherland and Easter Ross

Author: Lisa MacKenzie

Background Papers: Documents referred to in report and in case file.

Relevant Plans: Plan 1 – Location Plan
Plan 2 – Site Plan and Elevations

Appendix – Letters of Representation

Name	Address	Date Received	For/Against
Dennis and Sandra Cowie	3 Hartfield Place, Tain	29 November 7 December 8 December	Against
Marianne Robinson	7 Hartfield Place, Tain	2 December	Against
Lynn Hallam	6 Hartfield Place, Tain	6 December	Against
Georg Tonberg	5 Hartfield Place, Tain	7 December	Against
James and Margaret Cameron	1 Hartfield Place, Tain	8 December	Against
Ewan Smart	4 Hartfield Place, Tain	9 December	Against



10/04435/FUL
Erection of new external biomass boiler house to provide renewable heating source for the existing school at Tain Royal Academy, Scotsburn Road, Tain.

The Highland Council
per Rybka Ltd
19 Union Street
Inverness
IV1 1PP

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ELECTRICAL WORKS

- REPLACE EXISTING PANEL DISTRIBUTION BOARD ON A LIKE FOR LIKE BASIS.
 - THREE PHASE PANEL BOARD C/W 250A 4 POLE SWITCH DISCONNECT INCOMER. 8 No. 3P WAYS.
 - 3 No. 80A 3P MCCB'S, 1 No. 63A 3P MCCB, 2 No. 32A 3P MCCB PLUS ALLOWANCE FOR MINIMUM 2 No. SPARE WAYS.
 - HAGER INVICTA 3 (EQUAL AND APPROVED). DISTRIBUTION BOARD TO BE TOP ENTRY CABLE INCOMING.
 - CONTRACTOR TO ALLOW FOR CABLE WAY TO SIDE OF DISTRIBUTION BOARD.
- EXISTING CABLEING TO BE RETERMINATED INTO NEW DISTRIBUTION BOARD.
- EXISTING TRUNKING AND CONTAINMENT TO BE RETAINED WHERE POSSIBLE. IF NECESSARY THIS IS TO BE ADJUSTED TO SUIT THE NEW DB & AS SUCH MINOR ELEMENTS MAY NEED TO BE REPLACED.
- CONTRACTOR TO ALLOW FOR ADDITIONAL MATERIALS REQUIRED FOR ITEM 3.
- CONTRACTOR TO ALLOW FOR 1 No. NEW SUPPLY TO THE EXTERNAL PLANT ROOM. SUPPLY TO BE WIRED IN 6mm² XLPE/SWA 4 CORE BURIED AS INDICATED. FED FROM NEW DISTRIBUTION BOARD VIA 32A 3P MCCB.
- CONTRACTOR TO ALLOW FOR TERMINATION INTO THE PACKAGED PLANT ROOM SUPPLY POINT.
- SHOULD EXISTING CABLE LENGTHS BE UNSUITABLE, DIRECTION IS TO BE SOUGHT FROM ENGINEER PRIOR TO ANY ALTERATIONS BEING MADE.
- NEW SUPPLY CABLE TO BE RUN ABOVE CEILING AND POP OUT THROUGH THE WALL INTO EXTERNAL IP65 RATED TRUNKING TO CARRY THE CABLE DOWN THE WALL TO BELOW GROUND.
- EXTERNAL IP65 RATED TRUNKING TO BE INSTALLED TO CARRY CONTROLS CABLEING TO BELOW GROUND AND INTO U/G PVC TWIN WALL DUCTING (100mm ϕ). NAYLOR DRAINAGE (EQUAL AND APPROVED).
- 450 x 450mm ACCESS CHAMBERS TO BE INSTALLED AT ROAD/PATH CROSSING. NAYLOR DRAINAGE (EQUAL AND APPROVED).

STRUCTURAL NOTES

- FOUNDATIONS AND SLAB FOR THE PACKAGED BIOMASS PLANT ROOM ARE TO BE DESIGNED AND INSTALLED BY THE CONTRACTOR. STRUCTURAL ENGINEER TO APPROVE DESIGN BEFORE WORKS PROCEED ON SITE. ENGINEER TO INSPECT SLAB FORMATION PRIOR TO CONCRETE POUR.
- LINTEL'S OVER PIPEWORK PENETRATIONS INTO EXISTING BUILDING TO BE 100X145 PRESTRESSED CONCRETE LINTEL (ROBSELEE OR EQUIVALENT AS APPROVED). NO. OF LINTELS TO SUIT WALL THICKNESS - 100 BEARING TO EACH SIDE. ENGINEER TO INSPECT BEFORE WORK COMMENCES. WALL AROUND OPENING TO BE MADE GOOD TO MATCH EXISTING WALL STRUCTURE AND FINISH.

REV	DATE	BY	DESCRIPTION	CHKD
T2	01/12/10	AS	GUY ROPES ADDED, FLUE HEIGHT INCREASED	LRC
T1	15/11/10	AS	TENDER	LRC
P1	21/10/10	AS	PRELIMINARY	LRC

DRAWING STATUS
TENDER

CLIENT
THE HIGHLAND COUNCIL

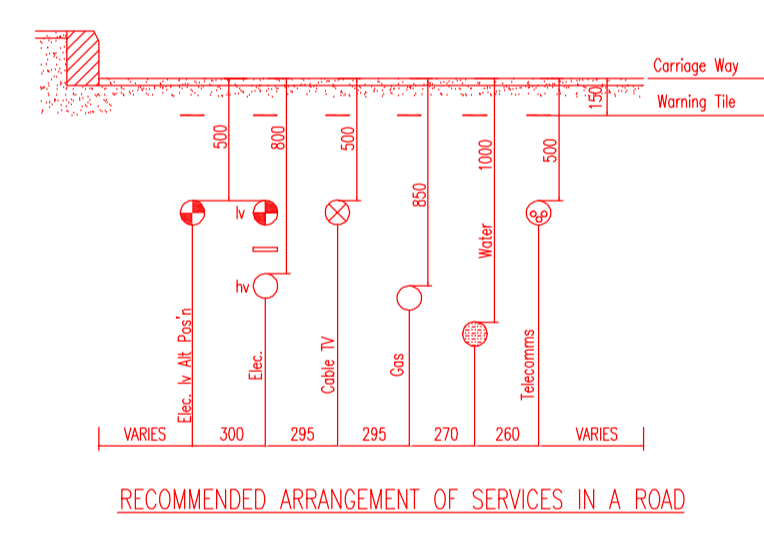
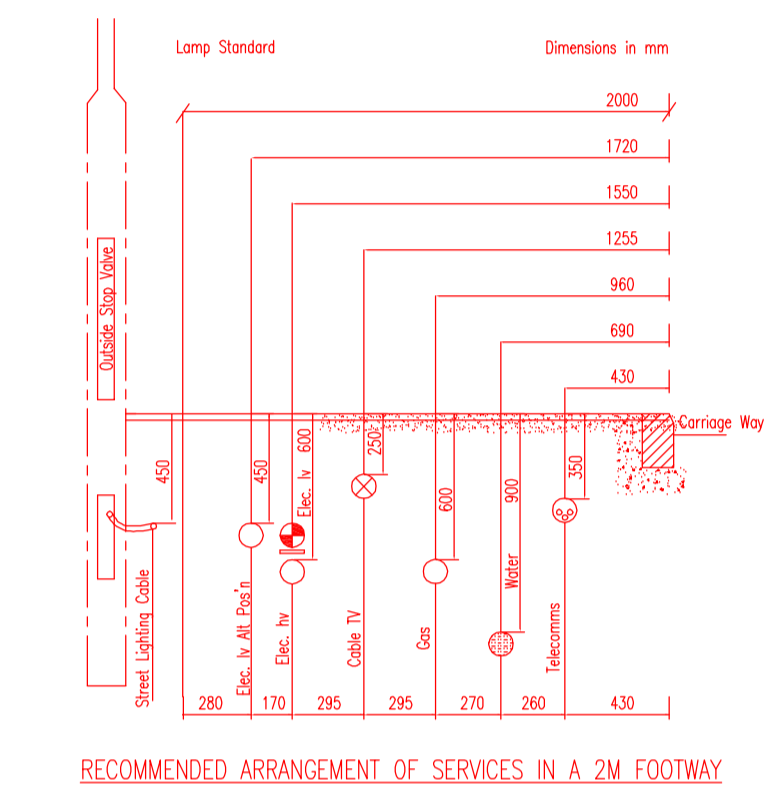
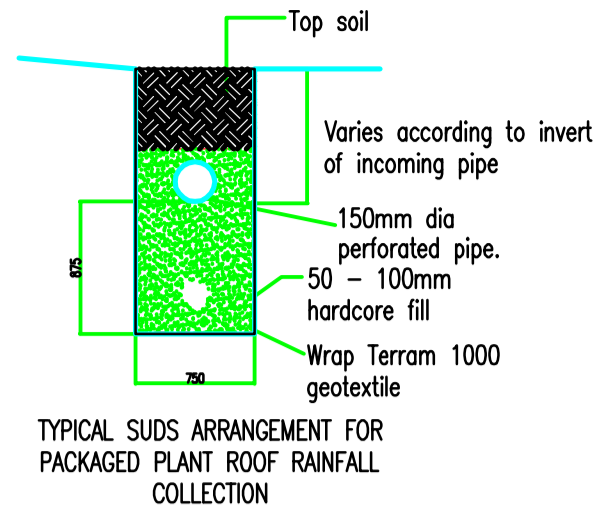
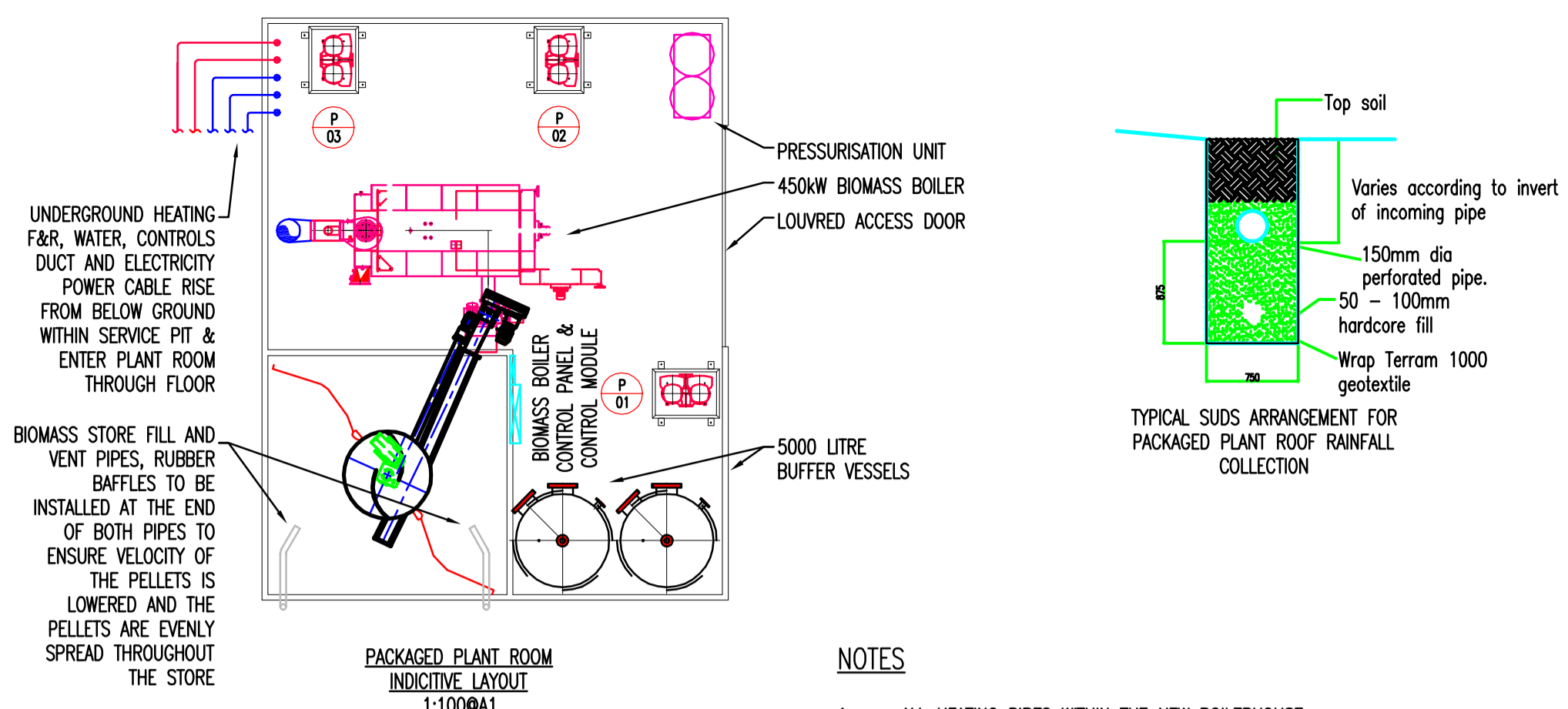
PROJECT TITLE
TAIN ROYAL ACADEMY - BIOMASS BOILER

DRAWING TITLE
PROPOSED SITE PLAN & BIOMASS BOILER LAYOUT

RYBKA

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 Rybka Limited, Building Services Engineering Consultants

SCALE	DRAWN	DATE	CHECKED	PASSED
1:250@A1	AS	19/10/10	LRC	LRC
PROJECT No	DRAWING No	REVISION		
61001700	90-001	T2		



NOTES

- ALL HEATING PIPES WITHIN THE NEW BOILERHOUSE, THE EXISTING BOILERHOUSE AND ALL OTHER AREAS OF WORKS TO BE FULLY INSULATED AND VAPOUR SEALED.
- BIOMASS BOILER TO BE 450KW BOILER
- NEW 400 ϕ FLUE TO BE INSTALLED FROM BOILER UP TO A HEIGHT OF 13m FROM GROUND LEVEL IN ORDER TO BE REQUIRED DISTANCE ABOVE RIDGE OF NEAREST BUILDING ROOF AND LOCAL VENTILATION OPENINGS ON THE ROOF.
- EXISTING OIL BOILERS WITHIN BOILER HOUSE TO BE RETAINED AND USED AS BACK UP.
- NEW MAINS WATER CONNECTION TO BE TAKEN UNDERGROUND FROM EXISTING MAINS WATER SUPPLY WITHIN EXISTING BOILERHOUSE FOR FILLING AND PRESSURISING SYSTEM.
- RAINWATER FROM THE ROOF OF THE NEW BOILER HOUSE TO DRAIN INTO 1.5m DEEP x 0.75m WIDE FILTER/ATTENUATION TRENCH FILLED WITH GRAVEL, SEE TYPICAL DETAILS.
- OVERFLOW PIPE AT A DEPTH OF 1m TO CONNECT TO EXISTING DRAIN CLOSE TO SITE.
- DELIVERIES TO BE BLOWN OR TIPPED ACCORDING TO FUEL TYPE.
- DELIVERIES TO BE VIA EXISTING ACCESS ROAD INTO CAR PARK AND TO BE OCCUR OUTWITH NORMAL SCHOOL HOURS BUT WITHIN NORMAL WORKING HOURS. (8am-9am & 3.30pm - 5.30pm)
- NEW BOILER HOUSE TO BE FINISHED IN TIMBER, FUEL STORE TO BE INTEGRAL TO THE NEW BUILDING
- FLUE TO BE POLISHED STAINLESS STEEL AND BE SELF SUPPORTING, SECURED BY GUY WIRES TO BOILER HOUSE.
- BOILER HOUSE TO SIT ON NEW CONCRETE BASE.
- A 300MM WIDE ZONE AROUND THE BUILDING SLAB TO BE FINISHED IN GRAVEL.
- EXISTING GROUND FINISHES TO BE WHERE AFFECTED BY THE WORKS TO BE RE-INSTATED AS EXISTING ONCE WORKS COMPLETE.
- EXTERNAL ABOVE GROUND PIPE, CABLE AND DUCT DROPS TO BE ENCLOSED IN SELF SUPPORTING TREATED TIMBER SURROUND PAINTED OUT TO SUIT SURROUNDINGS. TIMBER SURROUND TO HAVE HATCH ON FRONT FOR ACCESS TO PIPES AND VALVES AND SLOPING LID TO ALLOW WATER TO DRAIN OFF. FLASHING TO BE INSTALLED BETWEEN WALL AND LID OF SURROUND TO MINIMISE WATER INGRESS.
- EXTERNAL ABOVE GROUND PIPEWORK TO BE CLAD IN PROTECTIVE ALUMINIUM CLADDING TO PROVIDE PHYSICAL AND WEATHER PROTECTION FOR THE PIPES.
- WORKS TO BE SCHEDULED TO ENSURE COMPLETION DURING EASTER HOLIDAYS.
- FUEL STORE TO HAVE SLOPING FLOOR AND ANGLED CORNERS TO PREVENT BUILD UP OF PELLETS IN CORNERS.
- LEVEL SENSORS TO BE INSTALLED IN THE FUEL STORE TO ALLOW EASY ESTIMATION OF FUEL LEVELS AND AUTOMATIC ORDERING OF FUEL.
- VISUALISATION UNIT TO BE WIRED TO LOCAL HUB TO BE EXPORTED TO HIGHLAND COUNCIL MONITORING STATION.
- PACKAGED PLANT ROOM LIGHTING, EMERGENCY LIGHTING, FIRE ALARM AND SMALL POWER TO BE DESIGNED AS PART OF THE PACKAGED PLANT ROOM DESIGN.
- INDICATIVE PACKAGED PLANT ROOM LAYOUT SHOWN. FINAL DESIGN PROPOSALS TO BE SUBMITTED TO THE MECHANICAL CONSULTANT (RYBKA) FOR APPROVAL PRIOR TO FABRICATION.

