iGen

Design and Access Statement:

Installation of Solar Photovoltaic Panels

1.0 Introduction

1.1 This application seeks to gain planning permission for the proposed installation of 873 Solar Photovoltaic Panels, covering a total area of 122 square metres. The proposal is located at Selden Research ltd, Staden Business Park, Staden Lane, Buxton, Derbyshire, SK17 9RZ.

1.2 The building consists of x square metres of floor space in all including staff areas and industrial floorspace.

1.3 The site lies within Staden Business Park. The application involves the building as identified within the site location plan and submitted plans. The site is not within a Conservation area or other special policy area.

1.4 Type of Application: Full Planning Application/Application for minor amendment, as under own and Country Planning Act 1990

2.0 Design and Access

2.1 Amount:

The building consists of a total floor space of c.5500m2, including staff areas and industrial floor space. In total 873 solar Panels will be installed onto the building. A system size of 96.03 kilowatt kWp will be installed covering a surface area of 122 square meters.

2.2 Layout:

The existing building layout will remain unaltered. The solar Panels will be mounted onto the south facing roof facades in order to maximise the efficiency of the Solar Panel system.

2.3 Scale:

The scale of the building will remain unchanged. The installed solar panels will project a height of 47mm from the roof surface, and will be mounted parallel to the existing roof plane. The size of each individual solar panel is 1190mm x 789mm x 7mm.

2.4 Landscaping:
This will remain unchanged.

2.5 Appearance:
The external elevations of the building will remain unchanged. The Solar panels will not be visible from the public highway of Ashbourne Road and surrounding Staden Lane Industrial Estate due to angle of the roof plane as well as a screen of trees and surrounding buildings. The solar panels are black in colour. All associated cables will be concealed safely and out of view.

2.6 Context:
The installed solar panels will enable the premises to generate its own electricity, whilst enabling the premises to benefit from the Feed in Tariff scheme, thus reducing energy costs and CO2 emissions by over 1000 tonnes during the 25 yr FIT period. This will create a more sustainable building to own and occupy.

2.6.1 Once installed the system will require very little maintenance and will generate no noise.

2.7 Use:
The building is currently used as B1 Business space, B2 General Industrial Space, B8 Storage & Distribution.

2.8 Access:
The premises can be accessed on foot or by car, with ample off road parking via Ashbourne Road and onto Staden Lane. Access to the Premises will remain unaltered.

2.8.1 During installation the roof will be accessed via scaffolding and all materials will be hoisted safely to the roof using a mechanical hoist.

3.0 Planning Statement

3.1 National Planning Policy

3.2 Sustainable development is a core principle underpinning National Planning Policy. The Climate Change Act of 2008 (section 1) set a target to ensure that the net UK carbon account for the year 2050 is at least 80% lower than the 1990 baseline.

3.3 In light of the climate Change Act (2008) the proposal will provide a much improved energy efficient building whilst assisting the UK's carbon reduction target.

3.4 Planning Policy Statement 1: Delivering Sustainable Development sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system and encourages the use of renewable energies in developments.

3.5 PPS: Planning and Climate Change (Supplement to PPS1) highlights that planning authorities should promote and encourage renewable and low carbon energy generation. And such applications should expect expeditious and sympathetic handling.

3.6 PPS22 at paragraph 19 highlights the visual effects of renewable energy developments and how this can be minimised through appropriate siting and design. In light of this the solar panels that will be installed have been chosen on the basis that they provide a high performance at various angles. This enables the panels to be mounted parallel to the existing roof plane which will minimise the installations visual impact upon the surrounding area. This will ensure that the Solar panels are not visible from the public highway.

3.7 Local Planning Policy

3.8 The following Policies of the High Peak Local Plan have been considered in relation to the proposed development; GD1 – Sustainability and Development Context, GD4 – Character form & Design.

3.9 Policy GD1 states that planning permission will be granted for development that supports the principles of sustainability. The proposal conforms to this policy in its very nature as it relies on the sun to generate electricity, which reduces the buildings electricity needs and its reliance of the national grid.

3.10 In light of Policy GD4 the proposal is sympathetic to its surrounding area by the siting of the panels which will ensure that they are not visible from the ground. It should also be noted that the premises is within an industrial estate and the building is not noted for any particular architectural or historical importance. Ultimately the proposal has sought to minimise the detrimental effect on the visual qualities of the locality and the wider landscape.

4.0 Conclusion

4.1 This report sets out the rationale behind the proposal and addresses it against the relevant planning policy guidelines.

4.2 Ultimately this proposal will significantly reduce the Carbon footprint of the building, creating a more economical building to own and occupy whilst ensuring that its visual impact of the proposal on the surrounding area is minimal. In consideration of the above we feel that proposal is an acceptable form of development.