Parc Cenedlaethol Bannau Brycheiniog
Brecon Beacons National Park

PLANNING ADVICE NOTE 22

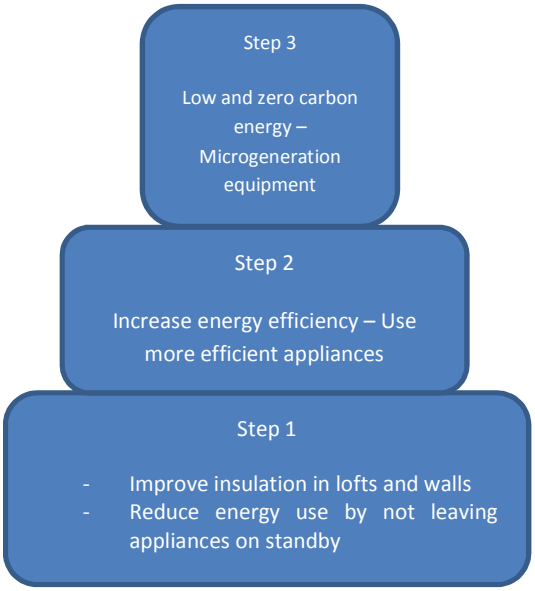
NON-DOMESTIC MICROGENERATION

This note is a guide as to whether planning permission is required to install non-domestic microgeneration equipment on buildings other than a dwellinghouse or a block of flats, for advice on domestic microgeneration please see PAN 20.

Pre-installation

Before you invest in microgeneration equipment, there may be other cheaper and simpler alternatives to reduce your fuel bills and carbon footprint. These could be very cost- effective and simple to undertake. Examples are shown in the diagram below, working from the bottom upwards.

Reducing fuel bills and carbon footprint



Key Points to consider

Have you made your building as energy efficient as you can? Further information is available on the Welsh Government website
http://wales.gov.uk/topics/planning/policy/guidanceandleaflets/generaterenewable/?lang=en
Can the Energy Saving Trust help? It can provide free advice on the cost of improvements, installers in your area and grants which may be available:
www.energysavingtrust.org.uk
Check how efficient the micro-generation equipment would be for you.
Make sure any installation is carried out professionally, safely and meets building regulations.
Check any ongoing maintenance costs to ensure that the efficiency and safety is maintained.

Permitted Development

'Permitted Development' is part of planning legislation which enables certain types of development without requiring planning permission. This leaflet explains what types of non-domestic microgeneration equipment can be installed without needing planning permission. This guide is intended to be a general summary and is not an authoritative interpretation of the law.

Non-Domestic Microgeneration

If any of the below apply to your building, please contact the planning department.

1) In a Conservation Area
2) In a World Heritage Site
3) A Listed Building
4) A site designated as a Scheduled Ancient Monument
5) Located on safeguarded land
6) A direction or a condition on the original planning permission which removes permitted development.

Those wishing to install microgeneration equipment need to be aware of their permitted development rights under Part 43 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (Wales) (No 2) Order 2012 (hereinafter collectively called 'the GPDO'.

Part 43 'installation of non-domestic microgeneration' was inserted into the GPDO by the 2012 amendment with the following classes:

Class A: The installation, alteration or replacement of solar PV or solar thermal equipment on a building other than a dwellinghouse or block of flats.

Class B: The installation, alteration or replacement of standalone solar within the curtilage of a building other than a dwellinghouse or block of flats.

Class C: The installation, alteration or replacement of a ground source heat pump within the curtilage of building other than a dwellinghouse or a block of flats.

Class D: The installation, alteration or replacement of a water source heat pump within the curtilage of a building other than a dwellinghouse or a block of flats.

Class E: The installation, alteration or replacement of a flue, forming part of a biomass heating system, on a building other than (a) a dwellinghouse or a block of flats, or (b) a building situated within the curtilage of a dwellinghouse or a block of flats.

Class F: The installation, alteration or replacement of a flue, forming part of a combined heat and power system, on a building other than (a) a dwellinghouse or a block of flats, or (b) a building situated within the curtilage of a dwellinghouse or a block of flats.

Microgeneration has the same definition as in Section 82(6) of the Energy Act (2004)**:**

'Microgeneration means the use for the generation of electricity or the production of heat of any plant –

(a) Which in generating electricity or (as the case may be) producing heat, relies wholly or mainly on a source of energy or a technology mentioned in subsection (7); and

(b) The capacity of which to generate electricity or (as the case may be) to produce heat does not exceed the capacity mentioned in subsection (8).

Subsection (8) states *'the capacity is –*

(a) In relation to the generation of electricity, 50 kilowatts;

(b) In relation to the production of heat, 45 kilowatts thermal'.

The following flow charts provide a simplified version of the legislation to help guide you. If you are still unsure or if you think you do not need Planning Permission but wish to receive this formally in writing please contact the Planning Department for further details. For a formal determination you are advised to submit a Certificate of Lawfulness for a proposed development. Details for applying can be found on our website.

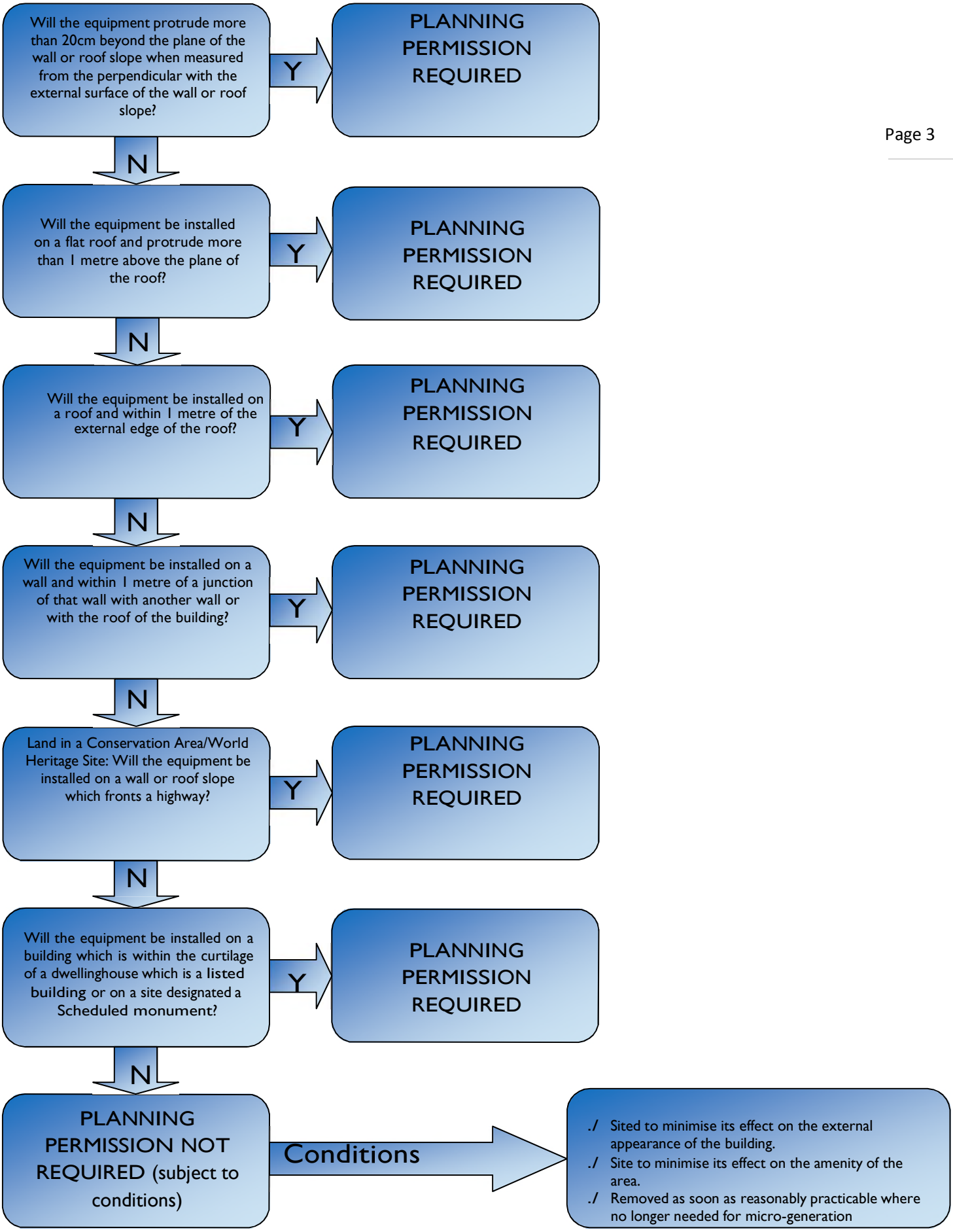
Contact Details

For further information contact:

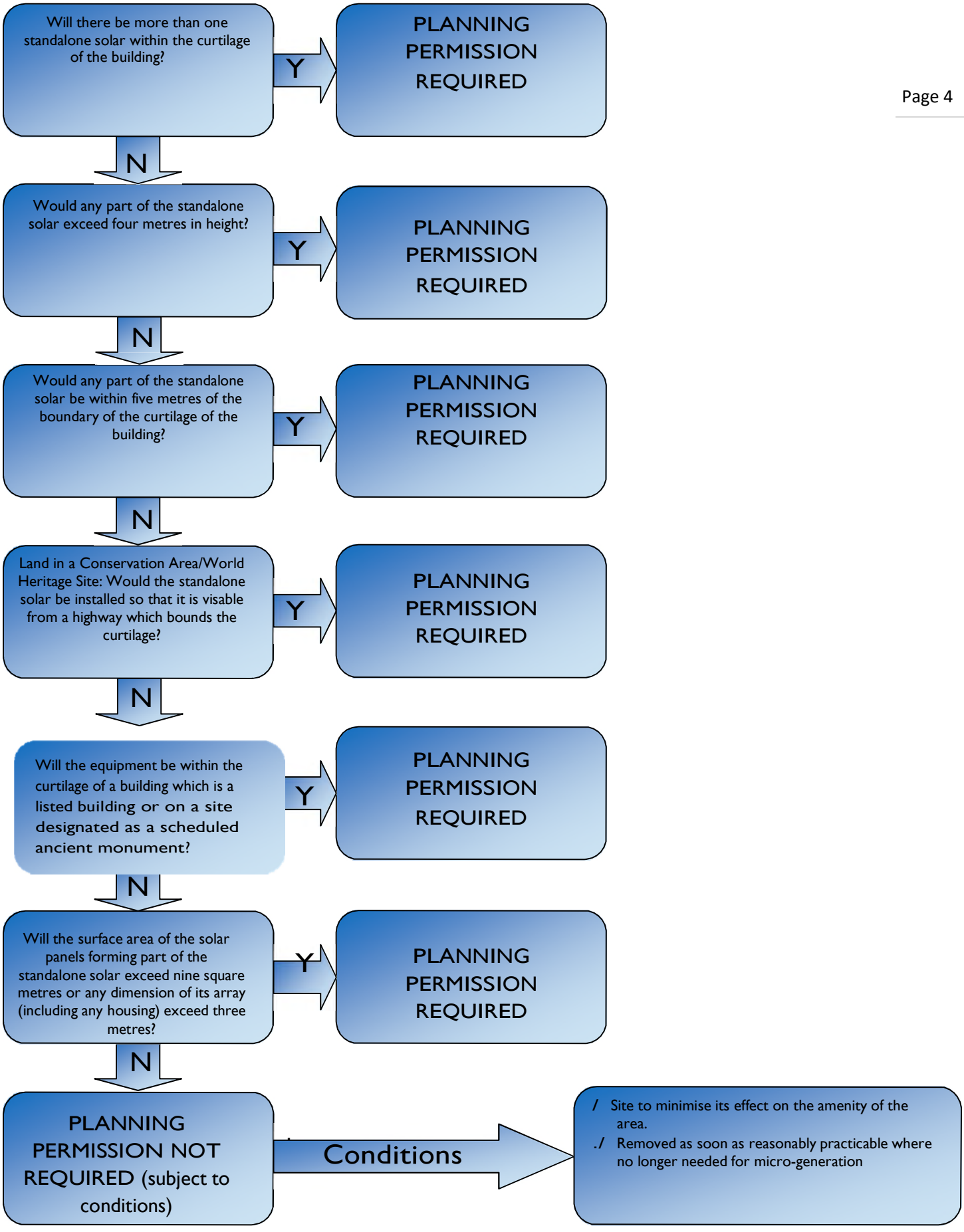
Brecon Beacons National Park Authority
Plas Y Ffynnon
Cambrian Way
Brecon
LD3 7HP

Tel: (01874) 620431
Fax: (01874) 622574
Email: planning.enquiries@beacons-npa.gov.uk
Website:www.beacons-npa.gov.uk

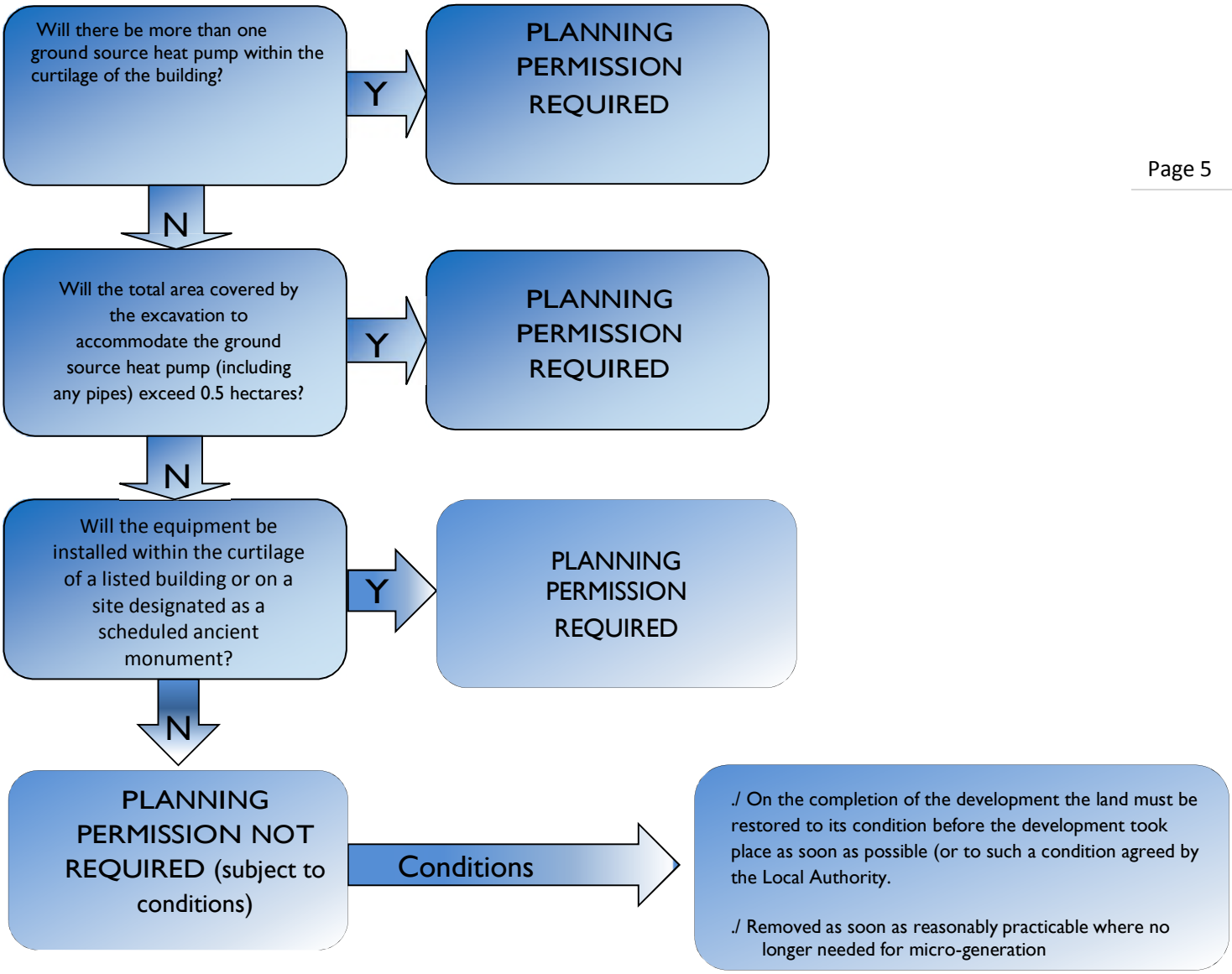
Class A: Solar Photovoltaic or Solar Thermal Equipment on Buildings



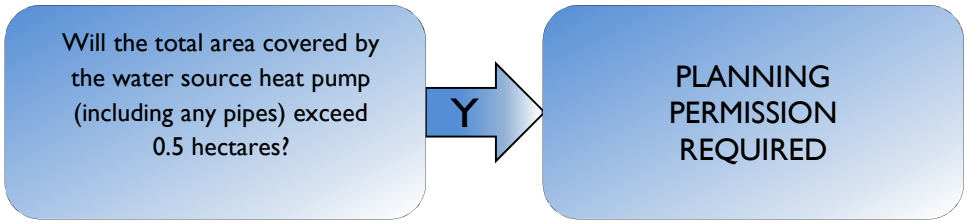
Class B: Standalone Solar Equipment in the curtilage of a building



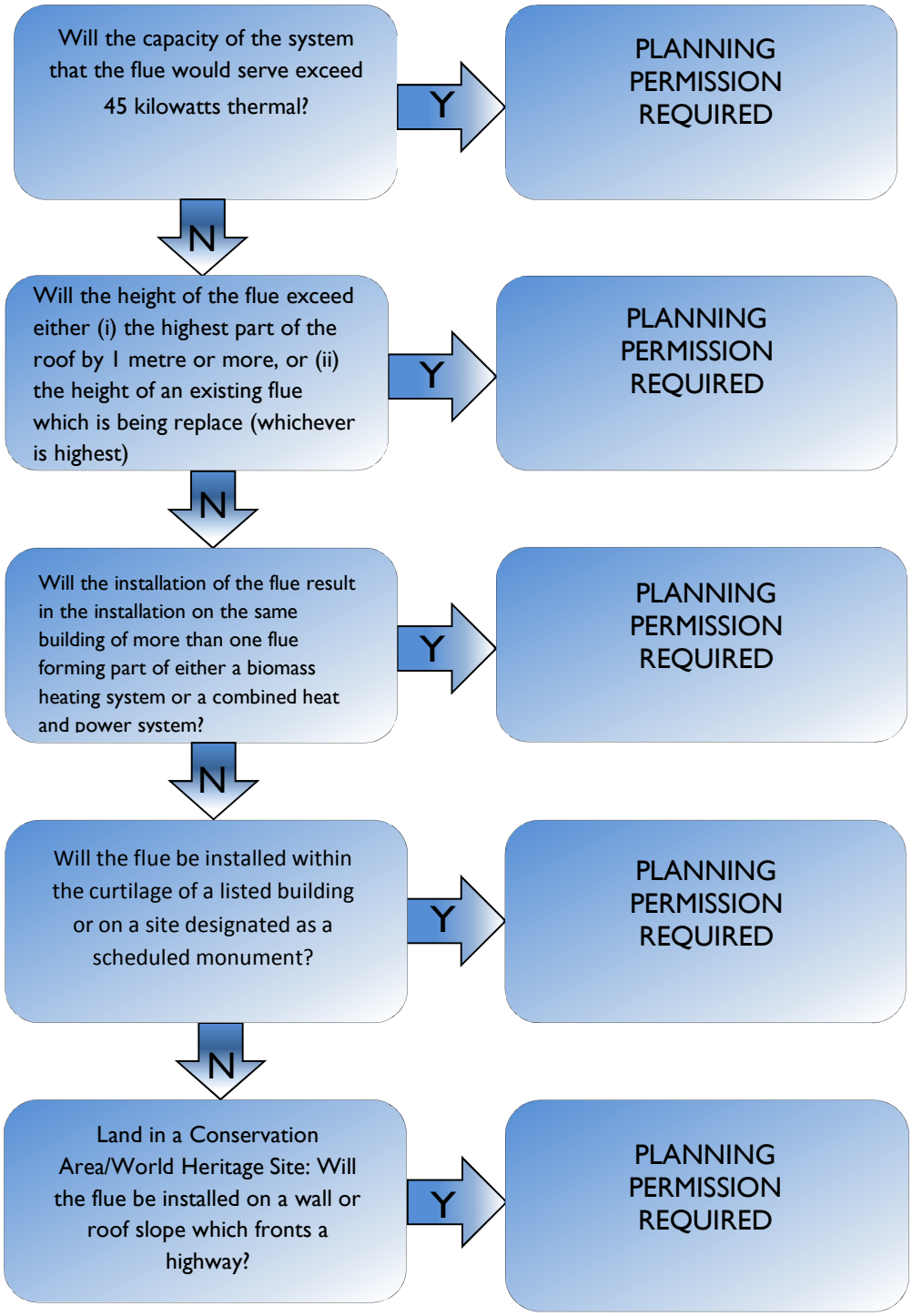
Class C: Ground Source Heat Pump in the curtilage of a building



Class D: Water Source Heat Pump in the curtilage of a building



Class E: A Flue Forming Part of a Biomass Heating System on a building or within its curtilage



Class F: A Flue Forming Part of a Combined Heat and Power System on a building or within its curtilage