

PAPER 10

APPENDIX I

2013/0302/DET

REPRESENTATIONS

Flat 1 Millside
Aviemore
PH22 1QD

Cairngorms National Park Authority	
Planning Application No.	2013/0302/0E7
REPRESENTATION	
ACKNOWLEDGED	07.10.13.

Cairngorms National
Park Authority

07 OCT 2013

RECEIVED

03/10/2013 Application 13/03403/FUL

Dear Sir,

I am objecting to the proposed biomass boiler as I understand they can emit smells and create noise.

I live in one of the flats at Millside House and because I am higher up, above the chimney, I am worried that I will constantly have the smell of smoke permeating my home.

It will prevent me from drying my clothes outside when the wind blows in my direction.

I understand it has to run constantly, 24 hours a day, 12 months a year. No respite.

I have been happily living here for a year now and do not want to be forced to find other accommodation if this boiler becomes an environmental hazard or noise nuisance.

Yours faithfully,



Lynn Hanshaw

Flat 2
Millside House
Aviemore
PH22 1QD

Cairngorms National Park Authority
Planning Application No. 2013/0302/DE
REPRESENTATION
ACKNOWLEDGED 07.10.13.

Cairngorms National Park Authority
07 OCT 2013
RECEIVED

4th October 2013
Ref:-13/03403/FUL

Dear Sir/Madam,

I feel I have to object to the installation of a biomass boiler so close to my flat.

I am concerned that I will be unable to open any windows and that it will affect the quality of air, which in turn will have a detrimental effect on my health.

My flat sits higher than the proposed building and the prevailing wind will blow any smoke and fumes in my direction.

My flat only has windows on one side, which happen to face one of the proposed buildings and combining that with the number of trees being removed, I am concerned that the air quality will deteriorate. Another concern is noise from fans, pumps, hopper feeds when it runs day and night, summer and winter.

During this hot summer, for example, my windows remained open constantly and to be forced to keep them closed due to air and noise pollution would be a major loss of amenity.

I moved to this area because of the clean fresh air and do not want to be put in a position of having to relocate.

Sincerely yours,



Russell Morris

From: [REDACTED]
To: [Planning](#)
Subject: 13/03403/FUL
Date: 09 October 2013 12:50:54
Attachments: [REDACTED]

13/03403/FUL

I wish to object strongly to the installation of 2 biomass boiler units for the reasons listed below. Please be clear, I am not objecting to the construction of the additional buildings on the site but to their function.

1. They emit smoke, fumes and generate noise all year round. Millside House sits higher than the chimneys and would be in the direct line of any fumes or odours whether the wind is blowing from the south or the east. I attach a scanned copy of the 4 page handout from Austin-Smith:Lord circulated at the CNPA planning meeting on 5th February 2010. On page 3, items 6&9, they advise against the use of biomass boilers for this site.

2. I attended the CNPA funded "Woodfuel Energy" course when I was considering an alternative heating method and experienced first hand the pros and cons of biomass boilers. Although I am very much in favour of green energy, I had to accept that this was not a suitable method of heating in a residential area, albeit with few houses. I eventually opted for a ground source heat pump which would have no environmental impact on myself, my tenants, my neighbours and passing walkers.

3. Other experiences of biomass boilers installation:- One is on a farm in Stirling that heats one house and an adjoining cottage, another is the one that feeds the Robertson's development in Aviemore. The former emits a lot of smoke/steam, but is in an isolated position, so the woodsmoke odour only affects the owner. The Robertson's one is not sited in the housing estate, but over the railway track in Dalfaber industrial estate. You can hear it running and the chimneys, which are well above surrounding buildings, are black with carbon. A downside to biomass boilers is high particulate levels. They obviously had the sense to site it remotely, away from the residents, and in an industrial area.

4. I contacted Allan Munro's office to ask what kind of biomass boiler they intended to install. It is made by Hapero and is acknowledged as one of the best on the market, in terms of, capital cost of installation, fuel consumption/efficiency. The company website gives a glossy, glowing picture as you might expect.

In reality they are not the most reliable of machines, and screeches with a very high pitch as it tries to empty/compress the ash. A youtube video highlighting this potential noise issue has been published.

<http://www.youtube.com/watch?v=0x-FoockjIc&feature=c4-overview&list=UUEiRcjRpVA9h68vNBbmJhTQ>

I am worried that even if good quality, high grade, clean, dry wood pellets, which do still emit particles and odours, are initially used, a cheaper alternative wood fuel, that has higher emissions, may be used in the future

when pellet costs continue to spiral.

Yours sincerely
Douglas Graham
Anne Stewart
Millside House
Aviemore
PH22 1QD

09/153/CP

MILTON, AVIEMORE

Austin-Smith:Lord

Milton Burn Developments
Aviemore - Milton Site
Sustainability Statement

28 January 2010
Page 1 of 4
208416.03

Introduction

Our Client Milton Burn Developments Ltd has set the target for this project to be as sustainable and energy efficient as possible within the available budget. We intend that this project shows what can be achieved by the simple design concepts of orientating the building to make use of freely available natural resources, such as day lighting and solar gain, utilising very high levels of insulation, building an air tight, draught free construction and by using natural materials.

There are two methods of achieving sustainability, and the most practical is to limit the amount of energy a house will require from the outset, and as such this is the approach we are following. This is known as an 'Eco-minimalist' design approach. The alternative is to utilise renewable energy forms at source which, due to the high capital cost associated with the infrastructure, adds to the price of the house and therefore impacts on its affordability in the local market. Though renewable energy may appear to be gratis in fact it can lead to higher costs in the long term due to high embodied energy, lengthy payback periods, technological redundancy, and ongoing maintenance costs. Consequently this approach has been caricatured as 'Eco-bling'.

The Brief

Project Objectives:

- To provide approximately 30 no. very sustainable housing units.
- To incorporate a best practice approach to low energy use and responsible materials use.
- To ensure a high standard of urban design.

ASL's proposal is to aim to reach as close to the international passivhaus standard as possible, by using a highly insulated, air tight external fabric and the orientation of the buildings to create buildings with low energy demand. The benefit of this approach could be that the performance of the building fabric is such that it could guarantee that no heating was required within a property i.e. it would be heated by a combination of solar gain, body heat, and heat generated by household appliances and cooking. This could offer considerable long term savings to potential occupants as a heating system would no longer be required. There is a clear benefit in this approach for both addressing fuel poverty and ensuring that carbon emissions are reduced. This approach has been utilised by Austin-Smith:Lord in the following award winning residential projects:

Austin-Smith:Lord

Milton Burn Developments
Avlemore – Milton Site
Sustainability Statement

28 January 2010
Page 2 of 4
208416.03

Maybole

Awards:

Scottish Design Award Commendation for Best Residential Development
Special Mention from Saltire Housing Design Awards.

Dundonald

Awards:

Saltire Housing Design Award
Scottish Design Award - Most Sustainable Community
Roses Design Award - Most Sustainable Development

Homes for the Future

Awards:

Civic Trust Award
Saltire Commendation
RIAS Regeneration Supreme Award
Best House in Scotland Award
Best House of Future Award

Passive Design

One of the most beneficial aspects of the site is that it is orientated so that a large number of main building frontages and roofs will face almost due south, with the remaining main elevations gaining morning and evening sun as the day progresses. The adjacent buildings and trees are far enough away from the proposed development that overshadowing will also not be a factor. This is especially an advantage in allowing a design that takes advantage of solar gain and day lighting to cut down on the annual electrical loading required for the new properties.

As previously stated we intend to create buildings which are well insulated and highly air tight. This, along with the orientation and the use of day lighting, forms the main basis of the passive design approach.

Other Recommendations

Having explored the basic requirements and possibility of using the ten following technologies, our advice on which one would be suitable for the Milton Burn development is as follows: -

1. Micro- wind with grid connection – this might be possible but would require planning permission as the turbine would have to sit higher than the development for it to work at all.
2. Solar photovoltaics – technically this site is suitable for the use of photo voltaic installation. There will be significant cost involved in this option and specialist supplier information should be sought in order to establish the likely output for the pv array, the installation cost, if any grant funding is available, what electricity feed in tariff might be available from national electricity companies for micro-generated power sales and whether there might be a payment plan available from the supplier over a number of years.
3. Micro-hydro with grid connection – although the Milton Burn running along the edge of the site would suggest that this might be viable, the amount of construction required, the potential knock on effect on the local wildlife and likely objections from both Cairngorms National Parks Authority and the Spey Fishery Board means that this option will not be suitable.
4. Solar thermal system – as with the pv panels, the orientation of the site, and certain of the houses, does lend itself to the use of solar thermal panels. This option should be considered on the basis of one collector and transfer system per property. Grant funding should also be sought to offset the installation costs.
5. Ground / geo-thermal / air / water source heat pump – a ground source heat pump may be applicable to this site. The amount of space needed for the equipment, the long term electricity running costs for the pumps and the additional equipment needed to split the heat generated into something that can be used in each of the properties, and the impact of any made up ground will require further investigation.
6. Domestic Biomass boilers – Individual Biomass Boilers are available on the open market so this option could be explored for this site. A regularly supplied fuel source would need to be investigated. However there are issues with particulates and environmental health which the Cairngorms National Park Authority may want to consider.
7. Fuel cells with grid connection – this option will not be viable as it is highly unlikely that enough surplus energy will be generated on site to feed the fuel cells, which would then have to be powered using mains electricity.
8. Community Heat and Power (CHP) using fossil fuels – as noted in the commentary, if the CHP is run by using fossil fuels, it is not a renewable form of technology and should not be considered here.
9. CHP using renewable sources – again, as noted in the commentary for micro –wind generation, this would only be viable if Cairngorms National Parks Authority are willing to grant planning permission to allow fuel burning in this environment. Additionally 30 units is too small a development to make CHP and a district heating system feasible.
10. CHP using organic or other waste – the size of facility required to provide sufficient energy for this development is unlikely to be granted planning permission and this option should not be considered for this site.

From the ten original options the only ones that should seriously be considered for this site are the micro-wind turbine, the solar photovoltaics, the solar thermal panels, and ground source heat pumps. If grant funding is available for any of these options then it will make them much more viable in the short term. If it is not the payback period will be at least 20 years before the installation costs are recovered. Of these, there is unlikely to be sufficient wind flow for the turbine ever to repay the investment cost. In the medium to long term the pv panels may be more economically viable if the UK Government decides that the electricity companies should pay a higher feed in tariff than the 4-12p/kWh currently available. In the short term the solar thermal panels will repay their investment cost the most quickly of the three options. They should only be considered to provide a dedicated supply for each of the properties and as such will probably be the easiest option on which to quantify costs. There will be a certain amount of infrastructure and maintenance required for this equipment and further discussions will be required with Planning Authority on where the panels should be located to allow for this maintenance. In the interim we would advise that the infrastructure to allow for the installation of solar thermal power be factored in to the development costs so that future occupants can choose to readily install them.

We recommend that further investigation is carried out into the options available for the micro-wind turbine, the solar photovoltaics and the solar thermal panels on this site as the design is developed to the next stage, in parallel to the more detailed energy assessments being carried out for each property type. Finding out if grant funding is available is also one of the next key steps and this should be investigated as soon as possible at the start of the next project work stage.