

Date : 3 August 2017  
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## **BIOMASS BOILERS - PLANNING REQUIREMENTS REMINDER**

NFUS has recently been made aware that there appear to be many on farm biomass boilers which have been installed without adequate associated approval or planning permission. NFUS would like to remind members who are considering installing such boilers, to ensure that they have the necessary consents before commencing these projects. Members can ascertain if planning is required by following the standard prior notification procedure with their local authority.

Members are reminded that in all cases, biomass boilers require full planning permission if any of the following criteria are met:

- Heat produced exceeds 45 kilowatts thermal or electricity generated exceeds 50 kilowatts.
  - Any part of the development is within 400 metres of the curtilage of a protected building (e.g. a dwelling house not part of the agricultural unit).
  - If the boiler and/or required structures are already erected without the consent or approval of the planning authority.
  - The development is carried out on agricultural land less than 0.4ha in area
  - The ground area covered by the boiler or structure exceeds 465sq m.
  - The height of any part of the boiler or structure (including flue) located within 3km of the perimeter of an aerodrome is more than 3 metres.
  - The height of any part of the biomass boiler structure (including flue) located out with 3km of the perimeter of an aerodrome is more than 12 meters.
  - Any part of the development is located within 25m of a classified road.
  - The land is within an air quality management area.
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- More than 1 flue is connected to the biomass equipment or if the flue is greater than 500 millimetres in diameter (or in the case of an alteration/replacement of an existing flue which is greater than 500mm in diameter, it has a greater diameter than the existing flue).

Where boilers have already been installed without prior approval or consent, consideration should be given to whether retrospective permission should be sought, to prevent potential enforcement action being taken.

Ends.