

Dundee City Council
Dundee Local Development Plan 2019
Supplementary Guidance
Low and Zero Carbon Technology in New Development



1. Introduction

Scottish Building Standards are regularly reviewed through the Scottish Building Standards Handbooks to express increasing requirements for carbon reduction in new development. Local Authorities are required through Section 72 of the Climate Change (Scotland) Act 2009 to include Policies in the Local Development Plan that ensure a regularly increasing proportion of the carbon reduction savings required by Building Standards is met through the installation and operation of low and zero carbon technologies. In other words an increasing proportion of the increasing carbon savings should be through these technologies.

Dundee City Council has met the Act's requirements by adopting Policy 48 in the Dundee Local Development Plan 2019, as follows:

2. Policy 48: Low and Zero Carbon Technology in New Development.

Proposals for all new buildings will be required to demonstrate that a proportion of the carbon emissions reduction standard set by Scottish Building Standards will be met through the installation and operation of low and zero carbon generating technologies. The relevant Building Standards and percentage contribution required is set out in supplementary guidance. The supplementary guidance will be kept under review to ensure the proportion of the carbon emissions reduction standard to be met by these technologies will increase over time.

This requirement applies to all new buildings with the following exceptions:

1. Alterations and extensions to buildings.
2. Change of use or conversion of buildings.
3. Ancillary buildings that stand alone and cover an area less than 50 square metres.
4. Buildings which will not be heated or cooled, other than by heating provided solely for frost protection.
5. Buildings which have an intended life of less than two years.

A statement will be required to be submitted with an application for planning permission to demonstrate compliance with this requirement.

3. Percentage Contribution Requirement

The proportion of the carbon emissions reduction standard set by Scottish Building Standards Technical Handbooks, 2019, to be met through the installation and operation of low and zero carbon generating technologies will be 5%. This proportion will be kept under review to ensure that the proportion of the standard to be met by these technologies will increase over time and in line with each new Building Standards Technical Handbook.

4. Low and Zero Carbon Generating Technology

Installed low and zero carbon generating technologies cover a wide array of different types of equipment including: biomass, solar power, air source heat pumps, fuel cells, photovoltaics, combined heat and power, micro-hydro, ground source heat pumps, heat exchange recovery systems, micro-wind, water source heat pumps, geothermal, solar thermal, passive flue gas heat recovery devices and district heating. The equipment may be attached to the building or within the site boundary as shown on the planning application.

Applicants should consider how to meet the requirements of this guidance at an early stage of planning. It will be the responsibility of applicants to provide the necessary technical calculations in support of planning applications to demonstrate how the proposed development will satisfy the requirements of this guidance. It is recommended that the calculation method is agreed with the Building Standards Division prior to submission of proposals in order to avoid unnecessary delay in processing an application for planning permission. It is further recommended that applicants consider whether proposed works may affect the interests of other agencies such as Scottish Environment Agency, Scottish Natural Heritage or Historic Environment Scotland.

Contact Details

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Website: <http://www.dundeecity.gov.uk/citydevelopment/planningdivision/>

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