

Moray Council

Guidance on Separation Distances Between Wind Turbines and Residential Properties

On 14th June 2011, Moray Council approved the following guidance, to be implemented with immediate effect.

1. A safeguarding distance of 10 x rotor diameter will be applied, between residential properties and commercial wind turbines, to cover issues of noise, shadow flicker, safety, and electromagnetic interference , outwith preferred search areas.
2. Visual and landscape impact will not be restricted to this limitation, and can be a consideration in excess of this distance, depending on circumstances.
3. The safeguarding measure shall be taken from the centre point of the main domiciliary room of the house.
4. The safeguarding distance may be increased on the advice of Consultees, or decreased if effects can be mitigated to the satisfaction of the Council.
5. This approach will apply to existing houses, and to those with planning consent but not yet implemented.
6. This approach will also apply in reverse, to new houses proposed within proximity to an existing or consented turbines.

Applicants should be asked to specify rotor diameter in the “description of development” part of planning application forms.

As this is “Guidance” and not “Policy”, any proposal not adhering to these requirements will NOT require to be advertised as a departure from the development plan