



10H distancing rule liberalisation

Polish Parliament adopted amendment to the act on investments in wind farms

On 8 February 2023, Sejm, the Lower chamber of Polish Parliament, adopted amendment to the act on investments in wind farms, prepared by the Minister of Climate and Environment (the Amendment).

The Amendment remained largely unchanged from the draft amendment prepared by the Polish Government. Therefore, below we remind you of the most important elements of the Amendment that were adopted by the Sejm.

At the end of the parliamentary work, the minimum distance from residential buildings at which wind turbines can be built was changed and increased from 500 to 700 metres.

The amendment no longer includes changes to the FiT and FiP schemes, due to their adoption in the Act of 15 December 2022 on the special protection of certain consumers of gaseous fuels in 2023 in connection with the gas market situation.

The liberalisation of onshore wind farm location rules is one of the "milestones" included in Poland's National Recovery Plan, which was agreed on with the European Commission and outlines how Poland intends to spend EU post-pandemic recovery funding.

Under the Amendment, communities will be able to modify the minimum distance of turbine locations from residential buildings based on the provisions of the local zoning plan and reduce it, but to no more than 700 meters. The basis for determining the distance of a wind farm from residential buildings will be, among others, the results of the strategic environmental impact assessment (the SEA) carried out under the local zoning plan. Importantly, the commune authorities will not be able to refuse to prepare the SEA for a local development plan that includes a wind farm.

At the same time, communities also have the right to specify in the local zoning plan the minimum distance of turbine locations from residential buildings above the 10H distance and thus prevent the development of wind farms in the area covered by such local zoning plan.

In addition, under Article 4a of the Amendment, it will be forbidden to locate wind turbines in the vicinity of extra-high voltage transmission lines. The distance between the turbine and the line will not be smaller than three times the diameter of the turbine rotor or twice the maximum height of the turbines, whichever is greater. To protect the most valuable natural areas, it will also be prohibited to build wind farms in national parks, nature reserves, landscape parks and Natura 2000 areas. At the same time, the Amendment maintains the obligation to keep a minimum distance between wind turbines and national parks (10H) and

nature reserves. Interestingly, the increase in the limit to 700 metres does not apply to the distance from them. Exactly the same as under the previous version of the draft it will still be 500 metres.

Impact on existing project and pending proceedings

The provisions of the local zoning plans (as well as decisions and permits regarding wind farms issued before the Amendment comes into force) will remain in force. On their basis, it will be possible to implement individual wind farm projects if they meet the requirements of the minimum distances from residential buildings adopted in the Amendment.

Under Article 16 of the Amendment, the provisions introduced by the Amendment will be applied to proceedings conducted in relation to wind farms regarding the issuance of building permits and environmental decisions initiated and not completed before the Amendment comes into force. However, the distance requirements between wind farms and extra-high voltage transmission lines introduced in Article 4a will not apply to these proceedings.

Additional social participation in the process of developing a local zoning plan

The amendment also provides for a possibility of increased social participation in the process of developing a local zoning plan for the location of the wind farm. Increased participation would be implemented by organising a total of two consultation rounds:

- a) the first within 30 days of announcing the decision to start developing the plan, containing at least one public discussion;
- b) the second one after the draft plan has been presented, containing at least one public discussion.

Meetings will have to be held both face-to-face and remotely, but the head of the commune, mayor or president of the commune will have the right to refuse to organise face-to-face meetings during the period of the epidemic threat (such as COVID-19).

During the planning period, additional powers were also granted to residents of neighbouring municipalities located at a distance of less than ten times the height of the planned wind turbines.

If the distance of the wind farm from the residential building is less than ten times the total height of the wind farm (10H) and extends to the area of the neighbouring commune, the local plan must also be prepared by the nearby commune for the area located on its territory, which is at least within this 10H distance.

Introduction of the virtual prosumer

Amendment no longer includes, in contrast to the draft adopted by the Polish government, the possibility for the investor to finance the drawing up or amendment of the local zoning plan allowing to construct the wind farm.

On the other hand, the Amendment stipulates the obligation for the investor to offer at least 10% of the installed capacity of the wind power plant to the residents of the municipality for a period of 15 years in

order for them to become virtual prosumers of renewable energy. Each resident will be able to take up a share corresponding to up to 2 kW of the installed capacity of the wind farms under construction.

Certification of entities authorised to perform activities and service inspections of technical elements of wind farms and keeping a register of entities

The chapter 2a of the Amendment defines the rules of safe operation for technical elements of a wind farm. Article 8a clearly indicates that the operator of the wind farm is responsible for the operational safety of its technical elements. The operator of a wind farm with a total height of at least 30 meters or a total installed electrical capacity of at least 100 kW secures the service and maintenance of the technical elements of the wind farm carried out in accordance with the recommendations and frequency specified in the technical documentation and operating instructions for the wind farm. Activities and service inspections of technical elements of a wind farm are performed by an entity that has been entered in the register of entities performing activities and service inspections of technical elements of a wind farm (the Register). The Register will be kept by the President of the Office of Technical Inspection (the OTI).

The OTI will periodically certify (every five years) and verify the competences and resources of the entity providing technical maintenance services for the technical elements of a wind power plant, taking into account: employed staff, their competences and authorisations to perform specific service activities.

Financial penalties for noncompliance with requirements for performing service inspections of technical elements of wind farms

Under the section 2b of the Amendment, an entity operating a wind farm with a height of at least 30 meters or a total installed capacity of at least 100 kW that does not comply with the obligation to subject the technical elements of the wind farm to service inspections carried out in accordance with the recommendations and frequency specified in the technical documentation is subject to a financial penalty in the form of an administrative decision issued by the President of the Energy Regulatory Office (the ERO). The maximum penalty amount is 5% of the entrepreneur's income earned in the previous tax year resulting from the activity licensed or performed on the basis of an entry in the register of regulated activities.

Changes enabling construction of the PV plants on the roofs

It is also worth mentioning that the Amendment will facilitate the construction of solar farms on the roofs of buildings. According to Article 4 point 2 of the Amendment, if the local development plan allows any type of construction, it is also allowed to build PV plants on the roofs of buildings in this area, unless the local zoning plan explicitly prohibits the location of such installations on the roofs.

Benefits of the liberalisation

The regulatory impact assessment indicates that the amendment will result in the construction of new capacities from 6 GW (conservative scenario) to 10 GW (progressive scenario) by 2033. The first megawatts are expected to flow into the grid in 2024-2025.

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