

Part 14 Class J – Installation or alteration etc. of solar equipment on non-domestic premises

Application Number:	23/00114/PRA56
Location:	Castleton Primary School And Nursery Hillcrest Road Rochdale OL11 2QD
Proposal:	Prior approval for the installation of 60 450w solar panels
Applicant:	Mr David Hughes
Case Officer:	Aimee Bovaird
Recommendation:	Prior Approval Not Required

CHECKED AND SIGNED OFF BY: LA DATE: 27.07.23

Site Description

The application relates to Castleton Primary School and Nursery. This site is accessed off Hillcrest Road and is a predominantly residential area. This building is in a 'U' shape and this application relates to a flat roof section of the building. The site is within the Castleton (South) Conservation Area.

To the north is a commercial area of land and the school has a large area for play.

Publicity	Neighbour letters sent?	Y	Responses received?	No
	or			
	Site notice posted?	N		

Summary of Responses:

None received

Consultee Responses:

Highways

No objections.

Relevant History:

21/00583/PRA56 - Prior notification for the installation of a 16.32kwp Solar PV System, on the flat roof of the building – grant

Permitted Development Rights removed?	No
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Class J of Part 14 of Schedule 2 of the GPDO allows for the:

The installation, alteration or replacement of—

***(a) microgeneration solar thermal equipment on a building;
(b) microgeneration solar PV equipment on a building; or
(c) other solar PV equipment on the roof of a building,
other than a dwellinghouse or a block of flats***

Description of Proposed Development

The panels would be installed on a: Pitched ☐ Flat ☒ roof.

The highest part of the solar PV equipment would be above the highest part of the roof.

The solar PV equipment would be installed metres from the external edge of the roof.

The solar PV equipment would be installed on the roof of a building which is **NOT**:

- ☒ On article 2(3) land and fronting the highway **This site is located in Castleton (South) Conservation Area. The location of the solar panels will not front the highway.**A scheduled monument
- ☒ A listed building or within the curtilage of a listed building

In light of the above, the proposed installation of solar PV equipment at this location would constitute permitted development by virtue of compliance with the provisions of paragraph J1(a-f) of Class J of Part 14, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2020 (as amended)

Prior Approval Matters

As required by paragraph J4(2), the local authority are required to give regard to the design or external appearance of the development with particular regard to the impact of glare on surrounding land users in the determination of an application made under Class J of part 14 of Schedule 2.

Design and External Appearance

Paragraph 127 of the National Planning Policy Framework states that planning policies and decisions should ensure that developments are visually attractive and are sympathetic to local character and history. Consistent with the aims of the NPPF are policies DM1 and P3 of the adopted Rochdale Core Strategy, which requires require all new developments regardless of location in the borough, to adhere to high standards of design, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general. Policies DM1 and G9 of the adopted Rochdale Core Strategy seek to ensure that new development is compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents / users, also requiring that development does not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution.

The proposed Solar PV Panels are on a flat roof and would not be visible to the surrounding properties and as a result would not have a negative impact on residential amenity by way of glare. The site is in the Castleton (South) Conservation Area and as they are on a flat roof the external appearance of the solar panels is considered acceptable.

The design and appearance are considered to be acceptable. As such, it is considered that the proposal would accord with the policies contained within the Adopted Core Strategy and the National Planning Policy Framework, and as such, would not require prior approval.

Recommendation:

Prior Approval Not Required

Informative:

For the avoidance of doubt, the decision relates to the following drawings:-

Location Plan
Roof Plan of Solar Panels – SD220006

Report Author Aimee Bovaird