

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

Application Number:	24/00124/PRA56
Location:	Tesco Distribution Centre Stakehill Industrial Estate Middleton Manchester M24 2YX
Proposal:	Prior approval for 2444 x 410w SolarWatt Modules
Applicant:	Mr Martin Shaw
Case Officer:	Aimee Bovaird
Recommendation:	Prior Approval Not Required

CHECKED AND SIGNED OFF BY: LA

DATE: 12.04.24

Site Description

The application relates to Tesco Distribution Centre, this is within Stakehill Industrial Estate. This site is within the Defined Urban Area and accessed off Touchet Hall Road to the north east. The site consists of an industrial warehouse and car parking spaces. There are a number of trees around the boundary of the site.

The site is surrounded by neighbouring industrial buildings to the north and east, a railway track (and countryside beyond) to the west, and countryside to the south.

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

Summary of Responses:

None received.

Consultee Responses:

Highways

No objections

Environmental Health

No objections.

Relevant History:

N/A

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 roof.

The solar PV equipment would be less Less than than 0.2m beyond the plane of the roof slope when measured from the perpendicular with the external surface of the roof slope.

The solar PV equipment would be installed over 1m metre 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.
- ☐ 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

The proposed Solar PV Panels are on a pitched roof. The proposed solar panels will not be visible to any surrounding residential dwellings due to the distances away. The solar panels have a limited view from the highways due to the distance to the road which is approx. 10m from the closest solar panel and trees surrounding the site.

The Council's Highways Officer has been consulted and raised no objections as the proposed development will not have no direct impact on the highway network. Environmental Health has also not raised any objections. Therefore the proposal is not likely to generate unacceptable levels of glare on occupiers of neighbouring land due to the distances away. No responses have been received following publicity.

The design and appearance are considered to be acceptable and will accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy.

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 – Number 10100

Proposed Roof Layout – Number 10290

Warehouse Elevations Sheet 1 Of 2 – Number 10490

Warehouse Elevations Sheet 2 Of 2 – Number 10400

Report Author Aimee Bovaird