

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

Application Number:	24/01075/PRA56
Location:	Spotland Stadium Sandy Lane Rochdale Rochdale OL11 5DR
Proposal:	Prior approval for the installation 150 kWp solar panels on the south facing roof
Applicant:	Rochdale AFC
Case Officer:	Hamish Rigg
Recommendation:	Prior approval not required

CHECKED AND SIGNED OFF BY: RK

DATE: 18/12/2024

Site Description

The application relates to Spotland Stadium on Sandy Lane in Spotland, Rochdale. The stadium is in an urban area comprising a mix of housing and public amenities, as well as Denehurst Park to the west. The site is bound by Sandy Lane to the west, Willbutts Lane to the north, and Pearl Street to the east and south.

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

Summary of Responses:

None received.

Consultee Responses:

Non applicable

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: flat roof.

The solar PV equipment would be less 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 and the height at which they are installed. The design and appearance are considered to be acceptable and will accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy.

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.

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:

This application relates to the following plans:

- Designer report: RAP Renewables (6453034517478824; 12/07/2024)
- Location plan

Report Author Hamish Rigg