

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

Application Number:	23/00757/PRA56
Location:	David Lloyd Health Club Heywood Old Road Middleton M24 4TH
Proposal:	Prior approval for the installation 548 kWp solar panels on roof of building
Applicant:	Mr Neil Beaumont
Case Officer:	Aimee Bovaird
Recommendation:	Prior Approval Not Required

CHECKED AND SIGNED OFF BY: LA **DATE:** 10/11/23

Site Description

This application relates to David Lloyd Health Club. This is a sports complex within Protected Open Land. The site is accessed off Heywood Old Road.

The site consists of the sports complex, playing fields, swimming pool and playing courts.

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 response.

Relevant History:

N/A

Permitted Development Rights	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

 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

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

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 have not provided any response. Nonetheless 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:

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

Location Plan

Roof Layout – DLL MANCHESTER NORTH PV LAYOUT REV.01

Report Author Aimee Bovaird