

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

Application Number:	23/00127/PRA56
Location:	Shawclough County Primary School, Thrum Hall Lane, Rochdale, OL12 6DE
Proposal:	Prior notification for the installation of 47.5kwp (105 panel) solar photovoltaic system on the flat roof of the building
Applicant:	Mr David Hughes
Case Officer:	Aimee Bovaird
Recommendation:	Prior Approval Not Required

CHECKED AND SIGNED OFF BY: LA

DATE: 30.03.23

Site Description

This application relates to Shawclough County Primary School in Rochdale. This is within a predominately residential area. Access via Thrum Lane and is also bordered properties along Whitworth Road to the north and Daffodil Close and Tulip Grove to the south.

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

Summary of Responses:

None received

Consultee Responses:

Highways

The application would have little impact on the highways network so we raise no objection, however as the works would be within a school grounds we would ask for a Construction Management Plan.

23/03/23

If the construction period is during the summer holidays and you are happy that this can be controlled, a CMP would not be required.

Relevant History:

21/00584/PRA56 - Prior notification for the installation of a 24.48kwp Solar PV System, on the flat roof of the building, including battery storage – Prior approval not required

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.
- 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.

Paragraph 180 of the NPPF also states that Planning policies and decisions should ensure that new development is appropriate for its location, taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development, having specific regard to the impact of light pollution. Paragraph 127 also seeks to ensure that planning decisions create places which promote health and well-being, with a high standard of amenity for existing and future users. 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 to be mounted at an angle of 15 degrees facing north east and would not be visible to the common eye. The closest sensitive receptors in this direction are properties on Whitworth Road. Given the separation, the pitch and height at which the PV panels are installed, it is not considered that the proposals would unduly impact residential amenity by way of glare. 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
- Revised Roof Plan SD220005 received 27/03/23