

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

Application Number:	25/00009/PRA56
Location:	Corrosion Resistant Products Ltd Todmorden Road Littleborough Rochdale OL15 9EG
Proposal:	Prior approval for the installation of 630 420w solar panels
Applicant:	Mr Gregg White Rawson EV Power Ltd Unit 4 Bridge Business Centre Wrexham LL13 9UG United Kingdom
Case Officer:	Nick Brookman
Date:	20 th February 2025
Expiration Date:	28 th February 2025 (EoT)
Recommendation:	Prior Approval Not Required

CHECKED AND SIGNED OFF BY: LA

DATE: 27.02.25

Site Description

The application relates to an existing industrial site which is sited off Todmorden Road in Littleborough and is bordered by the River Roch to the east. The site contains a number of buildings which includes offices and buildings for industry and these predominantly comprise brick built and metal clad buildings but also includes temporary buildings that are used for storage and manufacturing. The application site also includes parking for staff, visitors and HGVs and it is situated within a ribbon of industrial development to the east of Todmorden Road.

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

Summary of Responses:

N/A

Consultee Responses:

Highways

- ☐ The application site is close to the Centre of Littleborough on an industrial site opposite residential properties.
- ☐ During the construction period traffic may be more intense but as a temporary situation the traffic generation associated with usage once complete is very low and we therefore have no objection to this proposal.
- ☐ No additional parking is required for the installation of Solar Panels.
- ☐ The proposed site access is existing and adequate.
- ☐ There are no changes proposed to the existing highways network.
- ☐ New highways are intended as part of this proposal.
- ☐ No PROW will be obstructed by this proposal.
- ☐ We have no new road safety concerns as a result of this proposal.
- ☐ Refuse collection and servicing from this location will operate as normal upon completion of the solar panel installations.

Relevant History:

- 22/00872/FUL – Erection of a detached single storey modular building to serve as a site canteen – approved with conditions 8th February 2023
- 18/00312/FUL – Extension to the existing manufacturing space of industrial works buildings – approved with conditions 27th June 2018.

Permitted Development Rights removed?	No
---------------------------------------	----

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

J.1 Development is not permitted by Class J if:

- (a) The solar PV equipment or solar thermal equipment would be installed on a pitched roof and would protrude by more than 0.2 metres beyond the [pane of the roof slope when measured from the perpendicular with the external surface of the roof slope;
- (b) The solar PV equipment or solar thermal equipment would be installed on a flat roof, where the highest part of the solar PV equipment would be higher than 1 metre above the highest part of the roof (excluding any chimney);

- (c) The solar PV equipment or solar thermal equipment would be installed on a roof and within 1 metre of the external edge of that roof;
- (d) Omitted;
- (e) The Solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument; or
- (f) The solar PV equipment or solar thermal equipment would be installed on a listed building or on a building within the curtilage of a listed building.

J.2 Development is not permitted by Class J(a) or (b) if-

- (a) The solar PV equipment or solar thermal equipment would be installed on a wall and would protrude more than 0.2 metres beyond the plane of the wall when measured from the perpendicular with the external surface of the wall;
- (b) The solar PV equipment or solar thermal equipment would be installed on a wall and within 1 metre of a junction of that wall with another wall or with the roof of the building; or
- (c) In the case of a building on article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a wall which fronts a highway.

J.4 (1) sets out that Class J development is permitted subject to conditions. In accordance with paragraph (4), the local planning authority may refuse an application where, in the opinion of the authority:

- (a) The proposed development does not comply with, or;
- (b) The developer has provided insufficient information to enable the authority to establish whether the proposed development complies with, any conditions, limitations or restrictions specified in Class J applicable to the development in question.

Description of Proposed Development

Owing to the benefit of a site visit, the proposed PV solar panels would be installed on pitched roofs.

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 at least 1 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 2015 (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 pitched roof slopes. The proposed solar panels will not be easily visible to any surrounding residential dwellings due to the distances away and their orientation facing perpendicular to the residential dwellings. The PV solar panels appear to be appropriately designed and the design and appearance of the proposed development is therefore 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 of the application.

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:

- ☐ CRP Solar PV Location Plan Drawing No VCH00002 Rev 01
- ☐ CRP Solar PV Roof Installation Cross Section Rev 01
- ☐ K2 Basic Rail System
- ☐ Solar Panel Specification Suntech document.

