

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

Application Number:	23/00596/PRA56
Location:	Makin Metal Powders Ltd Buckley Road Rochdale OL12 9DT
Proposal:	Prior approval for the installation of Solar PV system totalling 650kWp on the roof of the building
Applicant:	Makin Metal Powders
Case Officer:	Rosalind Gralton
Recommendation:	Prior Approval Not Required

CHECKED AND SIGNED OFF BY: LA DATE: 04.09.23

Site Description

This application relates to Makin Metal Powders Ltd, a three storey industrial building within the Defined Urban Area. North of the site is Buckley Hall Prison, to the south and east are industrial buildings. To the west of the site, a large stretch of woodland. The site is accessed off Buckley Road.

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

Summary of Responses:

None received

Consultee Responses:

Environmental Health

No comments received.

Relevant History:

21/01594/FUL - Siting of air compressor room and transformer, flume extractor and dust extractor on south and west elevations of existing building – Pending consideration

Permitted	No
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Development Rights removed?	
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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 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

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.

The proposed Solar PV Panels are located across the pitched roofs of the building. The design and appearance are considered to be acceptable. 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
Elevations

Report Author Rosalind Galton