

Officer Report

Case Reference: NOT/2026/0228
Location: BROADLANDS UNIT B11, HEYWOOD DISTRIBUTION PARK, PILSWORTH ROAD, HEYWOOD, OL10 2TS
Proposal: Prior notification for the installation of 157kwp (max 350 panels) solar photovoltaic system on pitched roof areas of the building
Recommendation: Approve
Officer: Luke Rigby

SITE

The application site consists of Unit B11 (Broadlands), a commercial unit located in Heywood Distribution Centre.

PROPOSAL

Permission is sought for the installation of 350No. roof mounted solar panels to provide 157KWp power generation and seeks a determination as to whether prior approval is required under Schedule 2 Part 14 Class J of the Town and Country Planning (General Permitted) Order 2015.

Conclusion

In conclusion, the proposed installation of PV solar panels complies with Schedule 2, Part 14, Class J of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended. Class J.4 (2) also sets out a series of procedures which must be followed in relation to applications which seek to determine whether prior approval will be required under Class J.

This covers, for example, the information to be submitted to accompany the application, as well as the local planning authority's requirements regarding the advertisement of the application. All necessary procedures have been followed in this instance.

Neighbours notified: Broadlands Units B3, B2, B10, B1

Number of representations received: 1

Highways Department: No objection

Assessment (Class J)

The proposal shall be assessed against Schedule 2, Part 14, Class J of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Class J relates to the installation or alteration etc. of solar equipment on non-domestic premises.

Permitted development

J. 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 block of flats.

Development not permitted

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 more than 0.2 metres beyond the plane of the roof slope when measured from the perpendicular with the external surface of the roof slope;

Complies – 0.7418m

- 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);

Not Applicable – no installation on flat roof

- 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;

Complies

- e) the solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument; or

Complies – building is not a scheduled monument nor is the site designated

- 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.

Complies – building is not listed nor are there any nearby

J.2 Development is not permitted by Class J(a) of (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;

Not Applicable – installation to roof

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

Not Applicable – installation to roof

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.

Not Applicable – installation to roof and building not on article 2(3) land

J.4—(1) Class J development is permitted subject to the following conditions—

(a) the solar PV equipment or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the external appearance of the building and the amenity of the area; and

Complies – The proposed solar PV equipment would be sited on the roofs of an industrial building within Heywood Distribution Park. Due to their height and the set back from the roof edges, combined with the minimal projection from the roof surface, there would be limited visibility from ground level. The external appearance would be of appropriate slimline equipment of minimal visual impact. The appearance of the building overall would remain largely unchanged.

(b) the solar PV equipment or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.

Complies – applicant's responsibility

(2) Class J(c) development is permitted subject to the condition that before beginning the development the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the design or external appearance of the development, in particular the impact of glare on occupiers of neighbouring land, and the following sub-paragraphs apply in relation to that application.

Complies – the application has been reviewed by the Council's Highway Department who raise no objection. The Environmental Health Team were consulted but no response has been received at the time of writing. However, the surrounding use is predominantly commercial in nature and the panels would be sited on the pitched roof of the building such that there would be no impact in relation to glare.

RECOMMENDATION: Prior Approval Not Required

Recommendation: Approve

For the avoidance of doubt, this decision relates to the following plans/documents:

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- DWG No. BCC-TS-D09-001 (Location Plan, received by the Local Planning Authority on 24.04.2026)
- DWG No. INDT-HEY11-DES-LAY-01-P01_PlanningLayout157.43kWp30.0%Exp (Proposed Layout, received by the Local Planning Authority on 10.03.2026)
- DWG No. ELGUK-DES-LAY-00001-V01_PlanningLayout Template_PitchedRoof (Specifications, received by the Local Planning Authority on 10.03.2026)