

Officer Report

Case Reference: NOT/2026/0344
Location: ASHFIELD VALLEY PRIMARY AND NURSERY SCHOOL,
NEW BARN LANE, ROCHDALE, OL11 1TA
Proposal: Prior approval for the installation of a roof mounted 55.64kWp
solar PV system comprising of 104 x 530W modules
Recommendation: Not Required
Officer: Rosalind Gralton

SITE

The application site consists of Ashfield Valley Primary School, located in Rochdale.

PROPOSAL

Permission is sought for the installation of 104No. roof mounted solar panels to provide 55.64kWp 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.

Neighbours notified: Arundel St 16, 18, 20. Arundel Avenue 1, 3. Hardwicke St 123. Prospect Street 13, 14. Frankie and Bennys, Odeon Cinema, Pizza Hut UK, Sandbrook Park. Ashworth Valley Primary and Nursery School.

Number of representations received: 0

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;

Not Applicable - No installation on a pitched roof

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);

Complies - Would be less than 1m above the highest part of the 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 - Would not be installed within 1m edge of the roof

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 flat roofs of a school building. Due to their siting and set in from the edge of the roof, there would be limited visibility from ground level. 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 Council's Highway Department were consulted on the application, and no comment was received. However given the nature of the siting and location, it is unlikely to cause any unacceptable impact. The Environmental Health Team were consulted but no response has been received at the time of writing. However, the siting of the panels is well within the school grounds as such that there would be no impact in relation to glare.

Recommendation: Not Required

1 For the avoidance of doubt, this decision relates to the following list of plans:

- Solar PV Prior approval - Ashfield Valley.pdf
- Permitted Development Local Authority Covering Letter - Solar PV - Ashfield Valley Primary.pdf