

Officer Report

Case Reference: NOT/2026/0382
Location: NEWHEY CARPET MANUFACTURING CO LTD, GORDON STREET, NEWHEY, MILNROW, ROCHDALE, OL16 3SL
Proposal: Prior approval for the installation of 199 x 540w PV modules on the roof of a commercial buildings
Recommendation: Prior Approval Not Required
Officer: Majid Mir

SITE

The application site consists of Newhey Carpet Manufacturing Co. Ltd. The proposed PV modules would be sited on two of the roof planes of the buildings located within the wider site.

The site is bound by the tram line to the north and Huddersfield Road to the west. The south/southeast of the site there are residential properties. To the west there are industrial units.

PROPOSAL

The application 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 for the installation of 199 540w PV panels on two roof planes of buildings.

NEIGHBOURS

Neighbours notified: 2 Railway Street, 2A Railway Street, 2b Railway Street, 2c Railway Street, 4 Railway Street, 6 Railway Street, 8 Railway Street, 10 Railway Street, 12 Railway Street, 14 Railway Street, 16 Railway Street, 18 Railway Street, 20 Railway Street, 22 Railway Street, 24 Railway Street, 1 School Mews Railway Street, 2 School Mews Railway Street, 3 School Mews Railway Street, 4 School Mews Railway Street, 5 School Mews Railway Street, 6 School Mews Railway Street, C And R Direct Two Bridges Industrial Estate, Lower Newhey Mill, First Floor Lower Newhey Mill, F And A Dunbar, Ground Floor Lower Newhey and site notice placed in the vicinity of the site.

Number of representations received: 0

CONSULTATION

Environmental Health (Noise & Odour): No comment to date.

Highways and Engineering: No objection to this development as proposed. The installation of Solar Panels at this location is unlikely to have any impact upon any nearby highways.

Transport for Greater Manchester: No comment.

Conservation: No response to date.

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 – Protrusion less than 0.2m.

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.

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 of the external edge of the roofs.

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 is the building within the curtilage of a listed building.

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. Due to their height and set back from the roof edges, combined with the minimal projection from the roof surface, there would be limited visibility from ground level. The panels would be visible from the flats sited to the south, which in turn would also screen the panels from longer views. Nevertheless, the external appearance would be of appropriate slimline equipment of minimal visual impact. The appearance of the building overall would remain largely unchanged. It is considered that the solar equipment would not unduly impact on the amenity of the area.

(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 have raised no object to the proposal. Additionally; Transport for Greater Manchester have confirmed that they have no comment on the proposal. As such it is considered that the proposal is unlikely to cause any unacceptable impact in regard to the highway or the tramline. The Environmental Health Team were consulted; however, no response has been received. It is noted that the

panels are sited on a roof plane that does face south towards the flats and dwellings to the south of the site. The flats building is a three storey structure with the dwellings being two storeys tall. The application building is taller than neighbouring properties. As such it is considered that the proposal would not unduly impact on the amenity of the neighbouring properties.

In regard to design and appearance, the main building within the complex where a large proportion of the proposed panels would be installed is a non-designated heritage asset. No response from the Conservation Officer has been received. It is however noted that the panels would be installed on recently installed roof. Additionally, the adjoining structures are a modern metal clad structures. The addition of the panels would be viewed within the industrial setting and the modern structures within the site. Furthermore, the views of the panels would be limited due them being screened by the block of flats. As such, it is considered that the design and external appearance of the proposal is acceptable.

Recommendation: Prior Approval Not Required

1 For the avoidance of doubt, this decision relates to the following list of plan(s) and document(s):

Location Plan. Drawing number: 10830/2. Revision: B

Proposed plans showing proposed solar panels. Drawing number: 10830/1. Revision:

Complete System and Product Certifications - Hi-Mo X10 Scientist. LR7-60HVD. 530-5

Application Form