

DELEGATED REPORT

Report by Sam Summers	Date of report: 17/07/2024	Ref: 70753/PRNPV
Registration: 13/05/2024	LDFC: 07/06/2024	Expiry Date: 08/07/2024
Site Visit: 24/06/2024	Site Notice: N/A	Press Date: 24/06/2024
Objections:	Con Area: N/A	Adv Type: PI
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Prior approval for proposed installation of solar PV panels to roof

Location: Higher Lane Primary School, Egerton Road, Whitefield, Manchester, M45 7EX

Description

Prior approval for proposed installation of solar PV panels to roof

Relevant Planning History

44656 - JUNIOR HALL EXTENSION; NEW ENTRANCE FOYER; NEW OFF ROAD ACCESS AND PARKING - Withdrawn by Applicant 12/07/2005

52847 - Creation of outdoor play and teaching area to include a covered structure, low stage, access paths and 'orchard' - Approve with Conditions 10/09/2010

Publicity

Site notice dated 24/06/2024 - No responses received

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Development Plan and Policies

Issues and Analysis

Under Class J there are three types of development permitted subject to either the prior approval of the local planning authority and or the limitations and conditions laid out therein:

- 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.

The proposed installation would be development under Class J(c).

Any development under Class J is not permitted 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;

(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 within 1 metre of the external edge of that roof;

(d) in the case of a building on article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a roof slope which fronts a highway;

(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.

(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;

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.

The panels are mostly installed on flat roofs so are unlikely to be seen from ground level or nearby properties. There is some screening from trees between the panels and the nearby dwellinghouses. Only 1 building with a pitched roof will have panels on it and the pitch on the roof is minimal. The roof of this building is also screened from view by other building on the site. The solar panels to be used in this project are designed with anti-reflective front surfaces to reduce the light reflection, with the models having an absorption of more than 90%.

It is therefore considered the panels would be sited to minimise their effect on the external appearance of the building and the amenity of the area and have been proposed to minimise the impact of glare on neighbouring occupiers.

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

The proposed PV panels would therefore comply with all the limitations and conditions laid out under Class J.

Recommendation: Bury Metropolitan Borough Council Hereby determine that the prior approval of the local planning authority is **NOT REQUIRED** for the siting and appearance of the development as described in Part 1 of this decision notice.

Conditions and Reasons:

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	17/07/2024	DM -	18/07/2024