

DELEGATED REPORT

Report by Sam Summers	Date of report: 01/07/2025	Ref: 71871/PRNPV
Registration: 22/04/2025	LDFC: 30/06/2025	Expiry Date: 17/06/2025
Site Visit: 06/06/2025	Site Notice: 06/06/2025	Press Date: N/A
Objections:	Con Area: N/A	Adv Type: PI
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: NREQ

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

Location: Polyflor Ltd, Radcliffe New Road, Whitefield, Manchester, M45 7NR

Description

Prior approval for proposed installation of solar PV panels to roof of building at Polyflor site, the building is part of the larger site with many different building and warehouses.

Relevant Planning History

43523 - FORMATION OF NEW DISABLED ACCESS RAMP TO BRANCH OFFICE / REPLACEMENT OF EXISTING EXTERIOR GLAZED CANOPY TO DELIVERY OFFICE - Approve with Conditions 07/12/2004

48441 - INSTALLATION OF ANTI-VANDAL SCALING BARRIER TO FLAT ROOF - Approve with Conditions 13/09/2007

58043 - Erection of drive through restaurant (Class A3/A5) with associated access, car parking and hard and soft landscaping - Approve with Conditions 26/11/2014

58272 - Various internally illuminated and non-illuminated signage to drive through restaurant building and car park
- Approve with Conditions 14/01/2015

Publicity

Site notice dated 06/06/2025 - 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 on the main part of the buildings are installed on a very shallow dual pitched roof as such the panels will not be easily viewable from the ground especially given the height of the building. The panels on the smaller area of the building to the west are lower down and largely obscured by the larger part of the building. Whilst there are neighbours to the north and west of the development all the properties are screened by the large numbers of trees and other vegetation between them and the building and so will not be impacted by the panels

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.

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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	01/07/2025	DM	1/7/25