

DELEGATED REPORT

Report by Tom Beirne	Date of report: 22/10/2025	Ref: 72366/PRNPV
Registration: 10/09/2025	LDFC:	Expiry Date: 05/11/2025
Site Visit: 30/09/2025	Site Notice: 16/09/2025	Press Date: N/A
Objections: 0	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: Les Williams and Co, Carlton Works, 250 Radcliffe Moor Road, Radcliffe, Bolton, BL2 6RE

Description

The application seeks prior approval for proposed installation of solar PV panels to roof of a commercial building. There is a garden centre to the south east and a car sales business across Radcliffe Moor Road to the south. The nearest residential property is a detached bungalow across Radcliffe moor Road, next to the car sales business.

Relevant Planning History

00669/E - Proposed Extension onto land owned by neighbouring garden centre - Enquiry completed 24/06/2010

Publicity

Site notice posted 16th September 2025. No objections received.

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions - N/A

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) micro generation solar thermal equipment on a building;
- b) micro generation 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 PV panels on the building are installed on a shallow dual pitched roof and set back from the road with some screening by trees. Given the panels would sit at a low profile on the roof, the impact on the building and surrounding area would be minimal. 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: Prior Approval Not Required

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Tom Beirne	22/10/2025	HL -	23/10/2025