

8th October 2026

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Our ref: EP2168

Dear Sirs

**PROPOSED PV INSTALLATION
NEWBANK GARDEN CENTRE, RADCLIFFE, BOLTON**

This statement supports an application for a Certificate of Lawful Development for a Proposed Use. The following information/documentation is provided in support:

- Datasheet – PV Panel
- PV Sol - Solar Design
- Solar Array Layout

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) was updated in relation to solar equipment as recently as March 2026. **Part 14, Class J** allows the installation, alteration or replacement of solar equipment on commercial property without requiring the benefit of planning permission. However, this is subject to the submission of an application for prior approval to the Local Planning Authority.

The proposals are against the criteria for prior approval:

Permitted Development	Meets Requirements Yes / No
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 a block of flats.	The proposals are for solar PV equipment on the roof of a building that is in commercial use. Compliant
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	The equipment will be sited on pitched roof/s. The equipment would not protrude more than 0.2 metres beyond the plane of the roof slope

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;	when measured from the perpendicular with the external surface of the roof slope. Compliant
(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 installed on a flat roof. 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;	The equipment/panels would not be installed within 1m of the external edge of the roof. Compliant
(d) deleted	Not Applicable
(e) the solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument; or	The site is not designated as a scheduled monument. Not Applicable
(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.	Not a listed building or on a building within the curtilage of a listed building. Not Applicable
J.2 Development is not permitted by Class J(a) or (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 in Class J(a) microgeneration solar thermal equipment Not installed on a wall. Not Applicable
(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 installed on a wall. Not Applicable
(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.	Article 2(3) land specifically designates: • Conservation Areas • National Parks • Areas of Outstanding Natural Beauty (AONB) • The Broads

	World Heritage Sites The site is not article 2(3) land. Not installed on a wall. Not Applicable
Conditions 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	The PV arrangement is sited on the roof areas of the existing commercial building. It is not sited on walls. It is Edgeplan's view that the proposed siting can be deemed as being appropriate and that the siting has a minimal effect on the external appearance of the building, which is commercial in design, and the amenity of the area. Complaint
(b) the solar PV equipment or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.	Complaint
(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.	Not in Class J(c) microgeneration solar thermal equipment The proposals fall under J(b) 'microgeneration solar PV equipment on a building'. There is no requirement to apply to the local planning authority for a determination as to whether the prior approval of the authority will be required, under class J(b). Prior approval is not required. Compliant
Conclusion	Permitted Development

Conclusion

Edgeplan's assessment concludes that the proposed PV installation at the site of Newbank Garden Centre, Radcliffe, Bolton, is permitted development and that prior approval is not required.

Please do not hesitate to contact me if you have any questions.

Yours Sincerely



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