

<u>APPLICATION NO:</u>	25/00440/PDS	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	Beverston Engineering Unit B, Penrhyn Court, Penrhyn Road		
<u>PROPOSAL:</u>	PRIOR APPROVAL FOR THE INSTALLATION OF ROOF MOUNTED SOLAR PV		

KNOWSLEY LOCAL PLAN POLICIES MAP ALLOCATION

Land for Employment and Development
Primarily Industrial Area

Site Description

The application relates to the premises of Beverston Engineering, Unit B, Penrhyn Court, off Penrhyn Road, Knowsley Business Park, Kirkby. The building presents its frontage to Penryn Road.

The building is a two-storey, clad industrial unit located within part of the Business Park. The building is a typical industrial unit with a curved roof which curves towards the eaves of the building along the side elevations. The building has dimensions of approx. 27.6 m by 52.6m and attains a maximum height of approximately 8.7 m with eaves height of approximately 7.9 m.

Proposal

The proposal relates to a Prior Approval for the installation of roof mounted solar photovoltaics (PV) on the existing roof of the premises. The proposed panels would be located on the roof of the building. The applicant describes the roof as pitched on the submitted application form.

Technical information has been provided in respect of the proposal which would see the installation include a roof mounted 202.48 kW solar PV system comprising of 445 x Canadian Solar 455w modules.

The only planning considerations the Local Planning Authority may take into account when determining whether prior approval is required are the design and external appearance, including any potential glare affecting neighbouring land. No other issues are material to this application and therefore cannot be considered as part of the prior approval process.

Consultations

No consultations are required for this prior approval application.

Representations

In accordance with Class J, Part 14, Schedule 2 paragraph J.4 (6) of the GDPO the application has been advertised by way of a site notice. No representations have been received.

Planning History

Not applicable.

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

NATIONAL PLANNING POLICY FRAMEWORK

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

EC3 - Primarily Industrial Areas

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the

presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

ASSESSMENT

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GDPO)

This application is not an application for planning permission but an application for 'prior approval' for the installation of solar panels (PV) involving roof mounted 202.48kW solar PV system comprising of 445 no. Canadian Solar 455w modules. on the roof of an existing industrial unit.

Under Schedule 2, Part 14 (Renewable Energy), Class J (installation or alteration etc of solar equipment on non-domestic premises) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GDPO) the installation of solar equipment on a non-domestic property is permitted development subject meeting various requirements.

Class J states:

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 a block of flats.*

ASSESSMENT: The proposal would exceed the 50 kilowatt microgeneration threshold and as such falls under Class J (c) above.

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;*

ASSESSMENT: The solar panels would be sited on a curved roof slope. The application indicates that it is a pitched roof but from any reasonable consideration it could be deemed to be a flat roof.

Nevertheless, the panels would not protrude more than 0.2 m beyond the plane of the roof slope and would not therefore exceed this limitation.

- (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);*

ASSESSMENT: As indicated above, the roof of the building is curved and from could reasonably be considered, for the purposes of this consideration to be a

flat roof. The equipment would not be over 1 metre higher than the highest part of the roof and would not exceed this limitation.

- (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;*

ASSESSMENT: The proposed panels would not be within 1m of the external edge of the roof.

- (d)[paragraph (d) was omitted by virtue of The Town and Country Planning (General Permitted Development etc. (England) (Amendments) (No. 2) Order 2023 (SI 1279 (2023))]
- (e) *the solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument; or*

ASSESSMENT: The site is not a site designated as a scheduled monument.

- (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.*

ASSESSMENT: The site does not comprise a listed building or a building with the curtilage of a listed building.

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;*

ASSESSMENT: 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*

ASSESSMENT: 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.*

ASSESSMENT: The site is not on Article 2 (3) land and this is not applicable.

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*

ASSESSMENT: The proposed solar panels would be sited on the roof and cover it almost in its entirety. However, this would be the most practical siting for the intended purpose. In the location proposed this would render the siting as having a lesser effect than being sited elsewhere on the building.

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

ASSESSMENT: The applicant would be made aware of this in any decision notice issued.

DESIGN AND EXTERNAL APPEARANCE

J.4 (2) requires that Class J (c) development is permitted subject to the condition that an application is made to the LPA for a determination as to whether 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.

ASSESSMENT: There would be 445 solar panels each of which would have dimensions of 1762mm x 1134mm x 30mm. The panels would be set between 2.16 and 2.54m from the roof edges. It is considered that the siting of the proposed equipment would be acceptable in terms of design and appearance .

The submitted supporting information indicates that the solar panel modules would have front glass that would have 2.0mm heat strengthened glass front cover with anti-reflective coating. The building features a curved roof with the curve sloping down at the longest sides of the building, the building is two-storey with a maximum height of approximately 8.7 m with eaves height of approximately 7.9 m. The building is located within an industrial area.

Given the height of the roof above ground level and the shallow pitch of its curvature, it is considered unlikely that the proposed solar panel installation would result in significant glare impacts on surrounding businesses or the highway network. Additionally, there are no nearby residential properties that are likely to be impacted.

It is considered that the proposal would not cause harm to the character of the building or the visual amenity of the wider area and steps have been put in place in the design of the panels to reduce harm on occupiers of neighbouring land from glare.

Conclusion

The development complies with the requirements of Class J of Part 14 of the GPDO 2015 (as amended).

Therefore, it is considered that prior approval is required and should be approved in accordance with the provisions of the GPDO.

Recommendation

The applicant be informed that under the terms of Class J (Part 14) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as Amended) prior approval is required and granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
25/07/2025	5513/Block/1	-	BLOCK PLAN
25/07/2025	5513/Site/1	-	SITE PLAN (PROPOSED)
25/07/2025	5513/Elevation/1	-	ELEVATION PLAN A
25/07/2025	TOPHiKu6	-	CanadianSolar TOPHiKu6 - N-type TOPCon Technology 440 W - 470W CS6.2-48TD-440-445-450-455-460-465-470 (CSI Solar Co. Ltd) Technical Information Sheets

Signed Case Officer¹: M Wishart

Signed Authorising Officer²: Jo Sheridan

Date: 17/09/2025

Informatives

None.

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

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