

<u>APPLICATION NO:</u>	26/00063/PDS	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	Harrison Collier, 4 - 5 Ropers Court, Sinclair Way		
<u>PROPOSAL:</u>	PRIOR APPROVAL FOR THE INSTALLATION OF 165 NO. ROOF MOUNTED SOLAR PV PANELS		

Knowsley Local Plan Policies Map Allocation

South Prescot Action Area

Site Description

The application relates to the premises of Harrison Collier, 4 - 5 Ropers Court, Sinclair Way on Prescot Business Park. The premises fronts onto Sinclair Way. The application premises extend across 2 of the units within a block of 5 units.

The building is a single storey industrial unit located within a small business park. It is of a typical industrial unit style comprising lower brick work with grey cladding above. The building is gable ended with a shallow pitched roof. The overall dimensions of the building in which the units are located has dimensions of approx. 64m by 28m and attains a maximum height of approximately 8.7 m with eaves height of approximately 6.5m.

Immediately to the east of the building there are two-storey residential dwellings located at 19 - 31 Tenlands Drive. Immediately to the south sits a three-storey apartment block, 1 -25 Hurst Court.

Proposal

The proposal relates to a Prior Approval for the installation of roof mounted solar photovoltaics (PV) on the roof of the premises. The applicant states that the roof is pitched on the submitted application form and the submitted plans supporting the application show this to be the case.

Supporting information that has been provided indicates that the installation would include a roof mounted 75.9 kW solar PV system comprising of 165 x Canadian Solar 460w modules that would have 2mm heat strengthened glass front cover with anti-reflective coating to reduce potential glare.

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

Prescot Town Council - No Comments Received

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. In addition, the application has been publicised by letters sent to 31 neighbours. 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

CS13 - Principal Regeneration Area - South Prescot

CS19 - Design Quality and Accessibility in New Development

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 is not an application for planning permission but an application for 'prior approval' for the installation of solar panels (PV) involving roof mounted solar modules on the roof of an existing non-domestic property.

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 - *Installation or alteration etc of solar equipment on non-domestic premises* 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 pitched roof slope and 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: The proposed equipment would not be located on a flat roof,

(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 shallow pitched roof and cover approximately 1/3rd of overall building (units 1-5). This would be the most practical siting for the intended purpose. In this location, it is considered that the proposed siting would render it as having a lesser effect than if being sited elsewhere on the building. As such, this would minimise impact on the appearance of the building and the amenity of the area.

(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 APPEARANCE

J.4 (2) requires that 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 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 165 solar panels each of which would have dimensions of 1762mm x 1134mm x 30mm. The panels would be set more than 1 m from the roof edges and would include anti-reflective coating. In terms of the external appearance of the development, it is considered that the siting of would not have a detrimental impact on the external appearance of the building.

In terms of the impacts from glare, the supporting information indicates that the solar panel modules would have 2.0mm heat strengthened glass front cover with anti-reflective coating.

The building features a pitched roof with a maximum height of approximately 9m with eaves height of approximately 6.5m. Given the height of the roof above ground level and its shallow pitch together with the use of anti-reflective coating it is considered unlikely that the proposed equipment would result in significant glare impacts on surrounding businesses or the highway network.

Turning to other residential properties located in close proximity to the application premises, the two-storey dwellings located on Tenlands Drive back onto the building with the nearest dwelling being located approx. 16m away. Having regard to the scale of the application building and the height of the roof, taking into account the anti-reflective coating, it is not considered that the equipment would be likely to give rise to unacceptable impacts on these dwellings.

With regard to the apartment block, from upper floors views of the application building's roof are likely. Nevertheless, due to the relative orientations of the buildings and the incorporation of anti-reflective coating, the proposal is not considered to give rise to unacceptable impacts in relation to glare.

On balance, 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 properties and 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
16/02/2026	6441/Site/1	-	SITE PLAN PROPOSED
16/02/2026	6441/Block/1	-	BLOCK PLAN
16/02/2026	6441/Elevation/1	-	ELEVATION PLAN (A)
16/02/2026	TOPHiKu6-N-type TOPCon Technology	-	CANADIAN SOLAR - TOPHiKu6- N-TYPE TOPCON TECHNOLOGY- 440 w ~ 470 w

Signed Case Officer¹: **M Wishart**

Signed Authorising Officer²: **Jo Sheridan**

Date: **20/04/20206**

Informatives

N/A

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

² 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