
<u>APPLICATION NO:</u>	26/00075/PDS	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	Tarbock Parish Council
<u>LOCATION:</u>	Aldi , Coppice Lane, Huyton		
<u>PROPOSAL:</u>	PRIOR APPROVAL FOR THE INSTALLATION OF 268 NO. ROOF MOUNTED SOLAR PV PANELS		

Knowsley Local Plan Policies Map Allocation

Primarily Industrial Area
Land for Employment Development
Site of Biological or Local Geological Interest

Site Description

The application relates to the existing Aldi foodstore located on Coppice Lane Services, Tarbock. The unit is located within an existing commercial area, surrounded by other commercial units within close proximity to Tarbock Island M62/M57 motorway interchange. The site is fronted by an associated car park with Cronton Road running to the north. The site shares a common boundary with a Highways England Depot (Tarbock Maintenance Compound Area 10) to the east.

To the north of the site there is an existing Premier Inn Hotel and restaurant with other businesses and industrial premises to the north located on Huyton Business Park, off Wilson Road.

The nearest residential property is located approx.205m to the southwest at Coppice Farm with other residential dwellings located to the west beyond a petrol Filling Station approx. 215m away Sevenoaks Grove.

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 flat on the submitted application form.

Supporting information provided indicates that the installation would include a roof mounted solar PV system comprising of 268 x Longi Solar LR7-60HVD 540m with a 144.72 kWp output. The panels would have dimensions of 1990 x 1134 x30mm.

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

Tarbock Parish 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. 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 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 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 submitted application describes the roof of the building as a flat roof. The building incorporates a shallow sloping roof, with the highest point at the front elevation reaching approx. 7.8m sloping over a distance to approximately 37m towards the rear elevation which is approx. 5.3 m high.

In general terms, a roof with a discernible incline (typically in the region of 10°–20°) is regarded as a pitched roof. In this instance, given the gradient of the roof Officers have no reason to disagree with the assessment that, for the

purposes of this application, the roof is considered to be a flat roof.

(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 application indicates that the equipment would not be higher than 1 metre above the highest part of the roof and would not therefore 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, covering approximately 40% of overall roof space. This would be the most practical siting for the intended purpose. The siting would render the proposal as having a lesser effect than if sited elsewhere on the building and would minimise the effect 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 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: In terms of the external appearance, the panels would be located on the roof and due to the height of the building and its siting there would be limited views from public vantage points. Other units on the Coppice Lane Services site have solar panels on their roofs. It is therefore considered that the proposed solar equipment would be sited, so far as practicable, to minimise its impact on the external appearance of the building and the surrounding area.

In terms of the impacts from glare, the building would be located approx. 145m from the eastbound lanes of the M62 motorway located due south of the site and approx. 20m (at its nearest point) from Cronton Road (A580) to the north.

Residential properties are located some distance away from the application site at Coppice Farm and Sevenoaks Grove. Other business premises are located on the Coppice Lane Services. The Premier Inn is located due north together with other commercial and industrial premises on the Huyton Business Park.

Due to the orientation and pitch of the roof slope on which the solar panels would be located, it is not considered that it is likely that the proposal would cause significant impacts on neighbouring land or the highway network from glare.

Owing to the orientation and roof slope together with the separation distance and intervening vegetation between the application site and residential dwellings, it is also not considered that there would be significant harmful impact from glare on the amenity of those dwellings.

Conclusion

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

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
25/02/2026	22602 THPK NES 102 DR A 0100	-	LOCATION PLAN
25/02/2026	AR 102_E_GL_07_P1	-	PANELS 268 X LR7-60HVD-540M [ROOF PLAN DIMENSIONS]
25/02/2026	-	-	'YOUR PV SYSTEM FROM INSPIRED ENERGY SOLUTIONS' CREATED WITH PV*SOL PREMIUM 2026 (R1)(DATED 18/02/2026)
25/02/2026	-	-	LONGI HiMO X10 SCIENTIST LR7- 60HVD 530-555M [SPECIFICATION DETAILS]

Signed Case Officer¹: **M Wishart**

**Signed Authorising
Officer²:** **Jo Sheridan**

Date: **20/04/2026**

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

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