

Planning Statement

Prior Notification for Roof Mounted Solar PV on Non-Domestic Premises

G.H. Sheldon Wholesale Bakers, Stainburn Road, Openshaw, Manchester

Introduction

This Planning Statement has been prepared to accompany a prior notification application submitted pursuant to Schedule 2, Part 14 Class J(c) of the General Permitted Development Order 2015 (as amended) and seeks confirmation that the prior approval of the LPA is not required for the installation of roof mounted solar PV at GH Sheldon Wholesale Bakers, Stainburn Road, Openshaw.

Site Location & Development Proposals

The current proposals involve the installation of solar equipment to the roof of a building forming part of the Sheldon's Bakery site, which is a well-established commercial bakery operation. The site lies at the junction of Clayton Lane and Stainburn Road and is occupied by a two-

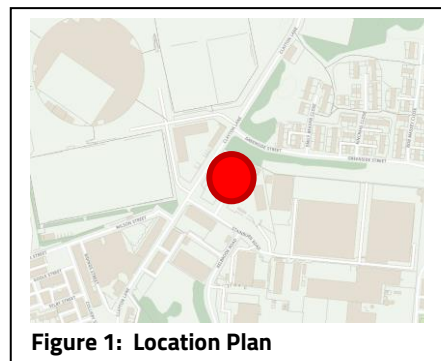


Figure 1: Location Plan

storey commercial building and associated structures with parking and yard areas to the front (south) of the main building. Access is taken from Stainburn Road, which forms the southern boundary of the site.

The application site lies within an established industrial estate and the immediate context is predominantly characterised by large-scale commercial and industrial buildings. The western boundary of the site is formed by mature tree planting and palisade fencing adjoining Clayton Lane, beyond which lies the Manchester City Training Centre. There is mature landscape buffer adjoining the northern boundary of the site, which largely screens the application site from Greenside Lane and the residential properties to the north.

The existing commercial bakery operation consumes high levels of energy and the application proposals will ensure that the business is able to reduce its electricity costs, which have risen significantly over recent months due to the global energy crisis. The proposals will also enhance the energy independence / security of the business by reducing reliance on the National Grid and will also improve the sustainability credentials of the operation through the use of renewable energy sources that will offer support to the Government's overarching Net Zero commitments.

Compliance with Paragraph J.1 of Part 14 Class J of the GPDO

The proposals do not conflict with any of the circumstances outlined at Paragraph J.1(c) of Part 14 Class J of the GPDO whereby development is not permitted in relation to other solar PV equipment on the roof of a building, as follows:

The solar PV equipment or solar thermal equipment would be installed on a pitched roof and would protrude more than 0.2m beyond the plane of the roof slope when measured from the perpendicular with the external surface of the roof slope

The proposed equipment will not protrude more than 0.2m from the plane of the roof slope of the building.

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 1m above the highest part of the roof (excluding chimney)

The proposed equipment will not be installed on a flat roof and this limited is therefore not applicable in this instance.

The solar PV equipment or solar thermal equipment would be installed on a roof and within 1m of the external edge of that roof

The submitted planning drawings illustrate that the solar equipment will not be installed within 1m of the external edge of the roof.

In the case of article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a roof slope which fronts a highway;

The site does not lie on article 2(3) land.

The solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument;

The site is not designated as a scheduled monument.

The solar PV equipment or solar thermal equipment would be installed on a listed building or a building within the curtilage of a listed building;

The equipment will not be installed on a listed building or a building within the curtilage of a listed building.

Compliance with Paragraph J.3 of Part 14 Class J of the GPDO

The proposals do not conflict with any of the circumstances outlined at Paragraph J.3 of Part 14 Class J of the GPDO:

Development is not permitted by Class J(c) if the capacity of the solar PV equipment installed to generate electricity exceeds 1MW:

The total capacity of the proposed solar equipment will be approximately 290kW and will not therefore exceed this limitation.

Compliance with Paragraph J.4(2) of Part 14 Class J of the GPDO

The provisions of Part 14 Class J(c) of the GPDO require the developer to apply to the local planning authority before beginning the development for a determination as to whether the prior approval of the authority will be required as to the design and external appearance of the development, in particular the impact of glare on occupiers of neighbouring land.

The site comprises of a two-storey commercial bakery building located at the junction of Stainburn Road and Clayton Lane within an established industrial estate. The immediate surroundings therefore accommodate a range of large scale industrial and commercial buildings, a number of which have roof mounted solar PV equipment, as well as the Manchester City Training Centre lying on the opposite side of Clayton Lane.

The existing building has an eaves height of 6.5m with a low pitch roof of 18° and the proposed PV equipment will generally not be visible from ground level from surrounding public viewpoints due to the height and pitch of the roof, as well as the mature screen planting to the rear of the site and to the Clayton Lane frontage, which will also ensure that the proposed equipment does not give rise to unacceptable impacts on neighbouring occupiers as a result of glint and glare. Notwithstanding the above, the presence of roof mounted PV equipment would not form a visually intrusive or alien feature within this predominantly industrial setting and, as outlined above, a number of buildings within the wider industrial estate accommodate roof mounted solar PV equipment.

Conclusions

It has been clearly demonstrated that the proposals satisfy the conditions of Paragraph J.1 & J3 of Part 14 Class J of the GPDO. In terms of the design and external appearance of the proposed development, it is evident that the presence of roof mounted PV equipment would not form a visually intrusive or alien feature within this predominantly industrial setting and, in any event, there will be minimal views of the proposed equipment available from ground level from surrounding public viewpoints. On this basis, it is not considered that the LPA's prior approval should be required in this instance.