



PRIOR APPROVAL REPORT

Parrs Wood Solar

Applicant: E.ON Control Solutions Limited

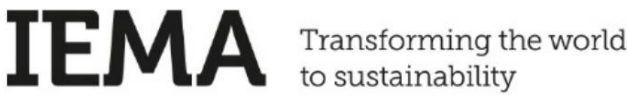
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Document Version Control

Revision Control Table

Issue	Date	Change	Prepared	Reviewed	Approved
1.0	11/2023	Prior Approval Report	LB	AB	BL



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Document Attachments

Document Title	Description
Appendix 1.1	Location Plan
Appendix 1.2	Existing Site Plan
Appendix 1.3	Site Plan
Appendix 1.4	Panel Elevations

1. INTRODUCTION

1.1. Scope of Assessment

Cogeo Planning & Environmental Services Ltd was commissioned by E.ON Control Solutions Limited to undertake a Prior Approval application for the proposed installation of a roof-mounted (RM) solar photovoltaic (PV) array and associated infrastructure at Parrs Wood High School, East Didsbury, Manchester, M20 5PG.

1.2. Site Description

To supplement the existing RM solar PV array located at Parrs Wood High School, an adjacent area of the roof has been outlined for additional panels. Appendix 1.1 shows the location of the proposed development in the context of the wider area. Surrounding the school itself and as seen in Appendix 1.1, the neighbouring buildings comprise residential properties and commercial premises.

There is currently an expanse of vacant roof space at the school, providing scope for the proposed 136kW PV array. The proposed panels will allow the continuation of renewable electricity generation for use onsite, avoiding more than 22,889kg of carbon emissions annually by offsetting energy drawn from the grid network. With a high energy demand onsite, electricity generated through the optimisation of available solar resource would be beneficial to the school, in terms of financial and utility security as well as carbon emission reduction.

1.3. Project Specifications

The project design has evolved through site investigations undertaken by design engineers. Development will require the standard infrastructure associated with a RM PV installation, including frames and anchors. Temporary scaffolding will be erected to allow the installation phase to be completed. Appendices 1.2 and 1.3 illustrate the existing roof layout and proposed site plan, whilst Appendix 1.4 shows the proposed panel elevations.

Existing access arrangements to the site will be utilised for all construction and maintenance vehicles. Construction of the development is estimated to be approximately 8 weeks, with the operational period being 40 years.

Specification	Detail
PV Generator Output	136 kW
No. of PV Modules	332
Design	Risen Energy RSM40-8-410M (v1) solar panels.
Protrusion from plane of roof	0.19m
Closest distance to the external roof edge	1.01m
No. of Inverters	1x SolarEdge SE100K-EU-APAC (v2) inverter connected to existing main control panel switchgear
Construction Timescale	Approximately 8 weeks
Duration of Operational Life	40 years

2. PRIOR APPROVAL

2.1. Planning Framework

This application is submitted as part of the request for Prior Approval for the installation of a RM Solar Array under the Town and Country Planning (General Permitted Development etc.) (England) (Amendment) (No. 2) Order 2023. This section has been altered to remove the 1MW limit for the capacity of solar PV equipment on non-domestic premises¹.

This application will comply with conditions stated under the Town and Country Planning (General Permitted Development etc.) (England) (Amendment) (No. 2) Order 2023, Part 14 (Renewable Energy), Class J – the installation or alteration etc of solar equipment on non-domestic premises²:

" 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 PV equipment on the roof of a building,*

Other than a dwelling house or a block of flats".

Under J.1, development will not be 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;*
- 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);*
- c) the solar PV equipment or solar thermal equipment would be installed within 1 metre of the external edge of that roof;*
- d) 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".*

Development will also not be permitted by Class J(a) or (b), under J.2 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;*

¹ Omission of Paragraph J.3 from Class J of Part 14 of Schedule 2

² Town and Country Planning Act 2015 Part 14 – Renewable Energy:

https://www.legislation.gov.uk/uksi/2023/1279/pdfs/uksi_20231279_en.pdf

- 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*
- 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".*

3. SUMMARY

Consequently, this assessment concludes that the proposal for roof-mounted solar PV panels at Parrs Wood High School does not require full planning permission, with PD Rights valid on this occasion.

The solar PV is proposed to be positioned on a pitched roof and will protrude no more than 0.2m. As such, sections a) and b) of Class J do not apply in this instance. Section c) explains that solar panels must be sited more than 1m from the external edge of a roof, however, the closest point of the array will be at least 1m from the perimeter of the roof. This proposal therefore adheres to section c) of Class J. Additionally, since the solar array will not be installed onto a wall, Class J.2 is not relevant for this development.

This proposal is therefore considered adequate to satisfy Local Planning Authority requirements for PD Rights, and as such Prior Approval is sought.