

2024/0087

Leggett and Platt Barnsley

Installation of solar pv system to roof of building (Prior Approval)

Unit 2, Park Springs, Long Royd, Grimethorpe, Barnsley, S72 7GH

Site Description

The site is located off Park Springs, Grimethorpe and consists of a large industrial unit now occupied by Leggett and Platt. The building is constructed of grey metal cladding. The building is constructed with low pitched roofs which join into valleys. There are smaller offshoot extensions set to the north and south.

The site is bounded by Park Springs Road to the east, Long Royd to the south, Acorn Way to the east and High Street to the north. The closest residential properties are set off High Street at a distance of approx 80m.



Proposed Development

The applicant has submitted an application to determine if prior approval is required for the installation of solar PV system on the roof of Leggett and Platt, Park Springs, Grimethorpe.

Solar PV system totalling ~3100kWp.

The proposed panels will be sited on North, South facing roof areas.

Panels will be mounted less than 200mm from the plane of the roof in all cases.

Panels will not be sited within 1m of an external edge of the roof.

Equipment will be removed from the roof once it reaches the end of its useful life

The proposed photovoltaic equipment would not be installed on roof slope which fronts a highway, of a building: • in a conservation area; • in an area of outstanding natural beauty; • in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside; • in the Broads; • in a National Park; • in a World Heritage Site

The proposed photovoltaic equipment would not be installed on any part of the roof of a building that is: • a scheduled monument (or the site contains one) • a listed building (or within the curtilage of a listed building)

LEGGETT & PLATT, PARK SPRINGS INDUSTRIAL ESTATE, LONG ROYD, BARNSELY, BARNSELY,

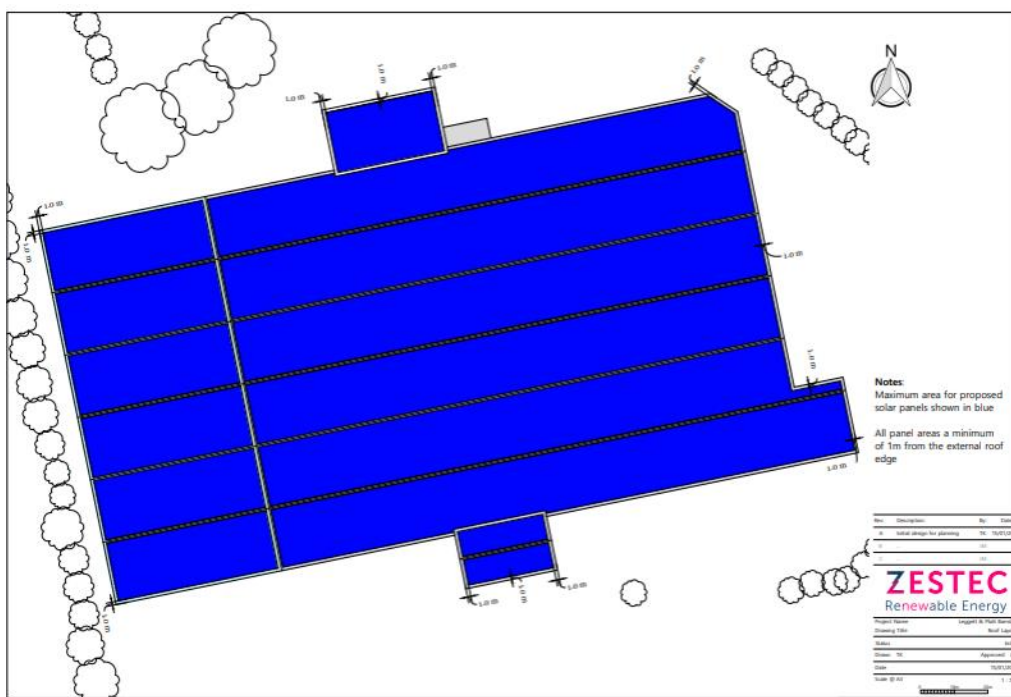


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Paper Size: A4

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Policy Context

Schedule 2 Part 14, Class J (*installation or alteration etc of solar equipment on non-domestic premises*) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) states that development is permitted for the installation, alteration or replacement of –

- microgeneration solar thermal equipment on a building;
- microgeneration solar PV equipment on a building; or
- other solar PV equipment on the roof of a building, other than a dwellinghouse or a block of flats.

The applicable classes related to the proposed development are Class J(c). Development is not permitted by Class J (c) if—

- 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 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 any chimney);
- the solar PV equipment or solar thermal equipment would be installed within 1m of the external edge of that roof;
- in the case of a building on article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a roof slope which fronts a highway;
- the solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument; or
- 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 is also not permitted by Class J(c) if the capacity of the solar PV equipment installed (together with any solar PV equipment installed under Class J(b)) to generate electricity exceeds 1 megawatt.

Conditions

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

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

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 a determination as to whether the 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, and the following sub-paragraphs apply in relation to that application.

Consultations

Highways – Comments made in respect of glare but acknowledges that Having done a desktop analysis using street images, it appears that the building roof is not visible from the road.

Pollution Control – No objections

Representations

A site notice was posted adjacent to the site and letters sent to adjacent properties. No comments have been received as a result.

Assessment

The proposed solar PV installation does not exceed any of the thresholds set out in Class J(c) of Part 14 of Schedule 2 of the General Permitted Development Order as set out in the application proposal above. The site is located to the east of Park Spring Road, accessed via Spring Vale Road. The Highways Officer has carried out a desktop analysis using street images and has stated that it appears that the top of the building roof is not visible from the road. This can be seen from the photos below which shows the shallow roof pitch and the height of the roof, along with the landscaping, means the panels will be barely visible from street level on the main A6195



Building from street level on A6195 looking north



Building from Street level looking south

From High Street views are well screened of the building by existing trees and vegetation and existing buildings. This is similar from views from Acorn Way and Long Royd that are interrupted by landscaping allowing only intermittent views of the building. The closer you get to the building the more the roof becomes less visible.

The proposal is similar to other solar PV arrays set on industrial buildings in the area. The proposed system will be on a shallow pitched roof so, based on the above, it is considered that the visual impact and risk of glare will be very low.

The Pollution Control Officer has also been consulted and states that the development has a low potential to have an adverse impact on health and the quality of life of those living and/or working in the locality. There are dwellings set approx. 80m to the north of the building, however given the angle of the building and the low pitch of the roof, the panels should not cause any significant impact in terms of glare to the occupiers of these properties.

Recommendation

Prior Approval – granted subject to the standard conditions