

Application Reference Number:	2026/0206		
Application Type:	Prior Notification - Solar Photovoltaics		
Proposal Description:	(Prior Notification) Installation of roof-mounted Solar PV system on the north and south stands (Schedule 2, Part 14, Class J)		
Location:	Oakwell Stadium, Grove Street, Barnsley, S71 1ET		
Applicant:	Ms Nikki Norris		
Third-party representations:	None	Parish:	None
		Ward:	Central

Summary:

This application has been submitted under Class J, Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) (as amended).

This application is being considered within the scope of Class J(c), Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) (as amended). Class J(c) specifically permits the installation of other solar PV equipment on the roof of a building, if the relevant criteria and conditions are complied with.

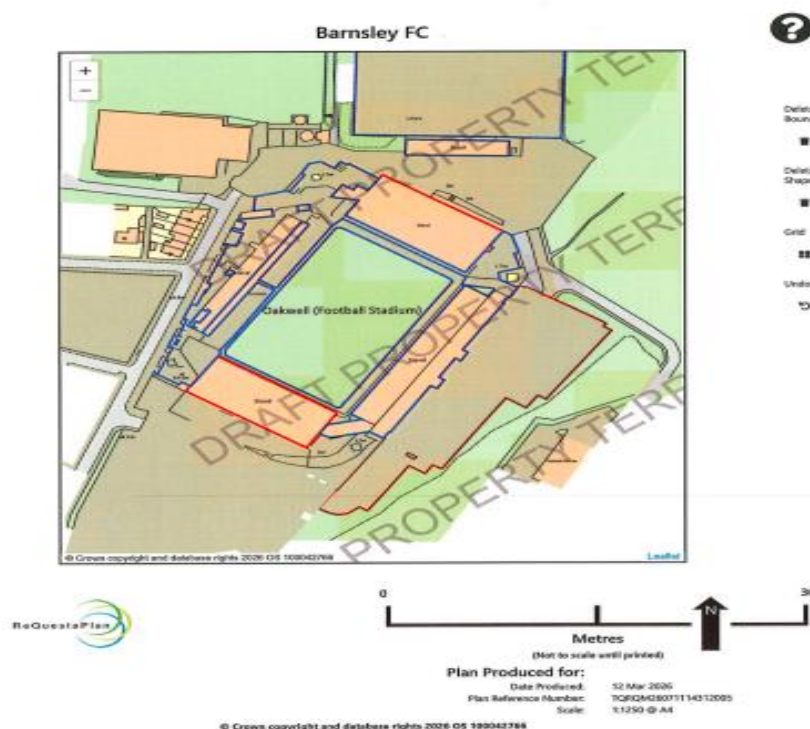
Having checked these specifications, the proposed development would comply with the legislation and requirements for permitted development under Class J(c), Part 14 of Schedule 2 of the GPDO and therefore, this notification is awarded a positive recommendation that further prior approval is not required, and this application should be granted.

Recommendation:

Prior Approval – Granted subject to conditions

Site Description

The application site, Oakwell Stadium lies just to the east of Barnsley Town Centre on Grove Street. The proposal involves work to the north and south stands only. The north stand faces the Barnsley FC academy. The south stand faces across the Grove Street car park towards the dwellings on Grove Street and Oakwell Vale.



Planning History

There are various relevant planning application associated with the site.

Application Reference	Description	Status
B/95/0517	Formation of extension to existing car parking involving landfill operations	Granted
B/97/0142	New north sand including Football Centre of Excellence, disabled stand, all weather pitches, etc	Granted
B/98/1033	Erection of new North Stand – revised plans	Granted
2009/0227	Use of football club car park(s) for car boot sales	Refused
2011/0310	Erection of photovoltaic panels to roof of all main stands and external wall of south stand	Granted
2013/0143	Erection of ball stop fencing around goal storage alcoves to a height of 5m	Granted
2020/1108	Installation of Combined Heat and Power Engine on north stand with associated container and flue	Granted
2025/0058	Permanent fan park to be erected in place of temporary fan park in East car park. Fan park to include shipping container style units for the sale of food and beverage with external seating areas, stage with display screens, perimeter fencing and associated works	Granted
2025/0471	External alterations to stadium which include cladding infill panels to east stand, replacement glazing to south stand (like for like), new ticket office and canopy	Granted

Proposed Development

This application has been submitted under Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO). This will determine if the development would require prior notification before installation.

The installation, alteration or replacement of other solar PV equipment on the roof of a building is permitted development under Class J(c), Part 14 of Schedule 2 of the GPDO subject to condition J.4(2), which requires the developer to apply to the Local Planning Authority for a determination as to whether prior approval is required.

The application shows that 1219 no. solar PV panels would be installed on the roof of the application building with an electricity generation capacity of 455W. This application is to assess if prior notification is required for the installation of the PV panels.



Relevant Policies

No special restrictions or designations affecting the proposal are considered to apply to this site, such as permitted development rights having been removed, or listed status etc.

Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) order 2015 as amended, permits the installation or alteration etc of solar equipment on non-domestic premises. Within this are the following categories:

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.

‘Microgeneration’ has the same meaning as in section 82(6) of the Energy Act 2004 and covers all solar PV equipment with a capacity of which to generate electricity that does not exceed 50 kilowatts. The proposal would not result in a total electricity generation capacity of more than 50 kilowatts and is therefore considered to fall under category J(c) other solar PV equipment on the roof of a building.

Development not permitted

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;
- 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 [F1on a roof and] within 1 metre of the external edge of that roof;
- d)
- e) the solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument; or
- 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.

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;
- 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.

As this application falls under Class J(c), paragraph J.2 is not relevant to this application.

Conditions

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

(2) 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

Central Ward Councillors – No objections

Representations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015. Neighbour notification letters were sent to surrounding properties. No comments were received.

Assessment

Class J, Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) order 2015 as amended, permits the installation or alteration etc of solar equipment on non-domestic premises, and Class J(b) specifically permits the installation of microgeneration solar PV equipment on a building, if the relevant criteria and conditions are complied with. The proposal meets the criteria set out above of Schedule 2 Part 14 Class J.4 of the GPDO, and therefore, before beginning the development, the applicant must apply to the LPA for prior approval as to the design or external appearance of the development.

Design and external appearance

The roof-mounted solar panels are proposed to be positioned on two stands of the stadium. Due to the height of the building, the proposed solar panels will be limited to the view of the public. This is considered to be acceptable as there are no directly adjacent residential buildings. There would also not be any loss of residential amenity or resulting glare from the panels for neighbours and as such this is in accordance with Class J.4(2). the scheme is assessed as being acceptable both in terms of design and residential amenity considerations, in line with Section 14 of the NPPF.

Conclusion

The scheme would result in the erection of solar panels to the roof of Oakwell Stadium. The application has been made under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 14, Class J for the installation, alteration or replacement of solar photovoltaic (PV) equipment on the roofs of non-domestic buildings, for which prior approval is not required for a proposal of this nature. As outlined within the planning assessment, this will not cause any negative cumulative effects on either the building on which it is sited or the surrounding areas' amenity.

Recommendation

Prior Approval - Not Required

Conditions

The development hereby approved shall be carried out strictly in accordance with the approved plans

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and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

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.

Reason: In accordance with condition J.4(1)(a) of Class J, Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) order 2015 (as amended).

The solar PV equipment or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.

Reason: In accordance with condition J.4(1)(b) of Class J, Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) order 2015 (as amended).

Additional information

The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner. If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.