

<b>Application Reference Number:</b>	2025/0951.
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<b>Application Type:</b>	<i>Prior Notification – Installation, Alteration or Replacement of other Solar Photovoltaics (PV) equipment on the Roofs of Non-domestic Buildings.</i>
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<b>Proposal Description:</b>	<i>Installation of solar PV on non-domestic building (Prior Approval).</i>
<b>Location:</b>	<i>Distinction Doors, Wentworth Way, Tankersley, Barnsley, S75 3DH.</i>

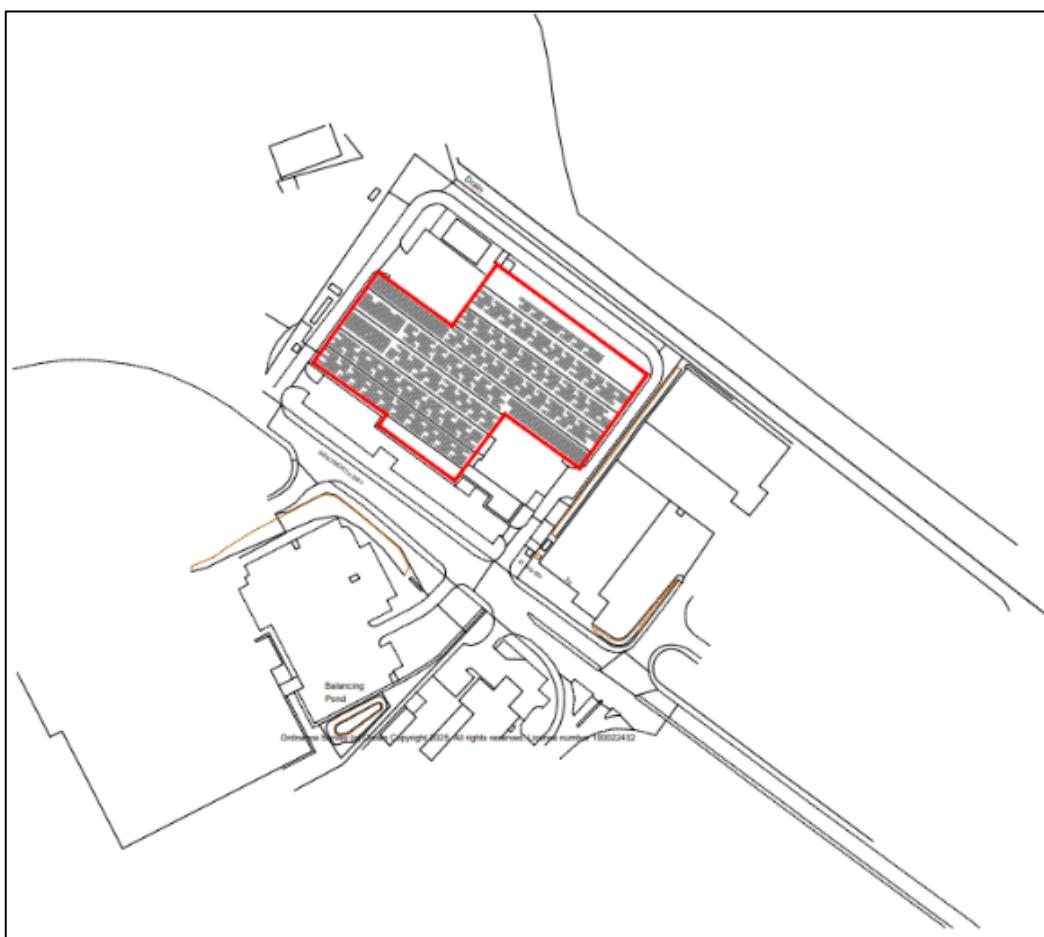
<b>Applicant:</b>	<i>Centreco (UK) Ltd.</i>
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<b>Third-party representations:</b>	<i>None.</i>	<b>Parish:</b>	<i>Tankersley.</i>
		<b>Ward:</b>	<i>Penistone East.</i>

<b>Summary:</b>
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.
<b>Recommendation: Prior Approval – Granted subject to conditions.</b>

## Site Description

This application relates to a large commercial, industrial and wholesale distribution premises located on the north side of Wenworth Way and in an area characterised by other commercial and industrial uses. The nearest residential properties are located approximately 150 metres to the northwest. The Potter Holes and Twelve Lands Plantations are located to the northeast and east.



## Planning History

Application Reference	Description	Status
B/80/0320/WO	Installation of Calor gas tank.	Approved.
B/85/0907/WO	Erection of office extension and formation of car park.	Approved.
2016/1009	Installation of a new dust extraction unit.	Approved.
2022/0032	Installation of extractor unit and associated works.	Approved.
2023/0870	5 no. single storey cabins, 1 no. tent storage unit and erection of 1 no. two storey cabin (Part Retrospective).	Approved.

## **Proposed Development**

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).

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 proposal involves in the installation of 2059 solar PV panels on the roof of the application building with an electricity generation capacity of 905.96KW.

## **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.

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. 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 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 on 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.

(3) The application must be accompanied by—

- a) a written description of the proposed development;
- b) a plan indicating the site and showing the proposed development;
- c) the developer's contact address; and
- d) the developer's email address if the developer is content to receive communications electronically;

together with any fee required to be paid.

(4) The local planning authority may refuse an application where, in the opinion of the authority—

- a) the proposed development does not comply with, or
- b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with,

*any conditions, limitations or restrictions specified in Class J applicable to the development in question.*

*(5) Sub-paragraphs (6) and (8) do not apply where a local planning authority refuses an application under sub-paragraph (4) and for the purposes of section 78 (appeals) of the Act such a refusal is to be treated as a refusal of an application for approval.*

*(6) The local planning authority must give notice of the proposed development—*

- a) by site display in at least one place on or near the land to which the application relates for not less than 21 days of a notice which—*
  - i. describes the proposed development;*
  - ii. provides the address of the proposed development;*
  - iii. specifies the date by which representations are to be received by the local planning authority; or*
- b) by serving a notice in that form on any adjoining owner or occupier.*

*(7) The local planning authority may require the developer to submit such information as the authority may reasonably require in order to determine the application.*

*(8) The local planning authority must, when determining an application—*

- a) take into account any representations made to them as a result of any notice given under sub-paragraph (6); and*
- b) have regard to the National Planning Policy Framework issued by the Ministry of Housing, Communities and Local Government in July 2021, so far as relevant to the subject matter of the prior approval, as if the application were a planning application.*

*(9) The development must not begin before the occurrence of one of the following—*

- a) the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required;*
- b) the receipt by the applicant from the local planning authority of a written notice giving their prior approval; or*
- c) the expiry of 56 days following the date on which the application under sub-paragraph (3) was received by the local planning authority without the authority notifying the applicant as to whether prior approval is given or refused.*

*(10) The development must be carried out—*

- a) where prior approval is required, in accordance with the details approved by the local planning authority;*
- b) where prior approval is not required, or where sub-paragraph (9)(c) applies, in accordance with the details provided in the application referred to in sub-paragraph (3),*

*unless the local planning authority and the developer agree otherwise in writing.*

*(11) The local planning authority may grant prior approval unconditionally or subject to conditions reasonably related to the subject matter of the prior approval.*

(12) When computing the number of days in paragraph (6)(a), any day which is a public holiday must be disregarded.

## Representations

This planning application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended).

A site notice was utilised, expiring 28<sup>th</sup> November 2025 and this application has been advertised on the Council website. No representations were received.

## Consultations

No statutory or non-statutory consultees were consulted on this application.

## Planning Assessment

### Principle of Development

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.

### Conclusion

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.**

## Justification

### **Statement of compliance with Article 35 of the Town and Country Development Management Procedure Order 2015.**

In dealing with the application, the Local Planning Authority (LPA) has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- *To provide additional details regarding the number of solar PV panels to be installed and their total electricity generation capacity.*

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering representations, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.