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**Project:**  
PRIOR APPROVAL NON-DOMESTIC  
SOLAR PANEL INSTALLATION AT VALLEY  
HYDRAULICS, UNIT B, VENTURE BUILDINGS  
PENDLE TRADING ESTATE, CHATBURN. BB7  
4JY

**By:**  
MCC

**Date:**  
5/11/2021  
**Revision:**

**PRIOR APPROVAL STATEMENT ATTACHED TO THE PROPOSED INSTALLATION OF A 237 (88.88kWh GENERATION SYSTEM) SOLAR PANELS TO THE SOUTHERN FACING ROOF PLANES AT VALLEY HYDRAULICS, UNIT B, VENTURE BUILDINGS PENDLE TRADING ESTATE, CHATBURN. BB7 4JY.**

**STATEMENT PREPARED BY:- MR MIKE CARR MSc MRTPI, MAT DESIGN LIMITED**

**ON BEHALF OF:- ASHCROFT ELECTRICAL SERVICES/SOLARCROWN**

**DATE: NOVEMBER 2021**

### **THE PRIOR APPROVAL APPLCIATION**

This prior approval applciation seeks consent from the Local Planning Authority for the installation of a 88.88kWh solar equipment electricity generating system on a non-domestic premises.

In this case, the solar equipment electricity generating system will be installed on the southern facing roof planes of the Valley Hydraulics commercial building at Unit B, Venture Buildings Pendle Trading Estate, Chatburn, BB7 4JY.

### **RELEVANT LEGISLATION**

PART 14 (Renewable energy), Class J identifies that it is permitted development to install solar equipment on non-domestic premises. In this case, the installation will be a 88.88kWh solar panel system that falls within the parameters of Class J (c) other solar PV equipment on the roof of a building, because is exceeds 50kWh generation capacity, but lower that 1 megawatt generation capacity.

However, the development is only permitted development so long as falls within the conditions identified in Class J 1.

**In this case, the proposed installation falls does not conflict with J1 (a – f).**

Further to the above, the proposed installation is also only permitted development subject to the following conditions set out in J.4 (1)

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(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.

**In this case, the equipment is sited to minimise its effect on the external appearance of the building and the amenity of the area and, will be removed as soon as reasonably practicable when no longer needed.**

Further to the above, given that the proposed installation is a Class J(c) installation, the 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.

**In this case, the installation will be on a commercial that is located within an industrial estate. There is no residential accommodation nearby, nor are there any land use neighbours that would be affected by glare.**

## **CONCLUSIONS**

Subject to the consideration of this submission by the Local Planning Authority, we consider that the proposed development will fall within the provisions set out in Class J (c) of the most up to date General Permitted Development Order, and would request that the Local Planning Authority issues the relevant Prior Approval Decision Notice