

DELEGATED REPORT

Application No:	P/26/0074
Site Address:	Unit 4 Pengarnddu Industrial Estate Dowlais Merthyr Tydfil CF48 2TA
Development:	Installation of Solar PV panels to roof
Case Officer:	Kate Glover
Site Visit:	16th April 2026
Application Expiry Date:	3rd June 2026

APPLICATION SITE

The application relates to a large industrial building within an established industrial park in the settlement boundary. The application site is bound by other units and service roads.

DESCRIPTION

A Certificate of Lawful Development is sought for the installation of solar panels on both side of the roof. In total an area of 11,150.40m² would cover the roofs and have the capacity to generate 1.95 MW of electricity. The drawings confirm that the solar panels would be set back from all edges of the roof by more than 1m, would not project by more than 200 mm above the roof plane and would use anti-glare finishes.

PLANNING HISTORY

P/19/0017	Proposed warehouse building with associated infrastructure/engineering works to existing hard standing areas and access/parking areas Approved: 14.03.2019
P/14/0321	Erection of single storey side extension to existing boiler room and switch room building. Approved: 07.01.2015
P/14/0008	Change of use of existing depot (Use Class B8) to manufacturing (Use Class B2). Approved: 06.03.2014
P/98/0339	Conversion of existing warehouse to car sales showrooms, workshops and valeting areas. Approved: 12.11.1998

P/90/0336 Erection of factory building (FULL)
Approved: 14.08.1990

P/90/0221 Industrial Estate (Outline) Use Classes B1, B2 and B8.
Approved: 21.07.1990

PLANNING CONSIDERATIONS

The proposed development is considered to constitute 'Permitted Development' by virtue of Class A of Part 43, Schedule 2 of the Town and Country Planning (General Permitted Development) (amendment) (Wales) Order 2019 for the following reasons:

- 1. The solar panels would be installed on a pitched roof and would not protrude more than 20cm beyond the roof plane;*
- 2. The solar panels would not be installed within 1m of the external edge of the roof;*
- 3. The building is not located on article 1(5) land, is not a listed or within the curtilage of a listed building or designated as a scheduled monument.*
- 4. The building is not within 3km of the perimeter of an airport or aerodrome.*

The Order does not include any restrictions on the area to be covered by solar panels nor are there any restrictions in relation to the amount of potential energy generation.

In addition, the siting of the solar panels are considered to comply with the relevant conditions relating to impact of the external appearance of the building, amenity of the area and glint or glare.

It is therefore recommended that the application be approved.

RECOMMENDATION: BE APPROVED for the following REASON:

1. The proposed solar panels constitute 'Permitted Development' by virtue of Class A of Part 43 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2019.

INFORMATIVES

1. This planning permission does not provide consent to undertake works that require a European Protected Species (EPS) licence.
All bats and their roosts are protected under UK and European legislation. It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places.

If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1>) is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 24.04.2026