

DELEGATED REPORT

Application No:	P/24/0113
Site Address:	(Former) Manettes 95 - 96 High Street Merthyr Tydfil CF47 8UD
Development:	Solar panels on roof
Case Officer:	Kate Glover
Site Visit:	28th May 2024
Application Expiry Date:	9th July 2024
Consultation reply date expired:	5th June 2024

APPLICATION SITE

The application relates to a building located in Merthyr Tydfil Town Centre Conservation Area and in the settlement boundary. The application site is part of the buildings that comprise the High Street, to the front is the High Street and to the rear a service road.

DESCRIPTION

A Certificate of Lawful Development is sought for the installation of 27 solar panels on the building's flat roof. The solar panels would be arranged in groups across the roof and set back from all the roofs edges by more than 1m. The panels would be set on frames with a maximum projection of 0.41 m above the roof plane.

PLANNING HISTORY

P/22/0111 Conversion of ground floor from 1 retail unit to 2 A1 units and first floor to 4 flats. Proposal to include various external refurbishment works to building, including new shop fronts, new windows and the rebuilding of a rear extension.
Consent GRANTED 29.06.22

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 flat roof and would not protrude more than 1m above the roof;
2. The solar panels would not be installed within 1m of the external edges of the roof;

3. In the case of a building on article 1(5) land or on land within a World Heritage Site, the solar PV or solar thermal equipment would not be installed on a wall or roof slope which fronts a highway;
4. The building is not within 3km of the perimeter of an airport or aerodrome.

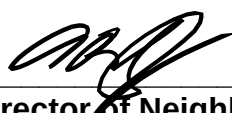
The solar panels would be located in Merthyr Tydfil Town Centre Conservation Area, which is article 1 (5) land. However, the solar panels would not be attached to a wall or roof slope that fronts a highway. In addition, the siting of the solar panels are considered to comply with the relevant conditions 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.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 03.07.2024