



95-96 High Street Merthyr Tydfil
CF47 8UD

**Application for lawful development
for PV solar panels to flat roof**

April 2024

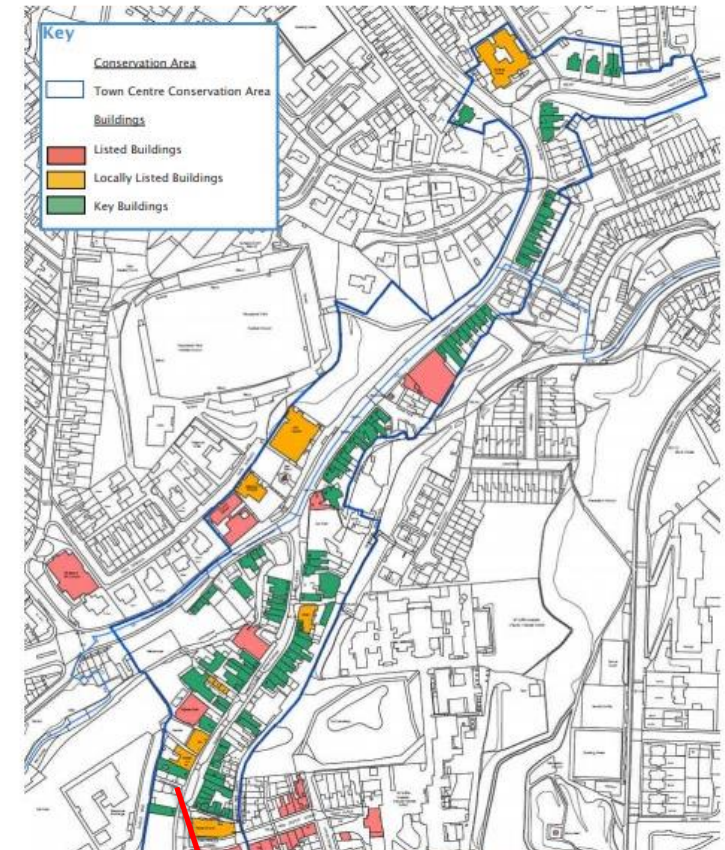
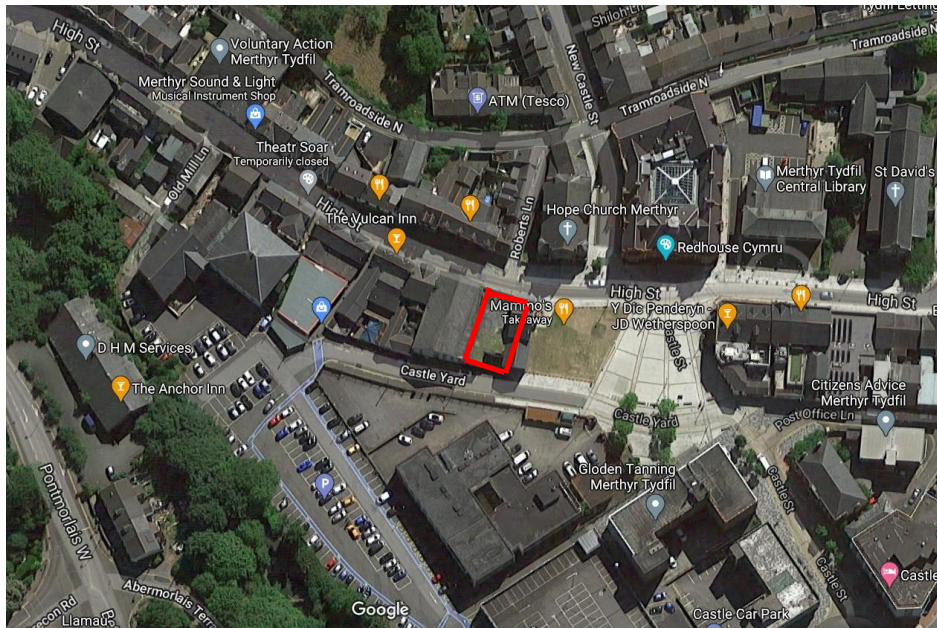


Location

95-96 High Street is a large property, fronting the high street, built in the 1960's. It is located within the area of Pontmorlais. The application site is on the high street, and backs onto Castle Yard. The existing flat roof is set below the two adjoining pitched roofs.

The buildings are bounded by commercial premises with a mix of residential to upper storeys. To the north lies the Hope Church and to the south parking associated with office use. In terms of planning designations, the application site is within the defined settlement boundary.

Merthyr town centre was formed during the 18th and 19th century due to the industrial development of the area and rapid population growth. This area of the town demonstrates a variety of uses to the neighbouring buildings, social, spiritual, commercial which is reflected in the external appearance and design of the architecture.



Key Buildings in Merthyr Tydfil Town Centre Conservation Area (North)

SITE

Conservation Area -95-96 High Street is located at the southern point of the Merthyr town centre conservation area C3.

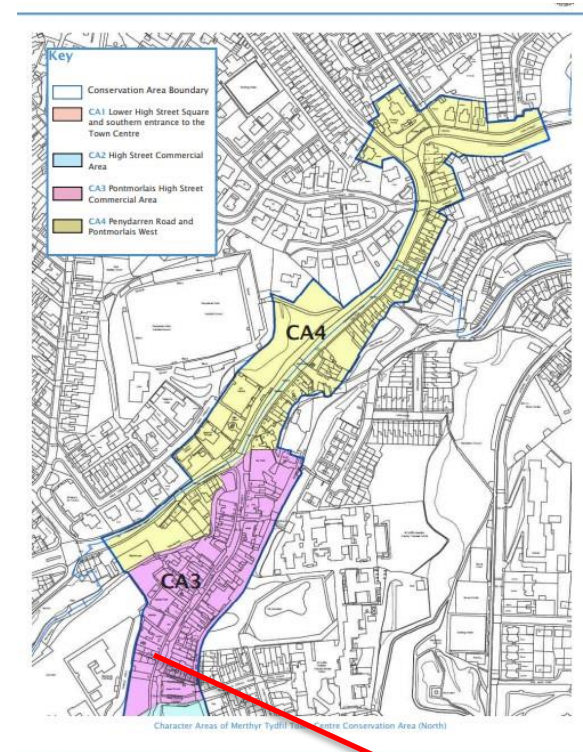
It is located within the Merthyr Tydfil town centre conservation Area. It is positioned at the southern end of the Pontmorlais High street commercial area, with the street primarily made up of shops, fast food takeaways and pubs.

Merthyr train station is approximately 0.3 of a mile or approximately 7 minutes by foot. The bus station is within 0.2 Miles and 7 minute walk.

The property is within a flood zone C2.



View looking South



Merthyr conservation area SITE

3.0 Existing Building condition:



Rear elevation-facing West



Front elevation-facing East



Existing flat roof



Existing flat roof

This application is for a Certificate of Lawfulness certifying that the installation of solar panels on the flat roof, first floor level of 95-96 High street, constitutes Permitted Development within the provisions of the Town and Country Planning (General Permitted Development Order) (Amendment) Order 2012. 2.

The property is a commercial unit (A1) at ground floor with residential use at first floor, Class C3 (Dwelling houses) of the Town and Country Planning (Use Classes) Order 1987. 2.2 The building is not a listed building and are located at the southern point of the Merthyr town centre conservation area C3 and is not subject to any Article 4 Direction.

Installation of solar panels on non-domestic land is likely to be considered 'permitted development' with no need to apply to the council for planning permission. See below reasons for complying with the permitted development rights (see below).

•**The Panels on a building should be sited, so far as is practicable, to minimise the effect on the appearance of the building.**

•The panels have been sited to minimise the effect on the building and cannot be seen from the high street.

•**They should be sited, so far as is practicable, to minimise the effect on the amenity of the area.**

•The panels have been sited to minimise the effect on amenity of the area.

•**When no longer needed for microgeneration they should be removed as soon as possible.**

•**They should project no more than 200mm from the roof or wall surface.**

•Are not located on a pitched roof or wall location

•**If installed on a flat roof, the panels should not protrude more than 1 metre above the plane of the roof.**

•The panels do not project more than 1 metre from the roof plane.

•**They should be sited no closer than 1 metre from the external edge of the roof.**

•The are located more than 1 metre from the external roof edge.

•**If installed on a wall, they should be sited no closer than 1 metre from a junction of that wall with another wall or with the roof of the building.**

•Installed 1 metre away from adjoining buildings.

•If the property is in a conservation area, or in a World Heritage Site, planning consent is required when panels are to be fitted on the principal or side elevation walls and they are visible from the highway.

•They are not located on principle or side elevation walls.

•If the property is a listed building, planning permission and an application for listed building consent will be required. Planning permission will also be required if the site is on a site designated as a scheduled monument.

•The building is not listed

The size and location of the panels is illustrated on the drawings, a thermal and sun path diagram has been provided by the installer and manufacturer of the panels.

The proposals are to provide the new tenants of the retail and residential flats with cheaper electrically heated water supplies and will assist with the affordability of living and renting the units.

The work to install these PV panels does not disturb the new flat roof covering, as the units are mounted on weighted frames. There is no evidence of bat activity – as previously undertaken bat report in previous planning consent for change of use at first floor.

The diagram illustrates the proposed roof plan for a building, showing the layout of solar panels and rooflights. The roof is divided into several sections by structural elements. The solar panels are arranged in rows, with dimensions indicating the spacing and size of the panels. Labels include 'ROOFLIGHT' for the skylight areas and 'Solar panels' for the photovoltaic arrays. Dimensions are provided in millimeters (mm) and meters (m).

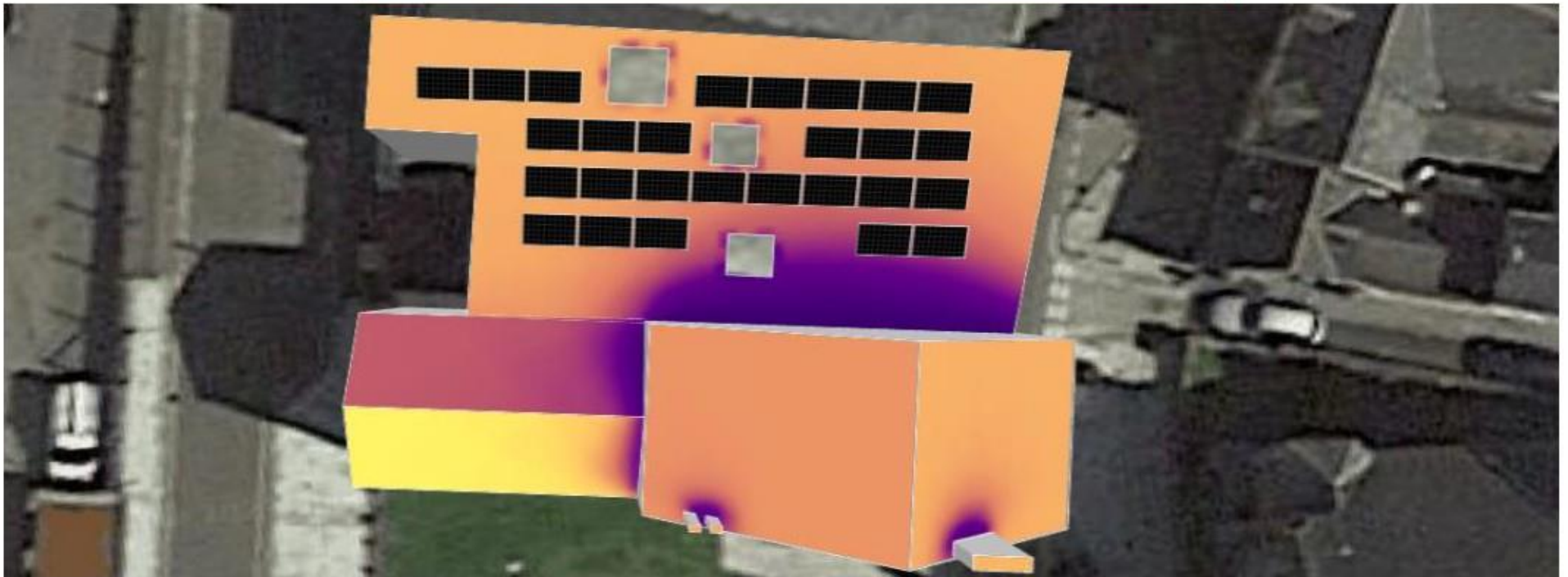
3 PROPOSED ROOF PLAN
Scale: 1:100



Proposed Roof Plan:



Proposed System Layout



Solar modelling for location of panels