

DELEGATED REPORT

Application No: P/24/0104

Site Address: Unit 4B
Pant Industrial Estate
Pant
Merthyr Tydfil
CF48 2SR

Development: Installation of Solar PV panels to roof

Case Officer: Kate Glover

Site Visit: 21st May 2024

Application Expiry Date: 5th July 2024

APPLICATION SITE

The application relates to an industrial building within an established industrial park in the settlement boundary. The building has been subdivided and is occupied by a number of units. The application site is bound by other units, a service road and is within 31 m of the A4675 (Trunk Road).

DESCRIPTION

A Certificate of Lawful Development is sought for the installation of solar panels on part of the south facing roof of the building. The solar panels would be set back from all edges of the roof by more than 1m and would cover an area 6.09 m by 10.9 m with a maximum projection of 200 mm above the roof plane.

PLANNING HISTORY

P/13/0172 Lawful Development Certificate for existing use of the property (Use Class B2 & B8) for manufacturing and storage of fencing products and fruit and veg storage area
Refused 23 July 2013

P/13/0264 Change of use of industrial unit to a B2 and B8 use
Granted 11 Oct 2013

P/13/0140 New perimeter fence and gate
Granted 30 May 2013

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.

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: 20.06.2024