

DELEGATED REPORT

Application No:	P/24/0077
Site Address:	Merthyr Tydfil Crown And County Court Law Courts Merthyr Tydfil Magistrates Clerks Office Glebeland Place Merthyr Tydfil
Development:	Installation of PV panels to flat roof
Case Officer:	Rebecca Owens
Application Expiry Date:	30th May 2024

APPLICATION SITE

The application relates to the Merthyr Tydfil Crown And County Court Law Courts, a large detached building located within the town centre. The site is bound by highway, public space and the Civic Centre Council offices.

DESCRIPTION

A certificate of Lawful Development is sought for the installation of solar panels on the flat roof of the building behind an existing 0.8m high parapet. The solar panels would be set back from the edge of the roof by at least 1m (with the actual set back varying between the panels). They would be installed on mounts with a projection of 0.317m above the roof plane.

PLANNING HISTORY

Whilst there are other previous planning application relating to this site, none are relevant to the determination of this planning application.

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 beyond the plane of the roof;
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.

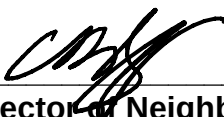
In addition, the siting of the solar panels are considered to comply with the relevant conditions relating to impact of the external appearance of the building, amenity of the area and glint or glare.

It is therefore recommended that the application be approved.

RECOMMENDATION: BE APPROVED for the following **REASON:**

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



PP Director of Neighbourhood Services

DATE: 25.04.2024