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South Holland District Council
Council Offices
Priory Road
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Lincolnshire
United Kingdom
PE11 2XE
Submitted online via Planning Portal

26 October 2023

Our Ref: 23/7167

Dear Sir/Madam,

Prior Approval: Installation or Alteration etc of Solar Equipment on Non-Domestic Premises – Castlebuild Scaffolding Ltd, Holbeach Road, Spalding, Lincolnshire, PE12 6JP

On behalf of our client, Larkfleet Group Ltd, please find an application for Prior Notification for the installation of solar panels on the existing buildings at the above site under Schedule 2, Part 14, Class J of the Town and Country Planning (General Permitted Development) (England) Order 2015 (hereafter GPDO).

We write to notify you of the proposed installation of solar panels on the roof of the existing buildings and ask whether you consider prior approval will be required. The use of solar panels will contribute towards local and national objectives of reducing carbon emissions, in a move towards renewable energy to mitigate against climate change.

Site Context

Castlebuild Scaffolding Ltd is found beyond the eastern boundary of Spalding on the junction of the A151, Holbeach Road. The site comprises a two-storey brick building office/ reception for Castlebuild Scaffolding Ltd, as well as two larger shed type structures, built from corrugated metal. The buildings are set back from the road, where access is taken from the A151, and there is a large car park area.

Image 1 – application site

Managing Director
Helen Cuthbert

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Justification for Proposals

The proposals are to install 172 solar panels across the existing roofs. The supporting drawings demonstrate how the panels will be displayed across the roofs.

As demonstrated through the plans, and when assessed against the relevant criteria requirements of Class J of the GPDO to be considered permitted development:

- the panels will not protrude more than 0.2m beyond the plane of the roof slope (J.1 (a))
- they will not be installed within 1m of the external edge of either roof (J.1 (c)).
- the buildings are not on article 2(3) land and do not front a highway (J.1 (d)).
- they are cited at the rear of the site and the site is not designated as a scheduled monument (J.1 (e))
- they are not on listed buildings (J.1 (f)).

The panels are orientated to maximise potential solar gain and minimise any impacts of glare. The buildings are isolated, and set back from the main road with no surrounding buildings impacted in terms of amenity.

The solar PV panels will not have a capacity to generate electricity exceeding 1 megawatt (J.3).

Submission Package

In addition to this covering letter, the application is supported by the following documents:

- Completed Application Forms
- Site location plan
- Existing site layout/ roof plan prepared by M.Arch
- Proposed site layout/ roof plan prepared by M.Arch

The application fee has been paid online at the time of submission.

We trust that the application can be now validated and await confirmation of this. We look forward to receiving the decision within 56 days of validation. Should you have any queries, please do not hesitate to contact myself.

Yours sincerely,



Jamie Pert

Associate

Planning Potential

London and Harrogate

Enc.