

**Item No 05:-**

**21/04248/SPANOT**

**Cotswold Leisure Centre  
Tetbury Road  
Cirencester  
Gloucestershire  
GL7 1US**

## Item No 05:-

**Prior approval notification for the installation of Solar Photo-Voltaic panels (total installation 114kwp) at Cotswold Leisure Centre Tetbury Road Cirencester Gloucestershire GL7 1US**

<b>Prior Approval Notification - solar panels 21/04248/SPANOT</b>	
Applicant:	Ameresco
Agent:	Ameresco
Case Officer:	Hannah Rose
Ward Member(s):	Ray Brassington
Committee Date:	8th December 2021
<b>RECOMMENDATION:</b>	<b>Delegated authority to determine that prior approval is not required, subject to no new issues being raised during the consultation period</b>

### **Main Issues:**

- (a) Whether the works are permitted development
- (b) Design or external appearance of the development

### **Reasons for Referral:**

The application site is a Council-owned building.

#### **1. Site Description:**

1.1 The site comprises Cotswold Leisure Centre located on Tetbury Road on the edge of the town centre of Cirencester. The site lies outside of a conservation area and outside of the Cotswolds Area of Outstanding Natural Beauty.

#### **2. Relevant Planning History:**

2.1 No relevant planning history.

#### **3. Planning Policies:**

NPPF National Planning Policy Framework

#### **4. Observations of Consultees:**

4.1 None received.

#### **5. View of Town/Parish Council:**

5.1 None received.

## 6. Other Representations:

6.1 None received.

## 7. Applicant's Supporting Information:

Site Location Plan  
Solar PV Layout  
Designer Report  
Project Report

## 8. Officer's Assessment:

### (a) Whether the works are permitted development

8.1 The addition of solar panels to the building may be permitted development, having regard to Part 14, Class J of the Schedule to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO).

8.2 Part 14 Class J states that the installation, alteration or replacement of -

- (a) microgeneration solar thermal equipment on a building;
- (b) microgeneration solar PV equipment on a building; or
- (c) other solar PV equipment on the roof of a building, other than a dwellinghouse or a block of flats

is permitted development, subject to a number of criteria being addressed and subject to the Local Planning Authority being notified by way of a prior notification application. Development is NOT permitted by Class J if:

- (a) the solar PV equipment or solar thermal equipment would be installed on a pitched roof and would protrude more than 0.2 metres beyond the plane of the roof slope when measured from the perpendicular with the external surface of the roof slope;*
- (b) the solar PV equipment or solar thermal equipment would be installed on a flat roof, where the highest part of the solar PV equipment would be higher than 1 metre above the highest part of the roof (excluding any chimney);*
- (c) the solar PV equipment or solar thermal equipment would be installed on a roof and within 1 metre of the external edge of that roof;*
- (d) in the case of a building on article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a roof slope which fronts a highway;*
- (e) the solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument; or*
- (f) the solar PV equipment or solar thermal equipment would be installed on a listed building or on a building within the curtilage of a listed building.*

*Development is not permitted by Class J(c) if the capacity of the solar PV equipment installed (together with any solar PV equipment installed under Class J(b)) to generate electricity exceeds 1 megawatt.*

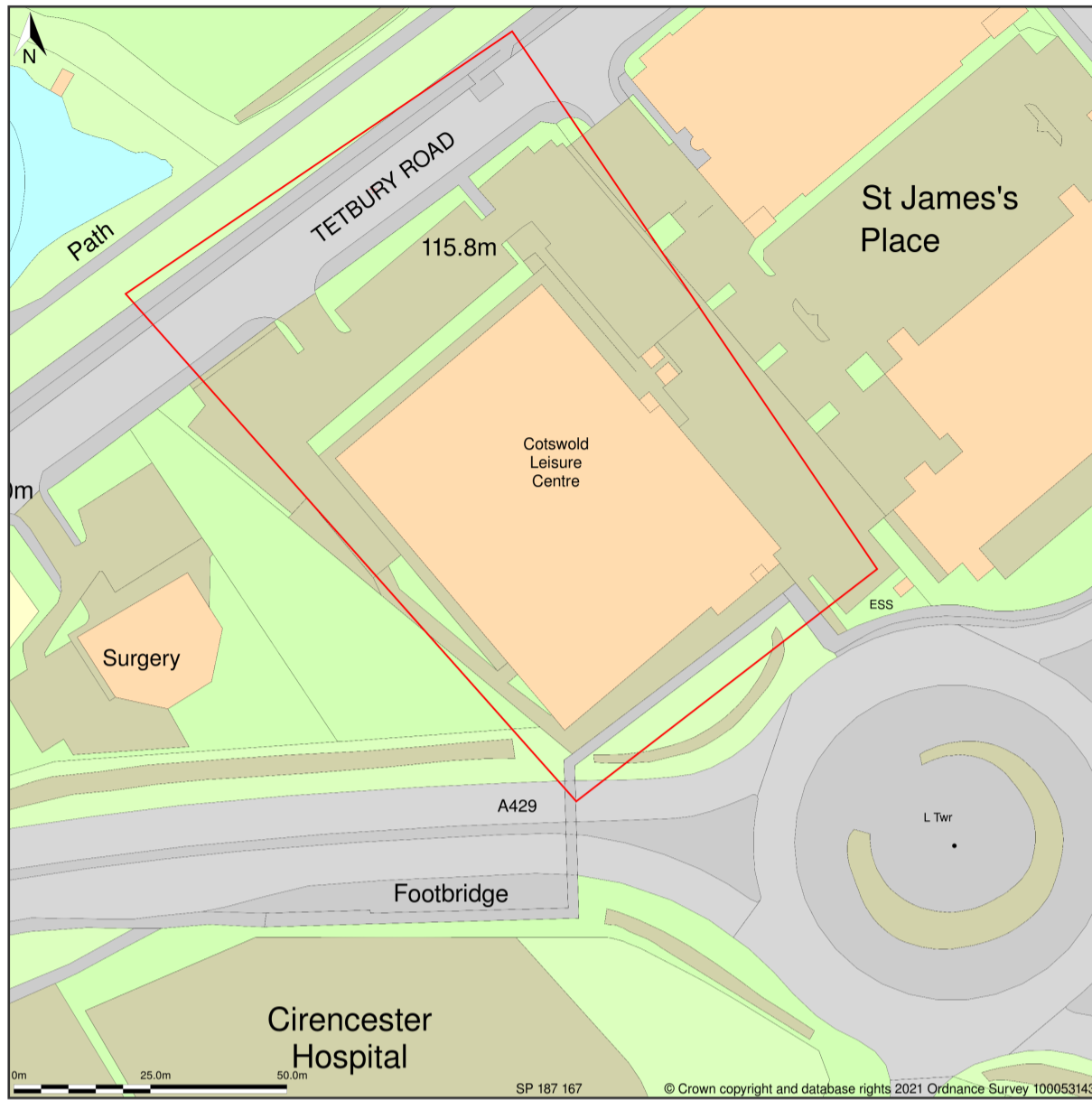
8.3 The building has a low pitched roof and the solar panels would not protrude more than 0.2 metres above the slope and would not be installed within 1 metre from the edge of

the roof. The site is not on Article 2(3) land, a Scheduled Ancient Monument or a listed building. The total electrical generation capacity of all the solar photovoltaics installed on the building under Permitted Development rights (previously and in this proposal) equates to 114kWp and would not exceed 1 megawatt. As such, the proposal would satisfy the relevant criteria and is therefore permitted development.

## **9. Conclusion:**

9.1 Having regard to Part 14, Class J of the Schedule to the GPDO, the proposed works are considered to be permitted development, not requiring full planning permission.

Cirencester Cotswold Leisure



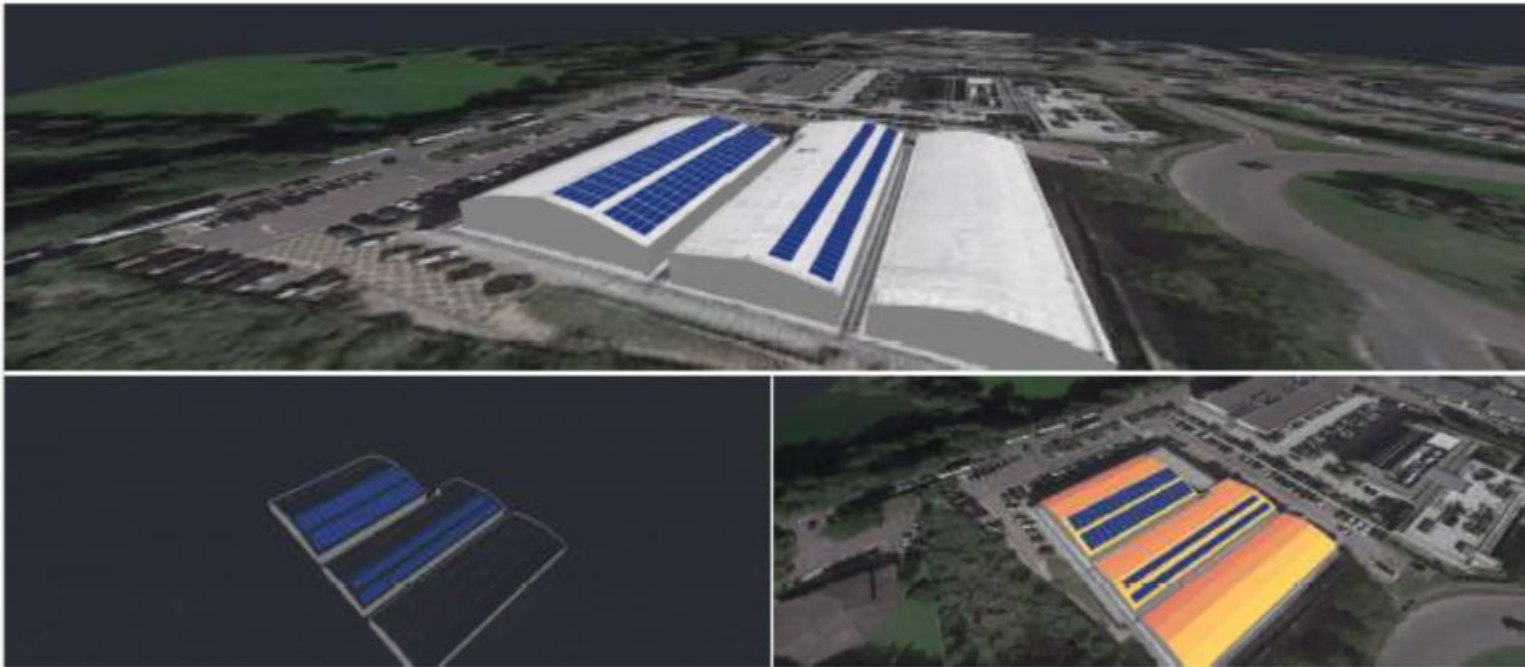
Site Plan A shows area bounded by: 401776.56, 201578.52 401976.56, 201778.52 (at a scale of 1:1250), OSGridRef: SP 187 167. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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## COTSWOLD DC - CIRENCESTER LEISURE CENTRE V5

Tetbury Road 1, Cirencester, GL7 1FP, United Kingdom | 17 Sept 2021



### SYSTEM OVERVIEW



251 PV modules



5 Inverters



126 Optimizers

### SIMULATION RESULTS



Installed DC Power

114.21 kWp



Max Achieved AC Power

101.91 kW



Annual Energy Production

107.44 MWh



CO2 Emission Saved

30.19 t



Equivalent Trees Planted

1,387